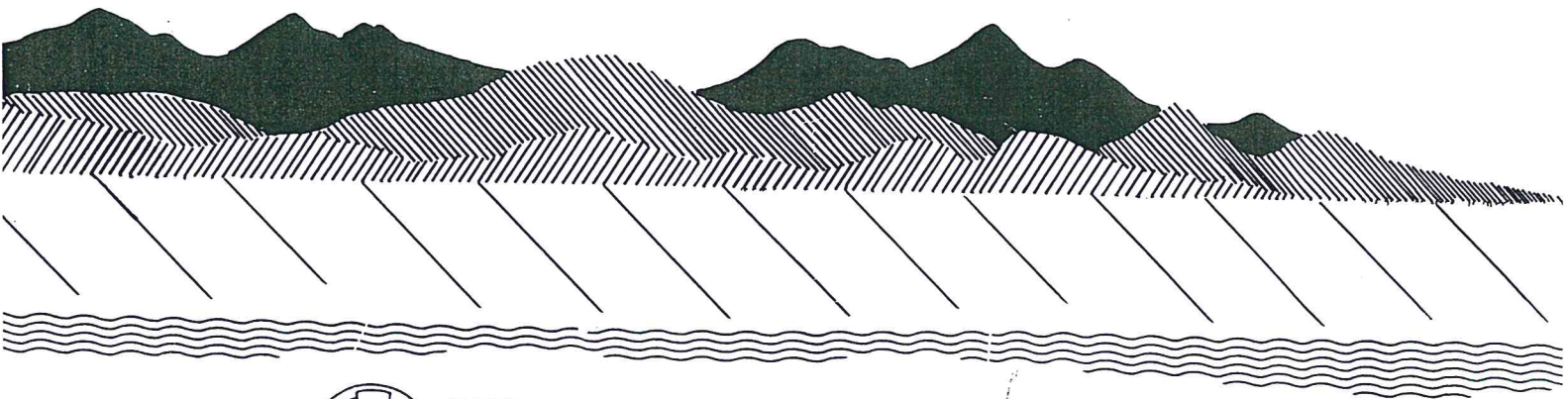


# **Wendel Area Plan**

**and**

## **Environmental Impact Report**

**Lassen County  
Planning Department**



**RESOURCE  
CONCEPTS  
INC.**

**October, 1987**

RESOLUTION NO. 87-136

RESOLUTION CERTIFYING THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE WENDEL AREA PLAN AND MAKING FINDINGS PURSUANT TO STATE CEQA GUIDELINES SECTIONS 15090 and 15091.

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

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

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

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

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

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

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

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

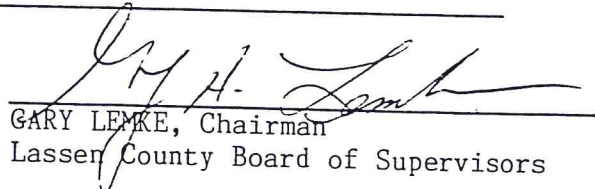


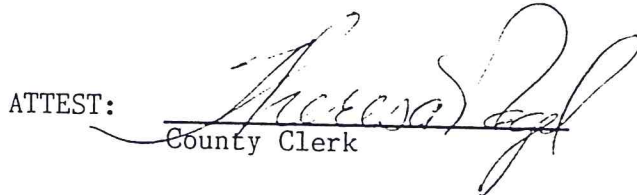
WHEREAS, the foregoing resolution was duly adopted at a regular meeting of the Board of Supervisors of the County of Lassen, State of California, held on the 20th day of October, 1987, by the following vote:

AYES: Supervisors deMartimprey, Jenkins, Gaither, Lemke, Williams

NOES: None

ABSENT: None

  
GARY LEMKE, Chairman  
Lassen County Board of Supervisors

ATTEST:   
County Clerk

I, THERESA NAGEL, County Clerk of the County of Lassen, State of California, and ex-officio Clerk of the Board of Supervisors thereof, do hereby certify that the foregoing resolution was duly adopted by said Board of Supervisors at a regular meeting held on October 20, 1987.

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

RESOLUTION NO. 87-137  
RESOLUTION ADOPTING THE WENDEL AREA PLAN

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

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

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

WHEREAS, the Board of Supervisors on November 22, 1983, concurred with and adopted a set of Goals and Objectives recommended by the Planning Commission; and

WHEREAS, the County of Lassen did contract for and receive a Planning Alternatives Study prepared by Resource Concepts, Inc.; and, commencing on November 7, 1984, the Planning Commission held four sessions of the public hearing for determination of a preferred planning alternative; and said public hearing was concluded and the Planning Commission did determine and recommend the preferred planning alternative to the Board of Supervisors on February 6, 1985; and

WHEREAS, the Board of Supervisors on February 26, 1985, did concur with the Preferred Planning Alternative for said area plan; and

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

WHEREAS, commencing on September 3, 1986, the Planning Commission held five sessions of a public hearing to review the Draft Area Plan, the Draft E.I.R. and a Draft Zoning Plan to implement the Area Plan concluding on January 7, 1987; and

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

WHEREAS, the Planning Commission adopted Resolution 1-01-87 on January 7, 1987, which resolved that the Planning Commission finds the Draft Wendel Area Plan, with the incorporated revisions, provides for appropriate patterns and intensities of land use and land use policies that will serve to protect and provide for the health, safety, peace, morals, comfort and general welfare of the area and hereby recommends its adoption, and that the Planning Commission urges that the Board of Supervisors rezone the lands of the Planning Area concurrent with adoption of the Area Plan to implement the policies of said Plan; and

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

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

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

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

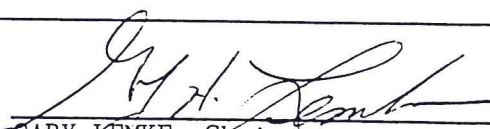
BE IT FURTHER RESOLVED that in order for the Area Plan to be a valid reflection of the public interest, it must be regularly reviewed and revised as the needs and values of the public warrant change.


WHEREAS, the foregoing Resolution was duly adopted at a regular meeting of the Board of Supervisors of the County of Lassen, State of California, held on the 20th day of October, 1987, by the following vote:

AYES: Supervisors deMartimprey, Jenkins, Gaither, Lemke, Williams

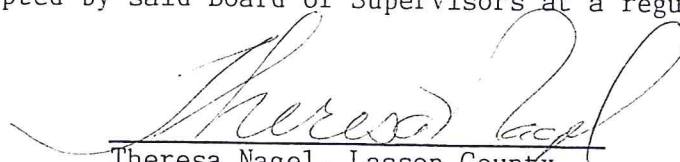
NOES: None

ABSENT: None

  
\_\_\_\_\_  
GARY LEMKE, Chairman  
Lassen County Board of Supervisors

ATTEST:   
\_\_\_\_\_  
County Clerk

I, THERESA NAGEL, County Clerk of the County of Lassen, State of California, and ex-officio Clerk of the Board of Supervisors thereof, do hereby certify that the foregoing resolution was duly adopted by said Board of Supervisors at a regular meeting held on October 20, 1987.

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



WENDEL AREA PLAN  
AND  
ENVIRONMENTAL IMPACT REPORT

Prepared For:

Lassen County Planning Department  
Room 103, Courthouse Annex  
Susanville, California 96130

Prepared By:

Resource Concepts, Inc.  
340 North Minnesota Street  
Carson City, Nevada 89701  
(702) 883-1600

August, 1986

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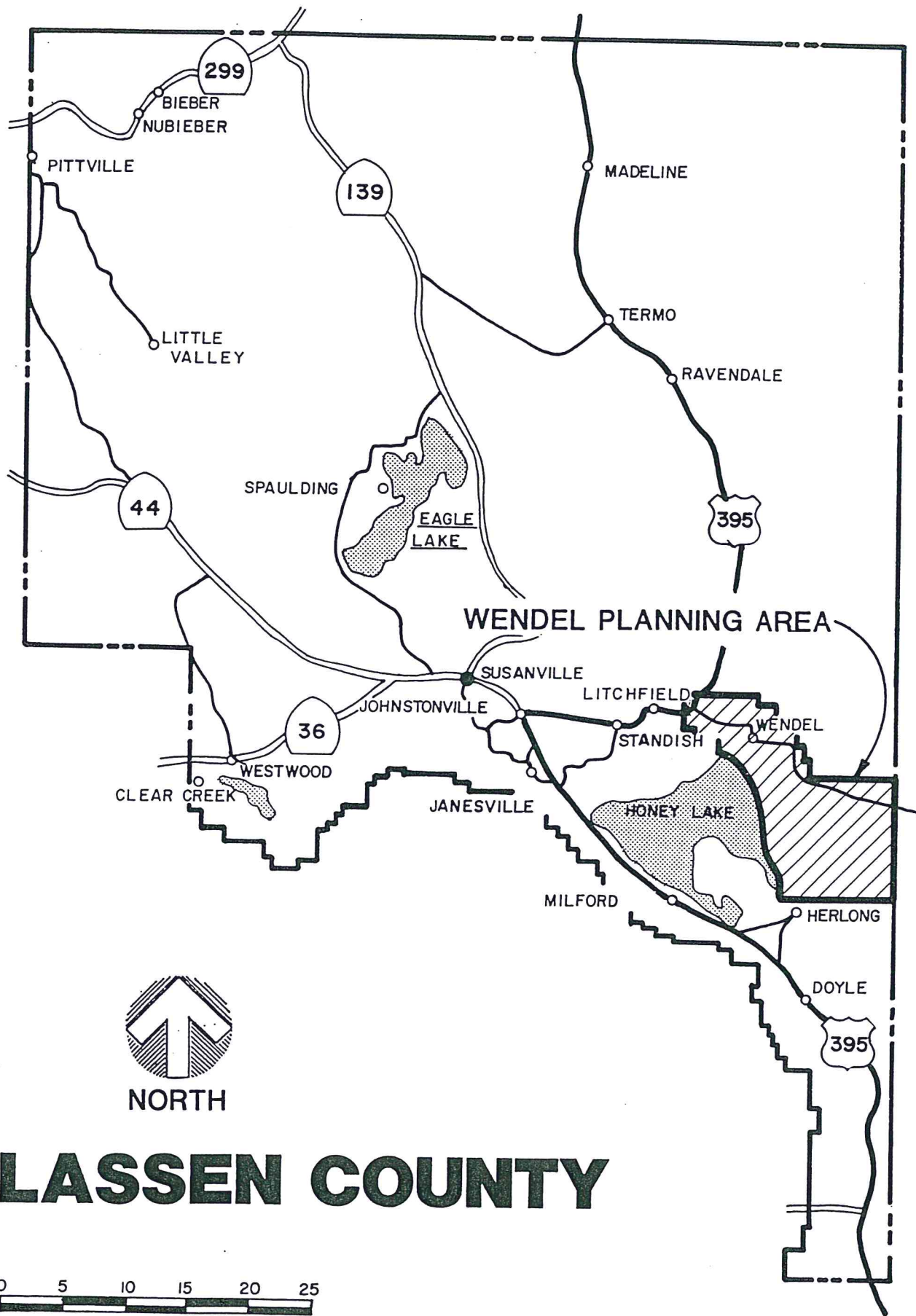
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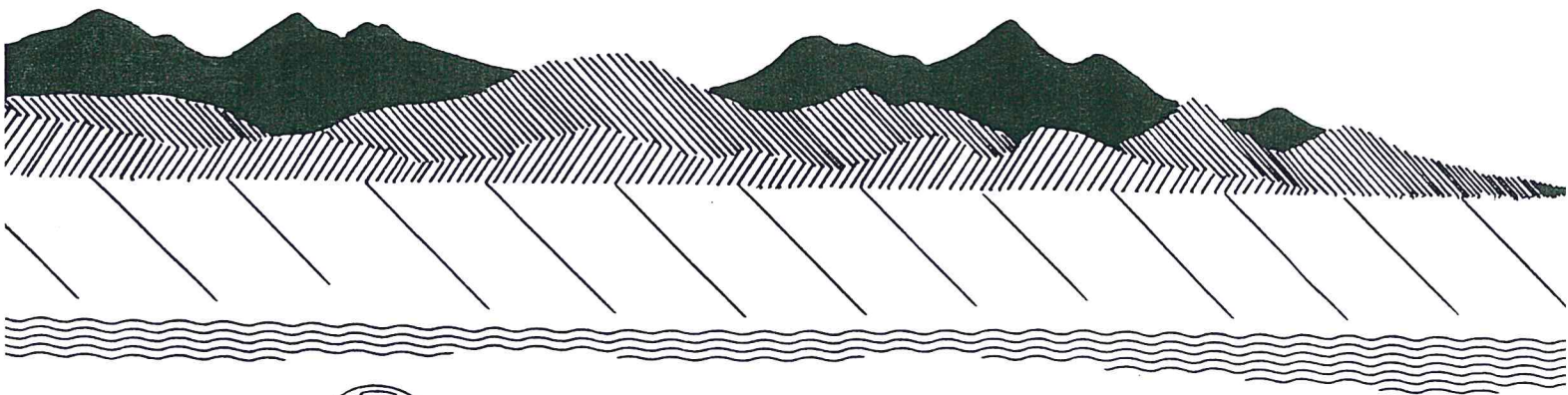
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# LASSEN COUNTY

# Section 1: Introduction



**RESOURCE  
CONCEPTS  
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## Purpose of An Area Plan

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

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

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

Additionally, since this plan covers territory of interest to several governmental agencies, it can serve as the basis to coordinate decisions. A large portion of the planning area is under the jurisdiction of the Bureau of Land Management. This plan can be used to coordinate land management planning decisions between the County and the Bureau of Land Management. The planning area also includes a large portion of land which has been withdrawn in the Sierra Army Ordnance Depot. Adopting and using this document allows both the County and the Army to participate in the planning of the area around the Depot.

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

---

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



# Lassen County's Planning Process

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

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

In order to determine the environmental, economic, and social characteristics of the area, the planning staff prepared the Wendel Planning Area Master Environmental Assessment (MEA). The MEA not only provides a valuable data base for the preparation of other planning documents, it can also serve as the environmental setting section for Environmental Impact Reports (EIR's) prepared for projects in the planning area.

After assessing the issues identified by the MEA, citizens of the planning area, the Planning Commission, and the Board of Supervisors formulated goals and objectives for the planning area. The goals and objectives served to guide the preparation of subsequent planning documents, including this plan.

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

This plan represents the culmination of all these efforts. It not only fulfills State planning requirements, it also establishes policies and implementation measures, whereby the goals adopted by the citizens and public officials of Lassen County can be realized.

# Planning Framework

## Planning Area

The boundaries of the Wendel Planning Area were determined by using existing service districts' boundaries wherever practicable and, second, by physical and nonphysical geographic parameters.

- ° On the west, the boundary is formed essentially by the eastern boundary of the Standish-Litchfield Fire Protection District, which is coterminus with the boundary of the Standish Litchfield Planning Area.
- ° On the north, the boundary is located on the township line.
- ° On the northeast and east, the boundaries follow the toe slopes of the Skedaddle-Amedee Mountain complex. The remainder of the eastern boundary is formed by the Nevada state line.
- ° The southern boundary runs along the northern boundary of the Herlong School District to a point where it is close to Honey Lake, and the Planning Area was "squared off" at that point.

Map 1 shows the Planning Area, and Appendix A contains a written and legal description of the boundaries. For further information about the physical, economic, and social setting of the area, the MEA contains descriptions of each.

## Time Frame

This plan is intended to guide decisions regarding land use for an approximate 20 year time frame. Although this plan is long-range in nature, it should be reviewed every five years to determine whether it still reflects community values. It should be noted that the five year review does not mean that the plan must be completely overhauled. The review process is intended to allow the community to react to changing conditions, new data, and opportunities. By reviewing and updating the plan every five years, the plan will maintain a 20 year time horizon.

## Planning Concept

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

# WENDEL PLANNING AREA

R15E R16E

U.S. 395

WENDEL

T29N  
T28N

AMEDEE

HONEY LAKE

S.P.R.R.

STACY

T28N  
T27N

Duck Lake

Calheva  
Lake

R16E R17E





## Organization

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

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

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

# Goals and Objectives of the Plan

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

## 1. LAND USE, GROWTH, AND DEVELOPMENT

### A. Issue: Land Use Compatibility

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

### B. Issue: Growth and Development

GOAL AND OBJECTIVE: Encourage the development of Wendel as a town center by facilitating orderly in-filling, contiguous growth, and appropriate land conserving densities of development as an alternative to sprawl, untimely "leap-frogging", and remote residential development.

### C. Issue: Growth and Development

GOAL AND OBJECTIVE: Provide for the appropriate development, improvement, and diversification of the area's industrial potential and employment opportunities.

### D. Issue: Industrial Uses

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

### E. Issue: Commercial Uses

GOAL AND OBJECTIVE: Provide for the local shopping and service needs of the area by locating commercial uses within the town center of Wendel.

### F. Issue: Housing

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

### G. Issue: Rehabilitation

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

**H. Issue: Energy Use**

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

**I. Issue: Flood Hazard Areas**

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

**J. Issue: Public Lands**

GOAL AND OBJECTIVE: Encourage public land management policies and practices that ensure appropriate utilization, protection, and enhancement of the natural resources of the area, (i.e., energy resources, grazing, recreation, etc.).

**K. Issue: Sierra Army Depot**

GOAL AND OBJECTIVE: Provide for the security of the Herlong Army Base by protecting its perimeter from intrusion by incompatible land uses.

**2. ECONOMIC**

**A. Issue: Economic Growth and Development**

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

**B. Issue: Economic Resources**

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

**C. Issue: Cost of Public Services**

GOAL AND OBJECTIVE: Ensure that appropriate levels of public services and capital improvements be provided in a timely and cost effective manner commensurate with growth and development.

**D. Issue: Railroad**

GOAL AND OBJECTIVE: Optimize the appropriate utilization of the planning area's railroad facilities.



### **3. PUBLIC SERVICES**

#### **A. Issue: Provision of Public Services**

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

#### **B. Issue: Public Services**

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

#### **C. Issue: Special District Services**

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

#### **D. Issue: General Public Health, Safety, and Welfare**

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

#### **E. Issue: Educational Facilities**

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

#### **F. Issue: Transportation**

GOAL AND OBJECTIVE: Provide for safe and efficient circulation of motorized and non-motorized traffic which will make maximum use of existing facilities, identify priority future needs, and establish a strategy for sequential future street and road development in concert with related existing and designated future land uses.

### **4. SOCIAL AND CULTURAL**

#### **A. Issue: Recreation**

GOAL AND OBJECTIVE: Provide appropriate levels of public recreational opportunities and facilities and promote access to the utilization of areas with recreational potential unique to the community, including Honey Lake and the Skedaddle and Amedee Mountains, etc.

**B. Issue: Cultural Resources**

GOAL AND OBJECTIVE: Protect the planning area's historic and archaeological resources.

**5. ENVIRONMENT/NATURAL RESOURCES**

**A. Issue: Natural Resources**

GOAL AND OBJECTIVE: Promote compatibility between the planning area's natural resources (unique geologic features, wildlife, vegetation, streams, etc.) and appropriate development.

**B. Issue: Wildlife/Fishery Resources**

GOAL AND OBJECTIVE: Recognize and protect important wildlife and fishery resources by providing for the protection and appropriate management of their habitats and by establishing compatible land uses within and proximate to their habitats.

**C. Issue: Natural Vegetation Resources**

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

**E. Issue: Water Resources**

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

**F. Issue: Soils**

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

**G. Issue: Air Resources**

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

**H. Issue: Scenic Resources**

GOAL AND OBJECTIVE: Protect the character, scenic, and aesthetic values of the planning area by recognizing and protecting unique scenic features and by encouraging appropriate land uses.

**I. Issue: Geothermal Resource**

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

**J. Issue: Energy Production**

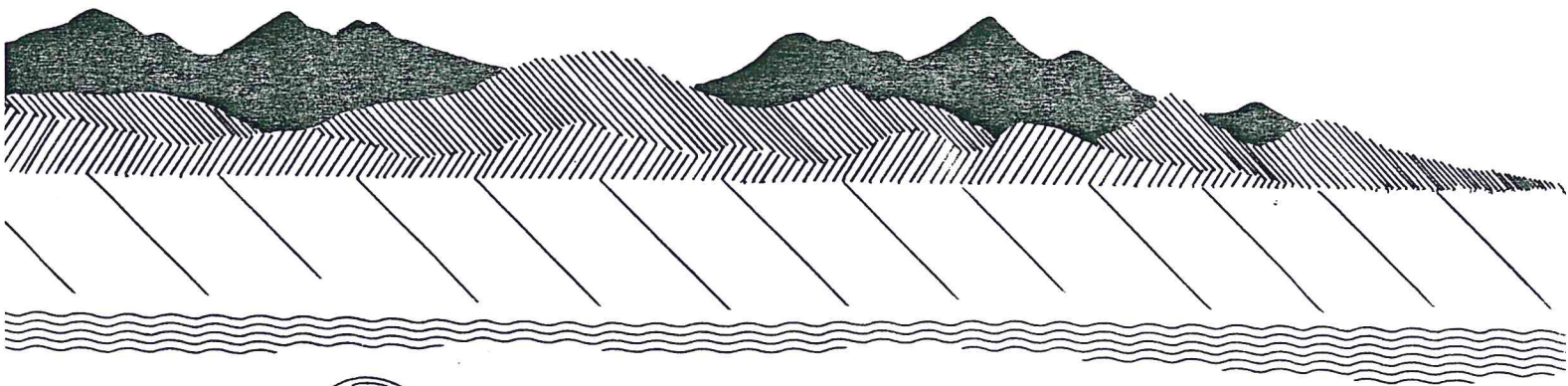
GOAL AND OBJECTIVE: Provide for the development and efficient use of existing and appropriate new energy sources.

**K. Issue: Natural Hazards (Seismic, Fire, Unstable Slopes, etc.)**

GOAL AND OBJECTIVE: Ensure public safety by providing for appropriate land uses and safety measures in areas of natural hazard potential.



# Section 2: Area Plan Elements



**RESOURCE  
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INC.**

## Environmental Safety

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

This component includes the following elements:

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

## **FLOODING**

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

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

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

There is little potential for flooding in the planning area. Flooding is probable during wet seasons on the playas of Duck Lake, Calneva Lake, and smaller intermittent lakes. The fluctuating water level of Honey Lake makes the shoreline of Honey Lake uncertain. Hence, there is an undefined zone of flood potential near the Honey Lake shore (see Map 2, Flood-Prone Areas).

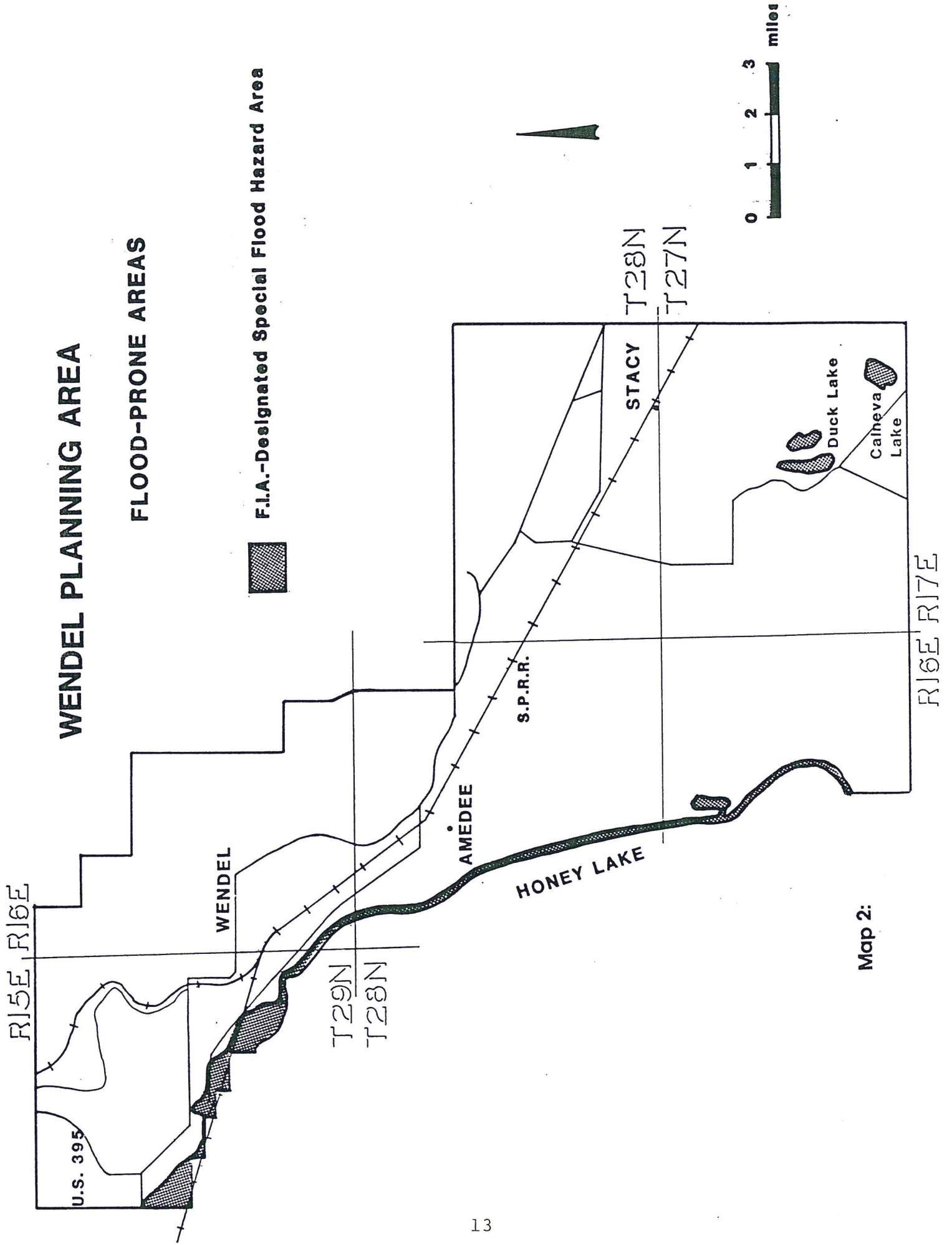
### **Policy:**

- 1-A Land uses with the 100 year flood plain shall not jeopardize life or property at either a specific site or downstream.
- 1-B The types of land uses permitted and County development standards within the 100 year flood plain should conform to the requirements of the National Flood Insurance Program.

### **Implementation:**

- 1.1 County staff should cooperate with the Division of Water Resources and the Department of Housing and Urban Development (HUD) in identifying 100 year flood plain areas.
- 1.2 If a project applicant believes that their project site has been improperly included in the HUD maps which identify the 100 year flood plain areas, the burden of proving that the maps are incorrect shall rest with the applicant.
- 1.3 Land within 100 year flood plain areas should be designated and zoned for agriculture or other low intensity use and/or be zoned within an "F", flood plain combining district.
- 1.4 The County should study the feasibility of initiating a flood insurance program.





## WILDLAND FIRES

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

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

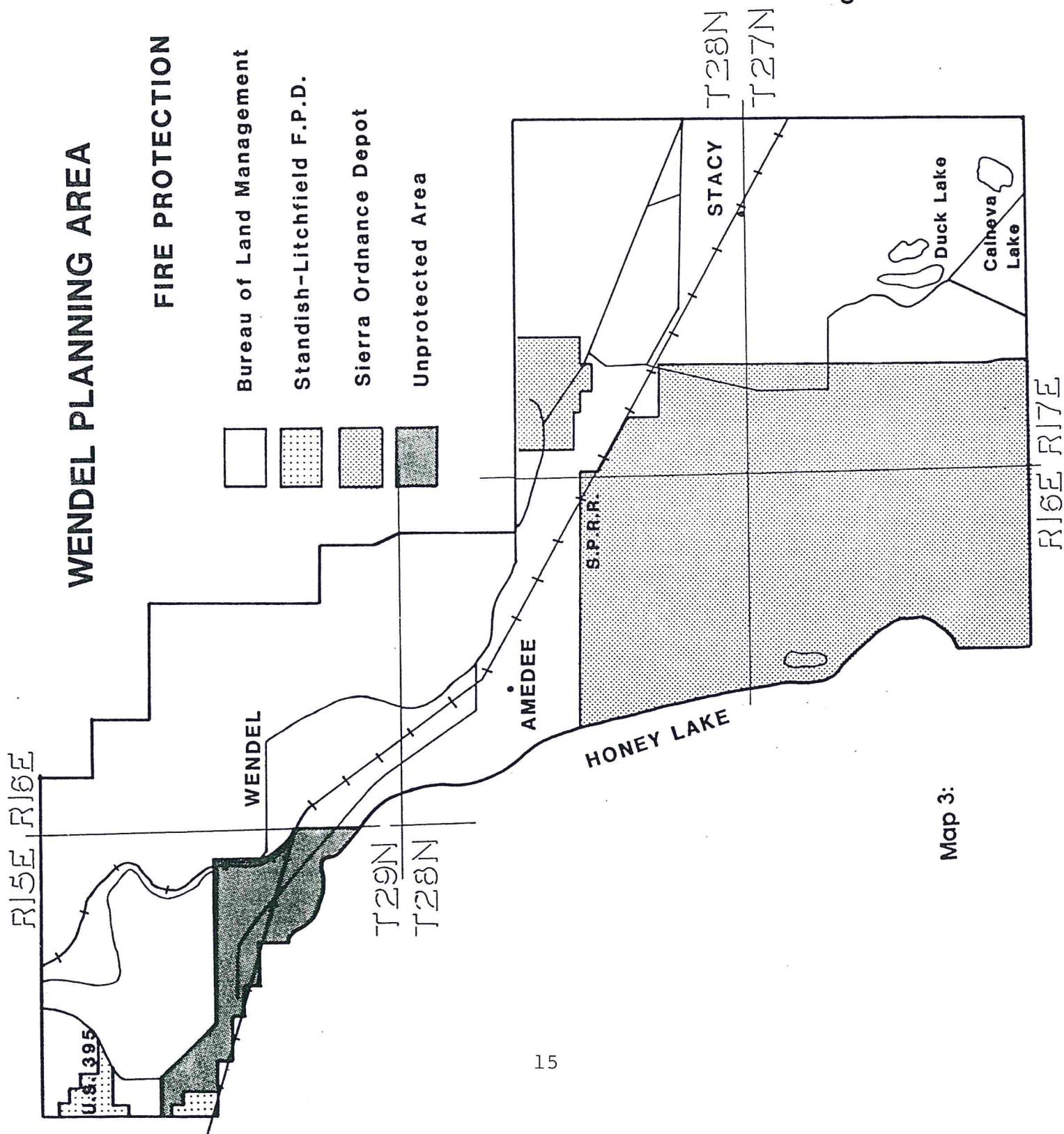
Map No. 3 identifies the location of jurisdiction of the fire fighting agencies within the planning area.

### Policy:

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

### Implementation:

- 2.1 The Planning and Building Department staff should work with the California Department of Forestry to establish and adopt specific fire safety standards for land divisions and new construction.
- 2.2 Fire hazard maps, prepared by the California Division of Forestry, should be kept on file by the Planning Department. The maps should be made available upon request to the public.
- 2.3 The Planning staff should incorporate fire hazard information in reports involving general plan amendments, zone changes, use permits, and subdivisions.
- 2.4 The County should encourage coordination and cooperation of all fire fighting agencies (military, Bureau of Land Management, district, volunteer) operating in the planning area. In addition, the Standish/Litchfield Fire Protection District should be extended to include all areas proposed for residential and industrial use (See Public Facilities, page 48).





## NOISE

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

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

A unique and significant source of noise within the planning area is generated by the disposal of explosive materials through detonation at the Sierra Army Depot. Colonel Thomas W. Littlejohn, Commanding Officer of the depot, submitted the following statement on June, 1982, regarding the one mile public safety zone around the depot in which no residences or structures designed for human habitation are permitted without an approved use permit (see Map 4):

"The depot mission is the storage and disposal of explosive materials. The placement of structures within this one mile area will subject the occupants to unsafe conditions, explosions, aircraft and transportation noises which are the normal course of daily operations of the depot. In addition, during periods of mobilization, the occupants of these structures will experience round-the-clock operational noises and be exposed to additional aircraft hazards."

In order to successfully fulfill its national defense obligations, the Sierra Army Depot requested from the Planning Commission in February, 1985, a two mile extension of the safety zone boundary around a portion of the upper demolition grounds.

Another major source of noise within the Planning Area is associated with the Southern Pacific Railroad. Railroad operations may result in occasional noise levels of 100dBA at 50 feet.

Other sources which create occasional high noise levels are traffic (especially on U.S. Highway 395), seasonal hunting (common throughout much of the area), and occasional operation of farm machinery and aggregate mining operations.

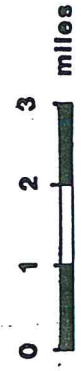
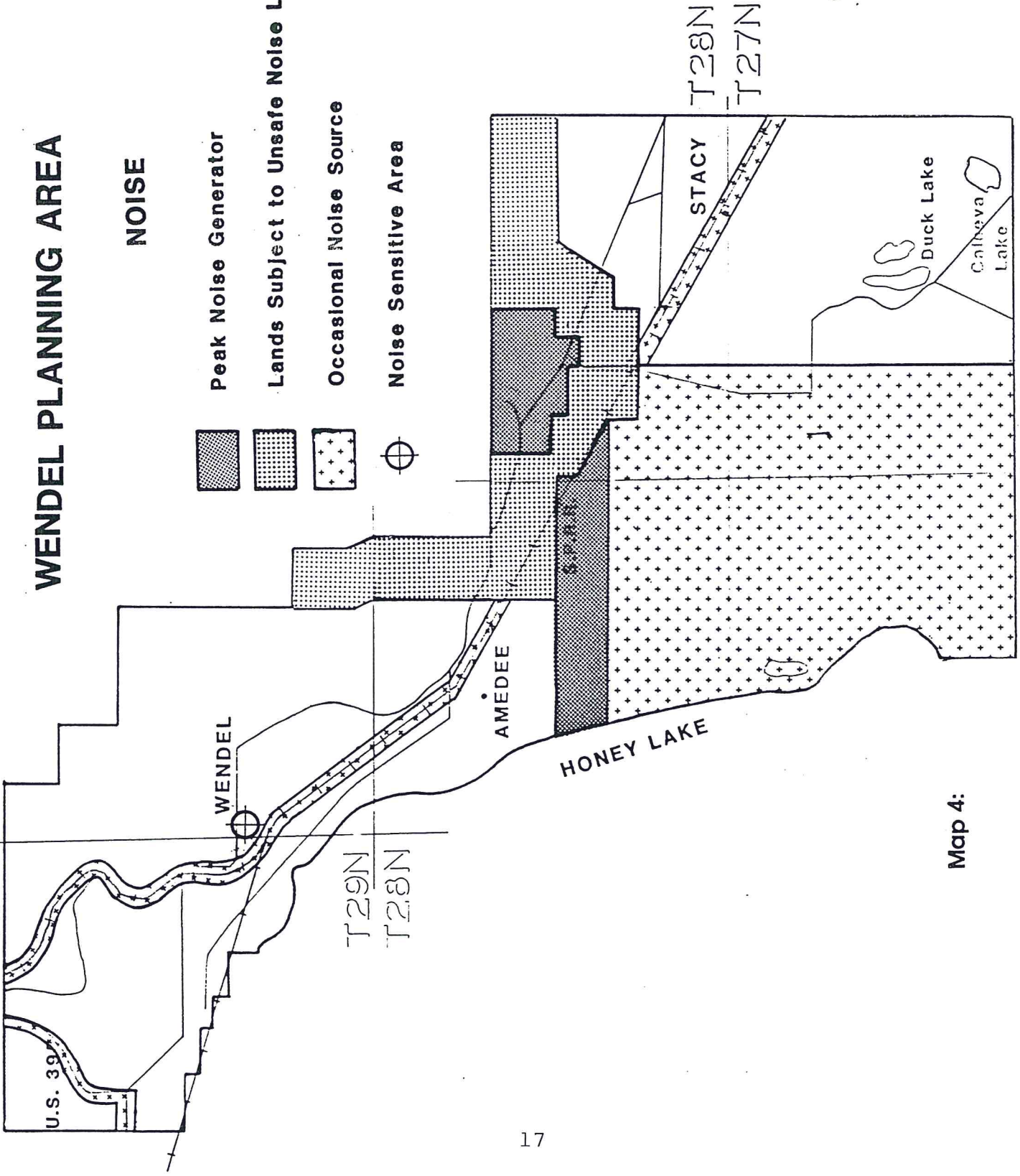
The only concentrated noise sensitive area within the planning area would be the Town of Wendel. Other population is so dispersed as not to constitute an area for major concern.

RISE, R16E

# WENDEL PLANNING AREA

## NOISE

- Peak Noise Generator
- Lands Subject to Unsafe Noise Levels
- Occasional Noise Source
- Noise Sensitive Area



Map 4:

**Policy:**

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

**Implementation:**

- 3.1 County Planning staff will evaluate the noise potential of proposed projects and their effect on surrounding uses. If the project is incompatible with the surrounding area, it should be directed to a more compatible area. Conversely, planning staff should encourage noise sensitive uses to locate away from existing noise generators.
- 3.2 When new streets are planned, measures such as sound walls or berms should be included to mitigate significant noise impacts if the noise levels created would be significant.
- 3.3 New developments shall not exceed the noise standards of the Lassen County General Plan.
- 3.4 New development locating near noise generators should incorporate design features which will reduce the noise impacts.
- 3.5 New noise generators shall incorporate design features or devices to reduce the amount of noise which they will emit, or otherwise mitigate the effects of such noise.
- 3.6 Lands designated as Public Safety shall be expanded to encompass a three mile perimeter around the Sierra Army Depot upper demolition range.
- 3.7 Lands designated as Public Safety shall be zoned "P-S, Public Safety, or "O-S", Open Space.



## SEISMIC/GEOLOGIC HAZARDS

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

The planning area is an area of low erosion activity. According to the Soil Conservation Service, no area has been identified as having a greater than moderate erosion hazard potential. The California Division of Mines and Geology (CDMG) reports that the planning area is in a generalized area of relatively low to no probable possibility of landsliding. Soil associations which are found in areas of moderate to steep slopes generally are stable. These soils are formed in volcanic parent material which does not erode or weather easily. These soils are also well drained. Hence, the conditions necessary for landsliding generally are not present.

Faults crossing or adjacent to the planning area have not been active during Holocene time.

### Policy:

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

### Implementation:

- 4.1 Large, high density, or critical structures such as schools and hospitals shall not be allowed to locate directly over a known active fault. Proposals to locate these types of structures within one-half mile of a quaternary fault should include an engineering study to determine if any special construction techniques or engineering requirements beyond those included in the Uniform Building Code are necessary.
- 4.2 The Planning Department should maintain information, as made available by other public agencies, regarding faults and areas of landslide potential, update it regularly, and share it with project sponsors.
- 4.3 All development proposals for areas near steep slopes, including those along the Amedee-Skedaddle Mountains, shall be required to minimize the disturbance to soil, rock, or vegetative cover and show the mitigation measures that will be taken to reduce the potential for a landslide.

## Natural Resources

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

This component includes the following elements:

- ° Public Lands
- ° Agricultural Lands
- ° Geothermal Resources
- ° Scenic Corridors
- ° Cultural Resources
- ° Fish and Wildlife

## PUBLIC LANDS

The land use element of a general plan must contain information regarding the location and extent of public lands (State Law, Section 65302[9]).

Within the planning area, several public agencies own or manage land (Map 5). The Bureau of Land Management administers the largest amount of public land in the planning area under the General Policy of Multiple Use. Approximately 60 percent of the Bureau of Land Management land within the planning area is within two wilderness study areas.

Another large portion of the planning area is within the boundaries of the Sierra Army Depot, which is headquartered at Herlong. This land has been withdrawn for military purposes. Most of the State lands within the planning area are included within the Sierra Army Depot and are therefore not managed by the State for any specific purpose.

Two major planning issues which were raised in the Wendel Planning Alternative Study were the questions of wildlife protection and its relationship to federal and private land ownership, and the public safety zone and its relationship to military, public, and private land ownership.

Within the Wendel Planning Area, there are several thousand acres of antelope winter range. Approximately three to five thousand of these acres are of private ownership. These lands, because of their resource value, should be protected. At the same time, the Bureau of Land Management administers lands identified as highly suitable to sustain industrial and residential growth. The public ownership of these lands may inhibit their development in the Wendel Planning Area.

In addition to the lands administered by the Sierra Army Depot, a public safety zone was established in 1951 to protect the public from the potential hazards associated with the Depot. The public safety zone requires that a use permit be obtained prior to the development of any structures intended for human habitation on over 8,000 acres of private land within the Wendel Planning Area. Recently, the Army has discussed the potential of expanding the public safety zone around a portion of the upper demolition grounds. This expanded zone includes lands designated by the Bureau of Land Management as a wilderness study area. Various land use conflicts may increase between the Sierra Army Depot, the Bureau of Land Management, and private land owners as these public agencies pursue their expansion and preservation policies.

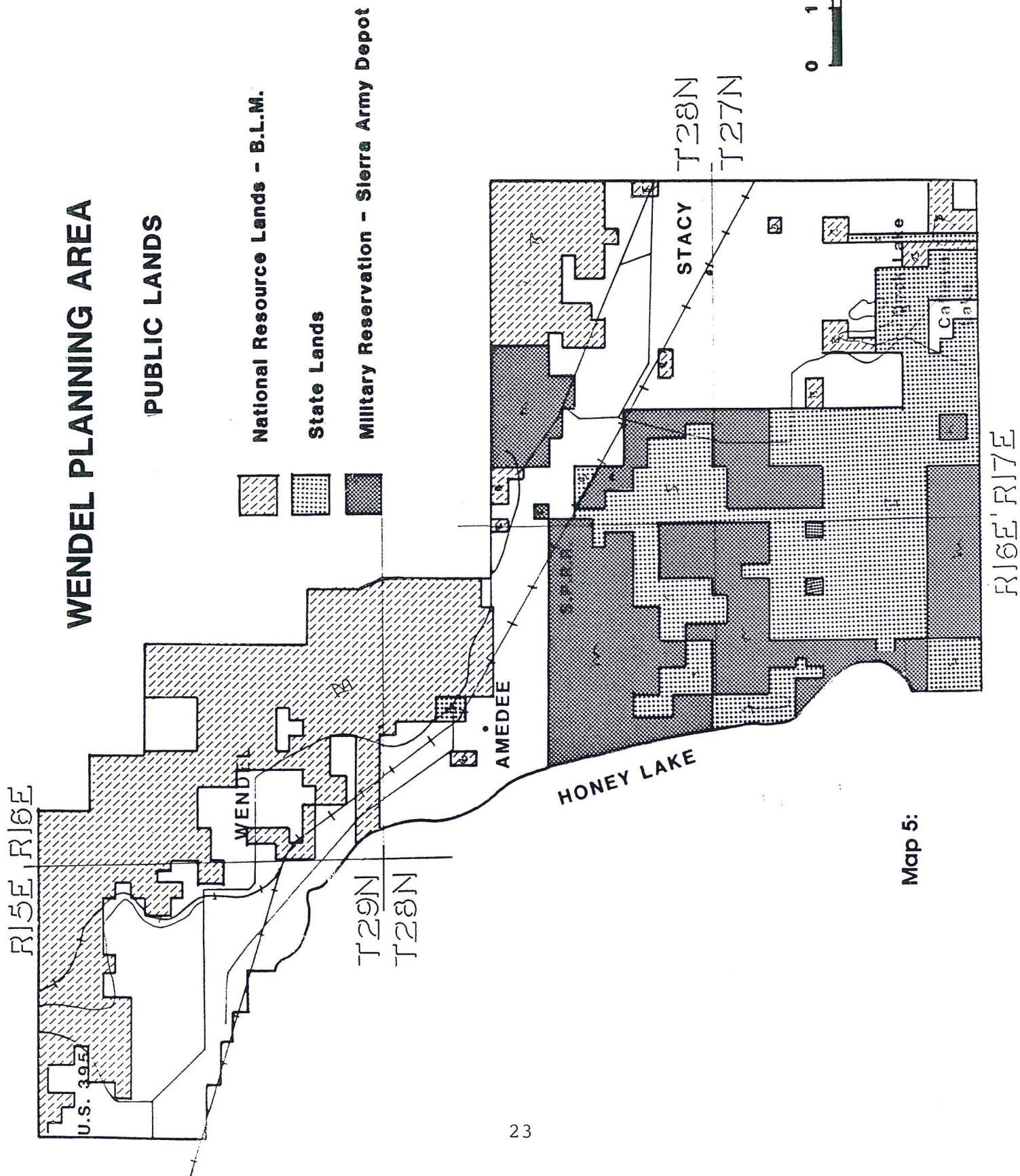


**Policy:**

- 5-A Lands under public ownership shall be designated on the Land Use Map for the current and potential uses most appropriate for the resource values or orderly development potential they contain.

**Implementation:**

- 5.1 Privately owned lands within any existing or expanded Public Safety Zone should be acquired by a public entity.
- 5.2 Federal and local government entities should explore the possibility of arranging exchanges of federal lands for private lands in the planning area with high resource or safety values.
- 5.3 Public lands shall be zoned in a manner consistent with the designated land uses of the Land Use Map and Appendix C, which provides a cross reference between general plan designations and typical corresponding zoning districts.





## AGRICULTURAL LANDS

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

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

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

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

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

Agricultural land is a resource of limited availability in Lassen County. It is economically important and provides other benefits such as wildlife habitat, groundwater recharge areas, and open space which contributes to the rural character of the area.

Because of climatic and soil conditions of the area, farmers grow mainly forage crops such as hay or alfalfa, or raise cattle. Only a small portion of the planning area can be considered crop land or prime grazing land. These are lands south and west of Wendel. (See Map 6 for the location of these lands.)

The largest amount of land in the planning area is designated as grazing and sagebrush environment. These lands have a relatively low productivity of forage because of the lack of rainfall, the short growing season, and severe winters. In order for grazing on these lands to continue as an economic use, the land must remain in relatively large units. The present zoning classification of these lands is "A-1", General Agriculture. Although this zone allows agricultural uses, it also allows non-agricultural land uses as well. Additionally, parcel sizes allowed on the "A-1" zone are not conducive to conserving productive agricultural land.

Other agricultural zoning designations within the County include:

- ° "A-1/P-S" - General Agriculture/Public Safety. These are lands designated as grazing and sagebrush environment, and fall within the public safety zone of the Sierra Army Depot. The public safety designation imposes additional restrictions on the use of the land.



- ° "A-3" - Agricultural District. This zoning identifies lands which are suitable for agricultural production purposes. The minimum parcel size is 75 acres.
- ° "E-A" - Exclusive Agriculture. This zoning identifies land used for intensive agricultural purposes such as crop land and prime grazing land. The minimum parcel size is 100 acres.
- ° "U-C" - Upland Conservation. This zoning identifies land used primarily for grazing purposes. The minimum parcel size is also 100 acres.

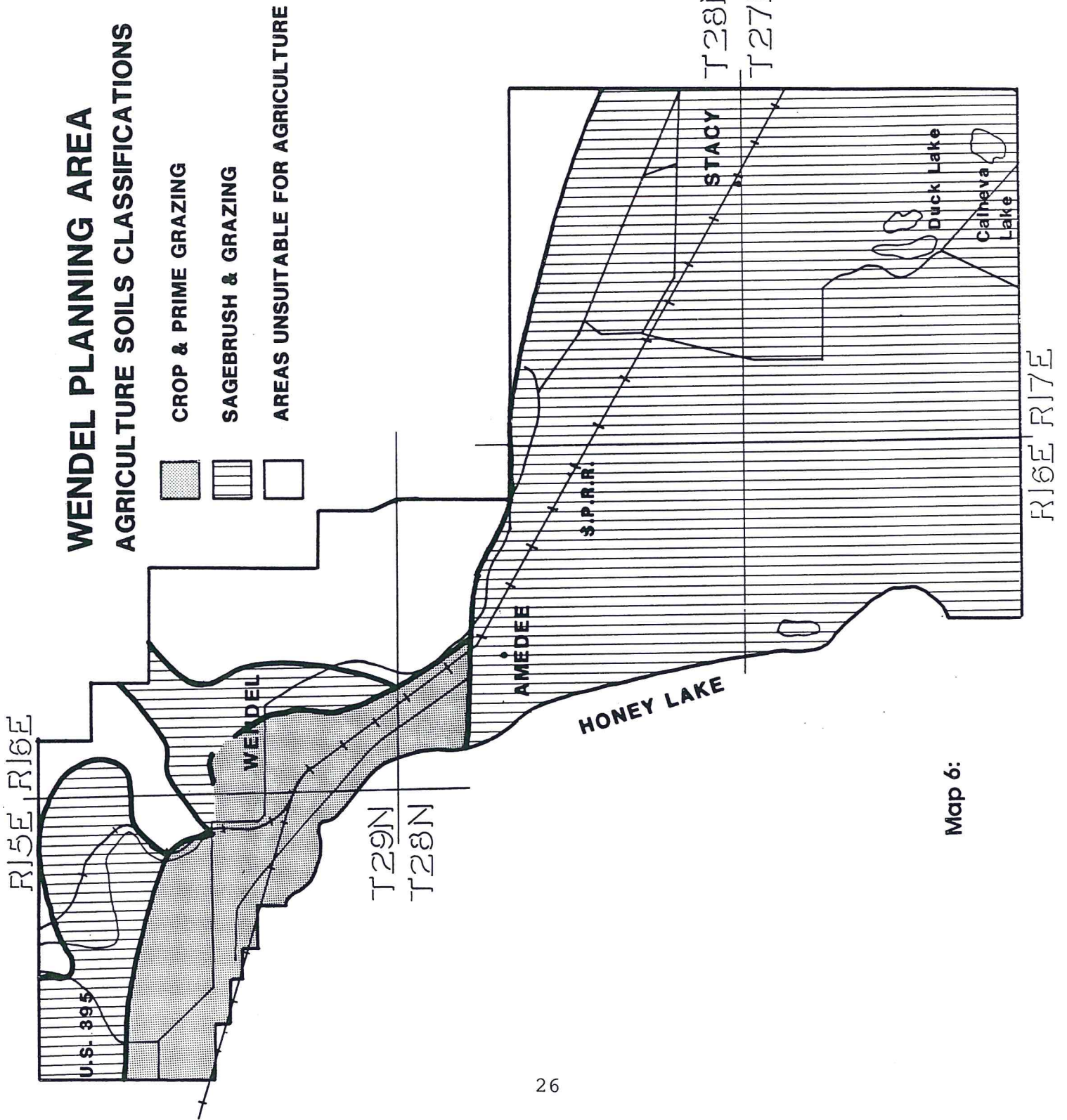
Recently, another form of agriculture--greenhouse production--has established itself in the area. Greenhouse operators have found that they can maintain an economic operation even in the extreme cold of the winter due to the availability of low cost geothermal heat. Presently, there are approximately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

#### **Policy:**

- 6-A Agricultural land in Lassen County shall be protected for its economic importance, its contribution to the character of the community, and its environmental values. Agricultural lands in the planning area should be designated as either intensive or extensive agriculture.
- 6-B Parcel sizes shall be retained at sufficient sizes for productive economic agriculture use.
- 6-C Residential use of agricultural lands shall be limited to one dwelling unit per parcel for the sole purpose of providing shelter for a single owner or resident.

#### **Implementation:**

- 6.1 Where dense residential or commercial development is proposed for lands adjacent to lands devoted to agricultural production, the non-agricultural users shall incorporate buffer setbacks and/or construct natural screens to mitigate potential land use conflicts.
- 6.2 Non-agricultural uses should be directed to areas with soils of limited value for agricultural use or to areas where similar uses already exist. Non-agricultural uses shall not interfere with agricultural operations.
- 6.3 Land designated intensive agriculture shall be zoned "A-3", Agricultural District, or "E-A", Exclusive Agriculture.
- 6.4 Lands designated as Extensive Agriculture shall be zoned "A-3", Agricultural District, or "U-C", Upland Conservation.





## **GEOHERMAL RESOURCES**

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

A variety of studies have been undertaken to determine the potential of the geothermal finds. These studies show that geothermal resources exist primarily in the northwest portion of the planning area and along the base of the Amedee-Skedaddle Mountain Range. Map 7 shows the location of production and exploration wells within the planning area. The production wells have been used for such purposes as greenhouse space heating and electrical generation. The MEA contains a complete description of the area's geothermal exploration activity and should be consulted for specific information (see pages 67 and 68).

### **Policy:**

- 7-A Lassen County will encourage planned production of geothermal resources. the program should focus on long-term utilization of the resource, the mitigation of adverse environmental impacts, and the coordinated establishment of services.
- 7-B Lassen County will ensure that the undesirable effects of by-products and waste produced in the geothermal areas are minimized so that adverse environmental effects do not occur.
- 7-C The geothermal resource in Lassen County shall be protected for its economic importance and its environmental values, including the viability of the resource.

### **Implementation:**

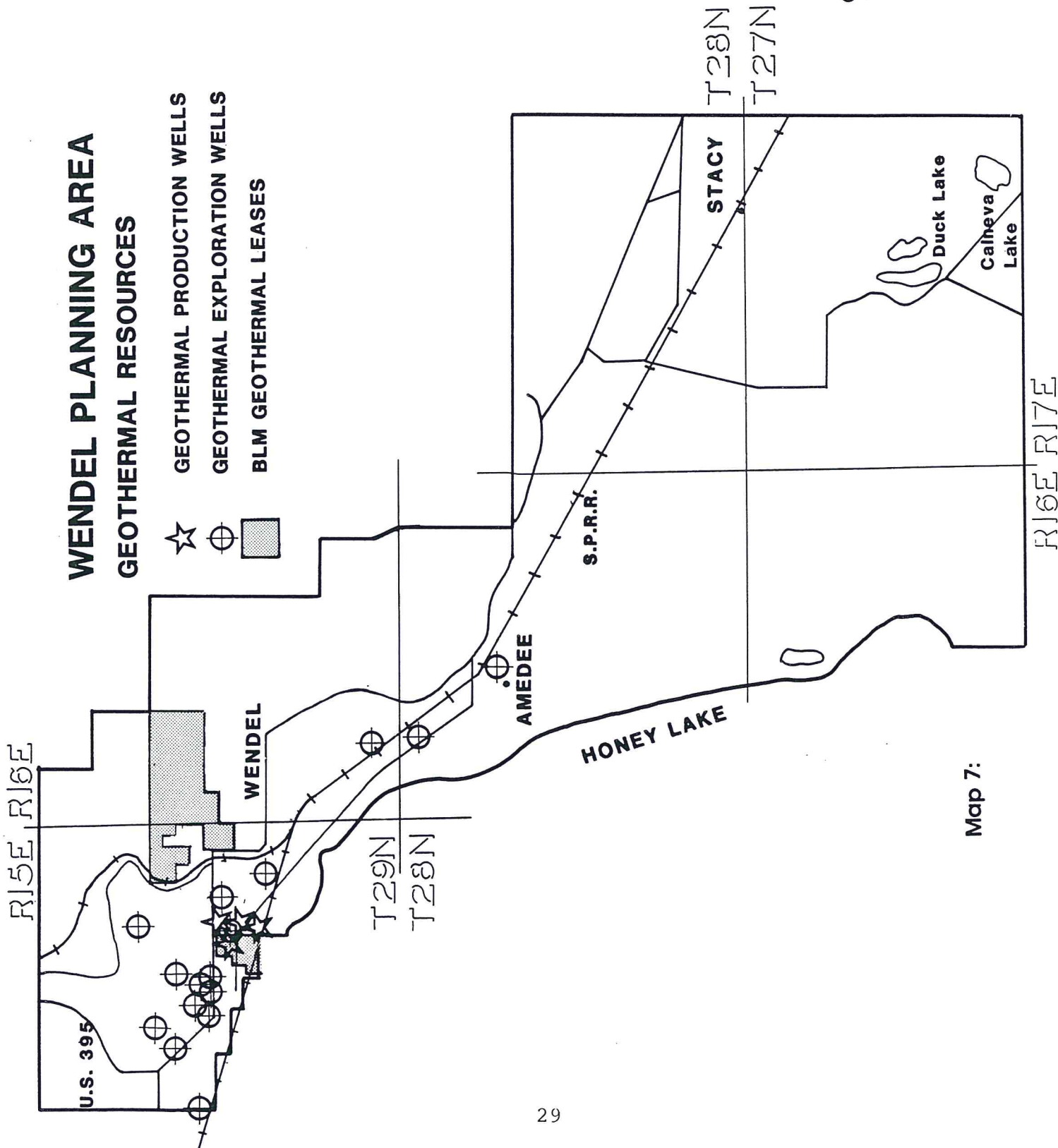
- 7.1 The area east of Honey Lake, from Amedee to just northwest of Wendel (see Map 11), should be designated as geothermal development district and should be zoned "G" (Geothermal) combining district to allow for the economic use of the geothermal resources of the area. (See pages 43 through 44 of this plan for more specific zoning recommendations.)



- 7.2 Lassen County, in coordination with the California Division of Oil and Gas and the Bureau of Land Management, should establish a geothermal resource monitoring program to measure the effects of continued withdrawal of the resource and to determine a maximum development potential of the resource within the planning area. This monitoring program shall also ensure that by-products and waste are properly disposed of.
- 7.3 Lassen County, in coordination with the California Division of Oil and Gas and the Bureau of Land Management, should establish a maximum level of resource withdrawal based on the findings of this monitoring program.
- 7.4 Lassen County should maintain a capital improvement master plan which places as a high priority the coordinated establishment of services to facilitate development and appropriate use of the geothermal resources.

# **WENDEL PLANNING AREA GEOTHERMAL RESOURCES**

- ☆ GEOTHERMAL PRODUCTION WELLS
- ⊕ GEOTHERMAL EXPLORATION WELLS
- BLM GEOTHERMAL LEASES



Map 7:

## SCENIC RESOURCES

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

Scenic highways enhance the tourist industry in Lassen County. By protecting scenic areas, tourists will have a positive feeling about the County which may bring them back to share their experiences with others. Scenic highways can instill community pride and protect the rural lifestyle which many people of the area enjoy. Scenic quality is also an important factor in promoting the area from an economic development standpoint.

An area adjacent to U.S. Highway 395 is designated as a scenic highway corridor. In addition, the eastern shore of Honey Lake has been designated as a scenic resource area (See Map 8).

### Policy:

- 8-A Lassen County should protect, maintain, and establish scenic corridors in order to preserve the beauty of its landscapes. The scenic corridors designated are shown on the Land Use Map. These corridors shall protect the visual quality of unique scenic resources.

### Implementation:

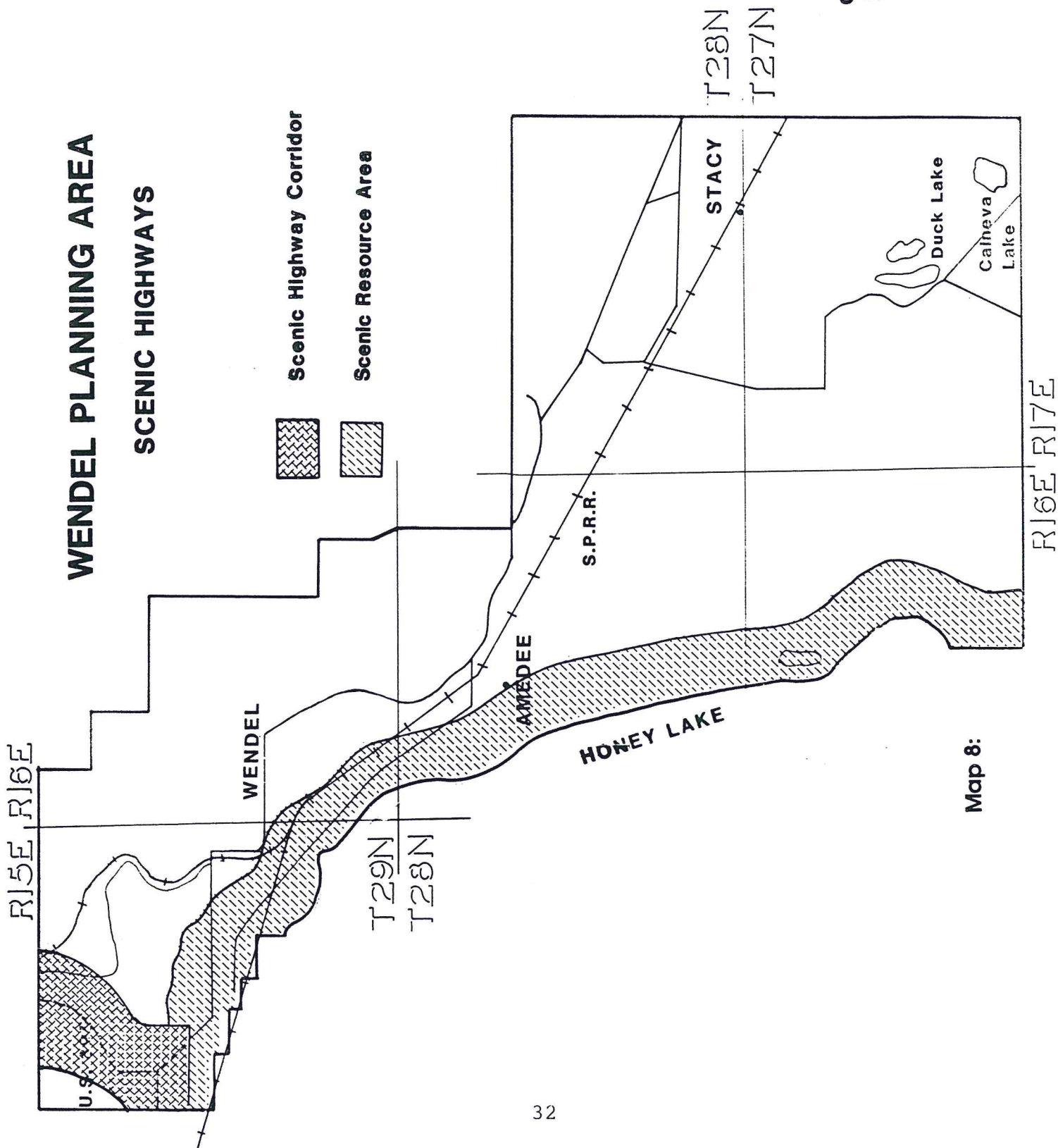
- 8.1 A public hearing should be held to determine whether the County should request the State to include the scenic corridors described above into the State system of scenic highways.
- 8.2 New development in these corridors should be designed in harmony with the natural environment and should use natural materials and earthtone colors that blend into the landscape.
- 8.3 Billboards should not be permitted within the corridor because they detract from the scenic quality of the area. Since on-site advertising is sometimes necessary to inform motorists of the location or nature of a commercial enterprise, on-site signs may be allowed if they are simple, easy to read, and do not conflict with the landscape.
- 8.4 Commercial and industrial uses within the planning area shall be subject to design review.



- 8.5 Utilities in the scenic corridors should be placed underground whenever possible.
- 8.6 Abandoned aggregate mining pits or other landscape scars should be reclaimed.

# WENDEL PLANNING AREA

## SCENIC HIGHWAYS



## **CULTURAL RESOURCES**

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

More recently in history, a group called the Miadu once held all of Honey Lake Valley as their territory but lost it circa the year 1700. The Miadu withdrew to the west side of the valley, and the Pah-utes swept into the abandoned areas, including the Wendel Planning Area.

A search of archaeological records maintained by the California Archaeological Inventory Information Center in Chico revealed that there is one major recorded archaeological site within the planning area. In addition, the majority of the northern half of the planning area has been identified as "extremely sensitive" as an archaeological area. Map 9 shows the general areas that are recognized by the Archaeological Inventory Information Center as containing known archaeological sites or zones of high archaeological sensitivity.

### **Policy:**

9-A The County shall preserve and protect the cultural resources of the planning area.

### **Implementation:**

- 9.1 A cultural resources map should be maintained by the County Planning Department and used in the review process of land development projects.
- 9.2 Any projects involving ground disturbance within the areas designated as being "extremely sensitive" should be surveyed by a qualified archaeologist prior to this disturbance.
- 9.3 Any discovery of archaeological resources shall be reported and mitigation required.

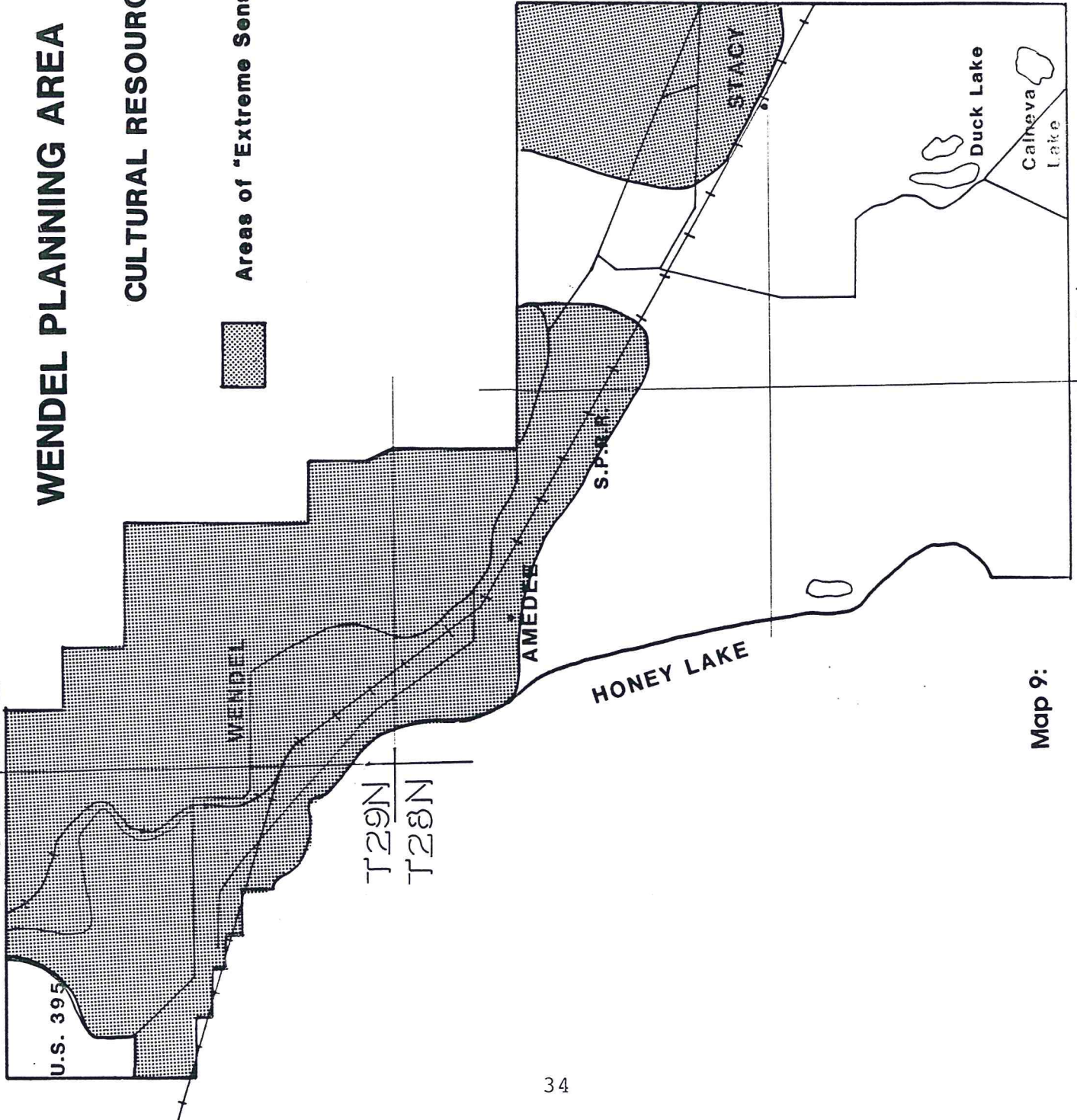


R15E, R16E

# WENDEL PLANNING AREA

## CULTURAL RESOURCES

Areas of "Extreme Sensitivity"



Map 9:

## **FISH AND WILDLIFE**

The conservation element must include a discussion regarding the conservation and utilization of natural resources, including fisheries and wildlife (Section 65300[d]).

One aspect of the Wendel Planning Area's uniqueness is the diversity of its fish and wildlife. The MEA (pages 51 through 60) includes a list of the fish and wildlife in the area. Not only are they a resource to watch and enjoy, they serve an important role in the economy of the area. Many people visit the County to observe wildlife and to hunt and fish.

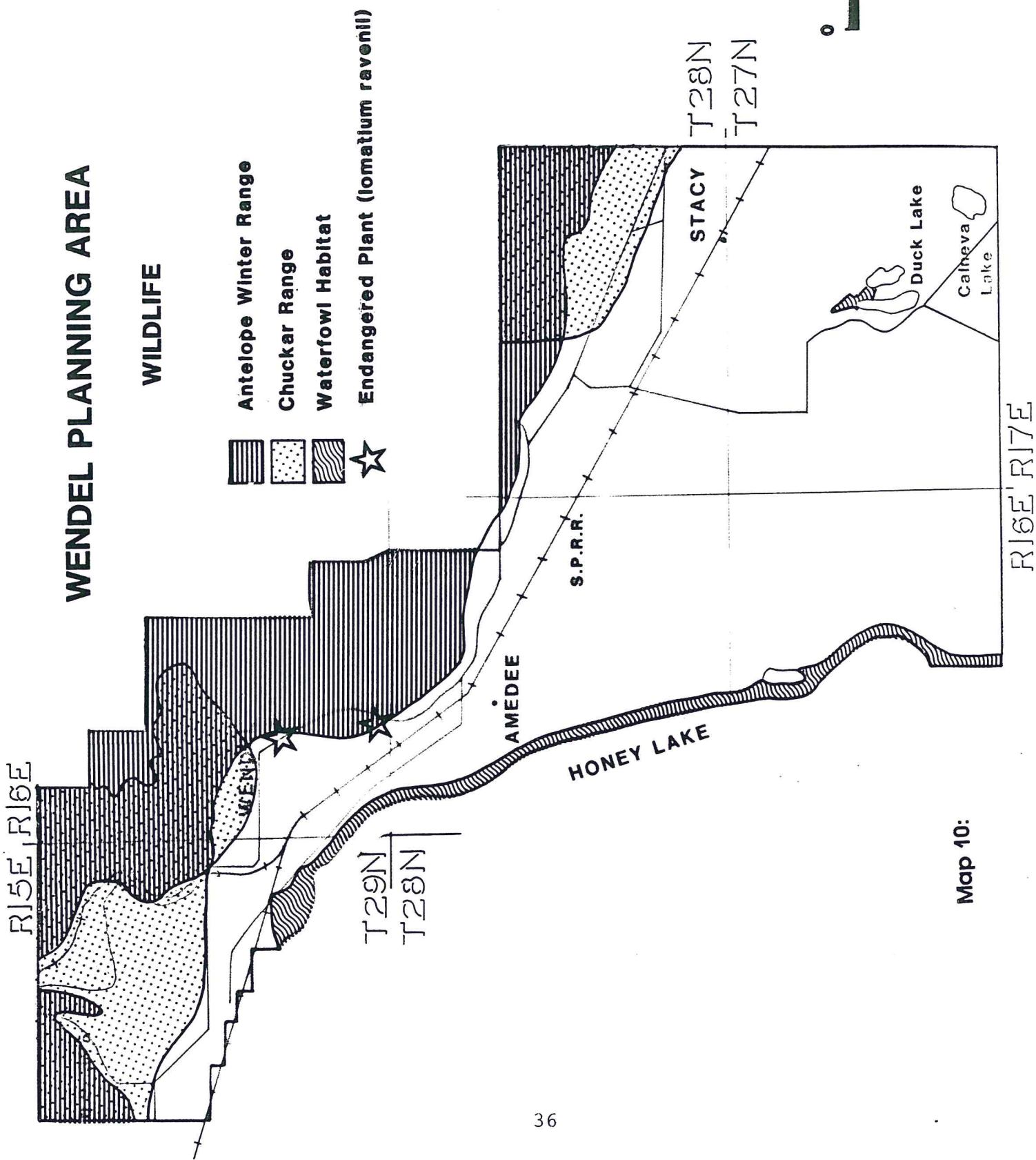
There are several areas of special concern regarding wildlife within the planning area (see Map 10). The far northern section of the planning area is a portion of the pronghorn antelope winter range. The Amadee-Skedaddle Mountains are widely inhabited by the chuckar partridge, and the shore areas of Honey Lake, Duck Lake, Calneva Lake, and Stacy Lake provide important habitat for diving, wading, and water associated birds.

### **Policy:**

- 10-A Lassen County shall conserve and enhance the wildlife and fisheries of the area. Generally, those areas identified as significant wildlife habitat by the California Department of Fish and Game should be designated for intensive agriculture, open space, or extensive agriculture.

### **Implementation:**

- 10.1 The County Planning Department shall review all proposed projects for their possible adverse or beneficial impacts to fish and wildlife habitats.
- 10.2 Lands designated to protect wildlife shall be zoned "E-A", Exclusive Agriculture, "U-C", Upland Conservation, "O-S", Open Space, or "A-3", Agriculture.



Map 10:



# Community Development

The community development component includes general plan elements concerned with land use, circulation, and public facilities.

Information derived from the environmental safety and natural resources components have played an important role in determining the type and location of the land uses for the Wendel Planning Area.

This component includes the following elements:

- Land Use
- Circulation
- Public Facilities

## LAND USE

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

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

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

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

Estimates by the U.S. Census Bureau indicate that Lassen County experienced a steady but mild rate of population increase between 1970 and 1980. In 1970, the population was 16,796. By 1980, it had grown by 29 percent to 21,661. Most of the growth occurring during this period took place in the unincorporated areas of the County.

While specific U.S. Census Bureau data is not available, the population of the Wendel Planning Area is estimated by the Lassen County Planning Department to be 130 people. Approximately 83 percent of the area's population, or about 108 people, reside in the immediate Wendel area.

The Wendel Planning Area is composed of parts of the Susanville Census Division and the Honey Lake Census Division. The annual growth rate for the Susanville Census Division, which may be more precise for the planning area, was 5.9 percent between 1970 and 1980. Table 1 shows a projection of population growth for the area.

There is no vacant housing in Wendel or in scattered parts of the planning area, nor has there been much of a demand for parcel creation. Since 1972, only 14 parcels have been created. However, mineral and energy resources exploration and development activities have accelerated during the past several years in the Wendel Planning Area. Geothermal resources, which characterize the study area, show particular promise for development and use. While rapid population growth resulting from geothermal based industrial development is possible, significant rates of population growth will largely be dependent upon technologies applied and uses made of area resources. These same factors also influence the degree to which possible growth is temporary or permanent in nature. Table 2 shows a projection of the Wendel area population based on an accelerated growth rate resulting from industrial development.

Although these factors are as yet undetermined, housing opportunities should be provided in a timely and consistent manner for the potential work force of such developments. In order to accommodate new growth, enough land must be set aside for residential use, plus a reasonable margin to account for possible growth resulting from geothermal based industrial development.

**Policy: General Land Use**

11-A Lassen County shall establish a land use pattern which will accommodate the projected growth of the planning area and be flexible enough to accommodate possible growth resulting from employment generating geothermal industrial development. The land use pattern will provide the present and future population with a variety of high quality living and working environments. The Land Use Map (see Map 11) of this plan shows the land use designations necessary to achieve this pattern.

**Implementation: General Land Use**

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

11.2 Every five years the County should review this plan and update it as necessary.

**Policy: Residential Land Use**

12-A Lassen County shall ensure that an adequate supply of land be designated and zoned for housing that will accommodate a mix of residential opportunities, both in type and cost, consistent with the goals of this plan and the County wide housing element.

12-B Residential land use shall be restricted to those areas designated as rural residential, agricultural residential, or town center. Agricultural or geothermal industrial lands



**TABLE 1**

**TOTAL HOUSING UNITS REQUIRED:  
CONTINUED HISTORICAL POPULATION GROWTH TREND**

<u>Year</u>	<u>Projected<sup>1</sup> Population</u>	<u>Average<sup>2</sup> Household Size</u>	<u>Projected Housing Units</u>
1989	165	2.7	61
1994	200	2.7	74
1999	235	2.7	87
2004	270	2.7	100

1/ Based on historical growth trend estimated in MEA.

2/ As defined by the 1980 U.S. Census for Lassen County.

**TABLE 2**

**TOTAL HOUSING UNITS REQUIRED  
ACCELERATED GROWTH RATE RESULTING FROM INDUSTRIAL DEVELOPMENT**

<u>Year</u>	<u>Projected<sup>1</sup> Population</u>	<u>Average<sup>2</sup> Household Size</u>	<u>Projected Housing Units</u>
1989	240	2.7	89
1994	350	2.7	130
1999	535	2.7	198
2004	747	2.7	277

1/ Based on employment projections for the proposed Susanville Geothermal Energy Project as prepared in the Draft Environmental Analysis prepared by Geoproducts Corporation, September, 1976.

2/ As defined by the 1980 U.S. Census for Lassen County.

shall be restricted for residential purposes other than providing a dwelling for a single owner or resident, or as allowed in conjunction with an industrial or agricultural use for which a use permit is required and approved.

#### **Implementation: Residential Land Use**

- 12.1 The County should prepare and regularly update a County wide housing element which describes in detail existing housing conditions and needs, and map a strategy that the County will employ to meet established housing goals.

#### **Policy: Rural Residential**

- 13-A Rural residential uses shall be allowed in designated areas (see Land Use Map) where existing uses, parcel sizes, or physical features make them unsuitable for agriculture or other forms of residential uses. Additionally, rural residential uses shall not be allowed where they will conflict with agricultural, resource, wildlife, or safety objectives.

#### **Implementation: Rural Residential**

- 13.1 Minimum parcel size specifications for rural residential zoned areas shall be related to the environmental characteristics of each district.
- 13.2 Rural residential uses within the Public Safety Zone shall be prohibited for safety purposes.
- 13.3 Land designated rural residential on the Land Use Map shall be zoned "A-2", Agricultural Residential.

#### **Policy: Agricultural Residential**

- 14-A Agricultural residential use shall be applied to the areas in which smaller parcels already exist. Due to the remote location, development constraints, or the potential to continue agricultural operations, these lands should not be allowed to develop into more intensive land use.

#### **Implementation: Agricultural Residential**

- 14.1 Minimum parcel size specifications for agricultural residential zoned areas shall be related to the environmental characteristics of each district.
- 14.2 Lands designated as agricultural residential should be zoned "A-2", Agricultural Residential.

#### **Town Center**

The town of Wendel represents the only town center within the planning area. Existing commercial uses include a motel, used primarily as temporary residences for railway employees, a restaurant, and a post office.

**Policy: Town Center**

- 15-A Wendel is designated as a town center and shall be considered as the appropriate location for commercial development in the area.
- 15-B Land in the vicinity of the town center, as shown on the Land Use Map (page 45), shall be designated as town service. These lands are appropriate for mixed commercial/residential uses.

**Implementation: Town Center**

- 15.1 Commercial uses in mixed commercial/residential districts and home occupations shall be carefully regulated to ensure that they will remain compatible with the area in which they are located.
- 15.2 Land designated on the Land Use Map as town service shall be zoned as "C-T", Town Service District.

**Urban Reserve**

Some land presently being used for agricultural purposes should be considered for more intensively developed uses because of its proximity to residential, commercial, geothermal, or industrial reserve designated lands. However, in order to fulfill the plan's goal of preserving agricultural land and retaining the rural character of the area, the land should remain in agricultural use until the supply of developable land is diminished. The County should also consider changing the designation if a specific project is presented which would not "work" in other locations. In the meantime, this land should be retained in parcels as large as possible to preserve future planning options.

**Policy: Urban Reserve**

- 16-A Land designated as urban reserve indicates the areas where the County will consider future growth and development proposals.
- 16-B Land due north of the Wendel town center is designated as urban reserve, as indicated on Map 11.
- 16-C Residential development shall not be allowed in the urban reserve until the supply of developable land is diminished. The supply of developable land is determined to be:

Agricultural Residential	- 200 Acres	= 5 - 10 Lots
Rural Residential	- 200 Acres	= 10 - 66 Lots
Town Center	- <u>110 Acres</u>	= <u>37 - 100 Lots</u>

510 Acres = 53 - 176 Lots



### **Implementation: Urban Reserve**

- 16.1 Lands designated as urban reserve shall remain in parcels as large as possible in order to retain future planning options. Therefore, low density agricultural or "U-C", Upland Conservation zoning should be applied to urban reserve designated land.
- 16.2 The County shall monitor residential development within the Wendel Planning Area and shall not allow development within the urban reserve until 80 percent of all developable lots have been developed, or until one development project should cause this threshold to be exceeded.

### **Geothermal Development District**

As previously discussed in the plan, the Wendel Planning Area is rich in geothermal resources. The full potential industrial application of these resources has yet to be defined, but it is already being put to use in greenhouses and for electrical generation. For future geothermal based industrial growth to occur, land must be planned and zoned to allow such uses. However, in order to preserve the plan's goal of preserving agricultural land and retaining the rural character of the area, the land should remain in agricultural use until such geothermal development occurs.

### **Policy:**

- 17-A Agricultural lands having future geothermal industrial development potential shall be designated as geothermal development district (see map 11).

### **Implementation:**

- 17.1 Lands designated as geothermal development district shall remain agricultural until appropriate industrial development applications are approved by the County. Therefore, "A-3", "E-A", or "U-C" zoning should be applied to these lands.
- 17.2 Parcels of contiguous ownership totaling less than 100 acres on the effective date of the zoning ordinance adopted to implement this area plan shall not be required to be rezoned with the "G" combining district.
- 17.3 A use permit as may be required to allow for geothermal development shall not be granted until the following conditions have been met.

Permit applicant shall show:

1. That the use of geothermal resources is an intrinsic and integral component of the proposed use.

2. That waste water associated with the proposed use and discharge is minimized and properly managed.
3. That the applicant participates in a geothermal resource monitoring program to be established by the County to ensure the long-term viability of the resource.

### **Public Safety**

The Sierra Army Depot represents an important component to this nation's national security system, its primary mission being the storage and disposal of military ordnance. Protection of the depot from unauthorized intrusion and protection of the public from depot related safety risks is of major importance.

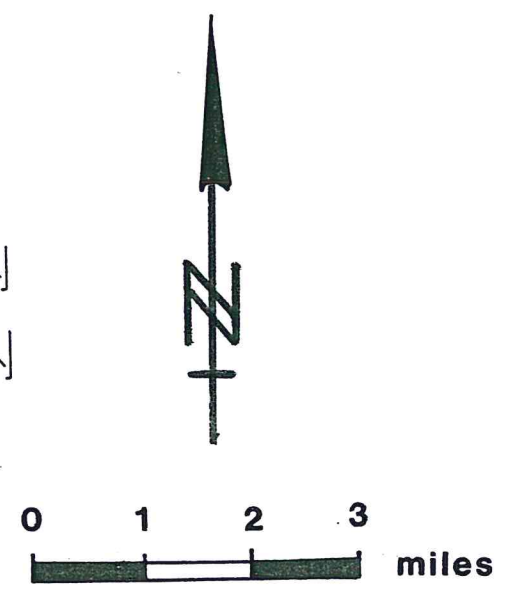
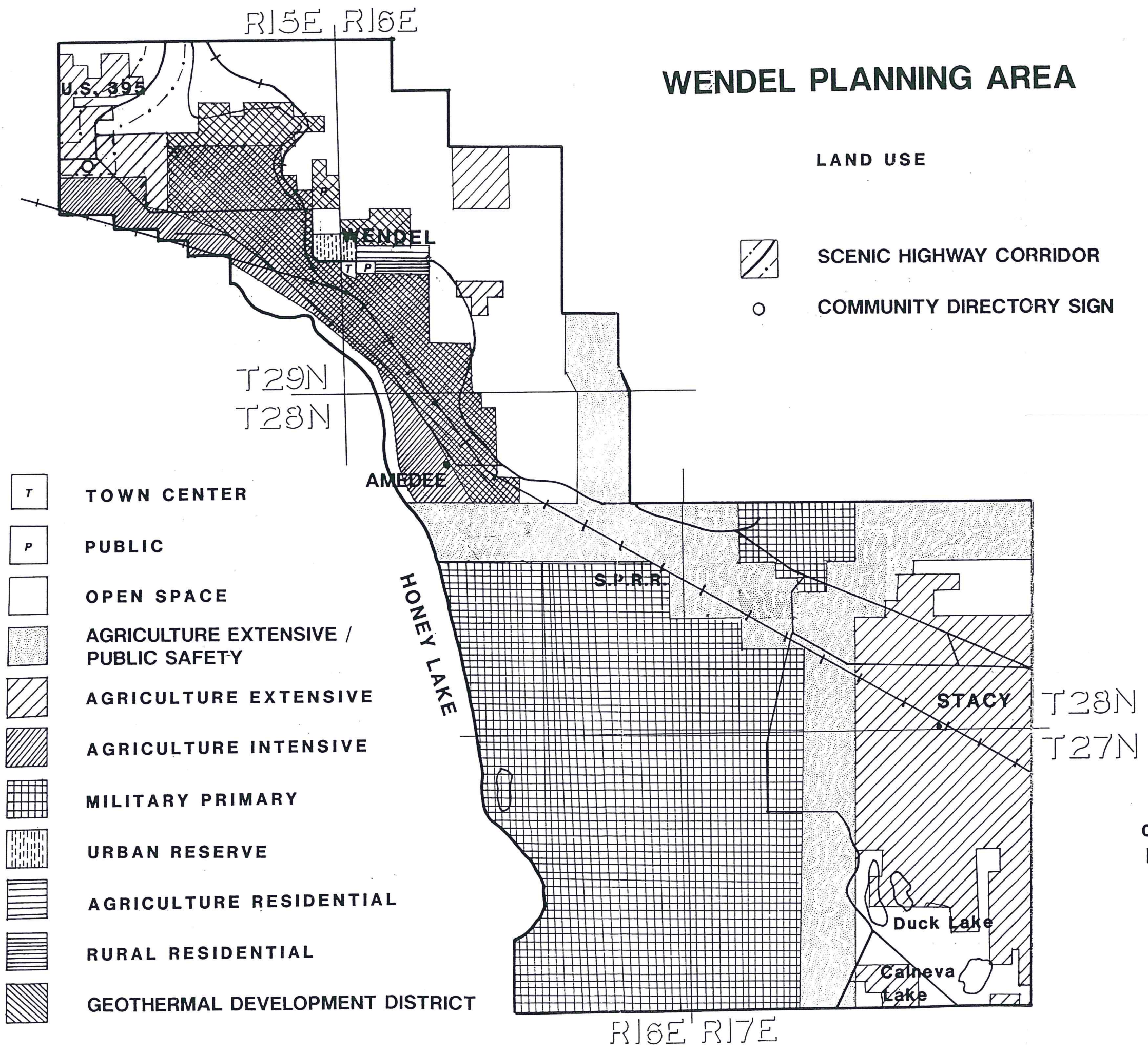
### **Policy:**

- 18-A Land designated as "P-S", Public Safety, show the areas where public and private land use shall not conflict with or jeopardize the operations of the Sierra Army Depot.

### **Implementation:**

- 18.1 Lands designated as Public Safety shall be zoned "P-S", Public Safety, or "O-S", Open Space.
- 18.2 To the extent possible, all private lands within "P-S" designated areas should be transferred, through purchase or exchange, into public ownership.





MAP 11



## CIRCULATION

The circulation element was one of the first general plan elements mandated by State law (Section 65302[B]). The circulation element is an important component of any plan because an efficient transportation network is necessary to implement future land use patterns.

Due to the rural character of the area, no new roads and few road improvements will be required to support the land uses of this plan. Should employment generating geothermal industrial development occur, it will necessitate the paving of Antola Road between its intersection at County Road No. 318 and Wendel, and/or improvements to Amadee Road south of Wendel. As vehicular traffic in the planning area increases, guarding of railroad crossings at Wendel and Antola Roads may become necessary.

Honey Lake has been identified as an important recreational area within the planning area, however, the general public has limited access to the lake.

### Policy:

- 19-A It shall be the policy to provide a transportation system that provides safe and efficient service for the travel needs of all citizens, the movement of goods, and as a means to improve the goals and objectives of this plan.
- 19-B This plan designates Amadee Road as a part of the County maintained road system in the Wendel Planning Area, and also designates an additional section of roadway which connects Amadee Road with the shores of Honey Lake (see Map 12) to be provided for recreational access to Honey Lake.
- 19-C The County shall maintain existing public access opportunities to State and Federal lands within the planning area.

### Implementation:

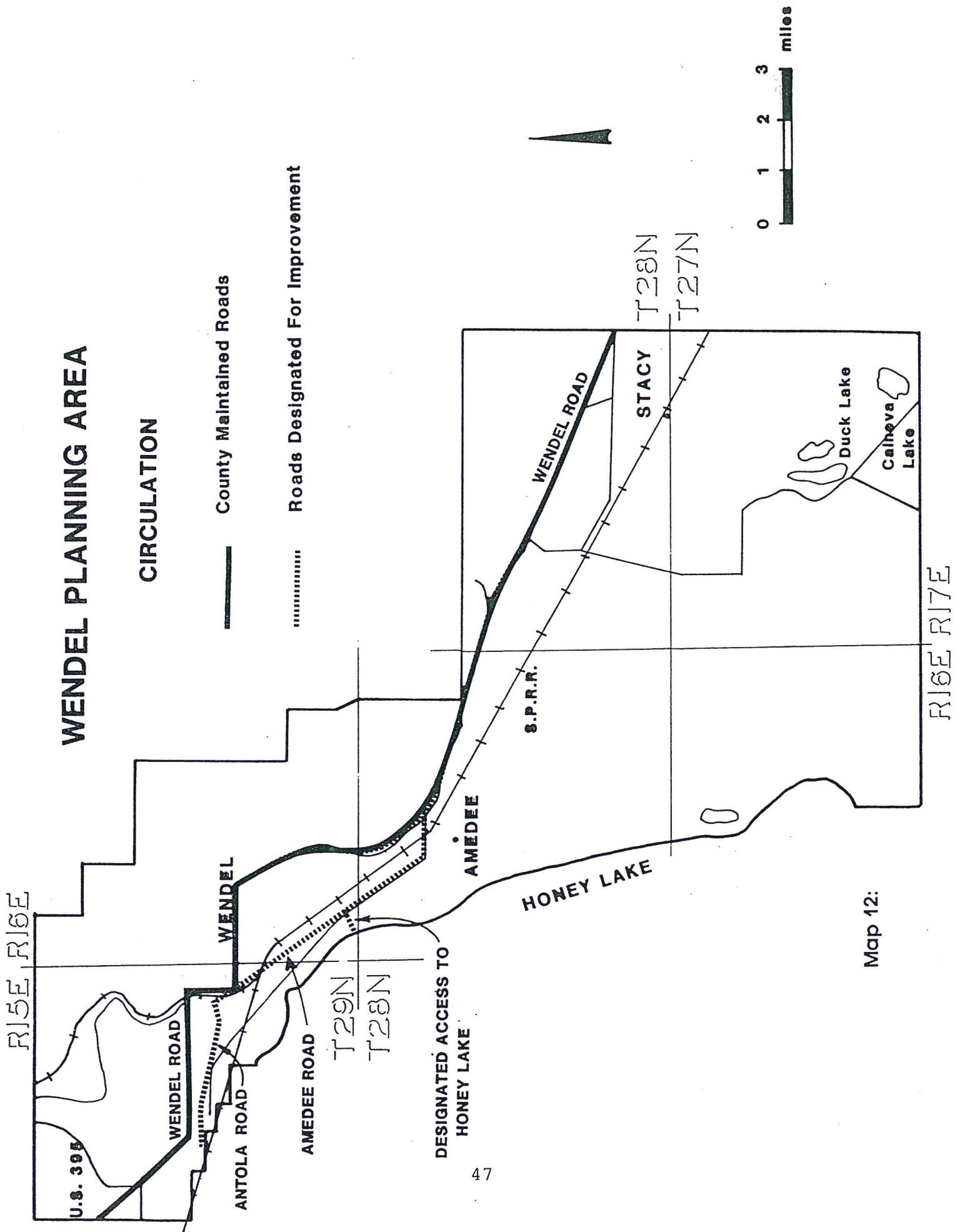
- 19.1 The County shall require new development, including industrial projects, to contribute to the construction and improvements of the roads which will serve their projects and the populations resulting from them.
- 19.2 Prior to the approval of all new projects, the County shall evaluate the potential effect on existing traffic patterns and railroad crossings, and shall require as a condition of approval any improvements or in lieu fees necessary to ensure traffic safety.
- 19.3 The County should provide for the necessary improvements and maintenance to upgrade Amadee Road to County standards.

# WENDEL PLANNING AREA

## CIRCULATION

County Maintained Roads

Roads Designated For Improvement



DESIGNATED ACCESS TO  
HONEY LAKE

Map 12:

## **PUBLIC FACILITIES**

The Wendel Planning Area does not have a domestic water system or sewage system. All parcels utilize individual septic tanks and wells. Because of the highly rural character of the area and the lack of housing demand in Wendel, public systems have not been necessary.

The land use patterns set forth in this plan are not dependent upon the provision of such services unless an employment generating geothermal industry begins to create a large demand for housing. Should this demand necessitate an urban density development to take place in the urban reserve portion of the planning area, then domestic water and sewer systems will become necessary (see Urban Reserve, page 42).

Lassen County operates a solid waste transfer station within the planning area as part of the solid waste management plan.

### **Policy:**

- 21-A The County will manage the intensity and type of development in the residential and town center portions of the planning area to balance development with the availability of public services.
- 21-B The County shall maintain the solid waste transfer station in accordance with the Lassen County solid waste management plan.

### **Implementation:**

- 21.1 A Community Services District should be formed, when and as appropriate, for the provision of services including, but not limited to, sewage treatment and domestic water.
- 21.2 Minimum parcel sizes and other development regulations to manage the intensity of development shall be carefully considered and implemented to mitigate potential impacts related to sewage disposal.
- 21.3 Any proponent for an industrial or residential development which necessitates the provision of public facilities, such as domestic water and sewage facilities, shall prepare a facilities master plan identifying the proposed method of water/waste water management.

## **PUBLIC SERVICES**

Lassen County recognizes that appropriate development of the geothermal resource located within the Planning Area is important for the future development of the County, and that adequate public services are necessary to support and enhance such development.



Public services should be made available for development in the Planning Area commensurate with the level of growth.

Mechanisms for the establishment of appropriate public services should be in place prior to further development within the Planning Area.

### Fire Protection

No structural fire protection services are provided within the boundaries of the Planning Area, while the Draft Area Plan provides for extensive development of geothermal resources. Development of the geothermal resource will likely include power generation facilities and other projects which may utilize hazardous materials and/or cause or create additional fire hazard.

The geothermal development district of the Planning Area is located approximately 12 miles from the Standish-Litchfield Fire Protection District's station in Standish. The California Department of Forestry has established that there is a minimum of a 16 minute response time from the Standish fire hall to the Town of Wendel.

#### Annexations:

The geothermal development district as identified on map 11 is located within the sphere of influence of the Standish-Litchfield Fire Protection District. Lands with development potential should be annexed to the Standish-Litchfield Fire Protection District.

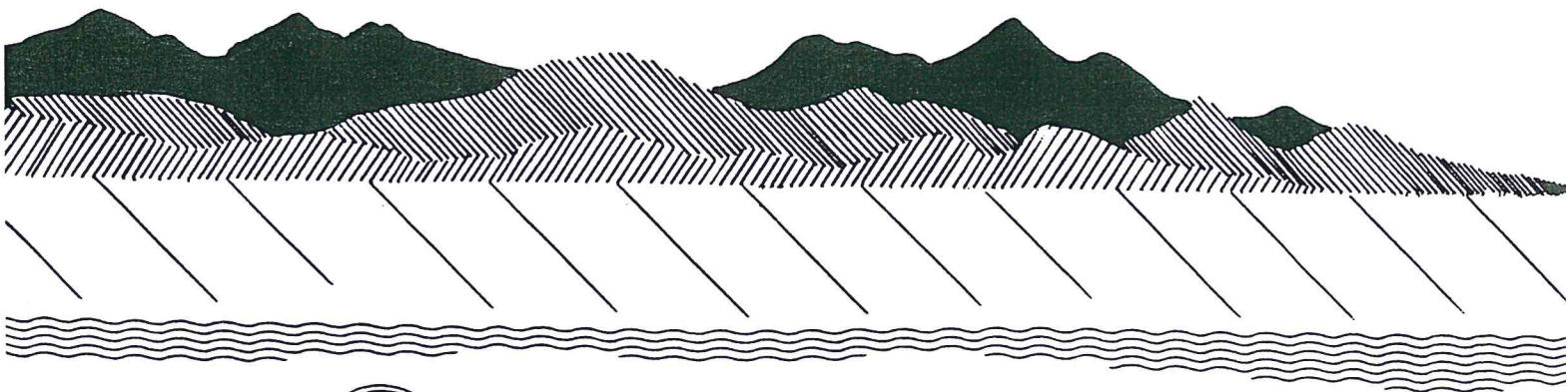
Priority for annexations into the Standish-Litchfield Fire Protection District should be as follows:

- 1) Lands presently developed for residential, commercial or industrial geothermal related land use.
- 2) Lands where future development is likely to occur.
- 3) Other lands within the sphere of influence.

Annexation proposals should be initiated by owners of the lands to be developed and/or the Standish-Litchfield Fire Protection District. The fire district is encouraged to cooperate with such property owners to effect appropriate fire protection within the Planning Area.

A fire substation which houses the appropriate type and number of fire protection equipment should be located within the Planning Area. Such a substation should be centrally located along a paved publicly maintained road.

# Section 3: Implementation



**RESOURCE  
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## Use of the Map

The Land Use Map (Map 11) shows how the goals, objectives, policies, and recommendations of the plan are to be carried out. The map is designed to provide further guidance in defining the plan. However, the scale of the map may present some limitations, especially when a small parcel of land near the intersection of boundaries for different land uses is involved. Therefore, when questions interpreting the map arise, readers should determine which land use designation furthers the intent of the plan to the greatest degree. Whenever amendments to the plan are made, corresponding revisions must be made to the map.

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



## Land Use Designations

### RESIDENTIAL

RURAL RESIDENTIAL: Provides for medium density residential use in a rural environment. Parcels may or may not be served by paved roads or be connected to community water or sewer services. Parcel sizes generally run from 3 to 20 acres. Some parcels may be clustered with smaller parcels in exchange for retention of open space areas.

AGRICULTURAL RESIDENTIAL: Provides for medium to low density residential use in a rural environment. Parcels may or may not be served by paved roads or be connected to community water or sewer services. Parcel sizes generally range from 20 to 40 acres.

### TOWN CENTER

TOWN CENTER: Usually designated at existing communities, the town center identifies local commercial districts and social centers. Commercial uses may be mixed with residential and/or other compatible land uses.

### INDUSTRIAL

GEOTHERMAL DEVELOPMENT DISTRICT: Uses include agriculture related industries which require direct use of geothermal energy. Prior to resource development, land use within this designation would be limited to agriculture intensive, agriculture extensive, or conservation. Examples of uses allowed under these agricultural designations include greenhouses, well head generators, agriculture, and other related uses. Additional industrial uses will be considered subject to the requirements of 17.3 and the "G" combining District.

### URBAN RESERVE

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

### Funding:

If the Standish-Litchfield Fire Protection District finds it necessary to generate additional revenues in order to provide fire protection services to lands within the Planning Area, a mechanism providing for development fees and/or other appropriate mitigation should be considered by the fire district and the Board of Supervisors, and should be adopted by the County to fund

such additional services. Any such fee or other mitigation should not exceed the reasonable cost to the district for the establishment of any necessary additional fire protection capacity, based upon the expected fire protection needs of the proposed development.

#### Development Standards:

All land development within the Planning Area shall conform with the requirements of the current County Fire Ordinance.

Low fire hazard facilities such as fish farms and greenhouses which utilize non-flammable construction materials shall require minimal fire protection. Fire protection would only be required for flammable or hazardous materials stored on-site.

#### Recreation

A park site should be designated for future development within or near the Town Center and adjacent to a designated school site.

#### Schools

An elementary school site should be designated for future development within or near the Town Center and adjacent to a designated park site.

#### NATURAL RESOURCE

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

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

**OPEN SPACE:** Represents typical rangeland areas with grazing and general rangeland values, open space and scenic values, and/or low intensity outdoor oriented recreational values.

## **CONSERVATION**

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

**SCENIC CORRIDOR:** Identifies areas bordering major highways which have significant scenic values due to the level of public exposure and/or the existence of significant scenic features.

## **RESTRICTED**

**MILITARY PRIMARY ZONE:** This zone applies to land contained within the boundaries of the Sierra Army Depot.

**PUBLIC SAFETY:** This zone applies to a buffer area around the perimeter of the Sierra Army Depot. The purpose of this zone is to protect the public from possible health risk hazards and to ensure the security of the military mission at the depot.

## **PUBLIC**

Identifies areas owned and operated by local governments. This zone applies to the solid waste transfer station operated by Lassen County.



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# Implementation Techniques

## DAY TO DAY USE

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

If consultation of the plan occurs infrequently in evaluating development proposals, it will quickly become outmoded because of the unforeseen changes that have occurred in the community. It can also lead to frustration and alienate the citizens who participated in the preparation of the plan.

## ZONING CONSISTENCY

Zoning is considered one of the primary tools of implementing the general plan. Since 1971, the State has required zoning ordinances to be consistent with general plans. With increasing frequency, consistency requirements are being written into California laws (see Figure 1 for a complete list of the consistency requirements). State law (Section 65860) requires zoning to be consistent with the general plan. To achieve consistency, the land uses authorized by the zoning ordinance must be compatible with the type of land uses specified in the text and map of the general plan. Unless zoning and the general plan are consistent, no one will be sure how land should be developed. Since one purpose of a general plan is to clarify how land will be permitted to develop, this purpose will be defeated.

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

## **SUBDIVISION CONSISTENCY**

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

## **ENVIRONMENTAL REVIEW**

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



## Consistency Provisions in State Law and Regulations

### Zoning

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

### Subdivisions

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

### Reservations of Land Within Subdivisions

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

### Open Space

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

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

### Park Dedications

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

### Local Coastal Programs

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

### Capital Improvements

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

### Development Agreements

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

### Consistency Provisions (continued)

#### Redevelopment Plans

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

#### Housing Authority Projects

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

#### Special Housing Programs

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

#### Parking Authority Projects

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

#### Planning Commission Recommendations

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

#### Project Review Under CEQA

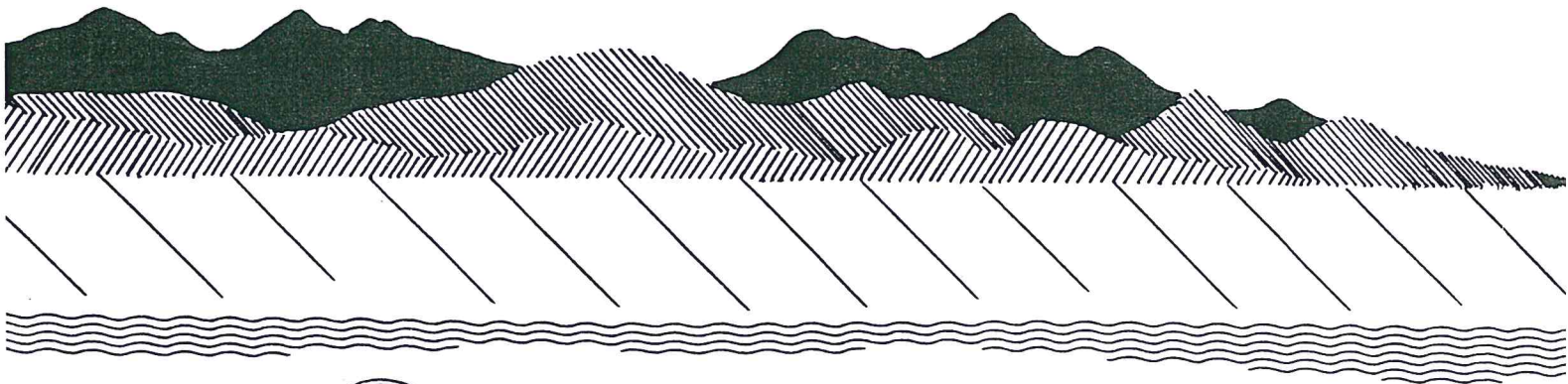
- Title 14, California Administrative Code Section 15080: requires examination of projects subject to the provisions of the California Environmental Quality Act for consistency with the general plan.

#### On-Site Wastewater Disposal Zones

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

Source : State General Plan Guidelines

# Section 4: Environmental Impact Report



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## Introduction

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

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

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

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

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

# **Description of the Project**

## **LOCATION**

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

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

## **OBJECTIVES**

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

## **CHARACTERISTICS**

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

# Description of Environmental Setting

## REGIONAL SETTING

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

## CONSISTENCY WITH ADOPTED LOCAL AND REGIONAL PLANS

The Wendel Area Plan amends that portion of the Lassen County General Plan applicable to the Wendel Planning Area. This project identifies areas in which growth should occur that are not identified in the existing Lassen County General Plan. This amendment is necessary to maintain the legal adequacy of the Lassen County General Plan and to accommodate the anticipated potential growth of the area. State law requires local governments to regularly amend plans in order to properly address each issue prescribed by law. Although this amendment is inconsistent with certain land use designations shown in the 1968 General Plan, it is necessary in order to respond to changing conditions and to comply with State planning law.

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



# Environmental Impacts

## LOSS OF AGRICULTURAL LAND AND RANGELAND

### Description

See Section on Agricultural Land, page 24. In addition, readers who wish more detailed information should review pages 22 through 35 of the MEA.

This plan may result in the loss of a certain amount of agricultural land to geothermal industrial uses. While the loss is anticipated to be small, it will nevertheless contribute to the progressive, cumulative loss of productive agricultural land. In some portions of the planning area, lands have already been committed to industrial uses because of their geothermal resources. This plan establishes policy and implementation measures to ensure that lands be preserved in agricultural use until such time as their geothermal resources are put into productive use.

### Mitigation Measures

See policy and implementation measures for Agricultural Land, page 24.

See policy and implementation measures for Land Use, pages 38 through 45.

## LOSS OF FISH AND WILDLIFE HABITAT

### Description

See Section on Fish and Wildlife, page 35. Additionally, readers may wish to review additional information on pages 51 through 60 of the MEA.

The plan establishes ways to preserve and protect fish and wildlife within the planning area. The plan accomplishes this by establishing policy and implementation measures to protect habitat areas, especially the pronghorn antelope winter range, chuckar habitat, and the waterfowl habitats throughout the planning area. As a part of this planning process, the California Department of Fish and Game has derived a sensitivity index (for detailed information refer to the MEA, pages 59 and 60). This index identifies areas of high value habitat. To the greatest extent possible, non-agricultural uses were directed away from areas of identified high value habitat, even though many of these areas contained geothermal resources. However, should geothermal industrial growth occur, previously undeveloped land which serves as wildlife habitat will be lost.

## Mitigation Measures

See policy and implementation measures for Wildlife, pages 35.

## NOISE

### Description

See Section on Noise, page 16. Readers may also wish to consult the MEA, pages 109 through 113.

Noise is an undeniable existence within the Wendel Planning Area due to the operations of the Sierra Army Ordnance Depot. "Due to its geographical location, its environmental awareness, and its professional capabilities, (the Sierra Army Depot) has the potential to perform missions of even a much larger and intricate nature."\* These larger missions will undoubtedly contribute to increasing the noise levels within the planning area. In an attempt to mitigate the effects of this increased noise level, Lassen County has agreed to designate an expanded, three mile wide public safety zone around the upper demolition grounds, in addition to the one mile wide public safety zone which buffers the rest of the Sierra Army Ordnance Depot. This public safety zone designation does not preclude any designation of these lands as wilderness or wilderness study.

### Mitigation Measures

See policy and implementation measures for Noise, page 16.

See policy and implementation measures for Land Use, page 44.

## WATER QUALITY

### Description

See Section on Hydrologic Features in MEA, pages 36 through 48.

See Section on Mineral Resources in MEA, pages 69 through 71.

Water quality in the Wendel area can be threatened by increased geothermal industrial uses. Surface water pollution can occur if rainfall runoff is allowed to carry away polluting substances such as oil and grease, sediment from construction sites, litter, or animal waste. Increased geothermal industrial use will expose more of these substances to the area.

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\* Letter to Mr. Robert Sorvaag, Planning Director, Lassen County; from Colonel Victor J. Fenwick, Jr., Office of the Commander, Sierra Army Depot, February, 1985.

Because there is no community sewer system in the planning area, any industrial development or increased residential growth will rely on septic systems. Groundwater quality can be severely effected by septic system failures.

In addition, a direct threat to water quality exists from the use of geothermal resources. Geothermal fluids often contain high quantities of minerals which exceed the amounts found in surface or groundwater. As a result, improper disposal of geothermal fluids can result in the contamination of ground and surface water. Additionally, improper disposal of geothermal fluids can result in thermal pollution of surface water. Thermal pollution alters the temperature of the water and may adversely effect fish and other aquatic life.

#### Mitigation Measures

See Geothermal Resources policy and implementation measures, page 27.

See Land Use policy and implementation measures, pages 43 and 44.

In addition, the following mitigation measures are recommended:

- ° The use of hazardous or polluting material along or near water sources should be carefully monitored and regulated.
- ° The County should examine its regulations and procedures regarding the installation and use of septic systems, and upgrade them to prevent septic tank failure or groundwater contamination if necessary to protect water quality.
- ° Require projects which will be discharging geothermal fluids into surface water sources to participate in a County-wide environmental monitoring program to measure the effects of such discharge.



## Short Term Use vs. Long Term Productivity

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

Despite these impacts, adoption of the plan is justified because it provides for more comprehensive long-term allocation of the County's natural resources in a manner which balances environmental, social, and economic considerations. Failure to adopt the plan will result in substantially greater impacts to land and natural resources because existing policies do not provide the same level of protection as those goals which have served to guide the preparation of this plan. The proposed plan describes in more detail and in a greater level of specificity what the County intends to do and how it intends to accomplish it.

## Growth Inducing Impacts

This plan is based, in part, on the concept that anticipated geothermal industrial growth and associated development should be accommodated, but not at the expense of the area's natural resources, nor at the expense of the County for additional provision of services. Towards this end, the plan has established policies and implementation measures to maintain the environmental integrity of the area. All land which is designated as geothermal industrial reserve overlay shall be held in agricultural use under agricultural zoning until such time as a use permit and a drilling permit are issued. As previously mentioned, conflicts between geothermal industrial use and wildlife habitat have been resolved in favor of preserving wildlife habitat wherever feasible. In addition, the geothermal industrial reserve overlay allows only those uses in which geothermal resources are an integral aspect of their operation to locate in the reserve areas. This measure minimizes the level of industrial development, ensures compatibility of land uses, and protects the viability and future use of the resource. While this plan provides for industrial growth, it also prescribes what, when, where, and how this growth can occur so as not to compromise the other goals and objectives of the plan.

Increased industrial growth will likely spawn an overall growth in population. It is the intent of this plan to encourage any population growth to take place in areas outside of the planning area where existing facilities and public services are already in place. It is recognized, however, that the population of the planning area will grow and that land will be needed to accommodate this growth. Population projections prepared for the Planning Alternative Study show that by 1994 and 2004, the planning area's population should be 200 and 270, respectively, assuming that historical growth rates will continue. Under a different scenario, one in which population projections are accelerated due to a high rate of industrial development, the population projections for 1994 and 2004 are 350 and 747, respectively. While this plan designates much more land for residential use (approximately 500 acres) than the Alternative Study recommends, the zoning applied to these lands provides for an approximate population of 270 people. Thus, this plan accommodates for, but does not induce, additional growth beyond the historical rate of growth in the area.

Recognizing that there is the potential for accelerated growth resulting from geothermal development, this plan has established an urban reserve area which indicates where the County is willing to see additional growth occur. The policy and implementation measures within this plan provide for this area of urban reserve to be held in agricultural use under "U-C" zoning, until the supply of developable land is diminished. This point has been determined to be when 80 percent of the developable land has been developed, or when a single development project would exceed the



80 percent build-out limit. Development in the urban reserve area would necessitate the provision of public services, such as community water and sewer, but it would occur in a timely and consistent manner. If this procedure is followed, adverse growth inducing impacts should be preventable.

## **Alternatives to the Project**

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

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

## **Effects Not Considered Significant**

### **Air Quality**

The level of growth and the land use patterns this plan recommends is not expected to significantly contribute to air pollution. The use of geothermal resources for heating and use in industrial processes should limit the amount of air pollution. Industrial uses, to be located in the geothermal industrial reserve, shall be reviewed on an individual basis to prevent potential adverse air quality impacts.

### **Energy Consumption**

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

### **Traffic**

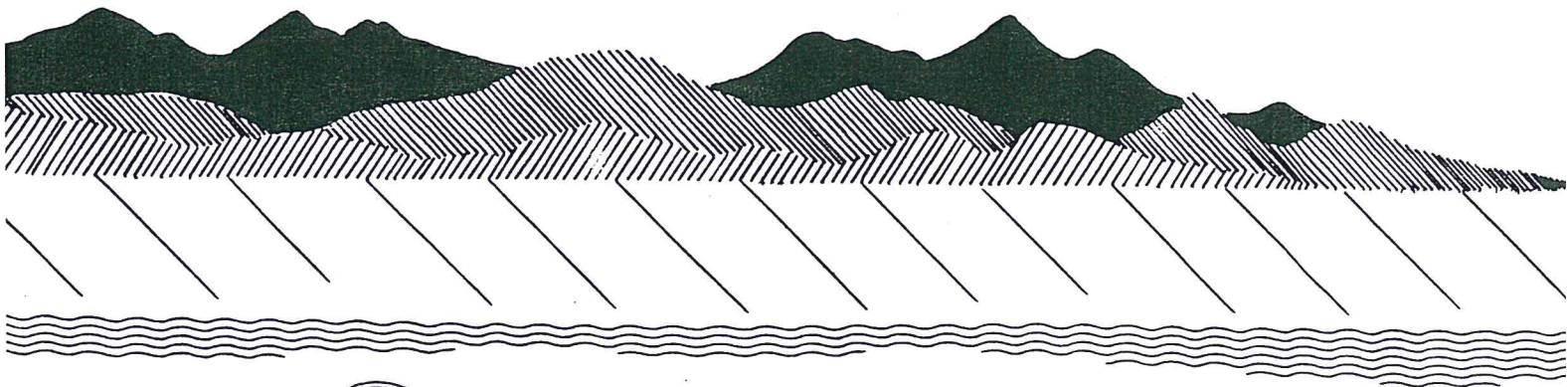
The land use patterns recommended in this plan requires few, if any, improvements. The traffic improvements recommended to this plan will occur along existing rights-of-way and are intended to increase traffic safety and provide easier access to recreation. Therefore, the construction and use of these improvements will have little or no adverse impacts.



## List of Persons and Agencies Contacted

California Department of Conservation, Sacramento  
California Department of Fish and Game, Redding  
California Department of Forestry, Sacramento  
California Department of Health, Sacramento  
California Department of Parks and Recreation, Sacramento  
Caltrans, Redding  
Lahontan Regional Water Quality Control Board  
Native American Heritage Commission  
Office of Historic Preservation

# Section 5: Appendices



**RESOURCE  
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# Appendix A

LEGAL DESCRIPTION  
OF  
THE PLANNING AREA



LEGAL DESCRIPTION OF BOUNDARIES, WENDEL PLANNING AREA

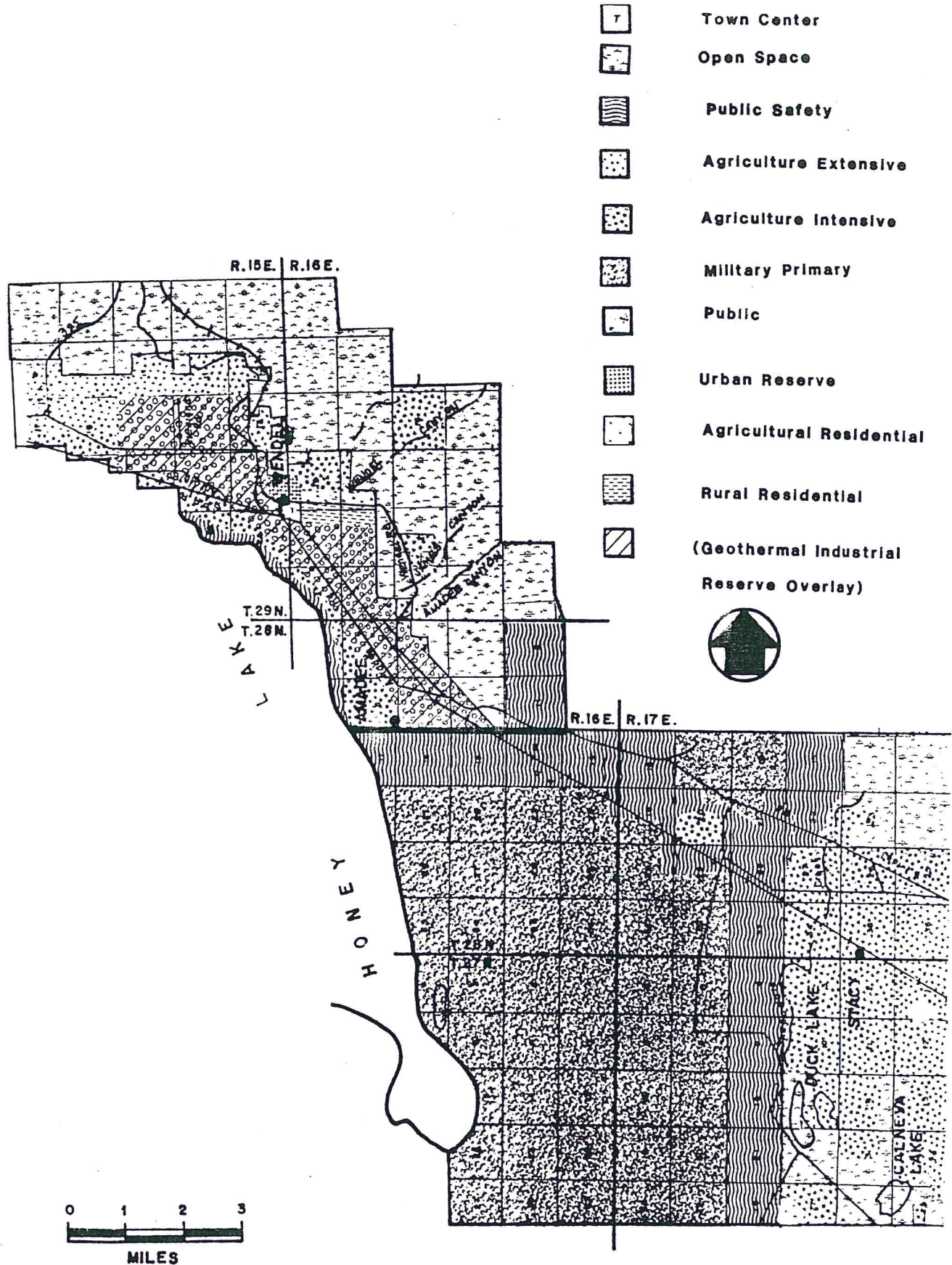
Township 20 North, Range 15 East, MDB&M	Sections 1,2,3,4,5,8,9,10,11, 12,13,14,15,16,17;  Section 21 - N 1/2 N 1/2 and SE 1/4 NE 1/4;  Section 22 - N 1/2 and NE 1/4 SW 1/4 and N 1/2 SE 1/4;  Section 23 and 24;  Section 26 to the north of the Susan River Delta;  Section 29;  Section 35 and 36 to Honey Lake.
Township 29 North, Range 16 East, MDB&M	Sections 6,7,8,15,16,17,18,19, 20,21,22,27,28,29,30, 31,32,33,34,35.
Township 28 North, Range 16 East, MDB&M	Sections 2,3,4,5;  Sections 6 and 7 to Honey Lake;  Sections 8,9,10,11,13,14,15, 16;  Section 17 to Honey Lake;  Section 20 to Honey Lake;  Sections 21,22,23,24,25,26,27, 28;  Section 29 to Honey Lake;  Section 32 to Honey Lake;  Sections 33,34,35,36.

Township 28 North, Range 17 East, MDB&M	Sections 13,14,15,16,17,18,19, 20,21,22,23,24,25,26, 27,28,29,30,31,32,33, 34,35,36.
Township 27 North, Range 16 East	Sections 1,2,3,4;  Section 5 to Honey Lake;  Section 8 East of Honey Lake;  Sections 9,10,11,12,13,14,15;  Section 16 East of Honey Lake;  Sections 22,23,24,25,26,27.
Township 27 North, Range 17 East	Sections 1,2,3,4,5,6,7,8,9,10, 11,12,13,14,15,16,17, 18,19,20,21,22,23,24, 25,26,27,28,29,30.

# Appendix B

PREFERRED ALTERNATIVE





WENDEL PLANNING AREA

**RECOMMENDED PREFERRED ALTERNATIVE**

# Appendix C

LAND USE  
AND  
ZONING DESCRIPTIONS

LASSEN COUNTY GENERAL PLAN DESIGNATIONS  
AND  
TYPICAL CORRESPONDING ZONING DISTRICTS

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

GENERAL PLAN  
DESIGNATIONS

TYPICAL CORRESPONDING  
ZONING DISTRICTS

---

Residential

1. Urban

Low Density

"R-1" Single Family Residential  
"R-2" Limited Multiple-Family Residential  
"R-3" Multiple-Family Residential

High Density

2. Estate

"R-1" Single Family Residential

3. Rural Residential

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

4. Agricultural-Residential

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

5. Planned Development

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

6. Planned Development Option

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



GENERAL PLAN  
DESIGNATIONS

TYPICAL CORRESPONDING  
ZONING DISTRICTS

---

Commercial

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

Industrial

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

Urban Reserve

Urban Reserve

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

Public Land and Facilities

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

Recreational Facilities

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

GENERAL PLAN  
DESIGNATIONS

TYPICAL CORRESPONDING  
ZONING DISTRICTS

Recreational Facilities (Cont'd)

3. Winter Sports Area

"R-S" Resort District

4. Park

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

Natural Resources

1. Intensive Agriculture

Cropland and Prime Grazing

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

2. Extensive Agriculture/Open  
Space Environment

Grazing and Sagebrush  
Environment

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

General Forest Environment

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

Open Space

"O-S" Open Space District, "O-D" Pri-  
mitive Area District

3. Conservation/Parkland

Conservation

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

Natural Wildlife Habitat

"N-H" Natural Habitat Combining District

Scenic Highway Corridor

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

Prime Recreation

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

Lassen National Park

"O-S" Open Space

# Area Plan Amendments



RESOLUTION NO. 99-047

RESOLUTION BY THE BOARD OF SUPERVISORS, COUNTY OF LASSEN, STATE OF CALIFORNIA, ADOPTING NEGATIVE DECLARATION #1997-67, AND AMENDING THE WENDEL AREA PLAN (FILE #760.35)

**WHEREAS**, the Board of Supervisors of Lassen County, after due notice, has considered the amendments to the Wendel Area Plan described herein (File #760.35) related to geothermal resources and land use within the geothermal development district; and

**WHEREAS**, the Environmental Review Officer of Lassen County has prepared an Initial Environmental Study and has given notice of preparation of a Negative Declaration (#1997-67) for consideration and adoption by the Board of Supervisors in accordance with the California Environmental Quality Act; and

**WHEREAS**, in matters involving general plan amendments the Planning Commission acts in an advisory capacity to the Board of Supervisors. In compliance with Government Code Sections 65353 and 65354, the Planning Commission held a duly noticed public hearing at which verbal and written testimony was received from agencies and the public regarding the negative declaration along with the amendments to the Wendel Area Plan. The Planning Commission subsequently adopted a written recommendation to the Board of Supervisors on January 6, 1999; and

**WHEREAS**, concerns about confusing and conflicting interpretations of the Wendel Area Plan and the Geothermal Combining District zoning related to land use and geothermal resources were brought to the Board by its former chairman on May 20, 1997. Over a two-year period the Board held several public meetings and hearings (November 25, 1997; December 16, 1997; December 23, 1997; January 20, 1998; April 21, 1998; January 26, 1999) to receive input on the matter from the public and agencies, culminating in the public hearing held and closed on May 25, 1999 at which the recommendation of the Planning Commission was considered along with testimony from agencies and the public.

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

1. The foregoing recitals are true and correct.
2. The Lassen County Board of Supervisors finds as follows:
  - a. The land use restrictions in the existing Wendel Area Plan and Geothermal Combining District zoning do not effectively protect the geothermal resource from misuse or degradation;

- b. The land use restrictions in the existing Wendel Area Plan and Geothermal Combining District zoning are excessive and onerous, and preclude land owners from developing their land for uses that are appropriate in the Wendel area, allowed within the principal zoning districts, and enjoyed in other parts of the County as a matter of right. Those uses include farm dwellings and farm labor housing, private stables, kennels, private farm-related airstrips, farm outbuildings, and small hydroelectric plants.
  - c. By adopting this resolution it is the intent of the Board to resolve the confusing and conflicting interpretations of the Wendel Area Plan with regard to land use and geothermal resources within the designated Geothermal Development District.
  - d. The amendments to the Wendel Area Plan described in this resolution will:
    - 1) Allow reasonable and responsible enjoyment of private property within the designated Geothermal Development District, consistent with the provisions of the principle zoning districts;
    - 2) Provide for the protection of the geothermal resource from misuse and degradation by establishing minimum standards for geothermal resource use, waste water and discharge disposal, and resource monitoring.
  - e. The Board has received and considered the Planning Commission's written recommendation on this matter, as well as the minutes of the Planning Commission's proceedings. The record indicates that the Planning Commission considered the amendments to the Wendel Area Plan described in this resolution, and the accompanying negative declaration.
  - f. Diverse opinions have been expressed by individuals on this matter over the course of the Planning Commission and Board hearings, however, no substantial evidence has been submitted into the record that indicates that the amendments to the Wendel Area Plan described in this resolution would have a significant adverse effect on the environment, on wildlife, or on the habitat upon which wildlife depends. The project record indicates that affected responsible and trustee agencies have been consulted regarding the potential environmental impacts of the project in preparation of the initial study and negative declaration.
3. After considering testimony received in conjunction with the Planning Commission's public hearing held on December 2, 1998 and January 6, 1999, and all additional testimony presented to this Board at its hearing on May 25, 1999, the Lassen County Board of Supervisors hereby:
- a. Adopts Negative Declaration #1997-67 as the environmental document for the project, with a de minimis impact finding.



- b. Adopts the following amendments to the Wendel Area Plan:

1. Wendel Area Plan, page 25, "Agricultural Lands":

**Policy:**

- 6-A Agricultural land in Lassen County shall be protected for its economic importance, its contribution to the character of the community, and its environmental values. Agricultural lands in the planning area should be designated as either intensive or extensive agriculture.
- 6-B Parcel sizes shall be retained at sufficient sizes for productive economic agricultural use.
- 6-C Residential use of agricultural lands shall be limited to ~~one farm dwelling~~ *dwelling* ~~unit per parcel~~ for the sole purpose of providing shelter for a ~~single~~ *the owner/operator or help employed on the property.* ~~resident.~~
2. Wendel Area Plan, page 43, "Geothermal Development District":

**Geothermal Development District**

As previously discussed in the plan, the Wendel Planning Area ~~is rich in~~ *includes a substantial* geothermal resources. The full potential industrial application of ~~these~~ *this* resources has yet to be defined, but it is ~~has~~ already ~~being~~ *been* put to use in greenhouses and for electrical *power* generation. ~~For future geothermal based industrial growth to occur, land must be planned and zoned to allow such uses.~~ *The geothermal resource may afford opportunities for future economic growth with agricultural and industrial applications. The Area Plan encourages efficient and environmentally sound development of the resource, and recognizes the need to closely monitor its use and protect it from degradation.*

*The Plan seeks economic stability and encourages economic diversification through development of the geothermal resource within the Geothermal Development District, and also strives to preserve productive agricultural lands and retain the rural character of the area. Therefore, agricultural lands within the Geothermal Development District are to be designated and zoned for agriculture and compatible uses. However, in order to preserve the plan's goal of preserving agricultural land and retaining the rural character of the area, the land should remain in agricultural use until such geothermal development occurs. At the time when industrial development that uses the geothermal resource is*



*proposed, proponent(s) should concurrently apply to amend the Area Plan and rezone the site(s) appropriately for the proposed use.*

**Policy:**

- 17-A ~~Agricultural~~ ~~Lands having future~~ *overlying known or potential* geothermal *resources* ~~industrial development potential~~ shall be designated as "geothermal development district" (see map 11).

**Implementation:**

- 17.1 ~~Lands within the designated as- geothermal development district shall remain be designated Agriculture Intensive or Agriculture Extensive and zoned "A-3," "E-A," "U-C" or "U-C-2." These lands shall incorporate the "G" Combining District and shall remain in agricultural agriculture and uses compatible with agriculture as allowed within the districts listed above. Any proposal for conversion of such lands to industrial use shall include the appropriate Area Plan amendment(s) and rezone applications. until appropriate geothermal industrial applications are approved by the County. Therefore, "A 3," "E A," or "U C" zoning should be applied to these lands.~~
- 17.2 ~~Parcels of contiguous ownership totaling less than 100 acres on the effective date of the zoning ordinance adopted to implement this area plan shall not be required to be rezoned with the "G" Combining District.~~
- 17.3 ~~A use permit as may be~~ *shall be* required ~~to allow for any use of the geothermal development resource and shall not be granted until subject to the following conditions have been met~~ *minimum criteria:*
1. ~~That the~~ *Use of the geothermal resource is must be* an ~~intrinsic and~~ integral component of the proposed use.
  2. ~~That waste~~ *Waste water and discharge* associated with the proposed use and discharge is ~~minimized and must be~~ properly managed *to avoid degradation of the geothermal resource, non-geothermal ground water, surface water and wetlands, local geologic stability and the local biological community. Re-injection is the preferred method of discharge management unless other methods are determined to be more beneficial to the resources of concern.*
  3. ~~That the~~ *The* applicant *shall assist the County in developing and* participate in a geothermal resource monitoring program ~~to be~~

established by the County to *help* ensure the long-term viability of the *geothermal* resource *and other resources of concern*.

The foregoing resolution # 99-047 was adopted at a regular meeting of the Board of Supervisors of the County of Lassen, State of California, held on the 10th day of August 1999, by the following vote:

AYES: Supervisors Pyle, Keefer, Dahle

NOES: Supervisors McCain, Chapman


ABSTAIN: None

ABSENT: None

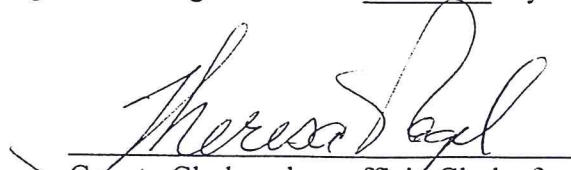
APPROVED: 

JIM CHAPMAN, Chairman  
Lassen County Board of Supervisors

ATTEST:

  
Theresa Nagel, County Clerk,  
Lassen County

I, THERESA NAGEL, County Clerk of the County of Lassen, State of California, and ex-officio Clerk of the Board of Supervisors thereof, do hereby certify that the foregoing resolution was duly adopted by said Board of Supervisors at a regular meeting held on the 10th day of August, 1999.

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

# LASSEN COUNTY GENERAL PLAN AMENDMENT

## SUMMARY

### PLANS AMENDED:

Area Plans Hallelujah Junction; Richmond-Gold Run; Standish-Litchfield; Wendel; and Pittville

### DATE OF ADOPTION:

4/23/02

### BOARD OF SUPERVISORS RESOLUTION NUMBER:

02-029

### INITIATIVE NUMBER:

\_\_\_\_\_

### SUMMARY OF AMENDMENT:

To correct production errors in the Land Use Map.

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

Community Development Dept. Project File Number: 765.01.06

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

Lassen County Clerk's Office



RESOLUTION NO. 02-029

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

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

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

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

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

NOES: None

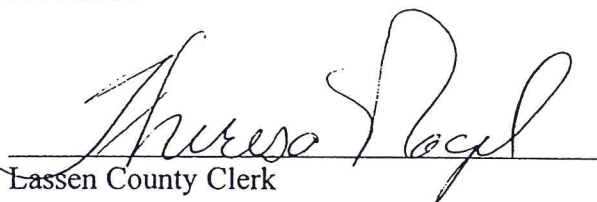
ABSTAIN: None

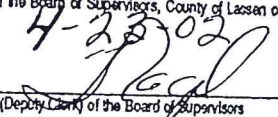
ABSENT: None



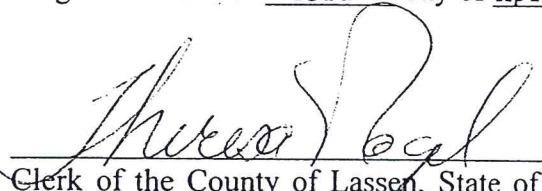
Chairman  
Lassen County Board of Supervisors

ATTEST:

  
Lassen County Clerk

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

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

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

**EXHIBIT A**

**CORRECTIONS AND UPDATES TO THE GENERAL PLAN AND ZONING  
ORDINANCE**

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

**Wendel Area Plan**

14. Correct the designation of the “Town of Wendel” as shown on Assessor’s Book 119 Index IV from “Agriculture Intensive” and “Geothermal Development District” to “Town Center.” Re-adopt C-T zoning. (Wendel Area Plan EIR).

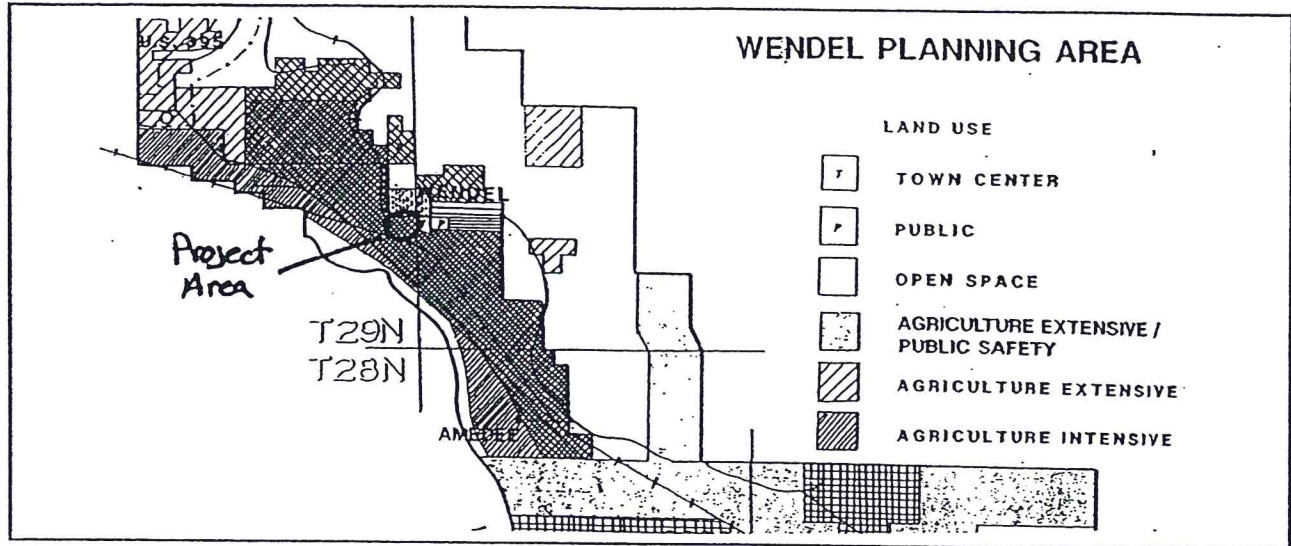


CORRECTION #14

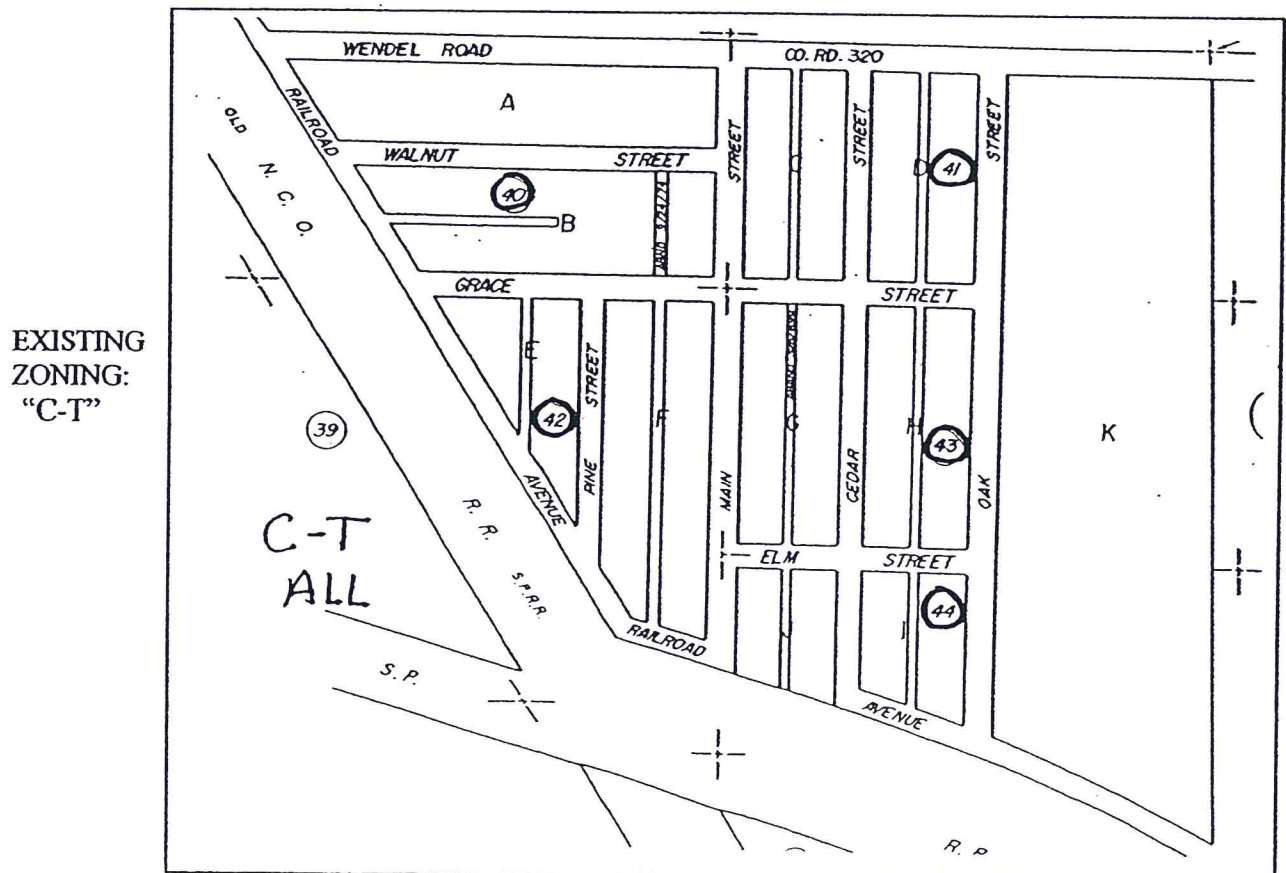
WENDEL AREA PLAN

PROJECT: Change the Land Use Designation from "Agriculture Intensive" to "Town Center" and re-adopt the "C-T" zoning.

APN: All Parcels within the "Town of Wendel" as shown on Assessor's Book 119 Index IV.



AFFECTED AREA



RESOLUTION NO. 05-012

RESOLUTION OF THE LASSEN COUNTY BOARD OF SUPERVISORS ADOPTING AMENDMENTS TO THE LASSEN COUNTY GENERAL PLAN 2000, AND THE WENDEL AREA PLAN ASSOCIATED WITH THE HERLONG TOWN PLANNING AND REDEVELOPMENT PROJECT (GENERAL PLAN AMENDMENT FILE #765.01.02), LASSEN COUNTY.

WHEREAS, the Herlong Town Planning and Redevelopment Project (Project) includes the following: a general plan amendment (#765.01.02) and rezone (#2004-112) establishing land use designations and zoning within the project area; and the Sierra Army Depot Redevelopment Plan adopted by the Board in July, 2004; and

WHEREAS, the purpose of the Project is three-fold: 1) to define the Herlong Town Center; 2) to promote and facilitate development of the unincorporated Herlong community; 3) to promote and facilitate reuse of transferred lands from the Sierra Army Depot, all pursuant to the 1995 Defense Base Realignment Commission's recommendations, the policies of the Lassen County General Plan 2000, the goals of the Sierra Army Depot Reuse Plan 2001 and the Sierra Army Depot Redevelopment Plan; and

WHEREAS, the County has collaborated with representatives of the Herlong Community, including the West Patton Village CSD Board of Directors, the Herlong Utility Cooperative, and the community at large to develop the proposed land use and zoning plan; and

WHEREAS, a draft Environmental Impact Report (DEIR), dated January 2005, and a final Environmental Impact Report (FEIR), dated April 2005, were prepared for the Project pursuant to the California Environmental Quality Act (CEQA) by Pacific Municipal Consultants; and

WHEREAS, the Planning Commission has reviewed the Project and the draft EIR at a public hearing in Herlong on March 2, 2005, and prepared its findings and recommendation to the Board of Supervisors as contained in Planning Commission Resolution No. 03-01-05; and

WHEREAS, the Lassen County Board of Supervisors conducted a Public Hearing at a Regular Meeting of the Board on March 15, 2005, to consider the Planning Commission's recommendation and public comments prior to taking action on the Project and associated Draft Environmental Impact Report, and continued said hearing to March 22, 2005; and

WHEREAS, the Board closed the public hearing on March 22, 2005 and subsequently adopted the recommendation of the Planning Commission on the Project and Draft Environmental Impact Report; and

WHEREAS, Lassen County has prepared a Final Environmental Impact Report and the associated Mitigation Monitoring Program; and



WHEREAS, the proposed project includes elements to ensure consistency with the Lassen County General Plan and Zoning Ordinance; and

WHEREAS, the Board of Supervisors of Lassen County concluded that the project could have a significant effect on the environment, however there will not be a significant effect from this project because mitigation measures have been incorporated into the project that reduce all identified impacts to less-than-significant levels; and

WHEREAS, the Project files, including the Environmental Impact Report and supporting documents are on file at Lassen County, 707 Nevada Street, Suite 5, Susanville, California.

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

1. The foregoing recitals are true and correct.
2. The Lassen County Board of Supervisors finds as follows:
  - a. The amendments implement Policy LU-C of the Lassen County General Plan 2000 (p.2-5), by clarifying the boundaries of the Herlong Town Center and addressing related land use and zoning issues;
  - b. The amendments are consistent with, and further the goals, policies and intent of the 1995 Defense Base Realignment Commission's recommendations, the Lassen County General Plan 2000, the Sierra Army Depot Reuse Plan 2001 and the Sierra Army Depot Redevelopment Plan.
3. The Board of Supervisors hereby adopts the amendments to the General Plan 2000, and Wendel Area Plans Land Use Maps as shown on Exhibit A attached to and incorporated in this resolution.




PASSED AND ADOPTED at a regular meeting of the Board of Supervisors of the County of Lassen, State of California, on the 19th day of April, 2005, by the following vote:

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

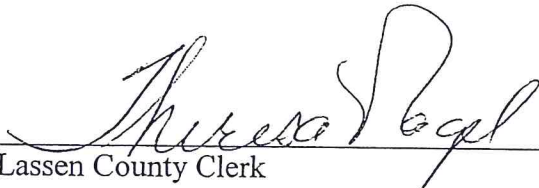
NOES: None

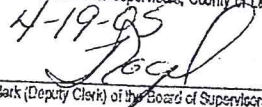
ABSTAIN: None

ABSENT: None

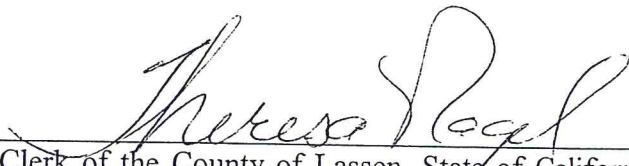
  
LLOYD KEEFER, Chairman  
Lassen County Board of Supervisors

ATTEST:

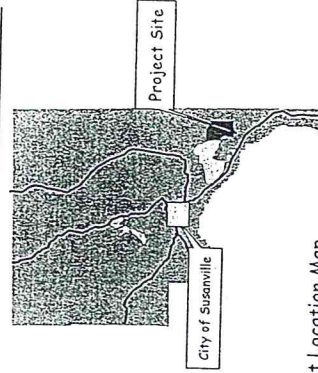
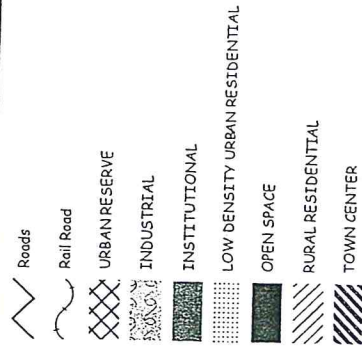
  
Lassen County Clerk

In accordance with Section 25133 of the Government Code of the State of California a copy of this document has been delivered to the Chairman of the Board of Supervisors, County of Lassen on 4-19-05  
By   
Clerk (Deputy Clerk) of the Board of Supervisors

I, THERESA NAGEL, Clerk of the County of Lassen, State of California, and ex-officio Clerk of the Board of Supervisors thereof, do hereby certify that the foregoing resolution was adopted by said Board of Supervisors at a regular meeting thereof on the 19th day of April, 2005.

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

# Herlong Town Planning and Redevelopment Project Land Use Map



Project Location Map

Map prepared for the Herlong Town Planning and Redevelopment EIR. This map is provided without warranty of any kind, either expressed or implied.



/herlong\_EIR\_proposed\_LANDUSE\_bdw

04/20/05

