
LASSEN COUNTY GENERAL PLAN 2000 FINAL ENVIRONMENTAL IMPACT REPORT

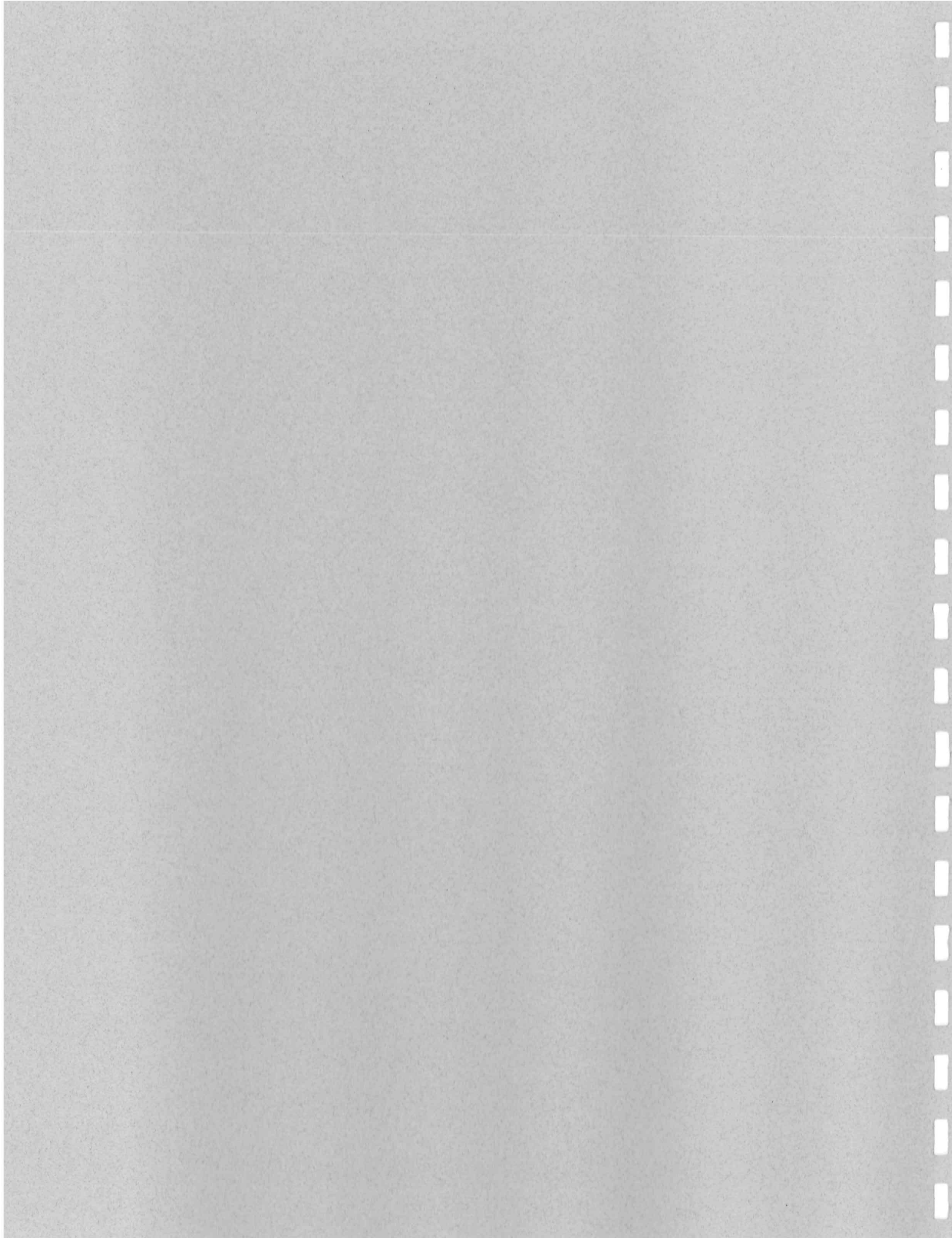
STATE CLEARINGHOUSE NO. 98102091

SEPTEMBER 1999

Prepared for:
LASSEN COUNTY
Community Development
707 Nevada Street, Suite 5
Susanville, CA 96130-3912

PACIFIC MUNICIPAL CONSULTANTS





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Prepared for:

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Board of Supervisors
707 Nevada Street, Suite 5
Susanville, CA 96130-3912

Prepared by:

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SEPTEMBER 1999

TABLE OF CONTENTS

SECTION

1.0 INTRODUCTION 1-1

2.0 RESPONSE TO COMMENTS 2-1

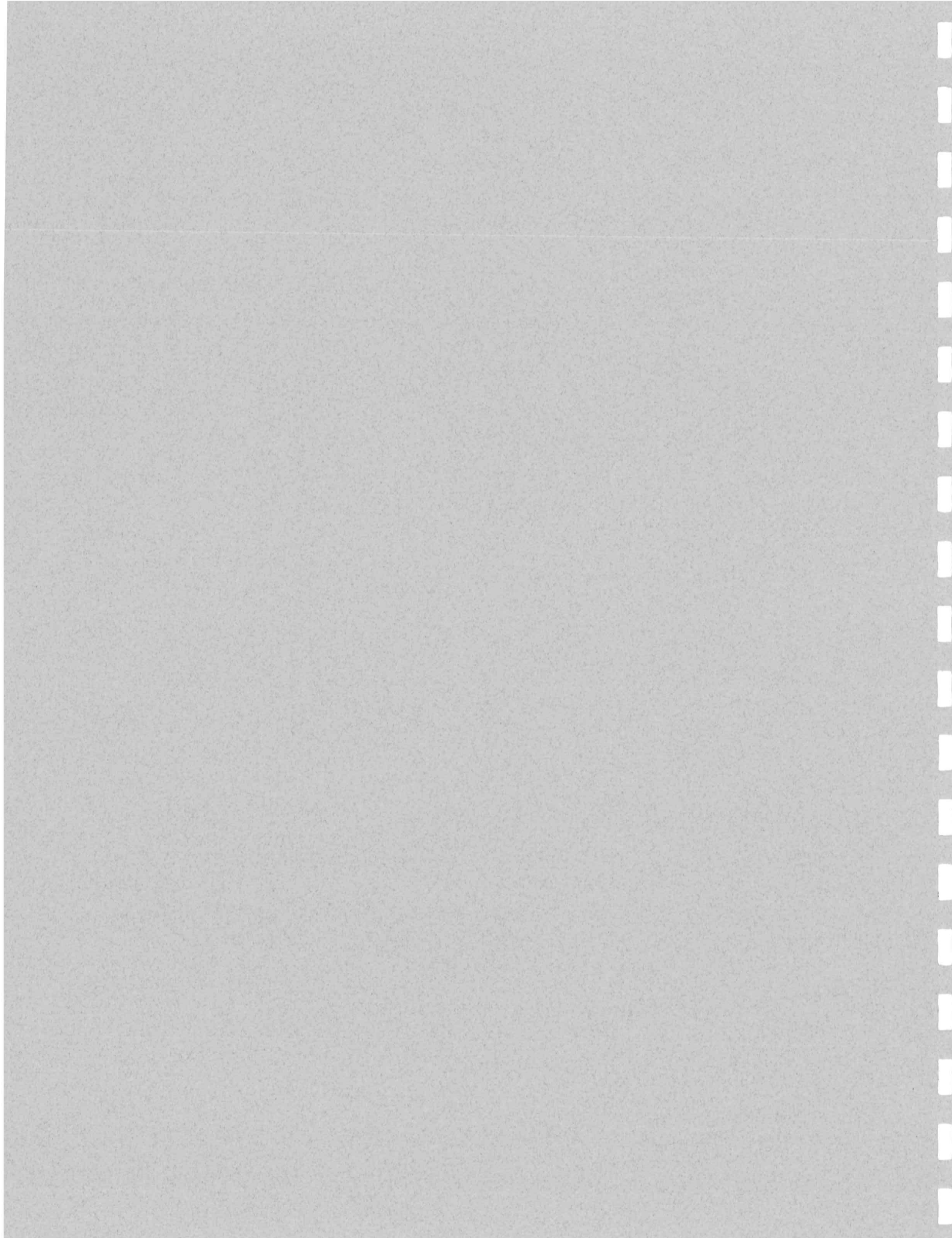
3.0 ERRATA 3-1

APPENDICES

APPENDIX A Lassen County General Plan Revisions

APPENDIX B Mitigation Monitoring Program

1.0 INTRODUCTION



1.1 PURPOSE OF THE FINAL EIR/CEQA REQUIREMENTS

As prescribed by the California Environmental Quality Act (CEQA) and Section 15088 of the CEQA Guidelines specifically, the Lead Agency (County of Lassen) is required to evaluate comments on environmental issues received from persons who have reviewed the Draft Environmental Impact Report (Draft EIR). Accordingly, the Lead Agency is obligated to respond to comments received during the noticed comment period, as well as any extensions to that comment period. These written responses, together with the Draft EIR, constitute the Final EIR. The Draft EIR is incorporated by reference in its entirety, consistent with CEQA Guidelines Section 15150.

The Final EIR contains individual responses to all comment letters received during the public review period for the Draft EIR, which ran from January 26, 1999 to May 21, 1999. Public hearings were held during that period to receive comments on the draft General Plan revision and input on the Draft EIR in accordance with CEQA Guidelines Section 15087. The hearings were intended to provide the public with additional information and clarification regarding the contents of the Draft General Plan revision and Draft EIR, and to accept comments from interested parties.

1.2 ORGANIZATION OF THE FINAL EIR AND RELATIONSHIP TO THE DRAFT EIR

The Final EIR has been prepared in accordance with CEQA Guidelines Section 15089 and 23 CFR 771.121 (a) to address public comment on the General Plan 2000 (the County's general plan update). The Final EIR is presented in three sections. Section 1.0, Introduction, provides an overview of the Final EIR. Section 2.0, Response to Comments, contains all the comments submitted on the Draft EIR and appropriate responses. Section 3.0, Errata, contains notes on corrected information, amended per responses to comments on the Draft EIR. Also included is an index of the changes in the numbering of the Goals, Policies, and Implementation Measures. Appendix A includes the changes to the December 1998 Draft General Plan that have been approved by the County Board of Supervisors for their response to comments on the General Plan 2000. As noted in Section 3.0, the relevant amendments have been incorporated into the EIR by reference. The Mitigation Monitoring Program is included as Appendix B.

Each comment letter in Section 2.0 is assigned a index letter, A through U, consecutively. Individual comments in each letter are identified with brackets and assigned a comment index number in the letter's right margin. Comments are indexed beginning with the letter number, followed by a hyphen, then the comment index number (e.g., A-1 is the first response).

All comments on the Draft EIR, and responses hereto, are presented in this document. Subsequent sections are organized as follows:

SECTION 2.0

This section contains the main body of the Final EIR. Table 2-1 indicates the letter assigned

to each comment letter, the commenting agency, and the date received by the County.

The remaining portion of this section provides a complete copy of the written comments received, as well as notes on comments heard at the public hearings. Following each letter are responses to each environmental issue raised by the comment letter. Comments are numbered in ascending order. Several comments are responded to under one number when those comments speak directly to the General Plan, not the EIR.

SECTION 3.0

Section 3.0, Errata, contains revisions of the Draft EIR. Deletions are shown in strike out (~~strike out~~) and corrections are shown in bold italics (***bold italics***).

1.3 DECISION MAKING

The County of Lassen will independently consider the entire EIR (Draft EIR and Final EIR) for CEQA compliance and adequacy. If the documents are found to be adequate and complete, the Board of Supervisors will certify the EIR as "Final," an action that is required prior to decision-making.

CEQA requires the County and other state and local public agencies taking discretionary action on the project to consider the information contained in this document. However, the information does not control the agency's ultimate decision. The County, as Lead Agency, must respond to each significant impact identified in the EIR by making certain findings under CEQA Section 15901. Section 15901 requires that no public agency approve a project for which an EIR was completed that identifies one or more significant impacts unless the agency makes one or more written findings for each significant impact, accompanied with a brief explanation of the rationale for each finding. Section 15901 identifies possible findings as:

The changes or alterations required in, or incorporated into, the project would avoid or substantially lessen the significant impact.

Such changes or alterations are within the responsibility and jurisdiction of another public agency or can and should be adopted by such other agency.

Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers make infeasible the mitigation measures or project alternatives identified in the Final EIR.

Mitigation is defined by CEQA Guidelines as:

- 1) Avoid the impact altogether by not taking a certain action or parts of an action;

- 2) Minimizing the impacts by limiting the degree or magnitude of the action and its implementation;
- 3) Rectifying the impact by repairing, rehabilitating, or restoring the affected environment;
- 4) Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action;
- 5) Compensating for the impact by replacing or providing substitute resources or environments.

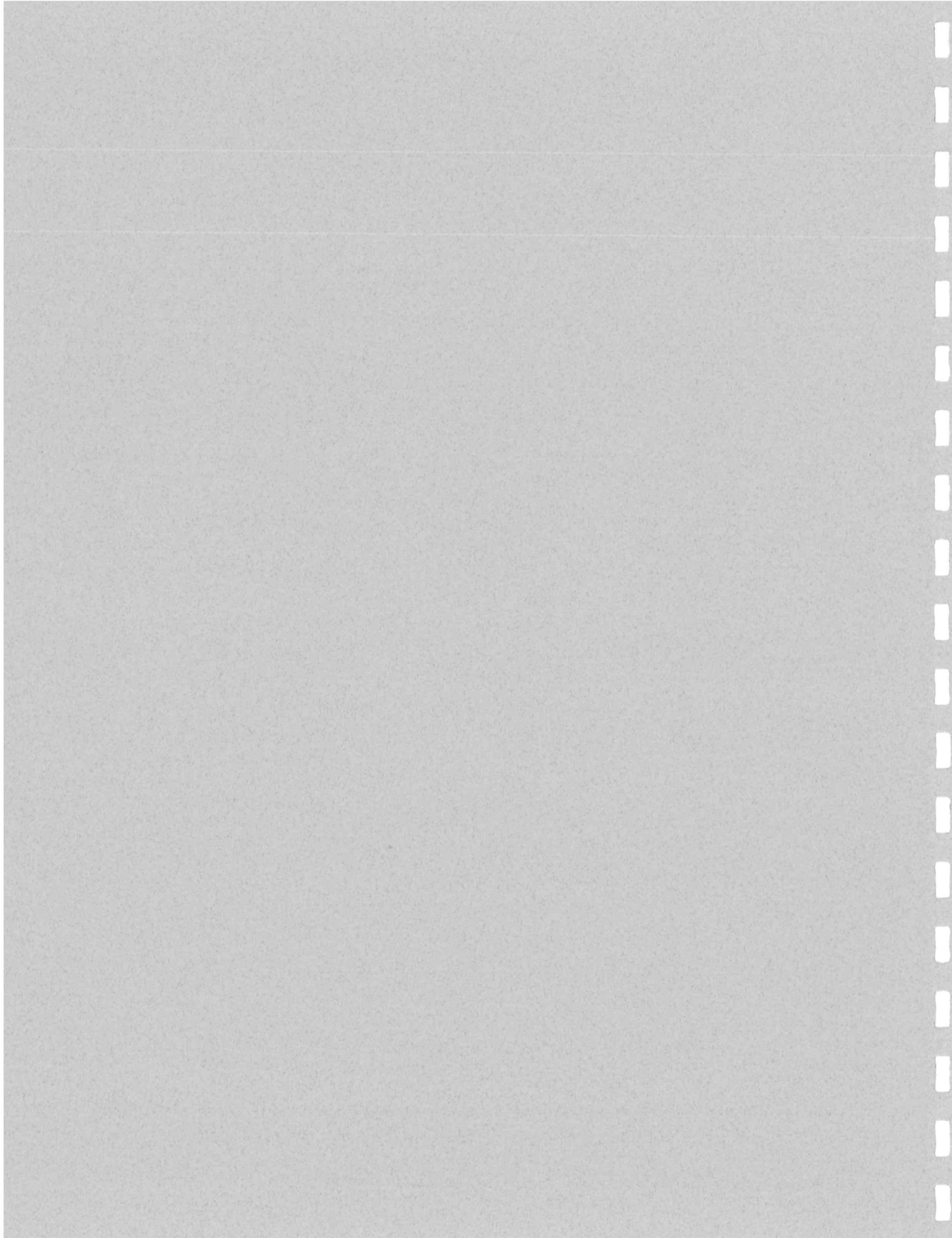
A Statement of Overriding considerations is required under Section 15093 when the public agency's decision allows the occurrence of significant impacts that are identified in the Final EIR but not mitigated to a less-than-significant level. In this event, the agency must state, in writing, the specific reasons supporting its action based on the Final EIR and on other information in the record. This statement may also be necessary if the public agency also makes a finding under Section 15901(a)(2) or (a)(3) that environmental changes are within the responsibility and jurisdiction of another agency.

1.4 RESPONSIBILITIES OF THE COMMENTOR

CEQA Guidelines Section 15132(d) requires that the Final EIR consist of "the responses of the Lead Agency to significant environmental points raised in the review and consultation process." In addition, CEQA Guidelines section 15201 and 15204 discuss public participation regarding the review and evaluation of EIRs. Specifically, with regard to EIRs, Section 15204 states in part:

- In reviewing draft EIRs, people should focus on the sufficiency of the document in identifying and analyzing the possible impacts on the environment and ways in which significant effects on the project might be avoided or mitigated. Comments are most helpful when they suggest additional specific measures that would provide better ways to avoid or mitigate the significant environmental effects.
- Reviewers should explain the basis for their comments, and whenever possible, should submit data or references in support of the comments.
- Reviewing agencies or organizations should include with their comments the name of a contact person who would be available for later consultation if necessary.
- This section shall not be used to restrict the ability of reviewers to comment on broader issues and on the general adequacy of the document or to reject comments not focused as recommended by this section.

2.0 RESPONSE TO COMMENTS



2.1 COMMENTS AND RESPONSES

The following section contains comment letters and written responses to comments on the Draft EIR. CEQA requires that this document respond only to those comments that are specific to the Draft EIR (CEQA Guidelines Section 15088(b)). In addition, *Browning-Ferris Industries of California, Inc. v. San Jose* [(1986) 181 Cal. App. 3rd 852], the court citing *Gallegos v. California Board of Forestry* [(1978) 76 cal. App. 3rd 945], *Twaine Harte Homeowners Association, Inc. v. Tuolumne* [(1982) 138 cal. App. 3rd 664], and *Cleary v. Stanislaus* [(1981) 118 CAL. App. 3RD 348], stated that the Lead Agency must respond to all significant environmental comments in a level of detail commensurate to that of the comment. However, beyond CEQA's requirements and relevant court cases, in an effort to provide the most complete information possible, every attempt has been made to respond to comments that address the project in general. For a more complete set of responses to comments on the project (i.e., the General Plan revision), this EIR incorporates by referencethe set of notes entitled, "Lassen County General Plan Revision; Evaluation Notes of Public Comments and Related Recommendations on the Draft General Plan", dated June 7, 1999.

Table 2-1 lists those persons, organizations, and public agencies that provided written comments on the General Plan and Draft EIR. The assigned comment letter, author, affiliation, and date are also presented.

TABLE 2-1
PUBLIC AGENCIES, ORGANIZATION, AND PERSONS COMMENTING ON THE DRAFT EIR

Comment Letter Index	Author	Affiliation	Date Received
A	Henry E. Rodegerts	California Farm Bureau Federation Office of the General Counsel	7-15-99 (Comment received late.)
B	Charles H. Ray	Chairman, Spalding Community Service District	6-30-99 (Comment received late.)
C	Merle Anderson	Notes on verbal comments from Planning Commission public hearings during review period	6-9-99
D	Donald Koch	Regional Manager, California Department of Fish and Game	5-21-99
E	Steve Fortin Dennis Wood	President, Lassen County Farm Bureau President, Lassen County Cattleman's Association	6-2-99 (Comment received late.)
F	Steve Fortin Dennis Wood	President, Lassen County Farm Bureau President, Lassen County Cattleman's Association	5-21-99
G	Bob Roe	Chairman, Lassen County Fish and Game Commission	5-21-99
H	Phil Finkel	Chairman, Committee to Restore the Night Skies	5-21-99
I	David Lile (on behalf of)	Natural Resource Consensus Group	5-21-99

2.0 COMMENTS AND RESPONSES**Table 2-1,
Continued**

Comment Letter Index Letter	Author	Affiliation	Date Received
J	Linda D. Hansen	Bureau of Land Management	5-21-99
K	John Wilcczynski	President, Susan River Fire Protection District Board	5-19-99
L	Leigh Levine	District 2, California Department of Transportation	4-26-99
M	Jason Marshall	Assistant Director, State of California Resources Agency (five attachments)	4-19-99
N	Wilma J. Webb	Citizen, Susanville, CA	4-13-99
O	Jim Clawson	Land Agent, Pacific Gas and Electric	4-8-99
P	John Bosta	Lassen County property owner, Reno, NV	4-7-99
Q	Everd McCain	Lassen County Citizen	4-7-99
R	Frank Griffith	President, Silver Lake Homeowners Association	3-17-99
S	Chester L. Wolter	President, Pit River Rod & Gun Club	3-3-99
T	Unsigned	Written comments from undated Public Hearing	N/A
U	Lassen County	Department of Public Works	3-2-99



CALIFORNIA FARM BUREAU FEDERATION

OFFICE OF THE GENERAL COUNSEL

2300 RIVER PLAZA DRIVE, SACRAMENTO, CA 95833-3293 • PHONE (916) 561-5650 • FAX (916) 561-5691

July 12, 1999

RECEIVED

JUL 15 1999

Lassen County
Department of Community Development

Mr. Bob Sorvaag, Planning Director
Lassen County Department of Community Development
707 Nevada Street
Susanville, CA 96130

Re: Draft Lassen County General Plan

Dear Mr. Sorvaag,

At the July 7, 1999 Lassen County Planning Commission meeting, I was pleased to learn the planning department staff intends to submit the language found within draft general plan policies LU-2 and LU-3 and draft EIR page 1-2, regarding the relationship between area plans and the general plan to the County Counsel for further review.

The Farm Bureau is certain County Counsel will be interested in the current draft's language, especially the sentence "... such a provision of the area plan shall be deemed to be *a refinement and amendment* of the General Plan pertaining to the particular planning area." (General Plan policy LU-2.) Also, the language "... the newly adopted area plan will *void and supersede* those land use designations of this Land Use Element which are overlapped by the area plan . . ." (General Plan policy LU-3 and EIR page 1-2 .)

In the recent ranking of recommendations, your staff included language from the California General Plan Guidelines into the "one" list of items which were recommended for inclusion into the plan. Quoting the state document as to the relationship between the planning documents is desirable. However, County Counsel will surely want to review the state language, "*An area plan must be internally consistent with the General Plan of which it is part. When an area plan is adopted, it must not conflict with the General Plan.*", in conjunction with the proposed Lassen County General Plan language mentioned above.

The language of the current draft raises the question of whether the General Plan is internally consistent. The referenced state guidelines, which directly reflect the state statutes under which the county is bound, correctly assert that the area plan must be

NANCY N. McDONOUGH, GENERAL COUNSEL

ASSOCIATE COUNSEL

CARL G. BORDEN • CAROLYN S. RICHARDSON • KAREN NORENE MILLS
RONALD LIEBERT • HENRY E. RODGERDTS • BRENDA JAHNS SOUTHWICK

A-1

Letter to Mr. Bob Sorvaag
July 12, 1999
Page 2

consistent, and not conflict with, the General Plan. This is potentially confusing when the General Plan, as proposed, will also state that area plans will "void and supersede" or be "deemed a refinement and [automatic] amendment of the General Plan" Any person reviewing the documents will be confused as to which is controlling.

As I suggested at the July 7 workshop and as held by the California Supreme Court, the General Plan is the "Constitution" of the county's land use law. All subsequent plans and land use designations may only implement the General Plan policies. Inconsistent policies are invalid and unenforceable from the time of approval. Documents reflecting policies inconsistent with the General Plan cannot become automatic amendments to the General Plan. (Leshar Communications, Inc. v. City of Walnut Creek (1990) 52 Cal.3d. 531; Citizens of Goleta Valley v. Board of Supervisors (1990) 52 Cal.3d. 553.)

In informal discussions, the county planning staff have stated the intent of the LU-2, LU-3 and EIR page 1-2 language is to indicate that the land use maps within the General Plan would be updated as new area plans are developed. It is assumed the staff meant that the area plans will provide specifics as to what zoning designations will be used to implement the broader General Plan land use designations. As such, the planning staff is correct that this is an acceptable practice. However, the new land use maps will not "void or supersede" the original, and there is no reason to "amend" the map through the official General Plan amendment process. The terms "void and supersede" and "refinement and amendment" have legal implications which the planning staff probably does not intend. Since the area plan designations are providing specifics, and implementing the broader General Plan land use designations, it would be more appropriate to state in the General Plan that the land use maps will be updated to reflect increased planning specificity as area plans are developed.

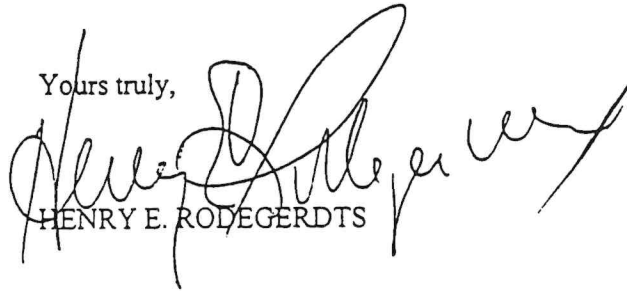
It seems to me the county's intent regarding area plans is unclear. If the intent is to update the land use maps as area plans thereby providing greater specificity to the land use designations, then the current language should be changed to reflect this intent. The simple solution would be to use the state guideline language and delete all language indicating future area plans can supersede the General Plan. If the planning staff believes it is important to indicate that the land use maps will be periodically updated, then the General Plan could state the land use maps will be updated to reflect greater specificity as area plans are developed.

County Counsel should agree that it is always prudent to search out in advance possible avenues of future legal vulnerability. When discovered, an attempt should be made to foreclose that possibility. A clear and concise General Plan will be a formidable defense against any future legal challenge. Extra time spent now in the final stages of moving this General Plan to ultimate approval is surely worthwhile if it avoids future litigation.

Letter to Mr. Bob Sorvaag
July 12, 1999
Page 3

I would like to express, on behalf of the Lassen County Farm Bureau and myself, our admiration for the dedication of your staff to the process and their receptiveness to the ongoing consideration of our suggested changes. It has been a time consuming project. We appreciate your efforts to accommodate the interests of all of the citizens of Lassen County.

Yours truly,



HENRY E. RODEGERDTS

HER:pkh

cc: Lassen County Farm Bureau
Hannah Tangeman-Chaney
David Lile

Letter A Henry E. Rodegerts, California Farm Bureau Federation Office of the General Counsel

Response to Comment A-1

This comment speaks directly to the General Plan, not the Draft EIR. No response necessary.

Letter B

SPALDING COMMUNITY SERVICE DISTRICT
502-907 MAHOGANY WAY
SUSANVILLE, CA 96130
PHONE 530-825-3258
FAX 530-825-3264

May 20, 1999

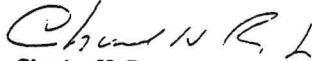
Community Development
Planning Dept.
707 Nevada Street, Suite 5
Susanville, CA 96130

Subject: Draft Lassen County General Plan

To Whom it May Concern:

The draft Lassen County General Plan indicates that Lassen County will change property limits to 6,000 square feet for a building site (reference page 2-33 Lassen County General Plan, 7.25 DUA). Just a reminder that there is an existing ordinance #454 and the SCSD Board has voted unanimously to keep that ordinance of 4-6 lot parcels. Please consider adding this ordinance to your plan.

Sincerely,



Charles H. Ray
Chairman of the Board

cc: Bob Pyle, Supervisor
SCSD Board Members

RECEIVED

JUN 30 1999

Lassen County
Department of Community Development

B-1

Letter B Charles H. Ray, Chairman, Spalding Community Service District

Response to Comment B-1

This speaks directly to the General Plan, not the Draft EIR. No response necessary.

Letter C

COMMENTS ON DRAFT GENERAL PLAN

VERBAL COMMENTS FROM THE PLANNING COMMISSION'S PUBLIC HEARINGS

GROUP ONE

Need to differentiate population of prison from the non-inmate population. (Hannah Tangeman-Cheney).

Clear Creek is mis-named "Clear Lake". (Not clear if this is in the Draft General Plan and/or the DEIR.)

C-1

The Modoc sucker does not inhabit Lower McBride Springs. (Chester Wolter, Pit River Rod and Gun Club)

C-2

Response: See response to written comment.

GROUP TWO

GROUP THREE

Requests for extension of the review period from the planned closure on April 26, 1999. (JB, EM, Webb)

Response: The public review period was extended by the Planning Commission to May 21, 1999.

Everd McCain requested that the Planning Commission consider changes in the Draft General Plan as suggested in the Lassen Southeast Area Plan. (EM)

Response: On April 13, 1999, the Lassen County Board of Supervisors voted to "table the Wendel/Southeast Area Plan until the general plan is completed, and direct that no staff time be spent on this area plan until the general plan is completed and adopted." It is understood by this action that the proposed Area Plan, as prepared for the Local Reuse Authority, is not a proposal in the scope or context of the Draft General Plan and is not to be considered as an alternative in the planning process or the environmental impact report.

C-3

Questioned use of the word "efficient" and wants it removed. Concerned with use of definition of the term "County" and feels it should be specified whether it means "County government" and/or "County citizens". (EM)

C-4

Response: The request for removal of references to "efficient" or "efficiency" has been addressed on a case-by-case basis in response to Mr. McCain's written comments.

When the term "County" is used with a capital "C", it is almost always intended to mean the "County of Lassen" as the governmental entity administered by the Lassen County Board of Supervisors. When the word County is used in a different context, the Plan has attempted to qualify the term as in "County Planning Commission" or "Residents of the County". Citizens are typically regarded as "citizens of Lassen County or of the County". The word county with a lower case "c" is intended to refer to the county as a geographical area (e.g., rangeland in the county), or to counties in a general context (county politics in California).

Letter C Merle Anderson, notes on verbal comments from Planning Commission public hearings

Response to Comment C-1

Any reference to "Clear Lake" has been replaced with "Clear Creek" in the Final EIR. (See Errata.)

Response to Comment C-2

All references to the Modoc sucker have been removed in the Final EIR. (See Errata.)

Response to Comment C-3

This speaks directly to the General Plan, not the Draft EIR. No response necessary.

Response to Comment C-4

This speaks directly to the General Plan, not the Draft EIR. No response necessary.

Mr. Robert K. Sorvaag
May 21, 1999
Page Two

- ▶ Balancing of policies (pages 2-16 and 2-18)
- ▶ Appropriate management (page 2-15)
- ▶ Significant disturbance (page 3-20)
- ▶ Consideration of other resource uses or resource values (pages 2-8 and 2-9)
- ▶ Significant wildlife habitat resources (pages 2-18, 2-19, 2-55 and page 4-7)
- ▶ Appropriate degree of regulation (page 3-9)
- ▶ Sensible appropriation (page 3-14)
- ▶ Development opportunities (page 2-16)
- ▶ Documented need (page 6-7)
- ▶ When warranted (page 4-6 and page 5-6)
- ▶ Caution (page 3-38)
- ▶ Proactive predator management (page 5-7)
- ▶ Vital (page 6-7)
- ▶ Necessary for the development (page 2-8)

The uses of these terms should be carefully compared with terms used in the five objectives on page 1-3 of the DEIR and the five elements of "Significance Criteria" listed under section 4.4.3, page 4.4-25 of the DEIR (from Appendix G of California Environmental Quality Act Guidelines [CEQA]) for which ones are used in common. Our specific comments follow:

LAND USE ELEMENT

Section LU-9, page 2-7: Since this policy could provide substantial protection to wildlife habitat, "wildlife habitat" should be added to those types of lands protected by the policy.

Section LU38, page 2-16: The goal for this section specifies "multiple uses" but this policy does not. To make the goal and the policy consistent, add the words "and other multiple uses" after the words "production of timber" in the second line of the policy.

Section 12.ISSUE, page 2-17: The GOAL for public lands has been stated to include ALL members of the public not just "...the economy, lifestyle, and traditions of county residents." Compare with "...for people throughout California...." in November 5, 1987, letter to the Lassen County Board of Supervisors from the Lassen County Fish and Game Commission (quoted on page 5-1 of this Plan). Why direct public resources for county residents only in one portion of the Plan and all members of the public in another part of the Plan?

Intensive Agriculture, page 2-29, first paragraph: The raising of livestock does not require large parcel sizes. However, it may be more economic on larger parcel sizes. Similarly, there are no specific plant communities such as "...natural or improved pasture land," that are essential for raising livestock, provided grass, alfalfa or some other forage for livestock is present.

Extensive Agriculture, page 2-30, first paragraph: If it is appropriate to refer to "natural wildlife habitat" as an element of Extensive Agricultural sites, it is probably also appropriate to refer to this resource on intensive agricultural sites. Wildlife habitat is not exclusive to one land use designation and not the other.

D-4

D-5

D-6

Mr. Robert K. Sorvaag
May 21, 1999
Page Three

ISSUE: Public Lands

Page 2-49, second paragraph: The Bureau of Land Management (BLM) and various national forests have substantial responsibilities to provide for livestock grazing among numerous other multiple uses. Include grazing and wildlife as allowable uses.

D-7

NR-D & NR-E, page 3-9: As worded, these are not implementation measures but rather evaluation criteria that reflect Policies NR-8 and NR-9.

D-8

NR-F, page 3-9: The "qualified agencies and organizations" which will constitute the task force should be identified here.

NR-21, page 3-14: Since new reservoirs are expensive, often contentious and have the capability to create large environmental problems, exactly what is intended by "when appropriate" and "well planned" should be explicitly defined in the Plan. Also, what specifically determines when reinjection is or is not feasible. We recommend that groundwater issues and surface water development issues be separated.

D-9

4. Vegetation

NR25, page 3-20: To match the intentions from the preceding goal (GOAL N-7), we recommend that Policy NR25 be rewritten as:

The county recognizes that there are plant communities that warrant special consideration and protection. These areas will be considered important or significant vegetation communities or areas of special biological importance.

D-10

NR-H, page 3-20: "...identify and map" and "consider policies" cannot implement any policy. This measure does not implement the goal (GOAL N-7) stated above. If the intention is to protect some plant communities, then something needs to connect the goal with the policy and implementation.

NR-I, page 3-20: This implementation measure cannot be implemented by simply considering the impact of a project. The intent of CEQA is to determine levels of project impacts through more than just "consideration."

D-11

Goal N-8, page 3-21: Goal N-8 is inconsistent with the California Native Plant Act and other State laws including the California Endangered Species Act. The county may wish to amend this goal to be consistent with these laws.

Table NR-1, page 3-24: There are no list designations for green prince's plume, thousand flowered thelypodium and Hilman's cleomella on page 3-24 and lance-leaved scruple and Kellogg's sandverbena on page 3-25.

D-12

Mr. Robert K. Sorvaag
May 21, 1999
Page Eight

Related Goals and Policies of the General Plan

Pages 4.4.-14 through 4.4-24: Our comments on the corresponding goals, policies and implementation measures from the Plan (above) should be considered as applying to the same items on these pages.

D-37

Mitigation

Page 4.4-27: We consider that the following goals, policies and implementation measures do not "...substantially mitigate impact 4.4-1." as they are currently worded: LU45, NR25, NR-H, NR27, NR1, N-8, NR28, NR-J, NR47, WE-2, WE-B, WE-5, WE-D, WE-14, OS-8, OS-D, OS-E and OS-9.

D-38

Development of the Alternatives

Section 5.2, page 5-1: The rejection of the "concentrated growth alternative" simply "... because growth has not been limited to one area." ignores the fact that large areas of the county have virtually no population while the Honey Lake Valley to Doyle area may have over 20,000 residents. At least two million acres of Lassen County are virtually unoccupied. How would a "...moratorium on development...." in those areas limit the county's housing needs? Similarly, rejecting a "resource protection alternative" because of too little resource information seems unjustified. The intent of each alternative seems clear but the rationale seems insufficient.

D-39

Analysis Methodology

Section 7.1, page 7-1: The last two sentences in the paragraph following the CEQA options suggest that no cumulative impacts are anticipated because there is considerable room for growth. Is this what is intended? If not, the paragraph should be rewritten.

D-40

Cumulative Impact Analysis

Section 7.2, page 7-2: The cumulative impacts on wildlife and habitat may not be mitigated by the goals, policies and implementation measures cited in section 4.4. See comments above for page 4.4-27.

D-41

The text responses from "The Mandatory Findings of Significance" section included in the "Initial Study Checklist" do not support "Maybe" answers. Based on the text, responses should both be "Yes." Given that the answers may be more important to the county than the explanation, the text should be modified. The text for b. basically says the issue is contentious and "ongoing debate" exists but leaves environmental protection to the county's "...appropriate stewardship and responsible resource management...." Similarly, the response for c. simply restates the issues (and gives an example) without page 13 specifically answering the requested response. It would seem that the effort and information supplied in the Plan and DEIR provide enough information to clearly state a "yes" or "no."

D-42

Mr. Robert K. Sorvaag
May 21, 1999
Page Nine

Thank you for the opportunity to comment on this project. If we can provide additional assistance regarding these comments please feel free to contact Environmental Services Supervisor Mark Stopher at (530) 225-2275.

Sincerely,


 Donald B. Koch
Regional Manager

cc: Mr. Mark Stopher
Northern California-North Coast Region
Department of Fish and Game
601 Locust Street
Redding, California 96001

Lassen County Fish and Game Commission
707 Nevada Street
Susanville, California 96130

Organized Sportsmen of Lassen County
Post Office Box 467
Susanville, California 96130-0467

Letter D Donald Koch, Regional Manager, California Department of Fish and Game

Response to Comment D-1

The context in which compatible is used in the Draft EIR is defined as “capable of existing together in harmony.” Consider in this context is defined as “to review and determine the need for an appropriate course of action.”

Response to Comment D-2

See response to comment to D-1.

Response to Comment D-3

This comment speaks to the General Plan, not the Draft EIR. No response necessary.

Response to Comment D-4

Although this comment references the Draft EIR, it appears to speak only to the General Plan. No response necessary.

Response to Comment D-5

These comments speak to the General Plan, not the Draft EIR. No response necessary.

Response to Comment D-6

The County Board of Supervisors did not specifically refine the definitions of Intensive Agriculture and Extensive Agriculture.

Response to Comment D-7

Grazing and wildlife have already been included as recognized uses of BLM land.

Response to Comment D-8

These implementation measures were called out by the Draft EIR as mitigation for Impact 4.3-1. Although the recommended changes could enhance these measures as mitigation, the Planning Commission recommends only minor changes to NR-D. The changes have been incorporated into the Final EIR.

Response to Comment D-9

This comment speaks to the General Plan, not the Draft EIR. No response is necessary.

Response to Comment D-10

These goals, policies and implementation measures were called out by the Draft EIR as mitigation for Impact 4.4-1. The recommended changes will enhance these measures as mitigation.

Response to Comment D-11

This comment speak to the General Plan, not the Draft EIR. No response is necessary.

Response to D-12

The Draft EIR does not make reference to these plants, because the affect of the project on plant life was found to be less than significant. (See Section 6.0.)

Response to Comment D-13

This comment speaks to the General Plan. These policies are not called out by the Draft EIR.

Response to Comment D-14

These policies were called out by the Draft EIR as mitigation for Impact 4.3-1. Although the recommended changes could enhance these policies ability to mitigate Impact 4.3-1, the Planning Commission has not recommended any changes.

Response to Comment D-15

References to ‘wildlife’ have been replaced with “fish and wildlife” in the Final EIR. (See Errata.)

Response to Comment D-16

This comment speaks to the General Plan. This policy is not cited by the Draft EIR. No response is necessary.

Response to Comment D-17

Implementation measure WE-A is called out by the Draft EIR as mitigation for Impact 4.4-1. In this context, public means citizens, and therefore private landowners.

Response to Comment D-18

The Draft EIR already addresses the value of these habitats.

Response to Comment D-19

References to Bitterbrush (page 4.4-4) and Sagebrush (page 4.4-5) have been edited to include this information.

Response to Comment D-20

This information is already addressed on page 4.3-3 of the Draft EIR.

Response to Comment D-21

The “significant natural area” moniker suggested by this comment is actually a DFG classification (see page 4.4-7 of the Draft EIR). References to “wildlife areas” in the EIR have been changed to “sensitive area” to clarify that these are not necessarily state-designated. (See Errata.)

Response to Comment D-22

This comment speaks to the General Plan, not the Draft EIR. No response is necessary.

Response to Comment D-23

This comment speaks to the General Plan, not the Draft EIR. No response is necessary.

Response to Comment D-24

This comment speaks to the General Plan, not the Draft EIR. No response is necessary.

Response to Comment D-25

This comment speaks to the General Plan, not the Draft EIR. No response is necessary.

Response to Comment D-26

Tables 4.4-1 and 4.4-2 within Section 4.4 of the Draft EIR include the status of species as determined by the federal and state agencies. Although there is some overlap, the tables list different species, and categorize species differently. Both are included within the Draft EIR for the purpose of being as comprehensive as possible in the analysis.

Response to Comment D-27

This comment speaks to the General Plan, as recreational facilities were not specifically analyzed by the Draft EIR.

Response to Comment D-28

The scope of the Draft EIR is to analyze the interaction between development and the environment, not wildlife and their environment. As such, fire protection is addressed on page 4.6-1 and page 4.4-13 of the Draft EIR. Because fire services are not available for all of Lassen County, individual development projects will be reviewed (in some cases via the CEQA process) to determine whether fire services are adequate to provide protection. Both land use (e.g., if the project will convert shrubland to grassland) and a project's impact on habitat are routinely addressed by CEQA.

Response to Comment D-29

The language on page 2-5 of the Draft EIR does not establish case-by-case review as mitigation, but merely suggests that individual development plans may be subject to review, depending on project specifics. Programmatic plans are by nature more general than are project plans, which offer more detailed information that cannot be determined at the time the programmatic plan is adopted.

The actual mitigation presented in the Draft EIR, MM4.3-1A recommends the implementation of NR-F, which calls for a county-wide inventory of agricultural land. This inventory may eliminate the need for case-by-case review.

The language on page 4.4-27 does not refer as much to case-by-case review, but rather the need to inventory Lassen County's biological resources. Individual development projects that are of the magnitude to be subject to CEQA analysis will require site-specific biological review if information is not available when the project is proposed. However, MM 4.4-1A requires the implementation of WE-A, which calls for development of the "Lassen County Wildlife Resources Management Program." This includes the identification and definition of important wildlife habitats and development of management objectives. Such a program may eliminate some of the need for case-by-case review.

Response to Comment D-30

Page 4.3-3 of the Draft EIR has been edited to reflect that the state owns 69,000 acres of land in Lassen County, 40,000 acres of which are wildlife areas managed by DFG. (See Errata.)

Response to Comment D-31

Goal N-1 does not exclude other agencies, but rather refers specifically to federal resource management policies. In fact, implementation measure NR-A fosters the state/federal relationship when considering changes to policies at the federal level.

Response to Comment D-32

The language of page 4.4-1 speaks specifically to species dependent on a particular habitat, but does not rule out the possibility of other species benefiting from the alteration.

Response to Comment D-33

Based on information provided by DFG, these species have been removed from Table 4.4-1 of the Draft EIR. (See Errata.)

Response to Comment D-34

The Mountain sucker and Sacramento perch have been added to Draft EIR Table 4.4-2 as state species of special concern. (See Errata.)

Response to Comment D-35

This information is already included on page 4.4-11, paragraph three.

Response to Comment D-36

See response to comment D-25.

Response to Comment D-37

Any changes to the goals, policies and implementation measures of the General Plan that are cited in the Draft EIR have been incorporated into the Final EIR.

Response to Comment D-38

The General Plan 2000 does not propose any changes in growth patterns or densities from the 1968 General Plan. It is premature to allege that references to General Plan policies and implementation measures will not result in substantial mitigation to impact 4.4-1.

Response to Comment D-39

As noted in the text of the Draft EIR, several alternatives were developed for the purpose of the environmental review; CEQA does not require that all possible alternatives be analyzed, but instead that a reasonable range be considered.

Growth has not been limited to one area (although almost half of the county population is located in the Honey Lake Valley to Doyle). Planning areas, residential centers and town centers are located throughout the County. The General Plan does not propose that areas outside of these designations be developed other than with limited densities of land uses such as rural residential housing, highway service commercial uses, and even lower densities of land uses related to agriculture and natural resource production.

Furthermore, since the General Plan does not propose urban-type growth outside of existing areas of development, it is essentially conserving the open spaces values of the vast majority of the County.

Response to Comment D-40

The last two lines of paragraph four, page 7-1 have been rewritten to reflect that buildout of the General Plan 2000 is not expected to exceed regional projections for growth. Speculative cumulative impacts typically are not a concern in a rural county surrounded by other rural counties.

Response to Comment D-41

As noted above, it is not possible to accurately determine the impact on biological resources of subsequent development allowed under the General Plan, given the limited information available to the County. Any estimate of habitat loss would be highly speculative and of dubious value to the decision-making process. In the absence of a county-wide inventory, individual projects may require site-specific environmental review. This will also include an analysis of cumulative impacts on a more detailed level than is possible for this report. See the response to comment D-39.

Response to Comment D-42

The initial study checklist was conducted by the County as the first step of the CEQA process, to assist in identifying issues that would be analyzed by the Draft EIR. The Draft EIR determines the exact nature of the impact. For the purpose of the Draft EIR analysis, "maybe" is given the weight of a "yes" -- that is to say that additional research is conducted to determine whether a "maybe" is actually a "yes" or a "no." If yes, then the issue was addressed in Section 4.0. If no, then the issue was addressed in Section 6.0

Letter E

EXHIBIT A

**LASSEN COUNTY FARM BUREAU
LASSEN COUNTY CATTLEMEN
PO BOX 151
SUSANVILLE, CA 96130**

RECEIVED

June 1, 1999
JUN 02 1999

*Lassen County
Department of Community Development*

Lassen County Planning Commission
707 Nevada Street
Susanville, CA 96130

Dear Chairman Mallery and fellow Commissioners:

The Lassen County Farm Bureau and Lassen County Cattlemens' Association are presenting the attached agricultural buffer guidelines at the June 2, 1999 public hearing in order to clarify the agricultural buffer policy outlined in earlier comments regarding the December 1998 draft of the Lassen County General Plan. This open letter is intended to clarify the basis for the elements of the proposed guidelines, and explain the importance of this policy for the future vitality of Lassen County agriculture.

The County states in the December 1998 draft General Plan Agriculture Element that agriculture is important to the economy and traditions of Lassen County, and the industry is to be supported and protected. The purpose of the agriculture buffer policy is to protect agricultural resources from incompatible uses, to preserve this infinite and important resource base; and to support the viability of the industry so farming and ranching will continue to provide economic diversity and environmental amenities to Lassen County.

The most effective way to protect the viability of the agricultural industry is to protect farming and ranching operations from incompatible land uses through the use of buffer set backs and physical barriers. Throughout future discussions regarding appropriate buffer types and uses within buffer zones, it is imperative that the purposes of agricultural buffers remain the driving force of all proposals.

E-1

Importance of the Specified Buffer Set back Distances

Lassen County's Right to Farm Ordinance protects farm operators from nuisance complaints from non-agricultural uses that are developed in the agricultural area. This ordinance is important to Lassen County agriculture because it allows farmers and ranchers to continue their family businesses even though intensive non-agricultural uses are increasing human concentrations around their farm operations. However, the Right to Farm Ordinance is not enough. New developments entering the agricultural zone must be required to fully mitigate their impacts, and protect the citizens they will entice to live and work in the agricultural region. The community and the agricultural industry require a safety zone separating them in order to coexist. Thus, it is vital that physical set backs, with or without physical barriers, be incorporated into new development plans.

The set back distances identified in the attached buffer guidelines were developed with significant input from representatives of the all sectors of the agricultural industry and incorporate established buffer requirements particular to each industry. In order to promote community understanding, the primary reasons for these set back distances are discussed below.

Rangeland, Pasture - 300ft.-500ft.

Livestock grazing has buffering needs which are particular to the industry and necessary to protect the health and safety of both humans and livestock. For example, recent statewide initiatives have outlawed many predator management techniques. The methods of predator control remaining are inherently dangerous and human populations should be kept at a safe distance. Moreover, ranchers are particularly vulnerable to vandalism, litter, and trespassing by neighboring homeowners and their pets.

Strawberries - 500ft.-1000ft.

These identified buffer distances are based directly upon the current set back distances required for pesticide application. Since certain products important to strawberry production may only be applied to plants located 500-1000 feet from the nearest inhabited use, strawberry growers are particularly sensitive to the development of

adjacent non-agricultural uses. If a residential or other inhabited non-agricultural use is permitted at the edge of a strawberry farm, a grower's productivity will be significantly reduced and many productive parcels will be permanently foreclosed from taking advantage of this high value crop.

Intensive Animal Management- 500ft. - 1000ft.

This category refers to feedlots or other intensive animal confinement facilities. Depending upon the density of the animal population, there may be offensive odors, flies, dust, and noises that may disrupt surrounding non-agricultural uses. These intensive livestock operations are already appropriately located within the agricultural zone, and protected by the Right to Farm Ordinance. As such, it is important to protect new homebuyers, and others, from investing in properties which are not appropriately set back from animal operations. At the same time, livestock operators must be protected from theft, vandalism, trespassing, and loose pets that may threaten livestock.

Other Set back Distances by Crop

The remaining buffer distances are similarly designed to mitigate impacts related to noise, dust, pesticide spray drift, and other hazardous conditions which are inherently part of agricultural operations.

Sufficient buffer distances allowing for reasonably foreseeable changes in existing agricultural opportunities are also important for farm financing purposes, as product flexibility supports the collateralization value of agricultural parcels. The viability of a farming operation is protected if there is product flexibility that permits changes to higher value crops in response to market forces. Crop protection practices are required by higher value cultivated crops, thus it is important to have buffer set backs in place that will be sufficient for such needs and will not foreclose important agricultural economic opportunities.

Compatible Uses in Buffer Set back Zones

When considering uses that might be placed within set back zones, the predominant consideration must be whether the proposed use is compatible with adjacent agricultural parcels. The primary purpose of the agricultural buffering policy is to protect the agricultural industry, so this must be the primary concern when additional uses are proposed within the buffer set back zone.

Wildlife Corridors or Enhancement Zones

In considering proposals for wildlife enhancement within agricultural buffer zones, the agricultural community urges the Board and the county planning staff to recognize the significant legal and financial liabilities to private landowners often associated with wildlife corridors or enhanced wildlife habitat within agricultural buffering zones. The State and Federal Endangered Species Acts are serious concerns for private landowners throughout California. This is especially true for the agricultural industry where major lawsuits have been filed against farmers who have incidentally "taken" endangered species in the course of routine agricultural activities. Such lawsuits can devastate farm families. In time, these lawsuits may destroy the entire agricultural industry as more species are listed and criminal prosecutions become commonplace.

The Endangered Species Acts are of particular concern when wildlife corridors or wildlife enhancement programs are proposed near private property. Wildlife populations do not recognize the difference between public and private lands. Inevitably, listed species attracted by habitat enhancements will roam onto neighboring private lands; and as a result, farmers and ranchers will have significantly increased financial and legal liability. Thus, utilizing an agricultural buffer area for wildlife habitat enhancement defeats the very purpose of the buffer zone. Moreover, these additional negative impacts would increase the burden upon new development, as they may need to provide increased wildlife habitat mitigation. Of course, since wildlife habitat enhancement is beyond the scope of mitigating agricultural impacts, the County will have a difficult time defending the legal justification for imposing mandatory wildlife enhancement programs within agricultural buffer zones.

All concerns aside, it should be recognized that the protection of wildlife is an important goal that is shared by farmers and ranchers throughout Lassen County. Agricultural lands support a significant portion of the privately owned wildlife habitat in the county. The voluntary effort of the community's farming and ranching families are the reason there is abundant open space, wildlife populations, and beautiful natural scenery throughout the region. However, it must also be recognized that the only reason agriculture has been able to provide these benefits is because the County's policies have provided a supportive political environment that have enabled farmers and ranchers to support their families by working their land. However, if agricultural production becomes economically infeasible through future governmental regulation and the fostering of adjacent incompatible uses, agricultural land will only be purchased by interests that value agricultural real estate for its development potential, and not its agricultural productivity.

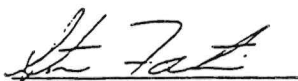
Wildlife enhancement programs are incompatible with farming and ranching only because of the current punitive state and federal regulatory scheme. There are tremendous possibilities for compatible wildlife habitat enhancement upon agricultural lands if a reasonable level of "incidental take" protection is provided. In fact, there is a state law, authorized by Senator Costa, that permits the establishment of local programs that support wildlife enhancements by giving farmers and ranchers endangered specie "incidental take" protection in exchange for the adoption of wildlife enhancement management practices. Counties have tried to develop similar programs before the passage of the Costa Bill, but failed due to their inability to achieve cooperation between county staff, environmental groups, and agricultural operators. This does not mean that such a program could not be successful, particularly following the enactment of this legislative authorization. Lassen County Farm Bureau and Lassen County Cattlemens' Association believe that our county may be an ideal location for such a local program, and invite others to work with us toward this goal. However, these discussions are not within the scope of the present proceedings.

Parks and Recreation Areas:

Parks and recreation areas are incompatible uses within buffer zones because such uses re-introduce impacts that the buffer was designed to mitigate. People enjoying these facilities would be subjected to the dangers of pesticide drift, and the discomforts of dust, smells, and noise, while the farm operator would suffer from vandalism, littering, and the trespassing of humans and their pets.

The Lassen County Farm Bureau and Lassen County Cattlemens' Associations are pleased to have this opportunity to be involved in a planning process intended to bring our County into the next century. We respectfully submit the attached guidelines for review and continued discussion with other members of the community.

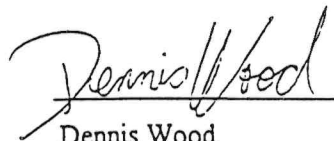
Sincerely,



Steve Fortin

President

Lassen County Farm Bureau



Dennis Wood

President

Lassen County Cattlemens' Association

RECEIVED

JUN 02 1999

LASSEN COUNTY
AGRICULTURAL BUFFERING GUIDELINES

Lassen County
Department of Community Development

Introduction

Lassen County has adopted certain policies and implementation programs in its General Plan which require that agricultural lands be protected from incompatible land uses.

Incompatible adjacent land uses are those which tend to interfere with and disrupt agricultural practices and often force the cessation of agricultural activities over time.

The protection of agricultural uses will be accomplished in several different ways, including the implementation of standards for insulating agricultural properties from adjacent incompatible land uses through the use of buffers.

The County shall determine the specific type and location of the buffer at the time a development project is proposed upon any parcel adjoining an agricultural operation. Without exception, the County will require that all buffers be located on the adjoining non-agricultural parcel.

Authority

The Lassen County General Plan contains the following findings and policies relating to agricultural buffering.

Findings:

Urbanization and other land use conversions often result in conflicts between agricultural and non-agricultural uses.

General Plan Policy:

Policy AG-16 (as amended by Consensus Committee): Where proposed residential, commercial or industrial development abuts lands devoted to agricultural production, the non-agricultural uses shall be required to incorporate buffer areas to mitigate potential land use conflicts as conditions of approval for subdivisions or use permits.

Policy AG-9: When considering proposals for agricultural land conversions and/or associated mitigation measures, the County will recognize that the cumulative impacts from land conversions places an increased burden on the remaining agricultural land to provide environmental quality, wildlife habitat and open space values and may threaten the viability of the remaining agricultural land; therefore, the County will support measures to help minimize that burden.

Policy AG-15: The County supports the consideration of innovative ways to maintain the economic viability of productive agricultural lands, subject to the unique circumstances of each area. Measures may include use of land conservation contracts (eg. Williamson Act Contracts), land banks, transfer of development rights, voluntary conservation easements, and use of buffer areas between agricultural lands and developing areas.

Policy AG-22: The County shall continue to support "right to farm" provisions and shall discourage and minimize the introduction and encroachment of uses which may conflict with agricultural operations or future agricultural development.

Implementation Program

The proposed change to the Lassen County General Plan Policy AG-16 indicates that the amended plan shall include an implementation measure that requires the preparation of agricultural buffering policy guidelines to be incorporated into the General Plan by reference. In addition, the following implementation measures should be included as support for amended Policy AG-16. *(The Implementation numbering system will also have to be amended as the following measure must come after AG-I.)*

AG-J: The County shall develop a buffer program containing buffer design and maintenance guidelines that will be used to minimize conflicts between agricultural and non-agricultural uses. The program should include, but not be limited to, the following:

1. A buffer shall be physically and biologically designed to avoid conflicts between agricultural and non-agricultural uses. The biological design should ensure that the buffer does not provide a host environment for pests or carriers of disease that

could potentially impact farming operations. Reasonable doubts concerning potential adverse impacts should be resolved in favor of protecting the adjacent agricultural use.

2. Buffers shall be located on the parcel proposed for non-agricultural use.
3. Buffers should primarily consist of a physical setback separation between agricultural and non-agricultural uses. The appropriate width shall be determined on a site by site basis, taking into account the type of existing and reasonably foreseeable agricultural uses, the nature of the proposed development, the natural features of the site, and any other factors that affect the specific situation.
4. In addition to physical separation, the following buffer options should be considered: roads, fences, and tree stands. These buffering options may be used in any combination to most effectively reduce conflicts arising from adjacent incompatible uses.
5. An on-going maintenance program for the buffer, which may include vector control, will be designed and maintained by the non-agricultural use.
6. Agriculture related developments (such as agricultural segregated homesites, farm employee housing, accessory structures or farm buildings incidental to the farming operation, and other uses compatible under California Government Code §51238.1) are specifically exempted from agricultural buffering requirements.

Buffer Descriptions

A buffer is a strip of land used to physically separate one conflicting use from another. Buffer zones are specifically intended to shield or obstruct noise, dust, lights, or other nuisances generated on one parcel and transmitted to another. A buffer zone can take several forms. Distance can create a horizontal buffer and a physical barrier, such as a tree stand or wall, can create another type of buffer.

Horizontal distance or a setback that separates conflicting land uses is the best buffer design. However, an integrated buffer design, including both physical barriers and setbacks, may also make an appealing and effective buffer design.

A well designed buffer system will consider, incorporate or utilize the following:

- Uses on both sides of the proposed buffer area
- Physical or legal barriers in the area
- Features of the development project such as open space, roads, fences, and tree strands
- Historic features of the site
- Flood plains or streams
- Views and vistas
- Major landmarks
- Existing structures
- Agricultural use or potential in the area
- Maintenance of the buffer and the entity responsible for efficient use of the land.

Buffer Standards and Guidelines

The Buffering Standards and Guidelines provide a set of criteria and examples of appropriate buffering designs for various development projects. County Staff, the Planning Commission and the Board of Supervisors will use the Standards and Guidelines to determine appropriate development characteristics for projects requiring buffers.

When are Buffers Required

Buffers are required for any new "project" that proposes a location adjacent to an existing agricultural use or agriculturally zoned parcel, or that proposes to expand through the granting of additional entitlements from the County and is located adjacent to an existing agricultural use or agriculturally zoned parcel. These "projects" will be evaluated for potential land use conflicts with agriculture. Further, the burden of proof in disputes regarding whether a proposed use will conflict with existing or future agricultural uses rests with the project proponent, as shall the adequacy of the proposed buffer to resolve such conflicts.

Definition of Buffering Standards and Guidelines

Buffering "Standards" are intended to provide rules for buffering while the "Guidelines" describe one or more different strategies or ways that the Standard may be implemented.

Compatible Biological Design

STANDARD: Buffers should be physically and biologically designed to avoid conflicts between agricultural and non-agricultural uses. The biological design should ensure that the buffer does not provide a host environments for pest or carriers of disease that could potentially impact adjacent agricultural operations.

GUIDELINES: As part of the overall project application, the applicant will consult with the County Agricultural Commissioner, the UC Cooperative Extension Farm Advisor's Office, and other qualified parties to insure that plant materials or other buffer improvements will not create a host environment for pests and diseases within the agricultural area. If the County feels that additional consultants are needed, the County will identify an appropriate expert. (Qualified consultants may include Resource Ecologists, Biologists, various agricultural consultants, Entomologists, and other related fields.)

Location

STANDARD: Buffers should be located on the parcel proposed for non-agricultural use.

GUIDELINES: A development project located adjacent to an agricultural use will be required to locate the buffer on the development project's side.

Setbacks

STANDARDS: Buffers should primarily consist of a setback between agricultural and non-agricultural uses. The appropriate buffer distance shall be determined on a site by site basis taking into account the type of existing and reasonably foreseeable agricultural uses, the nature of the proposed development, the natural features of the site, and any other factors that may affect the specific buffering needs. Table 1-1 identifies the recommended minimum setbacks from various agricultural uses:

Table 1-1
Minimum Agricultural Buffer Zone Width

Agricultural Use	Buffer Width	Modifiers
Hay and Grain	300ft.-500ft.	1,2,3
Irrigated Orchards	300ft. -500ft.	1,2,3
Rangeland, Pasture	300ft.-500ft.	1,2,3
Intensive Animal Management	500ft.-1000ft.	1,2,3
Strawberries	500ft.-1000ft.	1,2,3
TPZ Timberlands	300ft. – 500ft.	1,2,3
Wholesale Nurseries and Row crops	300ft. -500ft.	1,2,3

Actual buffer zone dimensions will be determined upon project review

- (1) The use of roads, fences, and tree stands may allow for reduced setbacks within the accepted range.
The actual setback distance will be determined at the project design review stage with the recommendations from agricultural and environmental experts or other consultants.
- (2) Buffer widths may be increased if a determination is made by the County that the non-residential uses will create a conflict with the adjacent agricultural operation.
- (3) Questions regarding the adequacy of the buffer to eliminate conflicts with adjacent agricultural uses must be resolved in favor of providing greater protection for the agricultural use.

GUIDELINE: Creative buffer design and the use of additional buffering strategies and techniques may permit a reduction of the recommended setbacks, but not below the lower minimum as stated within Table 1-1. The project applicant, with input from other qualified consultants*, may be asked to provide scientifically valid recommendations regarding the specific buffer proposed.

(* "Consultants" may include experts or professionals with experience relating to the proposed buffer type, including but not limited to, Resource Ecologists, Biologists, Farm Advisors, Licensed Pest Control Advisors, Landscape Architects, Agricultural Production Experts.)

Land Use and Other Buffer Options

STANDARD: In addition to setbacks, other land uses that create a buffer should be considered. These uses include roads, fences, and tree stands. These buffering options

may be used in any combination to most effectively reduce conflicts anticipated from adjacent incompatible uses.

GUIDELINE: Consider a required buffer as an opportunity to include roads, fences, and tree stands to support and strengthen physical setbacks.

Maintenance

STANDARD: All buffers will have an on-going, reliable, maintenance program for the buffer which includes a funding program and may include vector controls. The proposed buffer maintenance program will be submitted together with the project's application.

GUIDELINE: The design of the buffer and materials used can significantly affect the overall cost of maintenance. The maintenance program will consider the method of maintenance, the frequency and how the on-going funding for the maintenance program will be derived.

Examples of Buffers

When considering appropriate buffers on a parcel adjoining an existing agricultural operation, a comprehensive review of the current and future trends anticipated in the area should be undertaken.

Roads

A road alignment at the edge of a subdivision or development project is an acceptable use within a buffer setback, provided the road does not create conflicts with or impose restrictions upon adjacent agricultural uses. For example, roads may be inappropriate if pesticide application is a conflicting practice.

Barriers and Vegetative Buffers

A wall or fence can provide a simple solution to a land use conflict. The problems of trespassing, vandalism, litter, theft, and stray dogs can be reduced by the construction of walls or fences.

Conservation Easements

Conservation easements are a relatively new buffering concept. They permit a property owner to reserve the use of property specifically for natural resource conservation. It is assumed that Conservation Easements will be associated with the currently proposed Density Bonus Plan, but the applicant is not required to take advantage of a density plan as a pre-requisite to easement approval.

A Conservation Easement reserves a parcel for conservation purposes for either a specified term or in perpetuity. Further, when a conservation easement is utilized in whole or in part as a buffer to eliminate conflicts with adjacent agricultural uses, a deed restriction, stating that the primary purpose of the buffer portion of the easement is to protect agricultural uses from interference by incompatible uses, must be a part of the mitigation plan.

Setbacks

Agricultural activities have different buffering requirements. Agricultural production practices, including spraying, pest control, and tillage practices, vary considerably by crop type, and buffer width must fluctuate accordingly. Table 1-1 includes the recommended buffering widths for the County. In addition, open space may require additional features including fencing, a wall or tree stand to discourage residents, or their pets from wandering onto the buffered farmland.

Implementation

When a development project is proposed adjacent to an existing agricultural use or an agriculturally zoned parcel the required buffer should be designed by the project applicant/developer as part of the project. The County staff will review the project as part of the normal planning review process. Finally, the Planning Commission or the Board of Supervisors will review the project and determine if any modifications are necessary, including changes to the proposed buffer.

Maintenance Program

A maintenance program for all proposed buffers must be developed by the project applicant and submitted to the County for review. The program, in the form of a draft report, shall be submitted with the development project application at the time of project submittal to the County. The program shall include provisions for short and long-term maintenance, and possible review by the County to determine the on-going effectiveness of the buffer. As part of the maintenance program, the County will require a confirmation of maintenance for an appropriate time period. Confirmation may be provided, for example, by one to two year renewable maintenance contracts, formation of a Property Owner's Association, an assessment district or similar responsible entity.

Appendix

(A) Agency Assistance

- (1) The Lassen County Agricultural Commissioner is a Board appointed position responsible for fostering and assisting with agricultural production in the County. Pesticide management and permitting are the responsibilities of the Agricultural Commissioner's Department.
- (2) Private industry professionals can provide a range of services to assist in the buffer design process. Arborists, Resources Ecologists, Licensed Pest Control Advisors, Certified Crop Advisors, and Landscape Architects are some of the consultants who generally have the expertise to assist in determining an appropriate buffer design and required maintenance program.
- (3) The UC Cooperative Extension Farm Advisor's Office can assist in the development of a maintenance program, and the incorporation of buffers that will be effective.

Letter E **Steve Fortin, president, Lassen County Farm Bureau**
 Dennis Wood, president, Lassen County Cattleman's Association

Attachment E-A Lassen County Agricultural Buffering Guidelines

Response to Comment E-1

This letter addresses the issue of agricultural buffers in Lassen County, and calls for clarification of proposed guidelines for buffering, included as an attachment.

Although this comment speaks more to the General Plan than the Draft EIR, agricultural buffering is addressed in policy AG-16, which is called out by the Draft EIR as mitigation for Impact 4.2-2 and Impact 4.3-2. The County Planning Commission has recommended to the Board of Supervisors that policy A-16 be revised as follows:

Where proposed residential, commercial or industrial development abuts land devoted to agricultural production, the non-agricultural uses shall be required to incorporated buffer areas ~~and setbacks, and/or construct natural screens or fencing,~~ to mitigate potential land use conflicts as conditions of approval for subdivisions or use permits. The type and width of buffer areas shall be determined based on the character, intensity of the abutting land uses. ~~The County shall also consider the future potential uses and buffer needs of the adjoining agricultural land and consider the possible need to require the development project to provide a minimum 500-foot wide agricultural protection buffer.~~

The Planning Commission also proposes an implementation measure for AG-16 be added:

“The County will prepare and adopt guidelines and regulations to assist in the determination of the appropriate type and scope of agricultural buffers needed in circumstances that warrant the creation of such buffer areas.”

These changes have been incorporated into the Final EIR, thereby enhancing the mitigation of Impacts 4.2-2 and 4.3-2.

Letter F

RECEIVED

MAY 21 1999

Lassen County Farm Bureau
and
Lassen County Cattlemen's Association
PO Box 151, Susanville, CA 96130

*Lassen County
Department of Community Development*

May 20, 1999

Mr. Bob Sorvaag, Planning Director
Lassen County Department of Community Development
707 Nevada Street
Susanville, CA 96130

Dear Mr. Sorvaag,

On behalf of the Lassen County Farm Bureau and Lassen County Cattlemen's Association, the following comments are submitted to the Board of Supervisors for consideration. These comments are made in response to the December 1998 draft of the Lassen County General Plan.

Wildlife (WE-2) and Natural Resources (NR-36)

The proposal to identify "areas of significant wildlife value or similar areas" for the creation of wildlife management objectives is fraught with legal complications that could expose the County to potentially substantial legal liability. Further, the development of

F-1

such a management plan requires a significant commitment of the County's financial and human resources. For these reasons, the Lassen County Farm Bureau and Lassen County Cattlemen's Association urge the County to avoid these possible liabilities by rejecting Wildlife Policy WE-2 and Natural Resources Policy NR-36, and replacing them with a voluntary resource management program similar to the plans implemented in other counties.

By supporting a resource management plan requiring future environmental mitigation measures, the County is exposing itself to future legal problems. The local government's ability to control habitat modification on private property is limited by the Federal Endangered Species Act, California Endangered Species Act, CEQA and the "takings" provisions of the California and U.S. Constitutions.

The State and Federal Endangered Species Acts would, arguably, only allow state and federal intervention for first priority habitat. Significant habitat modification or degradation that actually kills or injures threatened or endangered species has been held as a prohibited "take" under the Federal Endangered Species Act. *Babbitt v. Sweet Home* 513 U.S. ___, 115 S. Ct. 2407. The Court in *Babbitt*, however, stressed that the Agency's regulation prohibiting "take" only encompassed habitat modification that "actually kills or injures wildlife". Consequently, unless the County can show that the destruction of second or third priority habitat will actually kill or injure wildlife protected by the Federal Endangered Species Act, the County cannot demand habitat preservation based upon the Federal Endangered Species Act.

Similarly, the County cannot use the State Endangered Species Act as justification for habitat preservation of second and third priority habitats. An opinion by the Attorney General has concluded that State law does not prohibit indirect harm to a state-listed endangered or threatened species by way of habitat modification. (78 Ops. Cal. Atty Gen 137 (1995).

Under CEQA, the County can require a project applicant to mitigate for significant environmental impacts of a project, including impacts to second and third priority habitats. However, the mitigation measures must be feasible. The County can also make a Statement of Overriding Considerations if the benefits of a proposed project outweigh the environmental impacts.

The County is further restricted by the recent U.S. Supreme Court decisions on private property takings. Land use restrictions and dedications may only require mitigation measures which compensate for impacts directly caused by the project (*Nollan v. California Coastal Commission*); such mitigation measures can only be required for impacts in the nature of common law nuisances and cannot be used to obtain free public environmental benefits (*Lucas v. South Carolina Coastal Commission*); and even appropriate mitigation measures (i.e., those related to project impacts or human welfare) must be reasonably proportional to the magnitude of the impacts caused by a project - no arbitrary zones or amounts (*Dolan v. City of Tigard*). The takings law restrictions apply to all mitigation whether demanded under the guise of an endangered species law, CEQA, or local land use ordinance.

As an alternative to a County wildlife management program which will be resource intensive and could expose the County to legal liability, we propose the adoption and creation of a voluntary land management program. There are several programs already in existence in other counties which can be used as models. One suggestion is to utilize the organizational structure of these programs to create a new program addressing the specific ecosystems of Lassen County. As an alternative to the current Wildlife WE-2 and Natural Resources NR-36 proposals, a new policy could be devised which refers to these other county programs as organizational models and commits the County to a volunteer program. These models include: the University of California's Integrated Hardwood Management Program (developed with the California Department of Fish and Game and the California Department of Forestry and Fire Protection), the Eastern Madera County Voluntary Oak-Woodland Management Guidelines, the Tuolumne County Oak Woodland Voluntary Management Program, the Tehama County Oak

Woodland Management Guidelines including the associated California Cattlemens version, and the Ducks Unlimited Valley Care program (see attachments). The Duck's Unlimited Valley Care program is included in this list as an example of how the volunteer framework can be applied to a variety of habitats.

The basic framework of these volunteer programs give landowners extensive information regarding the value of habitat preservation and provides guidelines for the optimal management of natural resources. Each landowner is encouraged to draft a personal management plan for their property. An associated review process tracks the program's overall success.

The volunteer framework has been popular in other counties because it provides flexibility and enables landowners to develop a management plan tailored to the resources unique to their parcel. Environmental groups have been satisfied because fragile ecosystems are protected for the future, thus allowing wildlife to flourish. Finally, local governments have been supportive as volunteer programs do not encompass the legal liability of environmental regulatory schemes, and minimal County resources are expended.

Conversion of Agricultural Land (Ag-8)

The Lassen County Farm Bureau and Lassen County Cattlemen's Association are concerned about the failure to delineate the timing of agricultural land conversions. In creating an Agricultural Element, the County should be upholding its commitment to agriculture. At the very least a commitment to agriculture means the County will not authorize the development of agricultural lands until there are no other viable options.

In part, we object to the current language of proposed AG-8(a) as it does not sufficiently protect the agricultural zone from development. The concern is that all commercial, industrial, and public facility development proposals could be justified as conferring one or more of the following identified benefits "orderly expansion of a community, facilitating construction of a public facility, and providing employment-

F-2

generating opportunities.” As all conceivable industrial, commercial, and public facility uses qualify as “warranted” under AG-8(a), this policy does not support Agriculture Element Goal A-1. Conflicting non-agricultural uses which will obstruct and constrain agricultural use and value will be unnecessarily located in the agricultural zone under the existing AG-8(a) scheme.

As an alternative to the current AG-8(a) language, we suggest the following:

“The conversion is justified by a factor of significant benefit to the community and will not significantly reduce the resource value of adjoining agricultural or forestry lands unless there is no feasible and prudent alternative, and the use has been planned to minimize its effect on the adjoining lands.”

We are not proposing that all future agricultural conversions be prohibited, but rather that agricultural interests be provided some assurance that only necessary and appropriately located projects be permitted.

We would like a clarification of what industrial uses may be exempted from the Ag-8 factors, and would like the “note” in the last sentence of the first paragraph of policy AG-8 to clearly state the nature of the proposed exemption. Further, if the exemption is non-agricultural, we reserve the right to comment on this exemption.

Buffers (Ag-16)

The Lassen County General Plan should include a mandatory buffer policy that clearly outlines appropriate buffers in all circumstances. Currently, the language of proposed Policy AG-16, is vague, uncertain, and confusing as the policy leaves many unanswered questions regarding how, when, and if an agriculture buffering policy will be implemented. In the past, the County has expressed concerns regarding the legality of a mandatory buffer policy, and confusion as to how to successfully implement such a program. With these comments, it is our desire to clarify the legal landscape, and to provide the County our opinion as to the legality of a mandatory agriculture buffering

F-3

policy. We will conclude by proposing a scheme to successfully streamline the buffer policy for easy administration.

The Board of Supervisors has the legal authority, through its police power, to mandate that developers provide and maintain agricultural buffers. In fact, counties throughout the state have been enforcing buffer policies for years. As such, the Board of Supervisors can appropriately and legally make agricultural buffers mandatory and not exceed its legal authority.

The Board of Supervisor's land regulation authority is limited by the "Takings Clause" of the United States Constitution and the related provisions in the California Constitution. The U.S. Supreme Court has recently expounded upon the taking of private property in three important cases: *Nollan v. Calif. Coastal Commission*, *Lucas v. Southern California Commission*, and *Dolan v. City of Tigard*. *Nollan* held that land use restrictions and dedications may only require mitigation measures which compensate for impacts directly caused by the private project (nexus); *Lucas* held that such mitigation measures can only be required for impacts in the nature of common law nuisances and cannot be used to obtain free public environmental benefits; and *Dolan* held that even otherwise appropriate mitigation measures (i.e., those related to project impacts on human welfare) must be reasonably proportional to the magnitude of the impacts caused by a project, with no arbitrary zones or amounts.

Together these cases stand for the proposition that, a condition placed upon development is valid provided the government's interest is "legitimate" and the method utilized "substantially advances" that interest. Together if all, or substantially all, of the property's value is lost because of government regulation, then a court will find that a "taking" has occurred.

Clearly, the Board of Supervisors may require that developers include agricultural buffers in their projects to mitigate the negative impacts of a proposal, since the County has a legitimate interest in minimizing land use conflicts when new uses are introduced

into an area. By so doing, the County is acting to preserve natural resources, and to protect the community from the costs and negative impacts associated with urban sprawl. Moreover, the subject property is left with substantial value, as development will proceed relatively unaffected. A buffer policy is reasonable, addresses legitimate concerns, and resolves those concerns. It is clear that a broad range of government purposes and regulations have been found Constitutional, and buffers as a form of land regulation are regularly required. Mandatory agricultural buffers, in fact, exist in 37 California's 58 counties.

In addition, we believe "Agricultural Bufferring Guidelines" should be adopted concurrently with the General Plan. The proposed format should be similar to Sutter County's, but drafted to reflect the particular needs of Lassen County. We are currently working such a set of guidelines, and expect to present them at the June 2, 1999 meeting of the Board of Supervisors.

We suggest that these guidelines be in a handbook format and incorporated into the General Plan by reference. Thus we propose the language for AG-16 be as follows, "Where proposed residential, commercial or industrial development abuts lands devoted to agricultural production, the non-agricultural uses shall be required to incorporate buffer areas to mitigate potential land use conflicts as conditions of approval for subdivisions or use permits." As an implementation measure for AG-16 is proposed which states, "The County will adopt and implement Agriculture Lands Bufferring Guidelines concurrently with the General Plan to determine the size and nature of buffer areas."

If our suggestions are adopted, other sections of the General Plan must be consistent with this proposal. In particular, the "Agricultural Land Uses" section of the Land Use element should be amended at the end of the fourth paragraph on pg.2-54 to be read as follows, "...The County has been cautious about allowing development that may be incompatible and intrusive to nearby agricultural operations. At the same time, the County recognizes the need to buffer productive, and potentially productive, agricultural

lands from non-agricultural development. The necessary width of such a buffer may vary with the nature of the agricultural operation and the type of development proposed (strike the balance of the paragraph)."

Comprehensive Land Use and Management Plan for Federal and State Lands

We suggest the County include language authorizing the creation of a Comprehensive Land Use and Management Plan for the Federally and State Managed Lands within Lassen County similar to the plan already in existence within Modoc County.

This proposal is clearly supportive of policies that already exist within the "Public Lands" section of the proposed plan. Goal L-19 on pg. 2-17 states, "[The County supports the] multiple use of public lands in ways which provide for the effective management and protection of natural resources while optimizing the continuing contribution and support of public land resources to the economy, lifestyle, and traditions of County residents." The development of a comprehensive land management plan for public lands could be included as an implementation measure for Goal L-19, as the plan would clearly lay out the County's view of the optimal management of natural resources to support the "economy, lifestyle, and traditions of County residents." Moreover, such a plan could be invaluable to County staff when they provide comments on proposed state and federal projects.

F-4

General Plan-Area Plan Relationship (General Plan LU-3 & EIR pg. 1-2)

The relationship established between area plans and the General Plan, as stated within policies LU-3 and on pg. 1-2 (second paragraph) of the EIR, in our opinion, violate state law regarding plan hierarchy. An area plan may not "void and supersede" overlapping "land use designations" of the Land Use Element or any other provision of the General Plan. As such, policy LU-3 and the sentence, "The Draft Plan has provisions for the adoption of subsequent Area Plans, which will void and supersede the General plan land use designations for that specific area established by the Area Plan.", found on EIR pg. 1-2, should be stricken from the General Plan as violative of state law.

F-5

The California Supreme Court has declared general plans to be the Constitution for a county's land use policies, and the Lassen County General Plan cannot be made an exception to that rule. All decisions and project approvals must be completely consistent with the policies stated in the County's land use Constitution, the General Plan. Following general plan approval, if the County wants to approve a proposal that is contrary to the General Plan, the County must comply with state guidelines (ie. public hearings, etc.) for amending its general plan before any new proposal is considered. The formation of an area, or specific, plan is a land use decision that falls under the guidance of the General Plan. The problem with LU-3, and the associated EIR section, is that the County is acting contrary to state law by making area plans superior to the General Plan. An area plan cannot automatically amend the General Plan, as state law outlines a formal procedure of public review before a general plan amendment may occur.

It has been suggested in previous informal discussion with County staff that the language of LU-3 and EIR pg. 1-2 was meant to refer to the relationship between newly adopted and internally consistent area plans and the Land Use Map (General Plan pg. 2-20.) However it is not necessary to state that the creation of internally consistent area plans will be automatically included in an updated General Plan Land Use Map. If the area plan is properly consistent with the General Plan, then there has been no change that requires a General Plan amendment. On the other hand, if the land use designations are different and inconsistent with the General Plan, the proper procedure must be followed and the General Plan must be amended before the area plan may take effect.

Contiguous Growth-Extension of Public Facilities

We recommend the following additional, or alternative, Land Use Policy be placed within the Public Services section under Goal L-14:

"Public facilities and services should be based upon a projection of reasonably expected population increase and economic growth, and should recognize the limits of the County's human, financial, and natural resources."

F-6

This language is favored by Farm Bureau and Cattlemen's because it takes into account human, financial, and natural resources when a proposal includes the utilization of County resources to support growth. The over-extension of services leads to higher taxes for all citizens while threatening the County's resource base, and therefore should be carefully considered.

Subdivision of Agricultural Parcels (AG-4)

This policy would be clearer if it said "large enough to be economically viable" instead of "relatively large (parcels)" This current language is unclear as to which parcels will be compared to agricultural lands to determine "relative size", and how this comparison will be undertaken. For example, 5 acres is relatively larger than ¼ acre, yet neither will support a cattle ranch.

POSSIBLE ALTERNATIVE

Solano County General Plan: This county determines parcel size by "farmable units" and minimum parcel sizes for each agricultural zone is tied to unit designation. Solano has determined that 160 acres is a farmable unit of rangeland, 80 acres is a unit of irrigated high quality soils, and 40 acres is a unit if the site is "highly productive". Before a parcel is considered highly productive the party proposing the division must prove productivity to the satisfaction of the Supervisors by supporting certain findings.

Implementation Measure NR-G

For consistency with Policy NR-10, insert the following language to the end of implementation measure NR-G: "*related to development projects.*"

Implementation Measure AG-E

For clarity, insert "*under AG-12*" after the word "findings" in measure AG-E.

F-7

F-8

F-9

Agricultural Land Conversion (AG-21)

Shorten this policy to read as follows: *The county discourages the development of land having soils of significant agricultural value for purposes other than agriculture or land uses directly related to agriculture.*

F-10

Policy NR-36

We suggest the following revised language: The County supports the determination of an area "desired condition" by a committee interested agencies and organizations (ie. Lassen County Farm Bureau, Lassen County Cattlemen's , UC Cooperative Extension and the NRCS) to set specific goals and objectives for development and protection of Lassen County's natural resources. Such goals, while taking into consideration the historical productivity of the region, may include : sustained-yield forest management practices, uneven-age individual tree selection and/or group selection management.

F-11

Page 1-12 – Introduction

At the bottom of the page, change to: *Expansion of the California Correctional Center did not produce significant economic growth but did increase community service needs.*

F-12

Page 2-17, Policy 2-40

In the sixth line of the policy, insert the words "*private sector*" between "*generate*" and "*employment opportunities*", and strike "*encourage private sector development..*"

F-13

Policy NR-9 on page 3-9

Strike the example used in this policy beginning with the word "*unless*". If there is not adequate water for ag uses there may not be sufficient water for other uses either. Economics of water delivery also may change over time or for different crops or cropping systems.

F-14

New Implementation Measure for Policy NR-17

Include implementation of the newly adopted Lassen County Ground Water Ordinance.

F-15

The Lassen County Farm Bureau and Lassen County Cattlemen's Association appreciate this opportunity to comment on the December 1998 draft of the Lassen County General Plan, and representatives shall be present at the June 2, 1999 hearing. As such, we are interested in acquiring a copy of the planning department's staff report at the earliest possible date prior to the hearing. Thank you.

Sincerely,



Steve Fortin
President,
Lassen County Farm Bureau



Dennis Wood
President,
Lassen County Cattlemen's Association

Attachments:

Guidelines for Managing California's Hardwood Rangelands

Tuolumne County Oak Woodland Voluntary Management Guidelines

Valley Habitats: A Technical Guidance Series for Private Land Managers in California's Central Valley

Eastern Madera County Voluntary Oak-Woodland Management Guidelines

Tehama County Oak Woodland Management Guidelines

Letter F **Steve Fortin, president, Lassen County Farm Bureau**
 Dennis Wood, president, Lassen County Cattleman's Association

Response to Comment F-1

Policy WE-2 is called out by the Draft EIR as mitigation to 4.4-1. The Planning Commission has recommended that this policy be revised as follows:

“The County supports the cooperative identification of areas of “significant wildlife value” or similar designations for areas where it is demonstrated by sound biological science that the habitat values are of ~~critical~~ **significant** importance to the health and/or survival of one or more species of wildlife. The County may apply a special designation to these areas, and/or agree to support specific resource management objectives, policies and regulations to protect wildlife resources within those areas. ~~Designated areas of significant wildlife value shall, unless overriding findings are made, be protected from land uses and development which will significantly compromise habitat resources or specified management objectives, including prescribed desired future conditions of the habitat.~~

Policy NR-36 is not specifically called out by the Draft EIR as mitigation, nor is it cited in the text.

Response to Comment F-2

Policy AG-8 is called out as partial mitigation to Impact 4.3-1. However, the County expects to adopt a Statement of Overriding Considerations for this significant and unavoidable impact. AG-8 speaks to the Board's authority. In concert with AG-7, AG-8 directs the Board to base any decision to convert farmland on a number of factors, including the agricultural value of the soil, existing and surrounding land uses, and the health and welfare of the County and its citizens.

It is important to note, however, that the General Plan 2000 does not propose specific development plans, nor does it change land use designations so as to allow for additional development. In fact, the General Plan 2000 presents better criteria to control conversion of agricultural land to other uses than does the 1968 plan.

Response to Comment F-3

See response to comment E-1.

Response to Comment F-4

The Draft EIR does not cite L-19. Therefore, this comment speaks to the General Plan only. No response is necessary.

Response to Comment F-5

See response to comments in Letter A.

Response to Comment F-6

Goal L-14 is called out as mitigation to Impact 4.6-3. The County has not made modifications to LU-4, however.

Response to Comment F-7

AG-4 is called out as mitigation to Impact 4.3-1. The County has not made modifications to AG-4, however.

Response to Comment F-8

NR-G and NR-10 are not cited by the Draft EIR. Therefore, this comment speaks only to the General Plan. No response is necessary.

Response to Comment F-9

AG-12 and AG-E are not called out as mitigation, but are cited in the Draft EIR. The County has modified AG-E, and these changes are therefore incorporated into the Final EIR.

Response to Comment F-10

AG-21 is called out as partial mitigation to Impact 4.3-1. The Planning Commission has recommended that the Board approve this revision. (The revision also includes changes to duplicate policy NR-9.) This will enhance the ability of AG-21 to mitigate Impact 4.3-1.

Response to Comment F-11

This comment speaks directly to the General Plan, not the Draft EIR. No response is necessary.

Response to Comment F-12

This comment speaks directly to the General Plan, not the Draft EIR. No response is necessary.

Response to Comment F-13

This comment speaks directly to the General Plan, not the Draft EIR. No response is necessary.

Response to Comment F-14

NR-9 is called out as partial mitigation to 4.3-1, and is a duplicate of policy AG-21. See response to comment F-10.

Response to Comment F-15

NR-17 is not cited by the Draft EIR. Therefore, this comment speaks only to the General Plan. No response is necessary.

Letter G

Page one

RECEIVED

TO: Bob Sorvaag, Director
Department of Community Development

MAY 21 1999

SUBJECT: Draft-Lassen County General Plan-Dec.1998

Lassen County
Department of Community Development

Dear Bob,

We have reviewed the above referenced Draft document and we wish to make the following comments and ask a number of questions as well.

Page 2-5 LU-D&LU-E These Implementation Measures lack teeth rendering them ineffectual. Substitute the words "consider" in both Measures with the word implement.

Page 2-6 LU-4&5 Where are the implementation measures for these policies?

Page 2-7 LU-8 Change the word "should" to shall.

Page 2-8 LU-H Does not implement Goal L-5. This measure would still allow sprawl and "leap-frog development by permitting development in an area which has "natural resource values and factors which would support development". This type of development has been a disaster in many places in Lassen County.

LU-11 Policy has no teeth and has the potential for negative effects on wildlife.

Page 2-9 LU-14 "Appropriateness" for what use and "consideration" of what values?

Page 2-15 Issue 10 Goal 17 What is the "appropriate management" of open space lands and related resources? Different user groups have different beliefs and ideas about how these lands and resources should be managed. This goal needs far better definition.

Page 2-16 LU-39 Define "balancing." This word is used numerous times throughout this document and no description of the term is given. Production of timber products at "abundant, sustainable levels" does not translate into something that is always beneficial to fish and wildlife.

Page 2-17 LU-19 What is the "lifestyle" and what are the "traditions" of Lassen County residents? These are PUBLIC lands for all Americans, not just for Lassen County residents.

Page 2-18 LU-45 Again, what is "balance" and how is defined in the context of this policy?

LU-46 First sentence; change "should" to will. This important policy needs teeth to be effective.

Page 2-19 LU-BB Who identifies those areas that have significant wildlife values?

Pages 2-29&30 Why is wildlife not mentioned In Intensive Agriculture as it is in Extensive Agriculture? Both types have significant value for wildlife.

Pages 2-36-41 We are concerned that if the County has more than 18,300 potential dwelling units on vacant land already zoned to allow residential development, then why does the County always seem to be jumping through hoops to protect important and valuable agricultural and open space lands? Also, on TABLE LU-1, vacant parcels should be a component of this graph.

G-1

G-2

G-3

Page 2-55 10-A This is appropriate language and should be as tight throughout the rest of this Draft document.

Page 2-60 Fourth paragraph. What methodology does the County does the use to apply the D.F.G. habitat rating system and who does the actual rating?

Page 3-9 NR-D-F Very soft wording on these implementation measures leaving them with virtually no teeth to be effective. The local definition of "prime" relating to these and other important agricultural lands should have been well established long ago.

G-4

Page 3-14 N-4 "Sensible" appropriation and utilization needs to be defined.

NR-21 Policy far too soft and with virtually no teeth. Weak policy like this leads to disasters such as the destruction of over 200 acres of wetlands at Amity Hot Springs being a prime example.

G-5

Page 3-20 NR-H Too weak, Change "consider" to implement.

G-6

NR-1 Second sentence. Change "may" to will.

G-7

Page 3-21 N-8 How can "balance" be maintained when dealing with rare and endangered plants?

G-8

Page 3-29 NR-31 How do you define "fundamental culture and customs of the community" considering how much the demographics of Lassen County have changed in the last ten to fifteen years alone?

NR-33 What is balance and how is it defined and will the "need to maintain production of timber at abundant, sustainable levels" have a negative or positive effect on fish and wildlife?

Page 3-32 #3 Does this policy mean that fish and wildlife take a back seat to the "traditional scope of the timber sale program"? What happened to so-called "balance"?

Page 3-34 NR-40 Again, what is "balance" here? Does this policy mean that wildlife is to take a back seat to "social and economic needs", whatever they might be.

G-9

This policy appears to be tilted against wildlife when conflicts arise.

Page 3-34 NR41&42 Improved rangelands for livestock are not necessarily good for wildlife.

Page 3-35 NR-O "Review" does not implement anything in this Implementation Measure.

Page 3-38 Third paragraph. The issue of loss of critical deer winter habitat and bitterbrush stands by sprawling development would not be an issue if proper zoning were in place.

Page 3-40 NR 47 Another example of non-defined "balance."

Agricultural Element-General Observation Note the much tighter language, especially the word "shall". It's really a shame this document does not use such wording that have teeth in Policies and Implementation Measures in the other Elements of this Draft. Also note that agriculture is not required by the County to "balance" itself with the needs of wildlife and other interests though those interests and wildlife have long been part of the "customs and culture" of Lassen County.

G-10

Page 4-9 AGI It would be wise to include D.F.G. in those to be "consulted".

Page 4-10 AG 19 Again, what is "balance" and what takes precedence in this policy?

Page 5-4 WE-2 Second sentence. Change "may" to shall. Also, what happened to the "overlay" maps that were suggested by this Commission, the Consensus Group and others. This request appears to have been ignored by staff though these maps would be of great benefit.

Page 5-1 Element heading; Add 'Fish' to Wildlife Element to read Fish and Wildlife Element Page

5-6 WE-D Change "the" to and. Change the word "consider" to implement. Why was the Lassen County Fish and Game Commission not referenced in this section as being the entity responsible for recommendations to the Board of Supervisors regarding expenditure of 'wildlife mitigation funds'? This wording was used in WE-E May, 1997 Draft and is fully supported by this Commission. We request this provision be included in the Final Draft.

Page 5-8 WE14 Change the word "should" to shall.

Goal W-4 We like this goal because of it's critical importance to wildlife. However, we would recommend that important vegetative communities such as bitterbrush, aspen stands, mountain mahogany, etc. be part of a new goal with similar Implementation Measures such as WE-F. These vegetative communities are of critical importance to wildlife and need serious consideration.

Page 5-15 Fifth paragraph. Change the word "some" to many.

Page 5-18 Fifth paragraph. Add "if any" after the word few.

Page 5-21 Fourth paragraph, second sentence. Change "may" to should.

Page 6-7 OS-7 Change "may" to shall.

OS-D Change "may" to shall.

OSE Define what are "effective and socially equitable measures".

Page 6-11 OS27 Change "may" to shall.

OS-M Change "consider" to implement.

Circulation Element-Circulation Map Highway 139 is NOT a minor arterial.

Glossary Throughout this document we note the use of words such as "balance", "appropriateness", "lifestyle and traditions", "culture and customs of the community", etc. These terms need to be carefully defined in an expanded glossary.

Thank you for kind consideration of our comments, questions, and concerns.

Respectfully submitted,



Bob Roe, Chairman

Lassen County Fish and Game Commission

| G-11

| G-12

| G-13

| G-14

| G-15

| G-16

| G-17

| G-18

Letter G Bob Roe, Chairman, Lassen County Fish and Game Commission

Response to Comment G-1

These comments speak to the General Plan, not the Draft EIR. No response is necessary.

Response to Comment G-2

See response to comment D-6.

Response to Comment G-3

These comments speak directly to the General Plan, not the Draft EIR. No response is necessary.

Response to Comment G-4

Implementation measures NR-D through NR-F are called out as mitigation to Impact 4.3-1. The Planning Commission has recommended that NR-D be modified (albeit slightly). The changes have been incorporated into the Final EIR.

Response to Comment G-5

Goal N-4 and NR 21 are not cited by the Draft EIR. Therefore, this comment speaks only to the General Plan.

Response to Comment G-6

See response to comment D-2.

Response to Comment G-7

This comment speaks directly to the General Plan, not the Draft EIR. No response is necessary.

Response to Comment G-8

Policy NR-1 is called out as mitigation to Impact 4.4-1. The Planning Commission has not recommended any changes, however.

Response to Comment G-9

These comments speak directly to the General Plan, not the Draft EIR. No response is necessary.

3 30 light source is illuminating and that causes visual
 3 31 discomfort, eye fatigue, or a loss of visual performance,
 3 32 hinders visibility and should be kept to a minimum.
 3 33 3. Outdoor light fixtures should direct light only to
 3 34 where the light is wanted and should only produce light when
 3 35 that light is needed.
 4 1 4. The illuminating engineering society of North America
 4 2 has recommended light levels for various outdoor lighting
 4 3 applications and these light levels should not be exceeded.
 4 4 5. Steps must be taken to reduce light pollution, defined
 4 5 as obtrusive elements of outdoor lighting.
 4 6 The bill provides that by January 1, 2003, all political
 4 7 subdivisions of the state shall take steps to address the
 4 8 obtrusive elements of outdoor lighting through new or revised
 4 9 local ordinances. These ordinances shall include any of the
 4 10 following:
 4 11 1. Requirements that new and replacement light fixtures be
 4 12 full cutoff.
 4 13 2. Recommendations for new and replacement light fixtures
 4 14 to emit no more than 4 percent of their light in the zone from
 4 15 the horizontal plane through the lowest part of the fixture to
 4 16 15 degrees below the horizontal plane.
 4 17 3. Set maximum allowable light levels for various outdoor
 4 18 lighting applications based on illuminating engineering
 4 19 society of North America recommendations.
 4 20 4. Prohibitions of outdoor lighting which shines or
 4 21 reflects light onto or into a neighboring property, so as to
 4 22 annoy or disturb the persons inhabiting such neighboring
 4 23 property as constituting a nuisance.
 4 24 5. Require electric utilities serving rural customers to
 4 25 offer as an option, if not otherwise required, full cutoff
 4 26 light fixtures to their customers for dusk-to-dawn security
 4 27 lights.
 4 28 LSB 2110HH 78
 4 29 tm/cf/24.1

Text: [HF00264](#)

Text: [HF00200 - HF00299](#)

Bills and Amendments: [General Index](#)

Text: [HF00266](#)

Text: [HF Index](#)

Bill History: [General Index](#)



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Letter H Phil Finkel, Chairman, Committee to Restore the Night Skies**Response to Comment H-1**

Policy NR-81 already addresses this issue. Therefore, NR-81 has been incorporated into the Draft EIR in Section 4.2 and called out as mitigation for Impact 4.4-2. In addition, the programmatic nature of a General Plan EIR dictates that issues are addressed broadly. Specific discretionary development proposals will therefore be subject to additional environmental review. The potential for light and glare would be included as part of that review.

Letter I

Natural Resources Consensus Group

May 20, 1999

RECEIVED

MAY 21 1999

Bob Sorvaag, Director
Department of Community Development
707 Nevada St.
Susanville CA 96130

Lassen County
Department of Community Development

Dear Bob,

The Natural Resources Consensus Group would like to submit the following comments regarding the Lassen County Draft General Plan. Individuals that were present at the May 18, 1999 meeting include:

Phil Nemir
Steve Fortin
Wayne Jambois
Gerry Nordstrom
Hannah Tangeman-Cheney
Rebecca Dell Sheehan

David Lile -- Facilitator
Joe Bertotti & Bob Sorvaag -- Clarification of General Plan Policies & Implementation

The Consensus Group members represent the diverse interests of several organizations including, Lassen Land and Trails Trust, Lassen County Farm Bureau, Organized Sportsmen of Lassen County, Audubon Society --Eagle Lake Chapter, Lassen County Fish & Game Commission, and Lassen County Cattlemen's Association.

Suggested Changes

- New Policy
(NR Element, under 4. Vegetation, Goal N-7 on page 3-20.)
The County will encourage cooperation with state and Federal agencies to make wildlife habitat and resource maps available to the public for land use planning. Appropriate local agencies and organizations will review these maps to ensure that they are accurate, up-to-date, ground-truthed and based on sound information.

- Add definitions of the following terms to the glossary to aid in clarification of policies.

Culture and customs of the community
Economy lifestyle and traditions of County residents
(Balancing) of policies
(Appropriate) management
(Significant) burden
(Consideration) of other resource values
(Effective) management
continued...
Significant) wildlife habitat resources
(Appropriate degree) of regulation
(Sensible appropriation)

I-2

- Add the following language to the introduction section of the Land Use Element.
"An area plan must be internally consistent with the General Plan of which it is part. When an area plan is adopted, it must not conflict with the General Plan(State of California, General Plan Guidelines)."

I-3

- Under policy LU-12 (page 2-8) add the following Implementation Measure:
The County will amend its subdivision ordinances to provide incentives for the use of conservation subdivisions for proposed development projects.

I-4

- Add the following language to Goal 19 in the Land Use Element, 12. Issue: Public Lands, page 2-17.
Insert "*for the public*" after the words "natural resources".

I-5

- Change Policy AG-16 and add Implementation Measure.

The new Policy AG-16:

Where proposed residential, commercial, or industrial development abuts lands devoted to agricultural production, the non-agriculture uses shall be required to incorporate buffer areas to mitigate potential land use conflicts as conditions of approval for subdivisions or use permits.

I-6

The new Implementation Measure:

The county will adopt and implement Agriculture Lands Buffering Guidelines concurrently with the General Plan to determine the size and nature of buffer areas.

- Add a new Goal, Policy and Implementation Measure in the Wildlife Element. Insert after the current Goal WE-4 and move the succeeding goals down.

The new Goal : *To Protect and enhance important upland habitat areas which include bitterbrush, mountain mahogany and aspen.*

The new Policy: *The County supports cooperative efforts to protect and enhance wildlife habitat values of upland vegetation communities of bitterbrush, mountain mahogany, and aspen.*

The new Implementation Measure: *In consideration of proposed development projects which may affect vegetation communities of bitterbrush, mountain mahogany and aspen which provide important upland habitat the County will review for potential impacts through the CEQA and NEPA processes and require appropriate mitigation measures to avoid and mitigate significant adverse impacts.*

The members of the Consensus Group greatly appreciate the opportunity to be part the public comment process for the General Plan.

Sincerely,



David Lile
Natural Resources & Livestock Advisor

Letter I David Lile on behalf of the Natural Resource Consensus Group

Response to Comment I-1

Goal N-7 is cited in the Draft EIR, but not called out as mitigation. Any revisions to N-7, or addition of policies have been incorporated into the Final EIR. However, the Planning Commission has not made such a recommendation.

Response to Comment I-2

These comment speak only to the General Plan, not the Draft EIR. No response is necessary.

Response to Comment I-3

The recommended revision has been added to page 1-2 of the Draft EIR as paragraph three (see Errata).

Response to Comment I-4

Policy LU-12 is cited by the Draft EIR. The County has agreed to incorporate the suggested implementation measure into the General Plan.

Response to Comment I-5

Goal 19 is not cited by the Draft EIR. Therefore, this comment speaks only to the General Plan. No response is necessary.

Response to Comment I-6

AG-16 is called out as mitigation to Impact 4.2-2. See response to comment E-1.

Response to Comment I-7

This comment speaks to the General Plan only. Any changes have been incorporated into the Draft EIR.



Letter J

United States Department of the Interior

BUREAU OF LAND MANAGEMENT

Eagle Lake Field Office
2950 Riverside Drive
Susanville, California 96130
(530) 257-0456

MAY 21 1999



In Reply
Refer to:
(CA-350) (P)

Department of Community Development
County of Lassen
Attn: Robert Sorvaag, Director
707 Nevada Street, Suite 5
Susanville, CA 96130-3912

RECEIVED

MAY 21 1999

Lassen County
Department of Community Development

Attached are staff comments on the January 1999, draft.

Natural Resources Element of the Plan

Page 3-24: Last para - change the common name of *Astragalus anxius* to "Ash Valley milk-vetch", the more appropriate common name.

J-1

Page 3-24: Table NR-1 - In checking the information concerning existing occurrences and newly proposed additions to the CNPS Lists and with what is currently on this table, the following plants should also be added. Since the plants are listed alphabetically by plant family, it would have been good to indicate the family. I will list new ones in the order that fits into the existing table.

Correction: firs "hillside arnica" should be spelled "*Arnica fulgens*". Second "hillside arnica" should be "twin arnica (*Arnica sororia*)"

J-2

Add these after green price's plume:
Howell's thelypodium
(*Thelypodium howellii* ssp. *howellii*)

State: None
Other: CNPS List

foxtail thelypodium
(*Thelypodium integrifolium* ssp. *complanatum*)

State: None
Other: CNPS List

after thousand-flowered thelyposium add:
Great Basin downingia
(*Downingia laeta*)

State: None
Other: CNPS List

after Hillman's cleomella add:

sagebrush loeflingia
(*Loeflingia squarrosa* var. *artemisiarum*)

State: None
Other: CNPS List 1B

falcate saltbush

(*Atriplex gairdneri* var. *falcata*)

State: None
Other: CNPS List

after silver leaf milk-vetch add:

field milk-vetch
(*Astragalus agrestis*)

State: None
Other: CNPS List

Change "troubled milk-vetch" to "Ash Valley milk-vetch"

after "ornate dalea" add:

stemless lupine
(*Lupinus lepidus* var. *utahensis*)

State: None
Other: CNPS List

after Ash Creek ivesia add:

Webber's ivesia
(*Ivesia webberi*)

State: None
Other: CNPS List 1B

Black Rock potentilla

(*Potentilla basaltica*)

State: None
Other: CNPS List 1B

after Bogg's Lake hedge-hyssop add:

ephemeral monkeyflower
(*Mimulus evanescens*)

State: None
Other: CNPS List

after dwarf lousewort add:

Janish's beardtongue
(*Penstemon janishiae*)

State: None
Other: CNPS List

correction: slender orcutt grass, add Listing status of "Federal: Threatened".

After that add:

little rice grass
(*Oryzopsis exigua*)

State: None
Other: CNPS List

Those plants added with no CNPS List number are as some others in your original list, they are plants that are proposed to be listed by CNPS in the near future. Only those present in Lassen Co. with high potential to be listed as CNPS List 1B or CNPS List 2 are listed here.

Rangeland Resources and Agricultural Issues portions of the plan.

PP 4-19 to 4-20: Agricultural Issues - Livestock Grazing

This discussion found here is redundant to the discussion found at Rangeland Resources Background, pp. 3-35 to 3-39. The discussion found on pp. 3-35 to 3-39 is more comprehensive than that found on pp. 4-19 to 4-20 and if this section is to be retained

as written (see further comments, below) I suggest that the plan incorporate the chapter 3 discussion into the chapter 4 discussion by reference. If the writers intended the redundancy found in chapter 4, which I suspect, they should correct the data regarding the numbers of grazing permits and allotments found in that chapter. The numbers presented in chapter 3 are the correct ones. This error occurs also and should be corrected in the draft EIS on p. 4.3-3

General Comments - Plan Internal Inconsistencies between Rangeland Resources Background and Agricultural Issues - Livestock Grazing

In the discussion of the relationship of public land grazing permits to private ranches, both the Rangeland Resources Background and Agricultural Issues - Livestock Grazing sections contain the sentence: "If grazing allotments are ... rendered economically impractical (due to increased grazing fees, extensive management requirements, etc.), the home ranches which depend upon them may, in turn, be rendered economically inviable."

The county should consider:

- (1) In many if not most cases, more "extensive management requirements" are required from permittees precisely for the purpose of implementing "sustainable management of the natural communities and landscapes that are needed to support wildlife resources in ways that enhance the health and abundance of wildlife populations and the diversity of species." Indicating that one wants it both ways without acknowledging the costs of the trade-offs, or that the fact that more often than not, trade-offs are required (either by the ranchers or in terms of compromising wildlife habitat) indicates to a me a hopeful yet "head in the sand" (and therefore internally inconsistent) tone in this portion of the document.
- (2) Public land permit grazing fee costs relative to the overall operation of a ranch are perhaps 3-5% of a typical total ranch budget, if that. The economic viability of a ranching operation is much more affected by increased energy and equipment costs, interest rates, the market price received for the product and the management ability of the rancher than it is by the grazing fee. It is more appropriate to lay the causes of economic viability or inviability of a ranching operation at the feet of large equipment manufacturers, the banking industry, beef wholesale markets and rancher competency (or lack of) than it is to lay it at the feet of "increased grazing fees." Also, local BLM offices that have jurisdiction over federal lands in Lassen County have no input in setting grazing fee increases/decreases or otherwise. The fee is set BLM-wide pursuant to regulation. The reference to public land grazing fee increases within a plan that is specific to Lassen County is unwarranted. The County should encourage the livestock industry to hold themselves accountable for their economic viability and not rush to blame outside sources, as seems to be

their tendency.

Therefore, I suggest that the County replace as much as that can replace of the discussion sections that begin on page 3-37 and 4-19 of the plan with the more concise discussion of these issues found on p 4.3-3 of the Draft EIS. As a minimum, the first paragraph on page 3-37 and the last paragraph that begins on page 4-19 (which are one and the same) should be replaced or rewritten. I realize that the County needs to make its position known on these issues, but this paragraph lacks both accuracy and efficacy.

1) "Productivity" is defined within the Glossary of Terms Used in Range Management (SRM, 1989) as "The rate of production per unit area, usually expressed in terms of weight or energy." Eric Loft (the author of Bulletin No. 11) cited no evidence to support his contention that rangelands were declining in productivity other than the fact that there has been a long-term decline in the number of deer, cattle and domestic sheep [in NE California, I assume]. An analogy to this circular logic might be: "The productivity of my garden plot must be in decline because I counted less bugs eating my tomatoes this year than I did last year." We can all think of many reasons why there might be less bugs this year than last year - and none of them may have anything to do with the productivity of the garden. In fact, there may be more tomatoes than ever before.

Bottom line: less numbers of deer, cattle and domestic sheep on rangelands is not necessarily indicative of productivity on rangelands. Other supporting information is needed before this statement can be represented as fact.

WILDLIFE ELEMENT:

Page 5-1, Last Paragraph: This paragraph fails to recognize that juniper is a native species in Lassen County. The last sentence is in error when it states juniper is detrimental to mule deer. The scientific literature and diet studies do not reflect this statement's conclusion except when discussing closed canopy juniper monotype. Therefore, the statement should state that closed canopy monotypic juniper woodlands are not beneficial to mule deer but do provide a unique habitat structure for other wildlife species.

J-5

Page 5-2, Last Sentence, Second Paragraph "Unfortunately...":

A blanket statement concerning the difficulty of defining desired future condition of ecosystems is incomplete, and therefore, misleading. The "desired future conditions" for rangelands on BLM administered lands has been established under the direction of 43 Code of Federal Regulations Part 4180 through the work of the Norcal East Resource Advisory Council (RAC) when they established rangeland health standards for northeastern California and northwestern Nevada. The RAC, an appointed group of citizens from Lassen and Modoc Counties completed this task during 1998.

J-6

Page 5-4, Last Paragraph extending to Page 5-5: Lassen County was a part of the RAC which has already established rangeland health standards for lands administered by the

J-7

BLM (see above). These recommendations have been analyzed in an Environmental Impact Statement (EIS) and have undergone public review. The proposed program may be redundant.

Page 5-5 WE-B: Lassen County may want to consult with the BLM on wildlife habitat impacts resulting from their proposed actions because the BLM and Forest Service are the major habitat managers. Use of the word "critical" in describing habitat is not accurate under the law. Critical habitat is a legal definition of habitat as it relates to federally listed species managed under the Endangered Species Act of 1973, as amended. There is no legally defined critical habitat in Lassen County.

J-8

Page 5-5. WE-3 POLICY: A discussion of how this policy relates to the recommendations from the South Lassen County Planning effort is necessary. Under that effort zoning is being proposed which will contradict this policy and adversely affect mule deer migration.

Page 5-8. WE-12 POLICY: There is no clear reference to non-consumptive uses of wildlife. Hunting on public lands in California during 1996 had an estimated economic value of \$322,879,698 while non-consumptive uses had an economic value of \$222,732,860 and is growing rapidly.

J-9

Page 5-8. WE-14 POLICY: Attendance at Lassen County Fish & Game Commission meetings indicates this is not the case and is a constant source of frustration for the Commission.

Page 5-11. Table WE-1: Aspen is one of the most important habitats for wildlife diversity within Lassen County. Because it is limited in size and distribution it is very important that it be part of the Table.

Page 5-13. Juniper, Last Paragraph: The opening sentence in particular and paragraph in general are not scientifically correct. Juniper is a native "increaser" species not an "invasive" species. Scientific research has suggested that the increase in atmospheric carbon dioxide may have the greatest impact in benefitting juniper expansion into its old home range. Past overutilization of important understory species is the second greatest cause for juniper expansion followed by fire suppression. The causes are all listed but not in the proper order.

J-10

Page 5-15. Montane Riparian, Third Paragraph: Loss of bank stability should be included in factors which limit riparian habitat health.

J-11

Page 5-15. Low Sage, Opening Sentence: This sentence is not clear. Are we saying that low sage is the fourth most important vegetation community for wildlife?

J-12

Page 5-16. Bitterbrush, First Paragraph: Even though cattle are considered a herbivore when they and all other species are consuming shrub vegetation they are referred to as browsers. Stating there is preference by horses for bitterbrush requires documentation

J-13

because utilization studies and preference studies to date have failed to show that horses favor bitterbrush. The last sentence is not entirely accurate. Science does not support that the mix of bitterbrush alone among other shrub communities is "critical" to mule deer survival. The presence of diversity of forage and cover provided by diverse shrub stands are more important than a single shrub species for wintering mule deer. To quote Wallmo, 1981 *"Before attributing exceptional importance to any one or few browse species, consideration should be given to the contradictory knowledge that winter browse twigs alone cannot maintain deer for long (Ammann et al. 1973;; Mautz et al. 1976; Wallmo et al. 1977;) even though certain characteristics of such foodstuffs might enable them to contribute significantly to the overall diet (Milchunas et al. 1978). Reconsideration also should be given to the inference by Leach (1956) that high mortality of mule deer often is associated with a winter diet consisting of a high percentage of browse, and low mortality is associated with a diversified winter diet. This suggests that changing supplies or availability of other kinds of forage might provide a better key to the condition of the range."*

Page 5-17. First Paragraph:

Data are needed to support the general statement that much of the bitterbrush is decadent. Data gathered by the BLM in the recent past and which is currently being collected indicates there are more seedlings and young plants now in bitterbrush stands than 20 years ago. Control of cheatgrass in areas below 10" precipitation is important to success in natural regeneration. The preceeding statement is more accurate than the one provided in the Draft Plan. The term "Some" in the third sentence should read "by the scientific community in communities within 12" or higher precipitation zones..." There is no support for the term "Overgrazing" in the last sentence when discussing current issues. Past overgrazing has been of a concern including overgrazing by mule deer. Data gathered in the recent past indicates there is very little if any overgrazing by livestock on bitterbrush in Lassen County.

J-14

Second Paragraph: There is an incorrect reference to "critical habitat." What happened to biodiversity, biological integrity, or just plain wildlife? This entire discussion is focused on a single species of wildlife.

J-15

Page 5-17. Sagebrush:

The description of this type failed to note that bitterbrush is found in several ecological sites within this type.

The second sentence is too broad. Pronghorn use of sagebrush types is restricted by sagebrush height. Any sagebrush stands over 24" in height are not preferred by pronghorn and are avoided whenever possible.

J-16

Second Paragraph: There is no data to support the statement that utility corridors threaten the sagebrush habitat type. There is a large amount of data based on rehabilitation monitoring of utility corridor construction impacts to support the fact that the

J-17

sagebrush type recovers readily from this level of disturbance.

The identification of where Off-highway vehicle use threatens the sagebrush type is necessary. Recent work completed by the BLM in coordination with a Technical Review Team including a representative from CDFG, and Lassen County, has removed threats in the Fort Sage OHV area. Where does this threat actually exist?

J-18

Page 5-18, Second Paragraph: Improper use of the term "critical habitat".

Page 5-20, Habitat Management Programs, Opening sentence:

"Approximately...is public lands which [are] managed for multiple uses..." is inaccurate in its simplicity. The following quote is taken from Public Law 94-579 Entitled the Federal Land Policy and Management Act of 1976, Title I, Section 102 *Declaration of policy*, Paragraph 8:

the public lands be managed in a manner that will protect the quality of scientific, scenic, historical, ecological, environmental, air and atmospheric, water resource, and archeological values; that, where appropriate, will preserve and protect certain public lands in their natural condition; that will provide for food and habitat for fish and wildlife and domestic animals; and that will provide for outdoor recreation and human occupancy and use:

J-19

The key to this declaration is that public lands are managed for specific values, and where appropriate, multiple uses.

Page 5-22, Second Paragraph: The Biscar Wildlife Area is a federal wildlife management area, and Wildlife Viewing Area managed in coordination with CDFG for the benefit of wildlife. This area is heavily used for fishing, duck hunting, bird watching, and other wildlife viewing and should be referred to in this discussion.

J-20

Page 5-23, Fourth Paragraph: The DFG habitat rating system does not appear to take biodiversity or biological integrity into account when being applied. This paragraph needs expansion to include such a discussion.

Page 5-24, List of "significant natural areas": This list does not give credit to the fact that the Pine Dunes (LAS-008) is a BLM Research Natural Area and Area of Critical Environmental Concern.

J-21

Change "Deschutes milk-vetch to Ash Valley milk-vetch. Also add Black Rock potentilla and ephemeral monneyflower to this paragraph.

J-22

Page 5-29, First Paragraph: California's Endangered Species Act (CESA) does not necessarily parallel the Endangered Species of 1973, as amended, because CESA does not address habitat.

J-23

Page 5-30. Second Paragraph: The statement that the proponent in consultation with the Service and the CDFG develop a plan, etc. only applies to private or state lands. Under Section 7 of the Endangered Species Act of 1973, as amended, consultation with the Service is strictly a federal agency to federal agency consultation on Public Lands. The proponent is welcome to participate in the process but is not a representative for the federal agency. The BLM also consults with CDFG on these issues. It is helpful if the Service, BLM, and CDFG work together during consultation, but not totally necessary.

J-24

Page 5-31. Second and Third Paragraph: Wording of concerns in these paragraphs fails to recognize several pertinent factors. In most cases the "single species" being protected has a very subtle but important role in what makes the ecosystem work. Without a properly functioning ecosystem there will be no viable uses and the inability to meet the social and economic needs of human communities. These relationships, in most cases, are not clearly understood. This lack of understanding is not, however, an invitation to ignore the potential long term affects of short term, instant gratification of social, or economic wants. The case of the red vole in the northwest is one example of such shortsightedness. In northeastern California rangelands lack of consideration for the whole ecosystem, including least chipmunk and deer mice - mule deer relationships could become another instance of improper, narrow, shortsighted actions.

J-25

Page 5-32. First Discussion of Eagle Lake Trout: This discussion is incomplete, and therefore, incorrect. The Eagle Lake trout was proposed for listing in 1994. Upon review of the proposal the Service determined that the federal agencies', state agencies', and private interests' cooperation through the Pine Creek CRMP Group, as well as the commitment of the Eagle Lake Interagency Board of Directors to recovering and maintaining healthy, viable populations of Eagle Lake trout in Eagle Lake precluded the need to list. This was not a singular action by DFG or the Service this was and continues to be a broad based cooperative effort.

J-26

Page 5-32. Predators. Through to Page 5-33: This discussion needs more science than hearsay particularly when referencing mountain lion - mule deer relationships. Since mule deer are the primary food source for mountain lions the question must be kept to whether the mountain lion population is adversely affecting the mule deer population to the point that this interaction will not allow the mule deer populations to grow or is it within reasonable bounds? It does not reflect well on previous statements concerning managing for all wildlife, etc. and than imply we want to shoot mountain lions because we want to shoot more deer, if you cannot show the mountain lion population can take the losses and remain viable.

J-27

Pages 5-33 through 5-35, California Wildlife Conservation Bulletin 11:

California Wildlife Conservation Bulletin 11 is a well written, well researched discussion of hunting expenditures. Because the document is an expenditure report and not an economic analysis it should not be viewed as a complete guide to economic benefits. There are several reasons for this cautionary note. First and foremost is the statement is the paragraph at the bottom of page 5. This analysis did not utilize a Willingness To

J-28

Pay (WTP) method for the analysis of the data gathered as had been done in past studies, including the study which provided the 1987 figures used in this document. This raises three flags for caution in how the data are used. First, without following standard economic analysis protocol this document is not an accurate report of economic contributions or benefits. Second, without a WTP analysis the disparity between the figures provided for 1987 and 1997 is exaggerated. This is pointed out by Eric Loft in the paragraph beginning at the bottom of page 5 and extending to page 6. Third, without a full economic analysis and adjustments for inflation we do not have a clear view of the disparity between sample years. As an example, the economic figures provided earlier are from the USDI-BLM *Public Land Statistics for 1996*. The discussion of those figures is as follows:

The methodology for calculating the 1996 Net Economic Values, has undergone two changes: (1) numbers are adjusted according to fiscal year rather than calendar year, and (2) a logarithmic function is used to calculate the average annual growth rate. In order to make these changes, the above two criteria were applied starting with the 1993 Public Land Statistic (PLS), Tables 25 and 26, and calculated through 1996. The 1993 PLS was the beginning point because it is based on numbers published in the 1991 National Survey of Fishing, Hunting, and Wildlife-Associated Recreation; U.S. Fish and Wildlife Service, 1993. Due to the adjusted time period and mathematical methodology, number shown in Table 4-2 in the 1996 PLS are not directly comparable to numbers in Table[s] 25 and 26 in previous PLS publications.

The BLM has discontinued use of adjusted figures since the 1996 PLS publication. We have entered into a contract with the U.S. Fish and Wildlife Service to carry out an economic survey which will provide more accurate and updated information for our reporting efforts. Although we cannot do a direct comparison between years the figure of \$170,092,731 for deer hunting in California on public lands during 1996 versus \$156,865,726 for deer during 1993 indicates some growth even after adjustment for inflation.

Use of expenditures only in Bulletin 11 will not indicate net economic benefit because straight line expenditures in one area are balanced by loss of expenditures somewhere else (e.g. If a hunter came from Sacramento to Lassen County before buying groceries the money spent in Lassen County is negated by the hunter not spending that money in Sacramento - Sacramento's loss is our gain which means there is no net economic benefit across the board.). Since approximately 30 - 43% of the persons who hunted in Lassen County are Lassen County residents or persons living within a 3 hour drive we can not tell if the expenditures reported are expenditures over and above what is normally spent in these counties. This issue was brought up when Eric Loft presented a preliminary report of his findings to the Modoc Experimental Stewardship Group. The two major entrepreneurs from Alturas were present. Both stated they did not realize a true increase in expenditures at their establishments (a grocery store, and major gas station) which the reported expenditures should generate.

California Wildlife Conservation Bulletin 11 is most accurately used for what it has best provided. This is as accurate as possible, given reporting bias, a report of expenditures by hunters in the counties covered during 1997, and a report of the economic analysis for 1987.

GENERAL COMMENTS:

All comments offered here should also be applied to the Draft Environmental Impact Report. A review of the Draft EIR indicates portions of the Wildlife Element in the General Plan were copied and pasted into the draft EIR, therefore, the comments provided here apply to both documents.

J-29

Complete citations of the literature cited in this review are available upon request.

A handwritten signature in cursive script, appearing to read "J. D. O'Brien".

Letter J Linda D. Hansen, Bureau of Land Management

Response to Comment J-1

The Draft EIR does not specifically cite reference to the *Astragalus anxius*, because the affect of this project on plant life was found to be less than significant. (See Section 6.0 of the Draft EIR.) No response is required.

Response to Comment J-2

The Draft EIR did not specifically cite plant species, because the County determined that the project would not have a significant impact on plant life. (See Section 6.0 of the Draft EIR.) However, this new information will assist in the implementation of NR-H, which is called out as mitigation for Impact 4.4-1.

Response to Comment J-3

Page 4.3-3 of the Draft EIR has been edited to include the correct number of grazing permits and allotments per chapter 3 of the General Plan. (See Errata.)

Response to Comment J-4

These comments speak directly to the General Plan, not the Draft EIR. No response is required.

Response to Comment J-5

The Draft EIR does not specifically address mule deer within its discussion of the juniper habitat.

Response to Comment J-6

This comment speaks directly to the General Plan, not the Draft EIR. No response is required.

Response to Comment J-7

This comment speaks directly to the General Plan, not the Draft EIR. No response is required.

Response to Comment J-8

Implementation measure WE-B is called out by the Draft EIR as mitigation for Impact 4.4-1. The Planning Commission has recommended that the Board of Supervisors replace the word “critical” with “important.” This revision has been incorporated into the Final EIR.

Response to Comment J-9

These comments speak directly to the General Plan, not the Draft EIR. No response is required.

Response to Comment J-10

Line five, paragraph two on page 4.4-3 of the Draft EIR has been revised. The word “invasive” has been replaced with “increaser.” (See Errata.)

Response to Comment J-11

This comments speak directly to the General Plan, not the Draft EIR. However, the clarification as proposed by this comment will assist the County in assessing future impacts to biological resources.

Response to Comment J-12

These comments speak directly to the General Plan, not the Draft EIR. No response is required.

Response to Comment J-13

This comment speaks to the General Plan. The discussion of bitterbrush found in the Draft EIR does not refer to cattle as browsers, does not state that there is a preference by horses and does not state that this habitat is critical to mule deer.

Response to Comment J-14

These comments speak directly to the General Plan, not the Draft EIR. No response is required.

Response to Comment J-15

This comment appears to speak directly to the General Plan, rather than the Draft EIR. No response is offered. See response to comment J-13 for more information.

Response to Comment J-16

These comments speak directly to the General Plan, not the Draft EIR. No response is required.

Response to Comment J-17

These comments speak directly to the General Plan, not the Draft EIR. No response is required.

Response to Comment J-18

These comments speak directly to the General Plan, not the Draft EIR. No response is required.

Response to Comment J-19

The Draft EIR does not contain this specific language. No response is necessary.

Response to Comment J-20

These comments speak directly to the General Plan, not the Draft EIR. No response is required.

Response to Comment J-21

This comment speaks only to the General Plan. The Draft EIR includes Pine Dunes as a significant natural area on page 4.4-7.

Response to Comment J-22

As noted above, the Ash Valley milk vetch was not cited, by this name or any other, in the Draft EIR.

Response to Comment J-23

In paragraph five, page 4.4-8, the Draft EIR uses the more accurate language “is modeled after,” instead of “parallels.”

Response to Comment J-24

This comment speaks only to the General Plan, not the Draft EIR. No response is necessary.

Response to Comment J-25

This comment speaks only to the General Plan, not the Draft EIR. No response is necessary.

Response to Comment J-26

This comment speaks to the Background section of the General Plan. The language pertaining to the Eagle Lake Trout has been revised as suggested.

Response to Comment J-27

The Draft EIR does not discuss impacts to mule deer or mountain lions because they are not considered sensitive species by FWS or DFG.

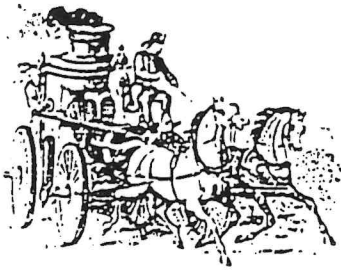
Response to Comment J-28

These comments speak only to the General Plan, not the Draft EIR. No response is necessary.

Response to Comment J-29

Please see the responses listed above.

Letter K



SUSAN RIVER FIRE PROTECTION DISTRICT

472-355 Richmond Road North • Susanville, CA 96130 • 257-7477

May 10, 1999

Lassen County Community Development Dept.

Robert Sorvaag, Director

707 Nevada St.

Susanville, CA 96130

RECEIVED

MAY 19 1999

*Lassen County
Department of Community Development*

Dear Mr. Sorvaag:

COMMENTS ON DRAFT LASSEN COUNTY GENERAL PLAN December, 1998

We would like to submit the following comments on your Draft General Plan. We are a rural fire district staffed primarily by volunteers who provide fire protection in the Richmond, Johnstonville, and Leavitt Lake areas as well as assist in many fire protection efforts on a county-wide basis. The bulk of Lassen County, except for the city of Susanville, rely on districts such as ours to provide fire services.

We would like to strongly support LU10 POLICY which restricts development outside fire protection districts. We are currently covering a very large area and additional developments outside of our existing districts would make our job much more difficult to provide the same level of service. Development pressures should not be born on the backs of volunteer fire fighters.

K-1

We would like to see added to GOAL O-6, an implementation measure recognizing the 502 fire ordinance as a means of achieving this goal.

K-2

In regard to OS20 POLICY, we feel fire issues must take the forefront in reviewing planning, land use, and zoning issues. This is for the safety of the homeowner and the fire fighters. Areas of "high" or "extreme" fire hazard should not be approved for residential subdivisions without detailed mitigations to relieve the burden of protection for the fire districts. Language requiring these mitigations should be included in this policy.

K-3

COMMENTS ON 1999 DRAFT GENERAL PLAN EIR

Impact 4.6-1 is listed as a Potential Significant Impact. The addition of additional fire districts and personnel and staffing them requires much financial and logistical planning throughout the community. The Draft EIR acknowledges there is potential for development in wildlife habitat areas and agricultural conversion which are typically areas that require a higher degree of fire protection because of fuels.

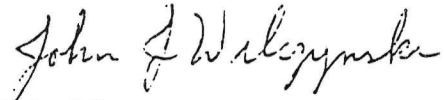
K-4

-2-
SRF

Therefore, Impact 4.6-1 should be considered a Significant Impact. Rural fire districts provide services under conditions now of limited funding, volunteer staffing, and older equipment. Further burdens should not be added to this list.

We hope you consider these comments and implement them in your final document.

Sincerely,

A handwritten signature in cursive script, reading "John Wilczynski".

John Wilczynski, President

Susan River Fire Protection District Board

Letter K John Wilczynski, President, Susan River Fire Protection District Board

Response to Comment K-1

Comment noted, no response necessary.

Response to Comment K-2

This comment speaks to the General Plan, not the Draft EIR. Related revisions have been incorporated into the General Plan.

Response to Comment K-3

See response to comment K-2.

Response to Comment K-4

Because of the programmatic nature of the General Plan, it is not possible to accurately assess the impact of future projects on fire services. The General Plan contains policies that prohibit or minimize high density development outside of fire protection districts. None of the policies in the General Plan revision are expected to add new or increased significant impacts to fire protection services without incorporating related mitigation to reduce the impacts to less than significant. It is possible that some projects will have little or no impact, while others would clearly have a significant impact. In addition, design features (e.g., building materials, structure location, the inclusion of sprinklers) may be available to provide some mitigation for impacts. Since individual project details are not known, the Draft EIR took a broad approach when determining the impact of the General Plan on fire services. Furthermore, discretionary development projects will be subject to additional environmental review to determine the exact nature of the impact.

Letter L

STATE OF CALIFORNIA - BUSINESS, TRANSPORTATION AND HOUSING AGENCY

GRAY DAVIS, Governor

DEPARTMENT OF TRANSPORTATION

P.O. BOX 496073
 REDDING, CA 96049-6073
 PHONE (530) 225-3236
 FAX (530) 225-3271



IGR/CEQA Review
 Las-Admin-Admin
 Lassen County
 Draft General Plan and EIR
 SCH# unknown

April 26, 1999

Mr. Robert Sorvaag, Director
 Department of Community Development
 707 Nevada Street, Suite 5
 Susanville, CA 96130-3912

RECEIVED

APR 26 1999

Lassen County
 Department of Community Development

Dear Mr. Sorvaag:

Caltrans District 2 has completed review of the Draft General Plan and Environmental Impact Report submitted on behalf of Lassen County.

Caltrans supports the goals, policies and implementation measures set forth in the Circulation Element of your General Plan. Thank you for incorporating many of our concerns in these documents. We look forward to continue working with you on our mutual interests.

Based on the information submitted, approval of these documents will not adversely impact facilities under our jurisdiction; therefore, we have no further comment.

Thank you for providing us the opportunity to review your Draft General Plan and Environmental Impact Report. If you have any questions, or if the scope of these documents change, please call me at 225-3236.

Sincerely,

LEIGH LEVINE
 Local Development Review
 District 2

Post-It Fax Note	7671	Date	4/26/99
To	Robert K. Sorvaag	From	Leigh Levine
Co/Dept	Comm. Dev.	Co.	CALTRANS
Phone #		Phone #	225-3236
Fax #	251-8373	Fax #	

L-1

Letter L Leigh Levine, District 2, California Department of Transportation

Response to Comment L-1

Comment noted, no response necessary.

MEMORANDUM

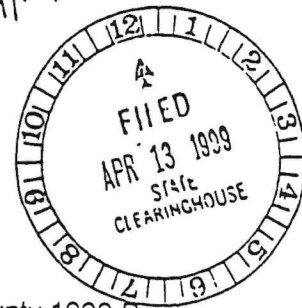
Letter M

To: Project Coordinator
Resources Agency

Date: April 12, 1999

Robert Sorvaag, Planning Director
Lassen County Planning Department
707 Nevada Street
Susanville, CA 96130-3912

*Cleared
Date 4/12/99*



From: Department of Conservation
Office of Governmental and Environmental Relations

Subject: Draft Environmental Impact Report (DEIR) for Lassen County 1999 Draft
General Plan (GP) SCH #98102091

The Department of Conservation's Divisions of Land Resource Protection (DLRP) and Mines and Geology (DMG) have reviewed the DEIR for Lassen County's 1999 draft General Plan. In November 1998, the Department submitted comments on this project's Notice of Preparation (enclosed). We offer the following additional comments for your consideration.

Seismic Safety

DMG Senior Engineering Geologist, Robert Sydnor, prepared the following information that the Department recommends be included in the general plan's new safety element. The inclusion of this information is consistent with the 1998 General Plan Guidelines published in November by the Governor's Office of Planning and Research. Many of the maps, charts and reports listed below were previously mailed to Mr. Andrew Painter of your office. Similarly Mr. Sydnor has had several telephone conversations with Mr. Painter and consultant Christopher Stabenfeldt regarding the seismic safety issues which follow.

1. A large amount of geologic mapping has been performed in Lassen County by DMG and the U.S. Geological Survey. A detailed five-page bibliography of geologic reports, maps, and theses has been compiled for Lassen County. This information should be made available to the public and policy makers via the Safety Element.
2. We have prepared an index map of the 14 official Alquist-Priolo Earthquake Fault Zone maps that cover Lassen County. This plate is meant as a camera-ready page for the Safety Element. You may want to publish extracts of certain active fault zones that are near to communities or other population centers within Lassen County. The Safety Element should include a reference to these

M-1

14 maps so that the public will know that they are available for purchase in Susanville, directly from your office, or from DMG in Sacramento.

3. Because Susanville is the County's seat of government and its largest population center, DMG has used Susanville to compute a sample earthquake ground motion for Lassen County. For most residential and commercial structures, the Peak Ground Acceleration is $PGA=0.22g$ for the Design Basis Earthquake (10 percent chance of exceedance in 50 years). For public schools, hospitals, and essential service buildings (e.g., the state prison at Susanville), the ground motion is higher, $PGA=0.28g$. This plate of spectral acceleration is meant to be camera-ready for direct use in the Safety Element. A copy should also be given to county building officials for their use in structural plan-checking activities.
4. The Safety Element should state that all of Lassen County is within UBC Seismic Zone 3. It is recommended that a page-sized fault map of the County be prepared, based on the DMG State Fault Map. DMG publications on California faults written by William Bryant and Chris Wills would be of particular value for the Safety Element. Many of the page-sized fault maps found in their reports cover the Lassen County area and can be readily adapted and used as plates for the Safety Element.
5. The Safety Element should provide Lassen citizens with the Department's website address to enable them to view pertinent publications regarding Lassen County geologic hazards. The website address is: www.consrv.ca.gov.

We want to emphasize that the 1974 Safety Element is out of date with respect to seismic safety issues. It should be updated using the new and current information about active faults and ground motion that we have customized for your use.

Finally, to fulfill the requirements of Government Code Section 65302(g), please send a final copy of the Safety Element to DMG, in care of Robert Sydnor.

Agricultural Land Resources

The DEIR notes that general plan revisions may allow conversion of agricultural land to non-agricultural uses, and concludes that while the impact is considered significant, it cannot be fully mitigated. The DEIR does, however, detail many goals, policies, and implementation measures that would at least partially mitigate the conversion impacts of the project.

One of the potential mitigation measures noted is use of conservation easements to protect agricultural land. You should be aware that DLRP's Agricultural Land Stewardship Program (ALSP) provides grant funds to local agencies and nonprofit organizations for acquiring conservation easements on qualified lands. The Final Environmental Impact Report (FEIR) could include information on the ALSP as an option for providing further protection of agricultural lands beyond that specifically required for direct mitigation of project impacts. Further information on the ALSP and the grant proposal package is available on the Department's Website at www.consrv.ca.gov/dlrp/ALSP/index.htm.

The Division also administers the new Farmland Security Zone (FSZ) provision of the Williamson Act (Government Code Section 51296 (enclosed)). FSZs provide a twenty-year contract alternative to continued enrollment of land in Williamson Act contracts. In return for the longer-term commitment, landowners receive a greater property tax benefit and protection from specific land use decisions which could jeopardize agricultural uses. With the creation of FSZs and the ALSP the law now offers a suite of agricultural land conservation tools that run the gamut from the relatively short-term protection of the Williamson Act, to the virtual perpetuity of ALSP easements. These tools could be strategically applied to implement general plan policies for the various priorities of agricultural land conservation needs in Lassen County.

Another of the general plan's implementation measures for addressing the loss of agricultural land is to convene a task force to clarify the definition of prime and other agricultural lands. There are various definitions of "prime agricultural land" and "agricultural land" in state statutes and in common use. If the terms "prime agricultural land," "prime farmland," or "agricultural land" are to be used with a particular program or statute (e.g., Williamson Act, California Environmental Quality Act, Surface Mining and Reclamation Act, Local Agency Reorganization Act, or the Farmland Mapping and Monitoring Program), the County should become familiar with the particular definitions used by that statute. For example, a discussion of prime agricultural land using definitions of the Williamson Act would not apply to Prime Farmland as shown on the Farmland Mapping and Monitoring Program's Sierra Valley Important Farmland Map. A copy of the article, The Prime Question: Defining California's Agricultural Lands, which analyzes various definitions of "agricultural lands," is enclosed for your reference. Another informative resource may be a course targeted at local planning officials, offered by the University Extension, at the University of California, Davis, called "Assessment of Agricultural Soils and Land Capability: The Basics." You can contact the University at (530) 757-8899 for further details on this training course.

M-3

Project Coordinator and Robert Sorvaag
April 12, 1999
Page 4

Thank you for the opportunity to comment on the DEIR. If you have questions on any of the above comments, or require technical information or assistance, please feel free to call me at (916) 445-8733.



Jason Marshall
Assistant Director

Attachments

cc: John Amodio, Chief
Division of Land Resource Protection

Sierra Valley RCD
Honey Lake RCD
Pit RCD
Fall River RCD

Selected Geology References for Lassen County, California

by California Division of Mines and Geology

in cooperation with the

Department of Community Development, Lassen County

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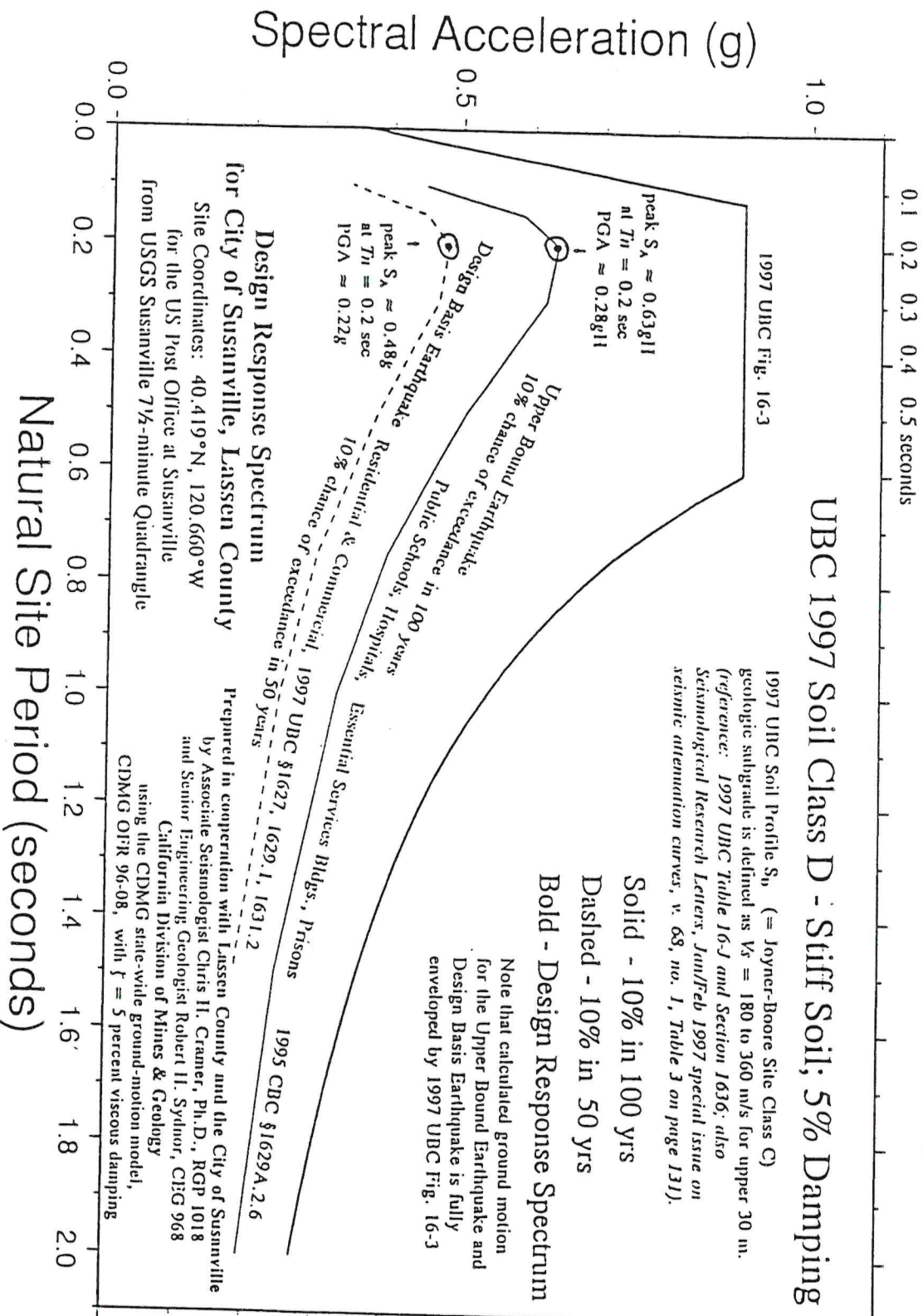
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prepared September 10, 1998

Robert H. Sydnor, Senior Engineering Geologist
California Division of Mines & Geology
801 K Street, MS 12-31, Sacramento, CA 95814-3531
916-323-4399

Susanville - Lassen County



DEPARTMENT OF CONSERVATION

DIVISION OF MINES AND GEOLOGY

801 K Street, Mail Stop 12-31

Sacramento, CA 95814-3531

phone (916) 323-4399

www.consrv.ca.gov/dmg

fax (916) 322-4765



DMG State-wide PSHA Model

Site: Susanville - Lassen County

Site Coordinates: -120.66000 40.41900

Boore et al. (1994) Class C:

Design Basis Eq.

10% in 50 years

Upper Bound Eq.

10% in 100 years

PGA →	0.216 ≈ 0.22g	0.276	PGA ≈ 0.28g
0.10s SA	0.339	0.448	
0.15s SA	0.448	0.586	
0.20s SA →	0.481 SA ≈ 0.48g	0.633	peak SA 0.63g at 0.2 second period or 5 hertz
0.30s SA	0.468	0.619	
0.40s SA	0.424	0.563	
0.50s SA	0.381	0.507	
0.75s SA	0.297	0.398	
1.00s SA	0.246	0.327	
1.50s SA	0.182	0.243	
2.00s SA	0.149	0.193	

All values in units of g (=980.665 cm/sec/sec)

Design Response Spectrum parameters for site:

Site is in UBC97 zone 3

Ca= 0.36000; Cv= 0.54000

Ts= 0.60000; To= 0.12000

DEPARTMENT OF CONSERVATION

DIVISION OF MINES AND GEOLOGY



PRODUCTS OF THE FAULT EVALUATION AND ZONING PROGRAM

Since the passage of the Alquist-Priolo Earthquake Fault Zoning Act, staff of the Fault Evaluation and Zoning Program have published numerous reports on the Act and the surface fault rupture hazard. These, as well as unpublished files of geologic information, are listed below. A notation next to each entry is the publication number: CG — California Geology, N — DMG Note, SP — Special Publication, SR — Special Report, o.p. — report is out of print, * — an outside publication not available from DMG. Numbers alone (e.g., 89-16) are Open-File Report numbers. The publications are listed chronologically by groups below.

AVAILABILITY

Reports listed here are available for reference at DMG offices in Sacramento, San Francisco, and Los Angeles. Some reports are also available for reference at county and university libraries. Copies of available DMG reports may be purchased by mail order or over-the-counter from any office (see exceptions below):

OFFICES OF THE DIVISION OF MINES AND GEOLOGY

GEOLOGIC INFORMATION AND PUBLICATIONS

801 K Street, MS 14-33
Sacramento, CA 95814-3532
(916) 445-5716

BAY AREA REGIONAL OFFICE

185 Berry Street, Suite # 210
San Francisco, CA 94107
(415) 904-7707

SOUTHERN CALIFORNIA REGIONAL OFFICE

107 South Broadway, Room 1065
Los Angeles, CA 90012-4402
(213) 620-3560

IMPLEMENTATION OF THE ALQUIST-PRIOLO ACT

Official Maps of Earthquake Fault Zones, by Division of Mines and Geology, 1974 to mid-1997. As of June 1997, 543 new and revised official maps have been issued. Special Publication 42 provides an index to these maps and describes how they can be purchased.

- SP 42 Fault-rupture hazard zones in California, by E.W. Hart and W.A. Bryant, 1997, 38 p. Includes an index map which identifies all 7.5-minute topographic maps in which AP Earthquake Fault Zones are located. (Revised periodically).
- 90-18 A study of the effectiveness of the Alquist-Priolo Program, by R. Reitherman and D.J. Leeds, 1990.
- N 41 General guidelines for reviewing geologic reports, by E.W. Hart and W.A. Bryant, 1997. (Also Appendix D in SP 42).
- N 49 Guidelines for evaluating the hazard of surface fault rupture, by E.W. Hart and W.A. Bryant 1997. (Also Appendix C in SP 42).

- 90-9 Index to fault evaluation reports prepared 1976-1989 under the Alquist-Priolo Special Studies Zones Act, by C.J. Wills, P. Wong, and E.W. Hart, 1990.

- 90-10 Microfiche copies of Fault Evaluation Reports for northern California, by Division of Mines and Geology staff.

Holocene slip rate and earthquake recurrence on the Honey Lake fault zone, northeastern California, by C.J. Wills and G. Borchardt, 1993, *Geology*, v. 21, p. 853-856.

- CG Active faults north of Lassen Volcanic National Park, by C.J. Wills, 1991, v. 44, p. 51-58.

REGIONAL SUMMARY REPORTS

- 91-9 Summary report — Fault evaluation program, 1989-1990, northeastern California and supplemental areas, by E.W. Hart, W.A. Bryant, J.A. Treiman, C.J. Wills, and R.H. Sydner, 1991.

CONSULTANTS REPORTS

AP File, reports by consulting geologists, 1974 to mid 1997; reports for sites within Earthquake Fault Zones submitted to the Division of Mines and Geology in compliance with the Act. Over 3,000 reports on file at Bay Area Regional Office.

C File, informal, unpublished reports by consulting geologists that predate the Earthquake Fault zones or are outside the Zones at the time of the study. Over 600 reports on file at Bay Area Regional Office.

- 95-9 Index to geologic reports for development sites within Earthquake Fault Zones in California, January 1, 1989 to December 31, 1994, by P. Wong, 1995 (Update for OFR 89-5).

DIGITAL PRODUCTS

Several digital products are currently being developed by DMG staff. Official Maps of Earthquake Fault Zones are being digitized and will be available as a vectorized product for use in Geographic Information Systems and as a raster image collection available on CD-ROM. The index to geologic reports for development sites within Earthquake Fault Zones in California has been updated through mid-1997 and will be available in database format. Index maps for development sites within Earthquake Fault Zones through mid-1997 have been digitized and will be available in Map Info format. The index to Fault Evaluation Reports through mid-1997 also will be available in database format.

DEPARTMENT OF CONSERVATION

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William A. Bryant, Senior Geologist
and Manager, Alquist-Priolo Program
phone (916) 323-9672
www.consrv.ca.gov/dmg
fax (916) 322-4765



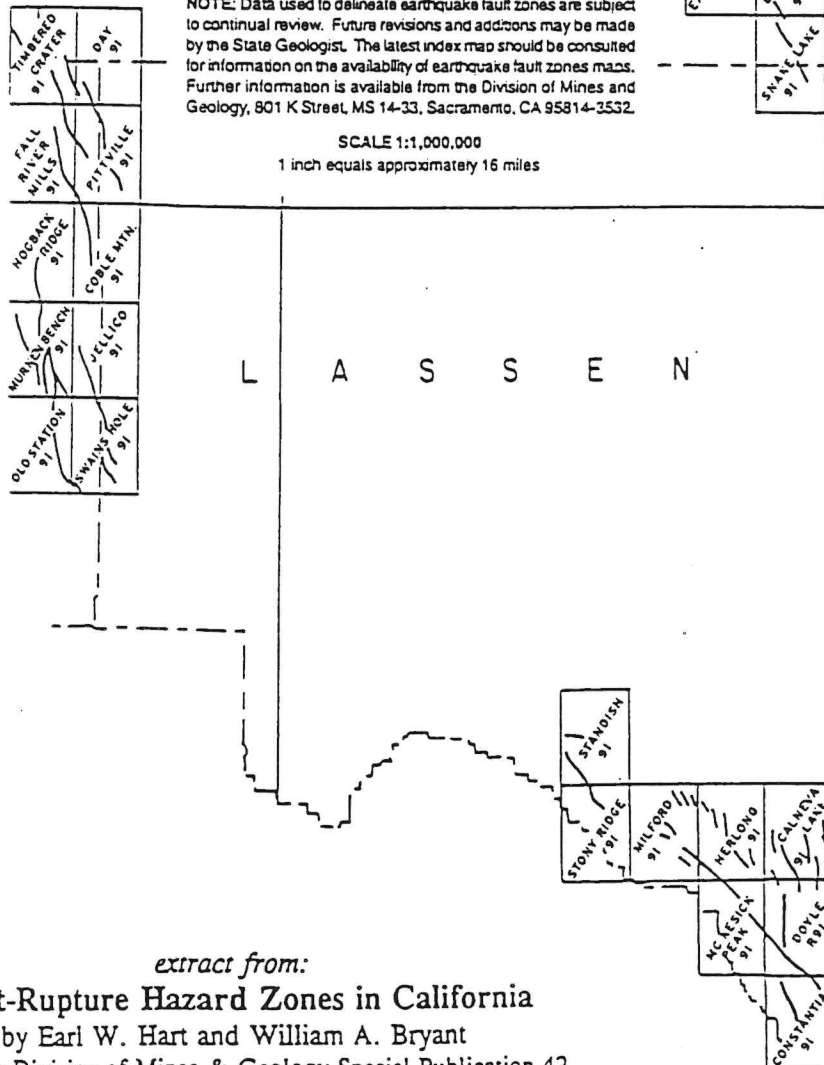
EXPLANATION

- Approximate locations of
Earthquake Fault Zones
- AST
R83** Quadrangle name of Official Map;
number indicates year issued (83=1983)
R Indicates a Revised Official Map

NOTE: Data used to delineate earthquake fault zones are subject to continual review. Future revisions and additions may be made by the State Geologist. The latest index map should be consulted for information on the availability of earthquake fault zones maps. Further information is available from the Division of Mines and Geology, 801 K Street, MS 14-33, Sacramento, CA 95814-3532.

SCALE 1:1,000,000

1 inch equals approximately 16 miles

*extract from:***Fault-Rupture Hazard Zones in California**

by Earl W. Hart and William A. Bryant

California Division of Mines & Geology Special Publication 42
1997 edition, 38 pages

Index Map Showing Quadrangles Zoned in Lassen County

SUPER WILLIAMSON ACT PROGRAM

Greater agricultural land protection
Lower property taxes and urban intrusion

September, 98



STATE OF CALIFORNIA
California Department of Conservation
Division of Land Resource Protection
801 K Street, MS 13-70
Sacramento, CA 95814
<http://www.consrv.ca.gov>
916-324-0850

(4) Using the rate announced by the board pursuant to paragraph (1) of subdivision (b) of Section 423, discount the amount obtained in paragraph (3) of subdivision (b) for the number of years remaining until the termination of the contract, agreement, scenic restriction, or open-space easement.

(5) Determine the value of the land by adding the value determined by capitalization of income as provided in paragraph (2) of subdivision (b) and the value obtained in paragraph (4) of subdivision (b).

(6) Apply the ratio prescribed in Section 401 to the value of the land determined in paragraph (5) of subdivision (b) to obtain its assessed value.



THE PRIME QUESTION: Defining California's Agricultural Lands

by Eileen Allen
December 1982

There are four basic systems used for defining and identifying prime agricultural land in California. These are the Important Farmland Inventory (formerly known as Land Inventory and Monitoring) system, Land Capability Classification system, the Storie Index, and the Williamson Act. With four systems in common use, what is meant by the term "prime" is often confusing. The purpose of this paper is to explain the systems and summarize the strong and weak points of each. Familiarity with these classification systems will help local elected officials and planning staffs understand the most commonly used definitions of prime agricultural land.

The definition of prime land is a major concern because of its relationship to potential productivity. Prime land typically produces the most abundant and successful crops, with a minimum of soil treatment and expense. Any complete definition should include the following factors which affect agricultural land productivity in California:

- physical and chemical criteria for measuring soil quality;
- the importance of a dependable water supply;
- climatic limitations;
- flexibility, taking into account regional differences and changes over time in the land's characteristics and climate patterns; and,
- local economic factors, such as the importance of a crop like hay used in the immediate area for cattle feeding.

IMPORTANT FARMLAND INVENTORY SYSTEM (IFI)

The U.S.D.A. Soil Conservation Service (SCS) adopted the Important Farmland Inventory (IFI) system in the late 1970s as part of a national farmland mapping program. It emphasizes commercially important farmland. Uses of the system are primarily in county and regional mapping efforts. The SCS uses the IFI system to provide detailed land use information for policy makers, planners and public groups at the local and state level. The IFI identifies four farmland categories: prime land, additional farmland of statewide importance, unique farmland, and additional farmland of local importance.

In California, the IFI prime land definition requires the presence of 10 soil and climate characteristics which are key factors affecting productivity:

- evidence of a reliable supply of water;
- a sufficiently warm temperature range and sufficiently long growing season to produce the crops normally grown in the area;
- a pH level or rate within the root zone between 4.5 and 8.4;* (Hydrogen power, pH, is a 14 point system used for measuring levels of acid and alkali in most liquids and substances, such as soil. Acids are at the lower end of the scale.)
- a water table maintained at a depth sufficient to allow crops to grow;
- a rating of the sodium content in the soil of less than 15% and a measure of the soil's electrical conductivity;*
- no flooding more than once every two years on the average;
- a measurement of the soil erodibility and a slope of less than 2%;
- a soil permeability of at least 0.15 centimeters per hour in the top 30 centimeters (20 inches);*
- a surface layer in which less than 10% of the rock fragments are over 7.5 centimeters (3 inches) long; and,
- a minimum rooting depth of 102 centimeters (40 inches).

The Soil Conservation Service identifies the Prime land, using up-to-date regional soil surveys based on the characteristics listed above.

In addition to the specific prime definition, the IFI system involves three other land categories:

- Additional Farmland of Statewide Importance. The specifications used in the Prime definition are loosened somewhat to include land of slightly lower quality. For example, a rooting depth of slightly less than 102 centimeters (40 inches) would be allowed. The land must have a reliable source of water. Additional farmland of statewide importance is identified by the Soil Conservation Service. The soil surveys used in the Prime land identification process also cover the farmland of statewide importance category.
- Unique Farmland. Unique Farmland is land other than Prime and Statewide that is used to grow one of California's 40 leading economic crops, which the State Department of Food and Agriculture determines each year. Examples of these high value crops are grapes, artichokes, avocados, and dates. Some of these economically important crops do not need superior soils to flourish, relying instead on climate, altitude or other factors.

* The U.S. Soil Conservation Services District Offices can provide technical assistance with these terms and measurements.

- Additional Farmland of Local Importance. This is a flexible category which allows counties to designate lands which are not in other categories, but which are important to the local economy. The lands are initially designated in each county by a Local Advisory Committee composed of representatives from the public and private sectors. Local legislative bodies have the final authority for designating these lands. This category is important because it gives the people who are most familiar with the area an opportunity to add any farmland that may have been excluded under the Prime, Statewide, and Unique specifications.

FI is being used in the State Department of Conservation's Farmland Mapping and Monitoring Program. AB 956 Lehman (Chapter 13, Statutes of 1982) requires the Department of Conservation to prepare current maps of the important farmland in agricultural counties in California and to establish a permanent farmland data base and inventory system to monitor farmland conversion activity. The program uses the FI definitions to map the key farm and grazing lands in each county. The maps and farmland inventory information will be updated annually through the use of a computer system, with the entire program in operation at the end of 1983. The Farmland Mapping and Monitoring Program will provide information for state and local elected officials dealing with the effects of converting commercially important farmland to urban uses. Initially, 40 counties are being mapped with more to be added as soil surveys are completed by the Soil Conservation Service (SCS).

The strong points of the FI system are:

- It has specific, measured criteria for prime land.
- It is flexible because of the category of Additional Farmlands of Local Importance.
- It involves local residents to ensure greater reliability in the designation process.
- It combines the most factors to produce easily understood agricultural capability categories.

The weak points of the FI system are:

- It cannot be used for precise surveys of individual sites, particularly for very small parcels of less than 10 acres.
- The irrigation requirement may exclude high quality land from the Prime and Statewide Importance categories, because of an inadequate water supply. Unless nonirrigated land is used for a unique crop, or is included in the Local Importance designations, it may be excluded from a farmland inventory. In order to identify the nonirrigated land with Prime soil characteristics, additional field surveys would be required.
- The FI evaluation of an area's soil and climate using the 10 prime criteria discussed earlier usually occurs once and then remains fixed. However, soil and climate conditions such as pH, permeability, and temperature, often change over a period of years. This could make some of the FI designations obsolete.

USDA LAND CAPABILITY CLASSIFICATION SYSTEM (LCC)

The LCC is a soil grouping system with eight categories (Class I-VIII), based on soil and climatic characteristics that affect agricultural productivity. The LCC system is used most often in precise soil surveys where individual sites are examined very carefully.

The soil and climate characteristics are divided into 13 areas:

- effective soil depth
- surface layer texture
- permeability
- drainage
- water holding capacity
- erosion hazard
- flooding hazard
- salinity
- alkali levels
- toxic substances
- slope
- frost-free days each year
- climate indicators

Unlike the IFI characteristics for prime land, the LCC criteria do not involve rigid standards and they apply to all lands where field crops are grown, regardless of water availability. Soil scientists make site-specific interpretations of the soil and climate data gathered during the field survey. Data are evaluated in conjunction with the criteria listed on page 15 when determining limitations on the use of the soil and the risk of soil damage.

Once the data are grouped according to the criteria, the soils are assigned to classes (Class I-VIII) having similar treatment options or problems. Class I soils have virtually no limitations on agricultural use, while Class II soils have some limitations, such as gently sloping land. The limitations grow increasingly restrictive in each class. In some cases, Classes III-VIII may be highly productive soils, even though they are not prime. San Diego's County's hillside avocado orchards provide an example of economically important Class III and IV land. Class I and II are often lumped together as one definition of prime farmland.

The strong points of the LCC system are:

- It is based on precise soil surveys conducted at individual sites.
- It involves scientific measurements of soil samples and climate.
- Its land classification categories (Class I-VIII) are easily understood by planners and elected officials.

The weak points of the LCC system are:

- Like the IFI system, it does not account for changes in the land's characteristics over time. For example, reclamation can change the slope, soil depth, or other physical features. The area now cultivated in the southwestern part of the San Joaquin Valley was once considered unsuitable for farming because of the problems with establishing crops in hardpan soils. The hardpan soils have been reclaimed resulting in the current production levels.

- Many of the LCC soil surveys maps were prepared using 1940 data, making field verifications imperative.
- The system applies to field crops only. This excludes potentially high value crops such as rice, strawberries, and most fruits.
- The system omits such factors as water availability, the distance to market, and the importance of various croplands to the local economy.
- Many of the soil limitations which restricted productivity when the system was developed in the 1940s are no longer a problem as a result of technological advances and improved farming methods.

THE STORIE INDEX RATING SYSTEM (SIR)

The Storie Index rates soils based on productivity data from the 1920s and 1930s. The system was conceived in 1933 by Professor Earl Storie of the University of California. The Index is used primarily when detailed field surveys (required by the LCC system) of an area's soil are not available and there is inadequate time or resources to make a new survey.

Four factors, A, B, C, and X, are used to give a soil rating of 0 to 100. Factor A is a development category that rates a soil on its depth and origins, such as a floodplain area in the Sacramento River delta. Factor B rates surface texture and Factor C ranks slope. Factor X measure several properties, including drainage, salinity, alkalinity, acidity, and degree of erosion. Each factor is ranked, then all are multiplied together. A rating between 80 and 100 usually indicates prime farmland.

The strong points of the Storie Index system are:

- An area or specific parcel of land can be ranked on a quantitative basis. Therefore, the very best prime land can be identified (that with the rating closest to 100), along with the very poorest land.
- Unlike the LCC, it is not restricted to field crops.

The weak points of the Storie Index are:

- Much of the productivity data from the 1920s and 1930s is outdated.
- The system does not consider climate or other productivity factors, since it is strictly oriented to soils.
- Like the LCC, the Storie Index does not consider such factors as water availability, the distance to market, and the importance of various croplands to the local economy.

THE WILLIAMSON ACT PROGRAM

The 1965 Williamson Act changed the property tax assessment of landowners who place their agricultural or open space land in a restrictive use contract for at least 10 years. Land under contract is classified as prime, or nonprime/open space. Prime agricultural

land is defined according to the LCC, the Storie Index, or any one of three economic productivity requirements. The Williamson Act defines the following land as prime (Government Code Section 51200):

- all land which qualifies as Class I or Class II in the Soil Conservation Service's Land Capability Classification (LCC);
- land which rates 80 through 100 in the Storie Index Rating;
- land which supports livestock used for the production of food and fiber which has an annual carrying capacity of at least one animal unit per acre, as defined by the U.S. Department of Agriculture;
- land planted with fruit or nut-bearing trees, vines, bushes, or crops which have a nonbearing period of less than five years and which will normally return during the commercial bearing period at least \$200 per acre each year; and
- land which has produced a crop with an annual gross value of not less than \$200 per acre for three of the previous five years.

Land can be designated prime if it meets any one of the five conditions listed above.

The strong points of the Williamson Act's prime land definitions are:

- They require decisions at the local level, by a city council or a county board of supervisors.
- The agricultural land's productive value is a factor.
- It recognizes that certain grazing lands are prime, as well as croplands.
- It includes a measurement of productivity, such as economic return. Implicit within the productivity concept are the factors of climate and water.

The weak points of the Williamson Act's prime land definitions are:

- The economic productivity criteria are so broad that land is often included that would not be considered prime under any of the other three systems (IFI, LCC or the Storie Index). It is questionable whether all of this land belongs in the prime category, since the \$200/acre yield figure has been rendered obsolete by inflation and fluctuating market prices. In general, using a fixed quantitative figure is impractical.
- The criterion which rates the land's ability to support one head of livestock per acre does not allow for a change in productivity over time or account for regional differences. Lands may be added because of new management techniques or access to a more dependable source of water.

Problems with the Williamson Act's definition of prime land have long been recognized. The 1975 report of the Assembly Task Force on the Preferential Assessment of Property concluded that the Williamson Act's definition was no longer valid and recommended that a new system be developed. In 1976, the Legislature passed Assembly Concurrent Resolution 11, which requested the State Department of Food and Agriculture to review the appropriateness and adequacy of the definitions and make recommendations on alternative options. Although the recommended improvements and changes were

constructive, they were never put into effect. Despite these problems, the Williamson Act's definitions are still in wide use, with 48 counties and more than 20 cities participating in the program.

CONCLUSION

This paper summarizes the technical variables affecting land productivity, and concepts involved in each classification system. Productivity should be viewed as one important factor considered by decisionmakers, along with others such as housing needs and land cost.

The systems discussed here provide a foundation for four prime land definitions. Each system must be evaluated according to the geographical area and type of land requiring classification, given the strong and weak points discussed in this paper. All require careful study of the specifications and great familiarity with the local area.

The crucial differences in the systems arise when two major factors affecting agricultural productivity are considered: the quality of the soil and the availability of water. The Storie Index deals with soil characteristics only, excluding climate and water. The Williamson Act's definition of prime agricultural land covers soil quality and the economic return from the land. The LCC and IFI systems consider both soil and climate factors, but the IFI is the only one of the four to emphasize the importance of irrigation to making prime soils productive.

Looking beyond the four systems and the definitions, the central issue is not how well a parcel of farmland or soil sample rates on the Storie Index, LCC, or IFI classification, but whether it produces food or fiber. Decisionmakers, landowners, and the public need to look at productivity as the prime question.

WHERE TO GO FOR HELP

The groups listed below can answer questions about the four prime land classification systems and related programs:

Farmland Mapping & Monitoring Program
Williamson Act Program
Department of Conservation
801 K Street MS 13-71
Sacramento, CA 95814-3514
(916) 324-0859 (CNET 454-0859)
Contact: Emily Kishi

Natural Resources Conservation Service
2121-C Second Street, Suite 102
Davis, CA 95616-5475
(916) 757-8200

Letter M Jason Marshall, Assistant Director, State of California Resources Agency

Response to Comment M-1

As noted on page 6-1 of the Draft EIR, the project is not expected to affect or be affected by the geology of the County (e.g., known faults, potential seismic events, soil conditions, erosion, or changes to topography). This was determined because the General Plan does not propose significant changes to land use. Furthermore, all development proposals will be subject to applicable building and development codes (and some projects will be subject to CEQA) on a project-specific level.

Response to Comment M-2

The following mitigation has been added to page 4.3-17 of the Draft EIR (see Errata):

MM 4.3-1B The County shall consider means of preserving agricultural land, including the establishment of Conservation Easements (which could be funded by the state's Agricultural Land Stewardship Program) or the new Farmland Security Zone provision of the Williamson Act (which provides a 20-year contract as an alternative to continued enrollment).

Response to Comment M-3

This comment speaks to the General Plan, rather than the Draft EIR. However, further clarification of the definitions of agricultural land would more effectively mitigate Impact 4.3-1 to the extent possible.

Letter N

Lawrence & Wilma J. Webb



P.O. Box 329 - Susanville, CA 96130-0329
530-257-3012 Email: lewjwebb@hotmail.com

April 11, 1999

RECEIVED

APR 13 1999

Lassen County
Planning Commission
707 Nevada Street
Susanville, CA 96130

*Lassen County
Department of Community Development*

re: LASSEN COUNTY DRAFT GENERAL PLAN AND E.I.R.
PUBLIC HEARING APRIL 7, 1999 CONTINUED FROM MARCH 3, 1999

This letter is our formal request to extend the Public Review period atleast another 30 days to allow sufficient time to examine specific Area Plans that are of interest to us.

A preliminary review of the Lassen County Draft General Plan and E.I.R. has drawn our attention to statistical comparisons dealing with the 1968 and subsequent revisions or amendments. It is our concern that references to County figures and State Department of Finance estimations be compared for consistency. For example, if the person-per-household number has declined in the past five years, then the trend would indicate a lower growth rate. However, if an inflated person-per-household number is applied to an estimated population figure, the result is not a realistic projection of anticipated growth.

Additionally, we want to feel reasonably comfortable that the Area Plans in which we have interests are consistent with the proposed Draft General Plan and E.I.R., and, if discrepancies are found, changes can be handled with minimal effort and cost. The Johnstonville and Eagle Lake areas have experienced development in recent years that have impacted residents as well as County government decisions.

Your consideration of our request is appreciated.

Sincerely,

cc: Robert K. Sorvaag, Director
Lassen County Department of Community Development
cc: File

N-1

Letter N Wilma J. Webb, Citizen, Susanville, CA

Response to Comment N-1

Comment noted. The review period was extended to May 21, 1999.

Letter O

Pacific Gas and
Electric Company

April 5, 1999

Lassen County Department of Community Development
Mr. Robert K. Sorvaag, Director
707 Nevada Street, Suite 5
Susanville, CA 96130-3912



Dear Mr. Sorvaag:

Jim Clawson
Chico Land Rights Office
460 Rio Lindo Avenue
Chico, CA 95926
530/894-4756
FAX 530/894-4737

RECEIVED

APR 08 1999

Lassen County
Department of Community Development
CP&E

Thank you for the opportunity to review the draft Lassen County General Plan and Environmental Impact Report. PG&E has the following comments to offer regarding the proposed plan.

4.6 Electric, Gas and Telephone Service

In addition to the entities named, PG&E owns and operates both distribution and transmission electric facilities within the County of Lassen. Please revise the opening statement accordingly.

O-1

To promote the safe and reliable maintenance and operation of utility facilities, the California Public Utilities Commission (CPUC) has mandated specific clearance requirements between utility facilities and surrounding objects or construction activities. To ensure compliance with these standards, project proponents should coordinate with PG&E early in the development of their project plans. Any proposed development plans should provide for unrestricted utility access and prevent easement encroachments that might impair the safe and reliable maintenance and operation of PG&E's facilities. Developers will be responsible for the costs associated with the relocation of existing PG&E facilities to accommodate their proposed development. Because facilities relocation's require long lead times and are not always feasible, developers should be encouraged to consult with PG&E as early in their planning stages as possible.

O-2

Expansion of distribution and transmission lines and related facilities is a necessary consequence of growth and development. In addition to adding new distribution feeders, the range of electric system improvements needed to accommodate growth may include upgrading existing substation and transmission line equipment, expanding existing substations to their ultimate build out capacity, and building new substations and interconnecting transmission lines.

O-3

PG&E remains committed to working with the County of Lassen to provide timely, reliable and cost effective electric service to the area. Please contact me at (530) 894-4756, if you have any questions regarding our comments.

Sincerely,

A handwritten signature in cursive script that reads 'Jim Clawson'.

Jim Clawson
Land Agent

Letter O Jim Clawson, Land Agent, Pacific Gas and Electric

Response to Comment O-1

The sentence "Pacific Gas and Electric (PG&E) owns and operates both distribution and transmission electric facilities within the County of Lassen." has been added as line three of paragraph 4, page 4.6-4 of the Draft EIR. (See Errata.)

Response to Comment O-2

Because of the programmatic nature of the General Plan, the precise impact on the provision of utilities cannot be determined. Subsequent development proposals will be subject to additional review, including additional environmental review. If it is determined that there may be an impact within the PG&E service area, PG&E will again be contacted.

Response to Comment O-3

See response to comment O-2.

Letter P

RECEIVED

John Bosta
5735 W. Brookdale DR
Reno, Nevada 98523

April 7, 1999 APR 07 1999

Lassen County
Department of Community Development

Lassen County Planning Commission
Board Chambers, 707 Nevada Street
Susanville, CA 96130

EXHIBIT A
L.C. Planning Commission Mtr

RE: Public Hearing Consideration of Lassen County Draft General Plan and EIR

Honorable Commissioners:

As a Citizen and property owner in the Eagle Lake Basin I appreciate the opportunity to respond to the Draft General Plan and EIR at this Public Hearing today.

The Draft Lassen County General Plan and the Lassen County 1999 Draft General Plan Draft Environmental Impact Report are both inadequate for the following reasons:

1. The new seven mandatory elements are not cross referenced to 1968 General Plan. One cannot tell what has been amended or changed.
 - ♦ Goals of the 1968 General Plan are not restated as the goals of the 1999 Plan. In fact, no goals are stated in the 1999 Plan.
2. No Overall Economic Development Plan has been prepared for Lassen County 1999 - 2020 General Plan.
 - ♦ What is the plan for economic development of the 37% of private property in Lassen County?
 - a. Recreation and Tourism, the "Economic Gem" of Lassen County has been removed from the General Plan.
 - b. The timber industry has declined.
 - c. The mining industry is almost dead, all of the major mines have closed except for the sand and gravel operation.
 - d. Changes in State agencies have increased. We are now the prison capital of the world. The State Prison system has had a negative economic effect on Lassen County resources.
 - e. Federal facilities have declined. Sierra Army Depot has downsized and will possibly close. A Federal Prison will replace the Sierra Army Depot. US Forest timber sales are down which has effected income of the County Road Department and Lassen County Schools.
 - f. Lassen County proposed parks, camp grounds, boat marinas, and winter ski areas in the 1968 General Plan were not developed. Why?
3. Population estimates include the 8 to 9 thousand inmates as citizens of Lassen County.
 - ♦ Table 1, Population Growth: 1940-1990, shows a decline of 2% from 1980 to 1990.
 - a. If the prison population which is included in the City of Susanville figures, the decline would much greater.

P-1

P-2

P-3

- b. What is the true decrease?
4. Eagle Lake should be included in the Lassen County description.
 5. Also, Lassen County should be described as one of the five open range grazing counties, Food and Agricultural Code section 17123.
 6. Stones Landing, Spalding Tract, and Lake Forest should be added into the Unincorporated Community Centers.
 7. WE15 Policy and WE16 Policy are conflicting. The County supports the CRMP as the method of restoring the spawning area for the Eagle Lake Trout. To deal with the exotic brook trout that were introduced into the upper Pine Creek watershed by DFG, "Rotenone" will be used by DFG to kill the brook trout. Eagle Lake could become another Lake Davis. CRMP, Fish T.R.T. Meeting Minutes August 23, 1994, "Paul Chappell stated that it may be required to treat several times using two application one year, followed by an evaluation and if required, a third application the following year."


P-4

P-5

P-6

P-7

Respectfully submitted by John Bosta.



Attachments:

Food and Agricultural Code section 17122

CRMP, Fish T.R.T. Meeting Minutes August 23, 1994

§ 17122

ANIMALS AT LARGE

Div. 9

Stats.1901, c. 197, p. 603, § 1, amended by Stats.1915, c. 397, p. 636; Stats.1931, c. 648, p. 1388.

Law Review Commentaries

Liability for domestic animals. Legal problems in agriculture symposium (1978) 11 U.C.D. Law Rev. 381.

§ 17123. Grazing areas: Lassen, Modoc, Shasta, Siskiyou and Trinity counties

The following counties or parts of counties are declared to be devoted chiefly to grazing:

(a) That portion of Trinity which is outside of the area described in Section 17125.

(b) That portion of Shasta outside of the area which is described in Section 17126.

(c) Siskiyou, Lassen, and Modoc.

(d) Any county or part of a county which is declared to be devoted chiefly to grazing pursuant to Section 17124.

(Stats.1967, c. 15.)

Historical Note

Derivation: Agric.C.1933, § 403, added by Stats.1953, c. 939, p. 2311, § 6.

Agric.C.1933, § 406, added by Stats.1953, c. 939, p. 2312, § 6.

Notes of Decisions

1. In general

The Estray Act, Stats.1915, p. 636, repealed all fence laws, except in six specified counties, and restored the rule of the common law, allowing owner of land, though not inclosed, to recover damages for trespassing by stock. *Moran v. Freeman* (1920) 192 P. 155, 46 C.A. 514.

Stats.1877-78, p. 176, giving right of recovery for trespassing of animals, in certain counties, on private lands, though not fenced, was not repealed by Stats.1907, p. 929, giving, generally, right of recovery for trespassing of animals on planted lands inclosed by fence. *Hicks v. Butterworth* (1916) 159 P. 224, 30 C.A. 562.

§ 17124. Grazing areas: declaration by supervisors

The board of supervisors of any county may by ordinance declare that such county, or part of such county, is devoted chiefly to grazing.

(Stats.1967, c. 15.)

Historical Note

Derivation: Agric.C.1933, § 406, added by Stats.1953, c. 939, p. 2312, § 6.

ESTRAYS
Div. 1

§ 17125. No

The following devoted chiefly

(a) All of Section 7 and

(b) Beginning N. R. 9 W. and chains; then north chains; thence south 59 thence north 22 thence north 75 thence north 58 south 10° west, north 12° east, 8 chains; thence north 42 chains; thence east 20.00 chains thence south 20 the starting corner

(c) Beginning Section 17; thence the east line of corner of said quarter section a to the southwest west line of said quarter of Section and thence east a line of the south said quarter section quarter of Section quarter of Section R. S. W., Mount I

(d) Highway U centerline of the

(e) All of Section (Stats.1967, c. 15.)

Derivation: Agric.C. Stats.1953, c. 939, p. 2312, § 6. Stats.1957, c. 1791.

FISH T.R.T. MEETING MINUTES

AUGUST 23, 1994

Members Present: Melanie McFarland: Chair, Paul Chappell, John Murray, Mike Kossow, Glenn Nader, Carl Harral, Huell Morris.

Melanie outlined the scope of the days meeting and handed out a tentative agenda as a check list, which reviewed some of the fish management issues.

Carl Harral reported that there is approximately \$19,000 left in Prop. 99 funds that can be used for other projects now that the fencing has been completed by Meadowbrook Consultants. The funding needs to be expended prior to November 15th. The three potential projects that could be done with this work are:

- 1.) Fish ladder at Leaky Louie's
- 2.) Changing one set of culverts on a Forest Service road
- 3.) Modifying instream log accumulations.

Mike Kossow stated that above Leaky Louie's there are brook trout and there is a potential that during the winter it may not freeze in that area and provide excellent fry habitat. This could contribute greatly as an area for Eagle Lake trout rearing. Mike discussed the potential to use a pool and weir system or a rock and mortar system, to provide a gradual fish ladder that would raise the water level in the culverts. Mike stated that he would like to move the large rocks near the culvert and provide filter cloth as a part of the fish ladder. He has asked Richard Flint to review the potential design. Carl Harral stated that the culverts should probably be the responsibility of the Forest Service, especially with the potential for forest KV funding.

Bob Andrews reported that the Cone Butte sale will probably be let some time next year and that the K.V. funds may be available toward the end of next year.

The group looked at the culvert on the 32N 22 Road. There has been a request for \$60,000 of KV funding to replace culverts at the 32N22 and 31N08 roads. Presently, they are a blockage to fish passage. There is a potential to update the KV request and modify it to deal with any situation inside the Cone Butte timber sale. The discussion was to pull the culverts at the 32N22 road and replace them with oversized culverts that would allow for a natural bottom. The oversizing would need to be approximately 25% of the present culvert. It was also noticed that these were placed at a bad angle in the stream. The assumption was that it was done to shorten up the amount of culvert required for the road.

The next stop on the tour was to look at the culverts on road 31N, 08 in section 17. It was noted that the gabions on the down stream portion of the culvert are structurally unsound. Presently, the culvert does not block fish passage but could if the gabions fail. There is the opportunity to use Forest Service KV funds to address the gabions.

The next stop was the 31N, 08 road section 18 township 31 north range 8 east. The culvert has a problem of fish passage. In the past, Loney Schultz has designed a makeshift ladder to improve the potential for fish passage. The group felt that two options existed:

- Option 1) Close the road, remove the culvert, and allow the stream to reach its natural grade.
- Option 2) Gate the road and remove the culvert, taper back the road grade and allow for only emergency vehicle use of that crossing, also water bar the remaining portion of the road.

Either option that this needed analysis, and several members will write and request that it go through the existing EA process.

Discussion that Gary Scoppetone, of U.S. Fish & Wildlife in Reno, is interested in funding, under Section 6 funds of the U. S. Fish & Wildlife, the life history of the Eagle Lake trout in a stream environment.

Suggested references would be Dr. Ainsbury's write-up and Dawson Arnold.

Leaky Louie's

The group stopped at Leaky Louie's, discussion of the district road watering policy and the need to eliminate drafting from Leaky Louie's or other sites. It was suggested that potentially signing the drafting site to educate people about the impact of their use. It was also discussed that an alternative watering site should be developed in the uplands to eliminate the need for drafting. This would reduce the urge by road waters to want to draft there, as the Bogard watering site requires several miles of driving to water in the upper Pine Creek watershed.

Rotenone

- Discussion of dealing with the present exotic brook trout that were introduced into the upper Pine Creek watershed. A study needs to be done prior to any Rotenoning that looks at two things
 - ⇒ Amphibians
 - ⇒ Aquatic Invertebrates

The suggestion was to apply the rotenone in stream sections, using the fish barrier at the Loney Schultz fish ladder as a divide. Then allow for rehabilitation by allowing the non-treated reaches to restock the invertebrates, amphibians, and non-game species. The objective is to not treat the entire drainage, but break up the treatment to allow for re-establishment of native organisms. Prior to rotenoning, an educational process of informing sportsmen that they could fish the area for brook trout followed by shock and removal of the rest of the brook trout prior to rotenoning. The discussion was the need for sportsmen's groups to assist the Dept. of Fish & Game in shocking and relocating the fish to Paiute Creek and Crater lake areas. It was stated that we need to consider that rotenone is not 100% effective and that we need to deal with the reoccurrence of brook trout. Paul Chappell stated that it may be required to treat several times using two applications one year, followed by an evaluation and if required, a third application the following year. Nancy Erman (UCD) will be consulted for involvement in this process.

Glenn Nader will provide a copy of the Memorandum of Understanding between Lahontan Regional Water Quality Control Board and the Dept. of Fish & Game on rotenone to Paul and Melanie.

Paul also stated that they need to consider the aquatic fish population for Bald Eagle or Osprey if they are in the area. Bev Clark will be asked to comment on the presence of any of those species in that upper reach of the Pine Creek area. It was discussed that there may be a need to deal with the situation of fall spawning with brook trout and the potential for those eggs in the gravel to remain after treatment. It was determined that the process should follow the following scenario:

- 1.) Funding from "Bring Back the Natives" to do an inventory of aquatic invertebrates and amphibians prior to treatment.(submitted for FY95 funding)
- 2.) Have Bev Clark review Bald Eagle and Osprey nesting potential in the area.
- 3.) To use the previous information (1 & 2),for the Forest Service to develop the NEPA documentation and work with the TRT to develop mitigation methods.
- 4.) The NEPA document will be reviewed by the Dept. of Fish & Game Rotenone Committee and Lahontan Regional Water Quality Control Board.

it is the hope that the inventory could be done during the next field season which would allow for planning during that winter and a potential for treatment to occur in the fall of 1996.

Fish Passage

Melanie reported that she is still working with the "in kind" contributions on the "Bring Back the Natives" paperwork, as the funds need to be expended by January 15th. The funding will be used to purchase radio telemetry equipment to monitor fish passage. She is using both the work by Meadowbrook Consultants and Glenn Nader as a match.

Fish Closure

Paul stated that he would like to have the area from Hwy. 44 down to Eagle Lake closed prior to starting any telemetry studies. That should occur as soon as possible. After completing the rotenoning the area of Pine Creek above Hwy. 44 should then be closed to fishing. Paul speculated that once a viable wild population had been established, it was his hopes that in the long term, it could be considered for a barbless hook catch and release area of fishing.

Mike Kossov felt that there needs to be competition against the brook trout and that once rotenoning had occurred, it would be nice to provide that competition by introducing Eagle Lake trout to the system. Paul stated that he would like to have the natural selection occur right away. He is concerned about placing fish there without having natural selection through the migration up Pine Creek.

The group toured above Leaky Louie's pond. There was some concern about hoof chiseling and trampling by cattle grazing in the area particularly with the non-graveled wet soils. It was suggested that the CRMP group work with permittee Wally Roney, to see if the area could be fenced off from cattle grazing. A suggestion was to use a lodgepole fence design to minimize maintenance in this high snow area. construction using an Antelope crew to cut down lodgepole and use it to build a rail fence in the area. There was a discussion about the lodgepole invasion in the riparian area. Melanie mentioned that there are some aerial photos that are available to look at the transformation. It is assumed that lodgepole has invaded what once use to be a more open meadow. The concerns are the following: wildlife forage and habitat, water conservation, shading and catastrophic fire potential. The group decided to deal with the fish issues but felt that the ecosystem management group of the Forest Service should look at this and it should be further discussed by the general group.

The group traveled back down the watershed to look at several log accumulations below the culvert on road 32N-22, there is a need to modify them and allow for higher velocities that would clean the gravel in the area. The potential is to burn some of the wood was discussed. There was a concern about livestock utilization of aspens and instream trampling. The group preferred using hand labor to selectively redesign the wood accumulations. The group also noticed the conifer invasion of what may have been an aspen area. There was a discussion of how the ice flows work in this area and the need for those log jams to be an integral part of it. It was decided to have Mike supervise a group of inmates that Bill Merkle of the Correctional Facility had offered for use. The work will be coordinated with the Eagle Lake Ranger District. Paul and Melanie will provide guidance on the log modifications. Mike stated that he would need a grip hook to remove some of the log jams with inmate labor, it is possible to also use a block tackle. If the inmates could not use power saws if they could use misery whips to cut the logs. It was discussed to use nylon web should be used to control the damage of any cables being placed around trees.

The following decisions were made at the end of the tour:

- 1.) Mike will work on designing a fish ladder at Leaky Louie's.
- 2.) Melanie will discuss with Bob Andrews, the potential of including it in the present EA process.
- 3.) Glenn will coordinate with Bill Merkle for inmate labor.
- 4.) The two projects that Mike's firm will work on is the fish ladder and supervising inmate labor on the log jams.

Letter P John Bosta, Lassen County property owner

Response to Comment P-1

This comment speaks to the General Plan, not the Draft EIR. The 1968 General Plan did not specifically call out goals and policies as succinctly as the General Plan 2000. Goals and policies are instead implied within the text of that document.

Response to Comment P-2

This comment speaks directly to the General Plan, not the Draft EIR. No response is necessary.

Response to Comment P-3

This comment speaks directly to the General Plan, not the Draft EIR. No response is necessary.

Response to Comment P-4

This comment speaks primarily to the General Plan. Eagle Lake is shown on Figure 3-2 of the Draft EIR. The Eagle Lake area plan is discussed on page 3-5 of the Draft EIR.

Response to Comment P-5

The following sentence has been added to the Draft EIR as line five, paragraph four, page 4.3-2: "In addition, Lassen is recognized by Section 17123 of the state Food and Agriculture Code as being devoted chiefly to grazing."(See Errata.)

Response to Comment P-6

This comment speaks directly to the General Plan, not the Draft EIR. No response is necessary.

Response to Comment P-7

Policies WE-16 and WE-17 are cited by the Draft EIR, but not called out as mitigation. Any changes have been incorporated into the Final EIR.

Letter Q

Add Definition of County as "Government."

EVERETT MCHIN
EXHIBIT B

vehicles from the street level (as opposed to a platform that is level with the train) and the driver may collect fares. Vehicles are each electrically self-propelled and usually operate in one- and two-car trains.

Liquefaction. A process by which water-saturated granular soils transform from a solid to a liquid state during strong ground shaking events.

Local Agency Formation Commission (LAFCO). A commission for each county that reviews and evaluates all proposals for formation of special districts, incorporation of cities, annexation to special districts or cities, consolidation of districts, and merger of districts with cities. Each county's LAFCO is empowered to approve, disapprove, or conditionally approve such proposals. The LAFCO members generally include two county supervisors, two city council members, and one member representing the general public. Some LAFCOs include two representatives of special districts.

Lot of Record. A lot that is part of a recorded subdivision or a parcel of land that has been recorded at the County Recorder's Office containing property tax records.

Low-Income Household. A household with an annual income usually no greater than 80 percent of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county or, in the absence of such a survey, based on the latest available eligibility limits established by

Maintain. An action, activity or strategy that would tend to continue the existence of a feature which is justified by the overall impact upon the needs of the citizens of Lassen County.

Mineral Resource Zone. Land on which known deposits of commercially viable mineral or aggregated deposits exist. This designation is applied to sites determined by the State Division of Mines and Geology as being a resource of regional significance, and is intended to help maintain opportunities for extraction and protect those resources from encroachment of incompatible land uses.

Mining. The act or process of extracting ~~excavating~~ resources such as coal, oil, or minerals from the earth when the primary purpose of the excavation is to

the U.S. Department of Housing and Urban Development (HUD), primarily for the Section 8 housing program.

Manufactured Housing. Residential structures that are constructed entirely in the factory and which since June 15, 1976, have been regulated by the Federal Manufactured Home Construction and Safety Standards Act of 1974 under the administration of the U.S. Department of Housing and Urban Development (HUD). (See also "Mobile Home" and "Modular Unit".)

Mass Transit. (See "Transit, Public".)

Maximum Allowable Density. The highest number of dwelling units per acre within a specific land use designation.

Minerals. Any naturally occurring chemical element or compound, or groups of elements and compounds, formed from inorganic processes and occurring in nature, including, but not limited to, coal, peat, and bituminous rock, but excluding geothermal resources, natural gas, and petroleum. Gels, sand, gravel, clay, crushed stone, limestone, diatomite, silt, brine, pozzolan, etc. are examples of minerals.

obtain those resources. The term also includes quarrying; milling, such as crushing, screening, washing and dewatering; and other preparation customarily done at the mine site or as part of a mining activity. May also apply to the extraction of ground water for transport and use off site.

Mello-Ross Bonds. Locally issued bonds that are repaid by a special tax imposed on property owners within a "community facilities" district established by a governmental entity. The bond proceeds can be used for public improvements and for a limited number of services.

Ministerial. A governmental decision involving little or no judgment by the public official as to the wisdom or manner of carrying out the project. The public official merely applies the law and established standards to the facts as presented but uses no special discretion or judgment in reaching a decision. Common

RECEIVED

G-13

APR 07 1999
L.C. Planning Commission Mtg
Lassen County
Department of Community Development

Q-1

vehicles from the street level (as opposed to a platform that is level with the train) and the driver may collect fares. Vehicles are each electrically self-propelled and usually operate in one- and two-car trains.

Liquefaction. A process by which water-saturated granular soils transition from a solid to a liquid state during strong ground shaking events.

Local Agency Formation Commission (LAFCO). A commission within each county that reviews and evaluates all proposals for formation of special districts, incorporation of cities, annexation to special districts or cities, consolidation of districts, and merger of districts with cities. Each county's LAFCO is empowered to approve, disapprove, or conditionally approve such proposals. The LAFCO members generally include two county supervisors, two city council members, and one member representing the general public. Some LAFCOs include two representatives of special districts.

Lot of Record. A lot that is part of a recorded subdivision or a parcel of land that has been recorded at the County Recorder's Office containing property tax records.

Low-Income Household. A household with an annual income usually no greater than 80 percent of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county or, in the absence of such a survey, based on the latest available eligibility limits established by

Mineral Resource Zone. Land on which known deposits of commercially viable mineral or aggregated deposits exist. This designation is applied to sites determined by the State Division of Mines and Geology as being a resource of regional significance, and is intended to help maintain opportunities for extraction and protect those resources from encroachment of incompatible land uses.

Mining. The act or process of extracting excavating resources such as coal, oil, or minerals from the earth when the primary purpose of the excavation is to obtain those resources. The term also includes quarrying; milling, such as crushing, screening, washing and flotation; and other preparation customarily done at the mine site or as part of a mining activity. May also apply to the extraction of ground

the U.S. Department of Housing and Urban Development (HUD), primarily for the Section 8 housing program.

Manufactured Housing. Residential structures that are constructed entirely in the factory, and which since June 15, 1976, have been regulated by the federal Manufactured Home Construction and Safety Standards Act of 1974 under the administration of the U.S. Department of Housing and Urban Development (HUD). (See also "Mobile Home" and "Modular Unit".)

Mass Transit. (See "Transit, Public".)

Maximum Allowable Density. The highest number of dwelling units per acre within a specific land use designation.

Minerals. Any naturally occurring chemical element or compound, or groups of elements and compounds, formed from inorganic processes and organic substances, including, but not limited to, coal, peat, and bituminous rock, but excluding geothermal resources, natural gas, and petroleum. Gold, sand, gravel, clay, crushed stone, limestone, diatomite, salt, bromine, potash, etc. are examples of minerals.

water for transport and use off site.

Mello-Roes Bonds. Locally issued bonds that are repaid by a special tax imposed on property owners within a "community facilities" district established by a governmental entity. The bond proceeds can be used for public improvements and for a limited number of services.

Ministerial. A governmental decision involving little or no judgment by the public official as to the wisdom or manner of carrying out the project. The public official merely applies the law and established standards to the facts as presented but uses no special discretion or judgment in reaching a decision. Common examples of ministerial permits include automobile registrations, dog licenses, and marriage licenses. A building permit is ministerial if the ordinance requiring the permit limits the public official to determining whether the zoning allows the structure to be built in the

Pollution. The presence of matter or energy whose nature, location, or quantity produces undesired environmental effects.

Professional Offices. A use providing professional or consulting services in the fields of law, medicine, architecture, design, engineering, accounting, and similar professions, but not including financial institutions, real estate, or insurance offices.

Program. An action, activity, or strategy carried out in response to adopted policy to achieve a specific goal or objective. Policies and programs establish the "who", "how", and "when" for carrying out the "what" and "where" of goals and objectives.

Protect. Carry on an action, activity or strategy that considers that certain features of our environment are important to the human race and the quality of human societal existence and should not be decreased, eliminated or impacted unless the positive societal benefits of such decrease, elimination or impacts outweigh the importance of the negative impacts.

Public Benefit. Lands set aside for public benefit are lands made available to the general public including but not limited to open space areas, parks, and wildlife habitat areas.

Public and Quasi-Public Facilities. Institutional, academic, governmental, or community service uses, either publicly owned or operated by non-profit organizations.

Public Services. Utilities (e.g., gas, electricity, and sewer) and public services (e.g., police and fire protection, schools, parks and recreation programs) provided to an urbanized or urbanizing area.

Quarry. A place where rock, ore, stone, and similar materials are excavated for sale or for off-tract use. May also be called "Gravel Pit" or "Sand Pit".

Quimby Act. A state law providing for the dedication of land or the payment of in-lieu fees for the purpose of establishing parks, based on defined needs (typically 3 acres of land per 1,000 residents).

Rangeland Ecosystem. An area with similar ecological characteristics on which man has placed

boundaries for management purposes. Ecosystem includes both living (plants, animals) and non-living (soils, topography, climate) components of the defined area. A particular plant and animal community may be associated with each ecosystem.

Rangeland Health. The degree to which the integrity of the soil and the ecological processes of rangeland ecosystems are sustained.

Rare or Endangered Species. A species of plant or animal listed in:

1. Sections 670.2 or 670.5, Title 14 of the California Administrative Code; or
2. Title 50, Code of Federal Regulations, Section 17.11 or Section 17.2, pursuant to the Federal Endangered Species Act designating species as rare, threatened or endangered.

Reclamation. The reuse of resources, usually those present in solid wastes or sewage (e.g., reclaimed water).

Recreation, Active. A type of recreation or activity that requires the use of organized play areas including, but not limited to, softball, baseball, football, and soccer fields, tennis and basketball courts and various forms of children's play equipment.

Recreation, Passive. Type of recreation or activity that does not require the use of organized play areas.

Recreation Facility. A place designed and equipped for the conduct of sports, leisure time activities, and other customary and usual recreational activities.

Recreation Facility, Private. A recreation facility operated for purposes other than for the general public and open only to a particular membership or defined group.

Recreation Facility, Public. A recreation facility operated by a governmental agency and open to the general public.

Recreational Vehicle (RV) Park. Land or premises under one ownership where one or more spaces or sites are used or intended to be used by one or more campers utilizing recreational vehicles or tents. RV parks may include water, sewer, and power hookups to each space

*Lassen County General Plan
Land Use Element/ Draft*

1. ISSUE: Land Use Compatibility

GOAL L-4: Compatibility between land use types by providing for efficient--and complementary mixtures and patterns of land uses.

LU-6 POLICY: The County recognizes general plan land use designations and consistent zoning as the appropriate and primary tools for attempting to achieve and maintain compatibility of land uses within the context of the County's land use authority and local control.

LU-7 POLICY: The County shall consider the land use compatibility implications of proposed changes in land use, including proposed general plan amendments and rezoning, to determine the significance and acceptability of the extent to which proposed changes may affect the pattern, efficiency and well-being of neighboring land uses.

Implementation Measure:

LU-F The County shall continue to utilize the California Environmental Quality Act (CEQA) process, when applicable, to evaluate the potential impacts of proposed changes in land uses on surrounding lands and to implement appropriate mitigation measures when needed.

Q-2

2. ISSUE: Growth and Development

GOAL L-5: Orderly, contiguous growth and appropriate land-conserving densities as an alternative to sprawl and "leap-frog" development.

LU-8 POLICY: Future ~~residential development~~ *Housing tracts* should consist of the expansion of, or be located adjacent to, existing communities, designated residential centers, and established residential areas. An increasing number of small, isolated housing tracts in outlying areas shall be discouraged since they are difficult to provide with urban services and they tend to disrupt the surrounding rural and productive activity of ranches, forests and farms.

LU-9 POLICY: County zoning and subdivision regulations shall protect agricultural and open space lands, including grazing lands, by not allowing land divisions intended for residential use to be developed in areas which are not specifically designated in the General Plan ~~or an area plan~~ for community development land use (e.g., rural residential ~~or agricultural residential~~) and zoned accordingly.

*Lassen County General Plan
Land Use Element/ Draft*

Implementation Measures:

- LU-G The County shall phase out the use of the A-1, General Agriculture District, and shall, following appropriate public hearings, rezone all areas currently zoned A-1 to more specific zoning districts which are consistent with General Plan land use designations.
- LU-H In ~~green-zoned A-1~~ General Agriculture District, and having a General Plan natural resource management land use designation (e.g., Intensive Agriculture, Extensive Agriculture), the County will not approve subdivisions for general residential development, or approve the creation of parcels less than 40 acres in size, except in limited circumstances following review procedures and appropriate findings pursuant to the County's zoning ordinance (e.g., in connection with applications for segregation of homesites, use permits, etc.). Subdivisions for general residential purposes shall not be approved unless and until, after consideration of the area's natural resource values and factors which would support development, an amendment of the General Plan is approved by the County to designate the site for rural residential or other community development uses and the site is zoned accordingly.
- LU10 POLICY: Subdivision Maps proposing to create parcels primarily for residential development shall not be approved in areas outside of fire protection districts (with limited exceptions, supported with special findings, through processes such as Segregation of Homesites, etc.).
- LU11 POLICY: In the process of approving use permits for certain land uses which are allowed pursuant to the provisions of particular zoning districts, the County may approve the creation of specific parcels which will be smaller than the minimum parcel size otherwise stipulated for the zoning district if the reduced size of the parcels are necessary for the development and operation of the use being approved. Creation of such parcels shall comply with all relevant subdivision requirements and may further be subject to specified conditions of approval.
- LU12 POLICY: In order to provide needed open space and buffer areas within development areas to protect important resources, the County will encourage the use of conservation and clustering subdivisions designed to dedicate and maintain open space areas where they will be most effective.
- GOAL L-6: Safe development in the vicinity of publicly owned airfields and airports, and Prevention of development which may constrain the future use and expansion of existing or future public airports.

Q-3

LU13 POLICY: The County discourages and, when within its jurisdiction, shall ~~prevent~~ discourage incompatible development in the vicinity of publicly-owned airfields ~~and~~ airports which may present significant public safety issues and/or which could constrain the continued operation and expansion of those facilities.

Implementation Measure:

LU-I The County will continue to refer to Airport Land Use Plans to consider proposed land uses around publicly-owned airfields and public airports.

3. ISSUE: Housing

GOAL L-7: Consistent with the Housing Element, maintain an adequate amount of housing ~~and diverse residential opportunities and land uses~~ which are located in consideration of the availability of support services and infrastructure, avoidance of conflicting land uses, and the minimization of development impacts.

LU14 POLICY: The County shall, after confirmation of the area's appropriateness for such use and consideration of other resource values, designate and zone appropriate areas for residential development.

LU15 POLICY: Pursuant to the Housing Element, the County will help provide adequate sites to be designated in the General Plan and ~~zoned for residential land use~~ to meet the objectives of the Housing Element and individual property owners and will help facilitate the expansion and/or creation of needed water, sewer, and/or fire protection services.

LU16 POLICY: Subject to case-by-case review, the County shall allow the use of second units except in cases where it is demonstrated that the proposed second units will have specific adverse impacts on public health, safety, and community welfare.

Implementation Measures:

LU-J The County will provide permitting processes consistent with state law to consider and allow second housing units. The processes will include development standards and requirements to insure that allowed second units will not have significant adverse impacts to the public's health, safety and welfare. The permitting processes may have special provisions for second units intended for the sole occupancy of up to two adult persons who are 62 years of age or over.

Q-4

Lassen County General Plan
Land Use Element/ Draft

LU-K If the County identifies areas where the permitting of second units will have specific adverse impacts on public health, safety, and community welfare, the County may, by ordinance, preclude the use of second units in those areas.

LU17 POLICY: The County shall refer to the Housing Element for applicable policies pertaining to the development of housing.

Implementation Measure:

LU-L Pursuant to the Housing Element, the County will continue to review general plan and area plan land use designations and zoning in areas where water, sewer, and fire protection services are *or could be* available and will maintain an adequate supply of lands in such areas zoned for residential land use, including multi-family residential development.

4. ISSUE: Neighborhood Quality

GOAL L-8: Neighborhoods which offer safe and pleasant living environments for the residents of Lassen County.

LU18 POLICY: The County ~~supports the need to~~ preserve safe and pleasant living environments in existing and new residential *all* areas and, in consideration of related land use decisions, shall require mitigation of impacts which significantly threaten such qualities.

GOAL L-9: Protection of the open, rural character of the county.

LU19 POLICY: The County shall encourage expansion of existing neighborhoods, *estate residential areas, and clustered residential development and discourage sprawl and scattered development.*

GOAL L-10: Reasonable development and design review standards which protect communities from poorly designed development which detracts from the overall quality of the area.

LU20 POLICY: The County will continue to utilize design review districts in selected areas in order to ensure that buildings and other substantial developments are designed and constructed so as not to be of unsightly, undesirable or obnoxious appearance to the extent that they will hinder the orderly and harmonious development and appearance of the neighborhood.

Q-5'

Implementation Measures:

LU-M The County will continue to utilize the Design Combining District and related Design Review procedures where and when warranted.

LU-N The County will work with affected neighborhoods to develop improved design review standards and guidelines and to help developers, builders, and the public in general understand, appreciate, and fulfill the design qualities and objectives being encouraged. The County may use performance guarantees for development projects to assure completion of related requirements.

5. ISSUE: Transportation

GOAL L-11: Transportation systems which efficiently compliment and support the County's land use patterns.

LU21 POLICY: The Regional Transportation Plan and related proposals for and ~~prioritization of~~ capital improvements for roads, highways and other transportation facilities need to be consistent with and supportive of the County's General Plan policies.

LU22 POLICY: The County shall continue to review and, when warranted, formulate improved standards for the necessary improvement and maintenance of roads serving new development, including standards for the incremental improvement or development of public roads.

LU23 POLICY: When proposed projects will generate a substantial number of large trucks carrying heavy loads, the County shall require special mitigation measures to insure that those projects do not cause significant deterioration of County roads, or will otherwise mitigate such damage with adequate repair.

Implementation Measures

LU-O The Regional Transportation Plan shall include provisions to help implement related policies of the County's General Plan and should not include provisions which are inconsistent with or counter-productive to related policies of the General Plan. The County will encourage the consideration and interaction of land use and other General Plan policies and capital facility

Q-6

plans in the course of preparation of the Regional Transportation Plan.

LU-P Pursuant to impacts evaluated in an environmental impact report or other form of project review, the County may require mitigation measures which will insure that the County and any project developers adequately and fairly compensate or participate with the County or private landowners in the necessary upgrading and/or repair of roads which will be significantly damaged by a project.

LU24 POLICY: The County shall refer to the Circulation Element for additional policies and implementation measures which relate to land use issues.

6. ISSUE: Commercial Land Uses

GOAL L-12: Increase community wealth and the provision of needed commercial services through economic growth and diversification by sustaining and facilitating the expansion of existing commercial operations and by encouraging new commercial ventures.

LU25 POLICY: The County shall provide adequate amounts of land in Town Centers which will be designated and zoned to allow and support commercial development.

LU26 POLICY: The County supports the economic viability of existing communities and ~~will minimize the development of scattered commercial uses by directing commercial uses to existing town centers and commercial areas, with limited exceptions including home occupations, agricultural-related sales, and specially-considered local convenience and highway commercial sites.~~

Q-7

LU27 POLICY: The County shall consider, on a case-by-case basis, the need and appropriateness of specially-zoned "local convenience" and "highway commercial" sites at carefully selected points where such commercial development may be warranted, subject to the consideration and approval of an appropriate commercial land use designation and corresponding zoning district requirements. ~~Such proposals shall demonstrate why the related local convenience or highway commercial need can not be adequately satisfied in existing town centers or locations which are already zoned for commercial land uses.~~

Q-8

LU28 POLICY: The County supports home occupations as an accessory use to residential and agricultural uses, provided such uses are consistent with the definition of home occupations as set forth in the County Zoning Code and the uses will not be objectionable or detrimental to the surrounding neighborhood.

Q-9

7. ISSUE: Industrial Land Uses

Lassen County General Plan
Land Use Element/ Draft

GOAL L-13: Improvement, expansion and diversification of the County's industrial base and generation of related employment opportunities.

LU29 POLICY: The County encourages and will attempt to facilitate the development of new, environmentally responsible industrial projects for the economic benefit of the County.

LU30 POLICY: In considering proposals for new industrial sites, including amendments of the County General Plan and related rezoning, the County will address the compatibility of the site with established land use patterns, the adequacy of available or potential infrastructure and services, and the consistency of new sites with policies related to the protection of natural resources as addressed in relevant sections of the General Plan.

Implementation Measure:

LU-Q The County shall continue to utilize the CEQA process, when applicable, to evaluate the potential impacts and land use issues related to proposed industrial development, and shall require appropriate mitigation measures when needed.

LU31 POLICY: The County supports the development of industrial land uses primarily in or adjacent to areas which have been or will be designated and developed for such uses and which have or can develop the necessary infrastructure to serve such uses, while recognizing that some types of resource-related industrial uses and processing plants may require or otherwise warrant relatively remote sites which are removed from standard industrial areas.

LU32 POLICY: Subject to case-by-case review (including review for compatibility with surrounding agricultural uses), and in compliance with relevant area plan, zoning, permitting and environmental review requirements, the development and operation of the following land uses will typically be deemed to be consistent with the Extensive and Intensive Agriculture land use designations and will not require zoning to an "Industrial" zoning district, nor will they be interpreted by the County to constitute an "agricultural conversion" pursuant to this General Plan:

a)

b)

c) mines, the extraction of minerals, and the ancillary processing of mineral materials generated on-site, including the production of asphalt, ready mix concrete and similar products;

- d) saw mills and related timber processing operations;
- e) geothermal and natural gas wells, hydroelectric projects, and ancillary facilities for the production of energy; and
- f) uses of similar character as may be determined by the Board of Supervisors.

8. ISSUE: Public Services

GOAL L-14: A rate and the location of community growth which does not result in an unjustified significant burden to existing levels of public services and facilities, including schools, fire protection, and community sewer and water facilities.

Q-10

LU33 POLICY: The County shall periodically evaluate the impacts of general development trends on public services and, within its authority and in consultation with public service providers, encourage and facilitate mitigation of significant adverse cumulative impacts.

LU34 POLICY: The County supports the provision of community facilities and services to provide for the orderly development of existing communities.

GOAL L-15: School facilities which support high-quality education.

LU35 POLICY: The County supports the provision of adequate school facilities, the selection of sites for school facilities which will be compatible with existing and future land uses in the vicinity, and the use by school districts of capital improvement plans to anticipate and prepare for future growth.

Implementation Measures:

LU-R The County shall continue to utilize the CEQA process, when applicable, to evaluate the potential impacts of proposed development projects on existing and desirable levels of public services, and shall require appropriate mitigation measures when needed.

LU-S For development projects which are expected to have significant impacts on school facilities, the County will review and, within the limitations of its authority, may decide to impose appropriate mitigation measures (e.g., the use of impact fees, etc.).

Q-11

LU-T The County will encourage and facilitate the preparation and use of capital

Lassen County General Plan
Land Use Element/ Draft

improvement plans by school districts and service districts to anticipate future facility needs. The County will continue to encourage districts and non-profit organizations to apply for state and Federal grants to help expand and improve community infrastructure, including water and sewer systems, and to improve structural fire protection and other public services.

LU-U The County may enter into memorandums of understanding to assist school districts and fire protection districts in the implementation of their capital improvement plans and programs.

9. ISSUE: Agricultural Land Uses

GOAL L-16: Conservation of productive agricultural lands and lands having substantial physical potential for productive agricultural use, and the protection of such lands from unwarranted intrusion of incompatible land uses and conversion to uses which may significantly obstruct or constrain agricultural use and value.

LU36 POLICY: The County recognizes and has generally assigned General Plan land use designations for lands having high agricultural resource value as "Intensive Agriculture" or "Crop Land and Prime Grazing Land". It also recognizes the potentially important agricultural values of some of the areas designated "Extensive Agriculture" or "Grazing and Sagebrush Environment" for rangeland grazing and other agricultural purposes.

Q-12

Implementation Measures:

LU-V Land designated "Intensive Agriculture" in the Land Use Element shall be zoned "E-A" Exclusive Agriculture District, "A-3" Agricultural District, "U-C" Upland Conservation District, or "U-C-2" Upland Conservation/Resource Management District.

LU-W Land designated "Extensive Agriculture" in the Land Use Element shall be zoned "U-C", Upland Conservation District, "U-C-2", Upland Conservation/Resource Management District" or "A-3", Agricultural District.

NOTE: Refer to the Agriculture Element for additional policies pertaining to land use in agricultural areas.

10. ISSUE: Open Space Lands

GOAL L-17: The protection and appropriate management of open space lands and related natural resources.

12. ISSUE: Public Lands

GOAL L-19: Multiple use of public lands in ways which provide for the effective management and protection of natural resources while optimizing the continuing contribution and support of public land resources to the economy, lifestyle, and traditions of County residents.

NOTE: Refer to the Natural Resources Element for applicable policies related to use of public lands.

13. ISSUE: Sierra Army Depot

GOAL L-20: Productive future use of Sierra Army Depot lands, facilities and resources after realignment of military missions.

LU40 POLICY: Assuming that the Federal government will realign use of the Sierra Army Depot as proposed, and recognizing that the Depot was a significant component of the local economy and that it contains important land and facility resources, including the Amedee Airstrip, the County shall encourage and facilitate plans for the reuse and conversion of much of these lands, facilities and resources for productive uses which will generate employment opportunities, encourage private-sector development (especially for industrial purposes), and otherwise provide positive contributions to the area's economy.

LU41 POLICY: Areas having significant wildlife habitat values on the Sierra Army Depot should be considered for continued use as habitat in conjunction with related development plans for the area.

Implementation Measure:

LU-Z The County shall work with the Local Reuse Authority to develop and implement a reuse plan which will encourage and facilitate positive economic development activity to compensate for the downsizing of the mission at the Sierra Army Depot. The reuse plan will consider how the County can facilitate productive reuse of these lands and facilities in the future, and how areas having significant wildlife habitat values can be maintained to support wildlife resources.

14. ISSUE: Flood Hazard Areas

GOAL L-21: Minimize damage caused to and by development within areas which are subject to flooding.

Q-13

Lassen County General Plan
Land Use Element/ Draft

LU42 POLICY: The County shall continue to discourage inappropriate development in areas subject to flooding as indicated in the most recent and effective Flood Insurance Rate Maps adopted by the Federal Emergency Management Agency; said maps being hereby incorporated by reference into this Land Use Element.

LU43 POLICY: Land within identified 100-year flood hazard areas should be zoned for agricultural uses or other relatively low-intensity land uses.

Implementation Measure:

LUAA The County shall continue to comply with and enforce the flood plain management regulations of its Flood Damage Prevention Ordinance, and to participate in the National Flood Insurance Program. This shall include review by the County of proposed project and building permit sites in respect to designated flood hazard areas.

LU44 POLICY: In consideration of proposed development within areas subject to flooding, the County shall encourage the use of sites outside of flood prone areas when such alternatives exist and options are feasible.

15. ISSUE: Wildlife Habitat

GOAL L-22: Protection and enhancement of important wildlife habitats to support healthy, abundant and diverse wildlife populations.

LU45 POLICY: The County supports the management of wildlife resources in ways that enhance the health and abundance of wildlife populations and the diversity of species and their habitats and which, at the same time, balance management policies and program objectives with the range of social and economic needs for which the County is also responsible.

LU46 POLICY: To support and protect the value and viability of areas having significant wildlife habitat resources, including migration corridors, such areas should remain in relatively large parcel units. County zoning and subdivision regulations should protect these resources by not allowing isolated subdivision maps intended primarily for residential development (except in limited circumstances pursuant to the County's zoning ordinance, e.g., segregation of homesites, parcels created in association with approved use permits, etc.) to be developed in areas which are not specifically designated in the General Plan or an area plan for a community development land use (e.g., rural residential) and zoned accordingly.

Q-14

*Lassen County General Plan
Land Use Element/ Draft*

described in Section 18.102.050 of the County Code (Please refer to notes at the end of this section).

Listings under "Corresponding Zoning" indicate the principal zoning district or districts which compliment and implement the land uses designated in this Element and in certain area plans.

This is accomplished through the description of allowed land uses, with or without use permit requirements or other permitting processes, and the specification of related development standards. Some of these zoning districts are relatively new and there are, in some cases, pre-existing zoning districts which have been superseded by the new districts. Some of the "old" districts (e.g., the "C-1" Retail Business District) are still adequately consistent with the general plan land use designations and therefore have not been rezoned to the newer, preferred zoning districts.

The indicated corresponding zoning districts are not intended to be exclusive listings. Other districts, including districts yet to be formulated and adopted, may be employed for certain general plan land use designations provided that the new zoning districts are consistent with the intent and character of the general plan land use designation.

TOWN CENTER

A Town Center designates the central area of a small, unincorporated community. It typically serves as the commercial and social center of the surrounding community with a mixture of commercial and residential uses and may also include community services and social buildings (e.g., school, post office, fire hall, Grange, etc.).

Q-15

Town center designations which have been carried over from the 1968 General Plan include Pittville, Bieber, Nubieber, Little Valley, Madeline, Ravendale, Wendel, Litchfield, Standish, Johnstonville, Janesville, Clear Creek, Westwood, Burrville, Milford, Herlong, Doyle, and Hallelujah Junction. Terms Herlong Junction and Constantia have been added as a town center.

Q-16

The building intensity of Town Centers is largely dependent upon the availability (or lack of) community water and/or sewer services. Some Town Centers have one or both services provided by service districts. Some centers have neither. In some communities, past development patterns may have produced lots which would be considered substandard in size today, but which are often recognized as legal building sites. Building intensity may range from one dwelling unit per acre (DUA) in areas requiring individual wells and septic systems to 7.25 DUA in centers having both community water and sewage systems.

Population density in Town Centers also depends largely upon available water and sewer

2. Geologic and Soil Resources

GOALS, POLICIES AND IMPLEMENTATION MEASURES

GOAL N-2: To protect and *maximize to the extent justified by the needs of the citizens of Lassen County*, the present and future productive, economic and *positive* environmental values of the County's soil resources.

Q-17

NR-8 POLICY: The County recognizes the need to protect and conserve areas where soils have high resource values, especially in terms of potential agricultural productivity.

NR-9 POLICY: The County discourages the development of land having soils of significant agricultural value for purposes other than agriculture or land uses directly related to agriculture unless it is demonstrated that contrary circumstances (e.g., the *unavailability or prohibitive expense of sufficient water supplies for agricultural uses, parcel sizes, adjacent land uses, land owner preferences* or other public purposes) are found to be *overriding factors to this policy*.

Implementation Measures:

NR-D Pursuant to the California Environmental Quality Act, the County shall consider the impacts of proposed projects on areas having soils of locally *unquestioned* significant agricultural value, whether currently used or not, and shall consider *necessary appropriate* mitigation measures to avoid, reduce, or compensate for the extent of significant disturbance to those soils.

Q-18

NR-E

NR-F

NR10 POLICY: The County shall exercise an appropriate degree of regulation designed to minimize soil erosion, including the administration of standards for grading and site clearance related to development projects.

Implementation Measure:

~~NR-G The County shall develop a grading ordinance to establish standards and permitting processes to regulate grading projects which could cause or aggravate conditions for soil erosion.~~

Q-19

7. Mineral Resources

GOALS, POLICIES AND IMPLEMENTATION MEASURES

GOAL N-13: To improve and diversify the County's industrial base by encouraging development of mineral resources in ways which avoid or minimize unacceptable levels of land use conflict and significant environmental damage.

NR46 POLICY: Projects for the extraction or use of mineral resources shall comply with the California Environmental Quality Act and the County's environmental review guidelines.

NR47 POLICY: In the consideration of proposed mining activities, the County shall balance goals of protecting and managing wildlife, vegetation, and other resources with the economic and social need to diversify the County's industrial base.

NR48 POLICY: Surface and subsurface mining operations shall obtain a Use Permit as required by the Lassen County Code.

GOAL N-14: To encourage exploration for developable mineral resources in ways which minimize environmental and land use impacts.

~~NR49 POLICY: The County may require submittal of exploration plans describing all activities to be performed, including a schedule of activities.~~

~~NR50 POLICY: Applications for mineral resource exploration activity subject to the California Surface Mining and Reclamation Act (SMARA) shall include the submittal of a reclamation plan to, and approval by, the agency of jurisdiction as required by SMARA and the California Code of Regulations.~~

~~NR51 POLICY: Mineral resource exploration activity that exceeds the SMARA threshold limits or is determined to be located adjacent to an incompatible land use should be required to obtain a Use Permit.~~

~~NR52 POLICY: The County will develop grading criteria which will apply to earth moving activities related to mineral resource exploration.~~

GOAL N-15: To encourage the development and management of mineral resources by coordinating efficient internal and interagency project review.

Q-20

Letter Q Everd McCain, Lassen County Citizen

Response to Comments in Q-1

These comments speak directly to the General Plan, not the Draft EIR. No response is necessary.

Response to Comment Q-2

These comments speak directly to the General Plan, not the Draft EIR. The changes recommended would not affect the analysis of the Draft EIR.

Response to Comment Q-3

These comments speak directly to the General Plan, not the Draft EIR. The changes recommended would not affect the analysis of the Draft EIR.

Response to Comment Q-4

These comments speak directly to the General Plan, not the Draft EIR. The changes recommended would not affect the analysis of the Draft EIR.

Response to Comment Q-5

LU-19 is cited by the Draft EIR. The edits proposed by this comment would alter the intent of the policy, which is to discourage sprawl and scattered development, and would limit the means of doing so.

Response to Comment Q-6

These comments speak directly to the General Plan, not the Draft EIR. The changes recommended would not affect the analysis of the Draft EIR.

Response to Comment Q-7

The Board of Supervisors has amended policy LU-26 as follows:

“The County ***shall*** support the economic viability of existing communities and will minimize the development of scattered commercial uses by directing commercial uses to existing town centers and commercial areas ***or the orderly expansion of such areas***, with limited exceptions including home occupations, agriculture-related sales, and specially considered local convenience and highway commercial sites.”

The changes have been incorporated by reference into the Final EIR.

Response to Comment Q-8

The Planning Commission has recommended that policy LU-27 be amended as follows:

“The County shall consider on a case-by-case basis, the need and appropriateness of specially-zoned “local convenience” and “highway commercial” sites at carefully selected points where such commercial development may be warranted, subject to the consideration and approval of an appropriate commercial land use designation and zoning district requirements. *Such proposals shall demonstrate why the related local convenience or highway commercial need cannot be adequately satisfied in or adjacent to existing town centers or locations which are already zoned for commercial land uses.*”

The changes have been incorporated by reference into the Final EIR.

Response to Comment Q-9

These comments speak directly to the General Plan, not the Draft EIR. The changes recommended would not affect the analysis of the Draft EIR.

Response to Comment Q-10

The addition of the word “unjustified” tends to undermine “significant,” which has the connotation of a threshold under CEQA (CEQA Section 15832). In other words, CEQA does not consider any significant burden (or impact) justified, and seeks mitigation to reduce the impact to less than significant. Furthermore, this is a goal. Even if a significant burden to existing levels of public service could be justified in some cases, an appropriate goal for the County is that they should not.

Response to Comment Q-11

The inclusion of the phrase “may decide to” to implementation measure LU-S implies that the imposition of mitigation measures is arbitrary, whereas California planning law requires that there is a “nexus” between the impact created and the mitigation imposed.

Response to Comment Q-12

These comments speak directly to the General Plan, not the Draft EIR. The changes recommended would not affect the analysis of the Draft EIR.

Response to Comment Q-13

These comments speak directly to the General Plan, not the Draft EIR. The changes recommended would not affect the analysis of the Draft EIR.

Response to Comment Q-14

These comments speak directly to the General Plan, not the Draft EIR. The changes recommended would not affect the analysis of the Draft EIR.

Response to Comment Q-15

Line one, paragraph three, page 4.2-4 of the Draft EIR has been so corrected.(See Errata.)

Response to Comment Q-16

These comments speak directly to the General Plan, not the Draft EIR. The changes recommended would not affect the analysis of the Draft EIR. Herlong Junction and Constantia have not been proposed as Town Centers. If they were, however, the County should evaluate the potential impact of development pursuant to those designations.

Response to Comment Q-17

These comments speak directly to the General Plan, not the Draft EIR. The changes recommended would not affect the analysis of the Draft EIR.

Response to Comment Q-18

See responses to comments Q-10 and Q-11.

Response to Comment Q-19

Although beyond the scope of this Draft EIR, developing guidelines and standards for grading via an ordinance would assist in mitigating the impact of future construction activities that could leave soils exposed to wind or water erosion.

Response to Comment Q-20

These comments speak directly to the General Plan, not the Draft EIR. The changes recommended would not affect the analysis of the Draft EIR. However, the proposed changes would reduce the County's proposed efforts to reduce impacts which may result from the exploration of minerals.

Letter R

Mr. Frank Griffith, President
Silver Lake Homeowners Association
1430 Montclair Place
Los Altos, CA 94024

RECEIVED

MAR 17 1999

Lassen County
Department of Community Development

GP file

March 17, 1999

Robert K. Sorvaag, Director
Lassen County Department of
Community Development
707 Nevada Street, Ste. 5
Susanville, CA 96130-3912

RE: Draft Lassen County General Plan and
Environmental Impact Report

Dear Mr. Sorvaag:

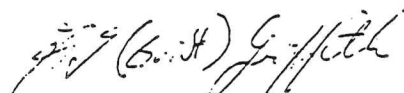
On behalf of the Silver Lake Homeowners Association, we urge Lassen County, as it develops its General Plan to guide it through the coming years, to recognize the existence of the private cabins at Silver Lake, the recreational and historical components thereof, and the benefit and contributions such make to the recreational components of the County.

Not having been involved in the development of the General Plan before, I am not sure what additional type of comments you are seeking during this public review period of your draft General Plan. However, our Association, through the undersigned, would be happy to provide you, or any member of your staff, with any additional information you may need to adequately consider and document the existing and historical uses at Silver Lake and/or any other matters that are relevant.

The courtesy of a response, either by telephone or in writing, concerning whether or not you need additional information from our association would be appreciated.

In lieu thereof, one of our homeowners, Frank Cady, has been acting as our legal counsel. If it would be more appropriate or convenient to discuss the matter with him, please feel free to do so.

Yours very truly,



F. L. Griffith

cc: Frank Cady, Esq.

R-1

Letter R Frank Griffith, President, Silver Lake Homeowners Association

Response to Comment R-1

The County has agreed to designate Silver Lake as a Residential Center. It is noted, however, that Silver Lake can be construed to be an existing Residential Center, and the extent that acknowledging it as such in the General Plan is limited to existing developed areas. Designation of Silver Lake as Residential Center is not anticipated to result in significant environmental impacts.

Letter S



P.O. Box 65
Adin, CA 96006
March 1, 1999

Robert K. Sorvaag, Director
Lassen County Department of Community Development
707 Nevada Street
Susanville, CA 96130

EXHIBIT A

Subject: Lassen General Plan
Significant Natural Areas (Modoc Sucker)
Page 5 - 24 G.P. and Page 4.4-7 Eir. Present Plan

Dear Mr. Sorvaag:

At their April 1, 1998 meeting the Lassen County Planning Commission adopted a resolution #4-04-98 recommending that the Board of Supervisors make certain amendments to the May, 1997 Preliminary Draft G. P. In resolution on page 26 WE-23, according to Department of Fish and Game, the 1990 list of SNA is now out of date and could drop Las-002 and Las-003.

Our Club recommends SNA site Las-003, Lower McBride Springs, Modoc Sucker be deleted from Page 5-24 of the General Plan.

Sincerely,

Chester L. Wolter
Chester L. Wolter, President

S-1

Letter S Chester L. Wolter, President, Pit River Rod & Gun Club

Response to Comment S-1

See response to comment C-2.

EXHIBIT BCOMMENT FORM
DRAFT LASSEN COUNTY GENERAL PLAN REVISION
AND DRAFT ENVIRONMENTAL IMPACT REPORT

You may use this form to submit written comments. Please return to the Lassen County Department of Community Development, 707 Nevada Street, Suite 5, Susanville, CA 96130.

Traffic + Circulation Pages 4.5-7 - 4.5-8
+ 4.5-18 should be Cloghann Rd. - not Claybourn.
Cloghann connects with Rd 22 + Little Valley-Pittville
Rd.

T-1

Also you show one Rail Road line S.P. + U.P. in Lassen Co.
In north western Lassen Co. there is Burlington
Northern RR

T-2

Letter T Unsigned written comments from undated Public Hearing

Response to Comment T-1

The reference to Claybourn Road on Figure 3-2 has been replaced with Cleghorn Road. (See Errata.) However, reference maps in the Draft EIR will not be corrected.

Response to Comment T-2

Burlington Northern Railroad has been incorporated by reference into Figure 3-2 and Figure 4.5-1. A reference has also been added to paragraph five, page 4.5-1.

Letter U

EXHIBIT E



DEPARTMENT of PUBLIC WORKS

RECEIVED

County of Lassen

RUSSELL GUM, Director
Road Commissioner
County Engineer
County Surveyor

MAR 02 1999

Lassen County Administration Building
707 Nevada Street, Suite 4
Susanville, CA 96130

(530) 251-2222
FAX: (530) 257-4571

Lassen County
Department of Community Development

February 23, 1999

To: Robert Sorvaag, Planning Director

From: Russell Gum, Director *RG*

Subject: Comments DRAFT LASSEN COUNTY GENERAL PLAN REVISION
AND DRAFT ENVIRONMENTAL IMPACT REPORT

Page 7-1 3rd paragraph

The RTP should be part of the General Plan. There also needs to be a way to allow changes in the RTP without a General Plan Amendment or at least an easy way to make changes and still be a part of the General Plan. There can be a lot of changes to the RTP with added projects using State and Federal monies. Each time a new project using State or Federal funds is programmed, it needs to be in the RTP.

U-1

Page 7-3 CE-2

Circulation Element, Highways and Roads, Goal C-1

CE-2 Policy requires the maintenance of the existing County road system be assured prior to accepting new roadways. At the present time, I do not think there will be enough monies to insure the maintenance of the existing system, therefore, we will not be able to accept new roads into the system. There should be a mechanism to allow new roads into the system, when it can be justified. At the present time, the California Transportation Commission is exploring new funding sources or mechanisms to fund road maintenance.

U-2

Our local Commission has just programmed three new roads around the City of Susanville to alleviate traffic congestion within the City. This does not conform to the draft Plan.

Maintenance of the existing road system is not adequate to provide for an acceptable level of service and may never be adequately funded.

The policy could be changed to maintenance of the existing County Road System and provide an acceptable level of service. Construction of new roads should be justified to improve the overall level of service.

Page 7-6 CE-11

CE11. Currently the California Transportation Commission does not have monies for maintenance of local roads. They do have monies for road reconstruction or rehabilitation. The County

does need additional funds for road maintenance to be able to maintain the status quo. Road maintenance does not improve the road system, but does go a long way toward preventative maintenance. Change the wording to say, the County shall pursue receipt of funds from the California Transportation Commission to help maintain the County Road System.

Create new CE11a. The County should request support and funding for County roads that are connectors between State highways.

The way the projects are prioritized and funding has changed with the passage of SB 45 in 1990, the local planning agency has control of 75% of the Federal dollars coming to California. The LTC has the responsibility to prioritize and fund projects both on the State highway and the local road system. The State still has control of 25% for funding projects on a focus route or major transportation highway. The planning of projects has shifted from the California Transportation Commission to the Local Planning Agency. The Policies and Implementation measures should reflect this change in planning for the total road system, for instance CE14, CE-D and CE15 wording should be changed to reflect the responsibility of the Local Planning Agency for planning and funding projects within the County.

Page 7-10 table

In Section 3, the number of road miles in the County is 905.1.

U-3

Page 7-10

State Route 36 between State Route 44 and State Highway 395 is a Focus Route. Focus Routes represents 10 IRRS corridors that have the highest priority for completion to a minimum standard in the next 20 years. Check the level of service between SR 44 and Susanville. It would seem the most traffic is between SR 44 and Susanville which would have a lower level of service.

U-4

Page 7-11

State Route 44 is a Focus Route between Interstate 5 and SR 36.

U-5

Page 7-12 1st paragraph

Our Local Regional Transportation Planning Agency has control of 75% of the Federal monies coming to the region and the Planning Agency has the responsibility of programming projects, both State and local. The paragraph should reflect this idea.

U-6

Page 7-12 2nd paragraph

Our road mileage is 905.1 miles.

Page 7-12 last paragraph

Monies are available for Federal Land Management Highway System under TEA 21. The monies available are not eligible for road maintenance but are eligible for road improvements and rehabilitation.

Page 7-14 1st paragraph

The Spalding Airport has lights which will soon be controlled by aircraft radios.

Page 7-22 2nd paragraph

The programming of State highway projects rest with the Local Regional Transportation and Caltrans through the STIP process. Under TEA-21 the programming cycle was changed from a seven year program to a four year program. The 1998 STIP is a six year cycle and the 2002 STIP will be a four year cycle.

Page 7-22 3rd paragraph

Lassen County Public Works will develop a five year program of projects.

Page 7-22 fifth paragraph

Skyline East, Skyline Extension and Skyline South Projects have been programmed in the 1998 STIP. The Skyline East Project is currently under contract to complete the PSE with construction to begin in the summer of 2000. Skyline Extension and Skyline South are under contract to complete the environmental.

Page 7-33 4th paragraph

Leave out Skyline Road East, as it is already programmed.

Page 7-33 last paragraph

The project study report has been completed for Highway 36 between Riverside and State Highway 395.

Page 7-36 3rd paragraph

I do not understand why A-2 is studied for widening with 4 lanes on SH 395. Do you mean A-3 or the bypass through the army depot?

U-7

Letter U Lassen County Department of Public Works**Response to Comment U-1**

The relationship between the RTP and the General Plan is discussed on pages 4.5-1 and 4.5-16 of the Draft EIR. The RTP is updated biannually, and only the changes that were not already addressed by the Circulation Element would need to be incorporated into the General Plan via the amendment process. The RTPA can amend the RTP during the two-year period between updates. However, RTPA's practice is to include only those projects that have concurrence between relevant jurisdictions as proposed within the RTP. Therefore, in most cases an amendment to the General Plan will not be required. All jurisdictions have the authority to amend the General Plan up to four times within the calendar year, and numerous items can be included within each amendment proposal.

Response to Comment U-2

These comments speak directly to the General Plan, not the Draft EIR. No response is necessary.

Response to Comment U-3

The fifth paragraph on page 4.5-1 of the Draft EIR has been corrected to reflect that County roadway mileage is 905.1 miles, not 912.7 (See Errata.)

Response to Comment U-4

For the purpose of this analysis, the Draft EIR utilized the roadway classification system provided within the RTP.

Response to Comment U-5

See response to comment U-4.

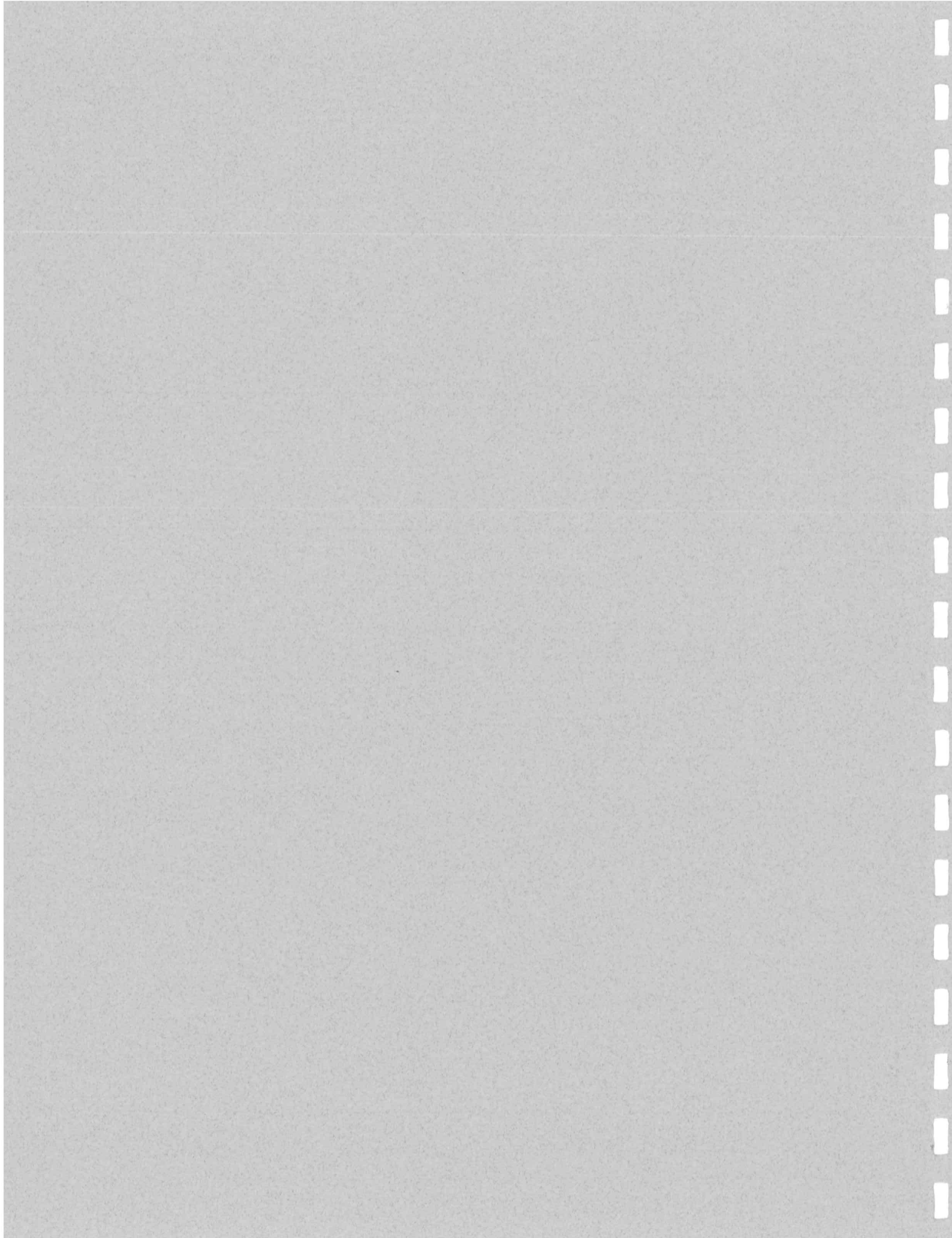
Response to Comment U-6

This information has been incorporated into paragraph five, page 4.5-1 of the Draft EIR. (See Errata.)

Response to Comment U-7

These comments speak to the General Plan. The actual background material has been incorporated into the final General Plan.

3.0 ERRATA



Listed below are the complete text changes, additions and deletions which have been made to the text of the Draft EIR as a result of public and staff review. Changes to text are shown as **additions** and **deletions**.

3.1 GENERAL CHANGES

All references to "Clear Lake" in the EIR have been changed to "Clear Creek."

Appendix A includes the changes to the December, 1998 Draft General Plan that have been approved by the County Board of Supervisors. In many cases, these goals, policies and implementation measures were cited and/or called out as mitigation in the Draft EIR. The changes in Appendix A that pertain to goals, policies and implementation measures that are cited in the EIR are hereby incorporated into the Final EIR. However, because of the concise nature of this EIR (see page 1-4 of the Draft EIR), this Errata includes only the changes to the Draft EIR that have been made as a response to comments directed specifically at the Draft EIR.

3.2 EIR ERRATA

The following changes have been made to the Draft EIR, dated January 1999:

1.0 INTRODUCTION

The following has been added as paragraph three on page 1-2 of the Draft EIR:

An area plan must be internally consistent with the General Plan of which it is part. When an area plan is adopted, it must not conflict with the General Plan (State of California, General Plan Guidelines).

2.0 EXECUTIVE SUMMARY

Changes affecting the Executive Summary are represented by the changes in the sections that follow.

3.0 PROJECT DESCRIPTION

No changes.

4.1 INTRODUCTION TO ENVIRONMENTAL ANALYSIS

No changes.

4.2 LAND USE CONSIDERATIONS

The following changes have been made on paragraph three, page 4.2-4 of the Draft EIR:

Town Center: A Town Center designates the ~~central~~ area of ~~an small~~, unincorporated community. It typically serves as the commercial and social center of the surrounding community with a mixture of commercial and residential uses and may also include community services and social buildings (e.g., school, post office, fire hall, Grange, etc.). Town Center designations which have been carried over from the 1968 General Plan include Pittville, Bieber, Nubieber, Little Valley, Madeline, Ravendale, Wendel, Litchfield, Standish, Johnstonville, Janesville, Clear Creek, Westwood, Buntingville, Milford, Herlong, Doyle, and Hallelujah Junction. Termo has been added as a Town Center. The building intensity of Town Centers is largely dependent upon the availability (or lack of) community water and/or sewer services. Some Town Centers have one or both services provided by service districts. Some centers have neither. In some communities, past development patterns has produced lots which would be considered substandard in size today, but which are often recognized as legal building sites. Building intensity may range from one dwelling unit per acre (DUA) in areas requiring individual wells and septic systems to 7.25 DUA in centers having both community water and sewage systems. Population density in Town Centers also depends largely upon available water and sewer services. In the residential areas of a Town Center where both services are available, the density will typically average 22 people per acre (PPA). If neither service is available, the average may be as low as three PPA.

The following changes have been incorporated into MM 4.2-1B on page 4.2-22 of the Draft EIR:

MM 4.2-1B ~~Prior to approval of the General Plan revision, t~~ The County shall consider the establishment of specific boundaries and land uses for the Residential and Town Centers.

4.3 LOSS OF AGRICULTURAL LAND AND OPEN SPACE

The following changes have been made to paragraph four on page 4.3-2 of the Draft EIR:

The 1968 General Plan recognized three categories of agricultural land. Although Area Plans and the Draft Plan's land use element have re-designated these lands under the categories "Intensive Agriculture" and "Extensive Agriculture", the Agriculture and Open Space elements continue to distinguish and respect the difference, in terms of their resource values (e.g., cropland versus habitat). Accordingly, the two elements refer to each other's purpose. For instance, the Agriculture Element recognizes that "the natural resources of the County, both physical and scenic, should be protected...", and the Open Space Element recognizes that "in order for grazing to continue as an economic use, land must remain in relatively large units". *In addition, Lassen is recognized by Section 17123 of the state Food and Agriculture Code as being devoted chiefly to grazing.* As per

both the Agriculture and Open Space elements, these lands are described as follows:

The following changes have been made to paragraph four on page 4.3-3 of the Draft EIR:

Livestock grazing is permitted by BLM under terms and conditions set forth in grazing permits. There are more than 200 grazing ~~permits~~ *permittees* in BLM's Susanville District alone. The Eagle Lake Resource Area, which administers most of the public lands in Lassen County, has about ~~60~~ *47* ~~permits~~ *permittees* ~~and about 60 grazing allotments~~, *25 of whom resided in Lassen County on a full-time basis. A total of 57 permittees were reported, 44 of which were located, all or in part, in Lassen County.*

The following mitigation has been added to page 4.3-7 of the Draft EIR:

MM 4.3-1B *The County shall consider means of preserving agricultural land, including the establishment of Conservation Easements (which could be funded by the state's Agricultural Land Stewardship Program) or the new Farmland Security Zone provision of the Williamson Act (which provides a 20-year contract as an alternative to continued enrollment).*

4.4 WILDLIFE AND HABITAT

The following changes have been made to paragraph two on page 4.4-3 of the Draft EIR:

Juniper habitats vary from dense stands of trees with closed canopies to widely scattered single plants in transition areas with such habitats as Jeffrey pine and sagebrush. Juniper berries are an important food source for wintering birds. As many as 17 bird species have been reported as feeding upon the berries in winter. Juniper foliage is also consumed by several mammals and may be an important food source for some of these animals, especially during harsh winters. However, juniper is generally considered to be an ~~invasive~~ *increaser* species throughout Lassen County. Its dominance in many areas has been due to a combination of factors, including the suppression of wildfires which would have been beneficial for the natural succession of plant communities, and grazing, which also reduced the fuel for wildfires. Juniper, in turn, thrived without these wildfires.

The following changes have been made to paragraph three on page 4.4-7 of the Draft EIR:

For example, a 1990 DFG report identified eight sites meeting "significant natural area criteria" in Lassen County. *Examples of* ~~These~~ sites and their significant natural diversity elements (individual species and natural communities) are listed below:

- LAS-001. Ash Valley: Significant natural diversity elements include the Modoc Sucker, Greater Sandhill Crane, Prostrate Buckwheat, Ash Creek Ivesia and

Deschutes Milk Vetch.

- ~~LAS-002. High Rock Springs: High Rock Springs Tui Chub. (This species is now believed to be extirpated.)~~
- ~~LAS-003. Lower McBride Springs: Modoc Sucker.~~
- LAS-004. Silva Flat: Stoloniferous Pussytoes.
- LAS-008. Pine Dunes: Migrating sand dunes, Ponderosa dune forest, Golden Eagle.
- LAS-009. Wendel Canyon: Golden Eagle, Long Eared Owl, Bailey Ivesia, other species.
- LAS-010. Amedee Canyon: Golden Eagle, Bailey Ivesia, other species.
- LAS-011. Hartson Reservoir: California Gull, Short Eared Owl.

The following change has been made to mitigation on page 4.4-27 and 4.4-28 of the Draft EIR:

- MM 4.4-1A The County shall ~~require the implementation of~~ *initiate* WE-A within two years of adoption of the Draft Plan. For major projects proposed prior to that horizon, the County shall contact the FWS, DFG, or other relevant agency to assist in determining the appropriate sensitivity of impacted land.

4.5 TRAFFIC AND CIRCULATION

The following change has been made to paragraph five on page 4.5-1:

According to the most recent statistics (compiled in May 1995), Lassen County contains a total of 2,014.7 miles of roadways. Most of these roads (~~912.7~~ **905.1** miles) were under the jurisdiction of the County. However, 761.3 miles fall under Federal jurisdiction, and 303.6 miles are in the State's jurisdiction. Approximately 37.7 miles are located within the incorporated city of Susanville, which is not within the study area of this EIR. ***The Local Regional Transportation Planning Agency controls approximately 75 percent of the federal monies coming to the region and has the responsibility of programming projects, both state and local.***

The following changes have been made to paragraph seven on page 4.5-9 of the Draft EIR:

There is no current passenger rail service in Lassen County. The Sierra Pacific Lumber Mill

transports freight along the Union Pacific Railroad line extending from Susanville to the line east of Quincy in Plumas County. The Union Pacific Railroad line extends from the Nevada State line east of Sierra Army Depot to the Modoc County line. ***The Burlington North Santa Fe Railroad extend north-south through the west half of Lassen County.***

4.6 PUBLIC SERVICES AND UTILITIES

The following changes have been made to paragraph four on page 4.6-4 of the Draft EIR:

Electricity is supplied directly and indirectly (i.e., through a CSD) from two sources. The majority of supply is from the Lassen Municipal Utilities District (MUD), which in turn purchases some of its electricity from Pacific Gas and Electric. ***(PG&E owns and operates both distribution and transmission within the County of Lassen.)*** CSDs served by the MUD include Susanville, Westwood, Eagle Lake, Janesville, and Wendel. Areas not served by the MUD are served by Plumas Sierra Rural Electric and Surprise Valley Electrification Corp., both rural electric cooperatives. ~~In addition, the Reno, NV-based~~ According to Lassen MUD, there is ample electricity to serve future development.

3.3 INDEX OF CHANGES IN THE NUMBERING OF GOALS, POLICIES AND IMPLEMENTATION MEASURES

Due to revisions made to the Draft General Plan, dated December, 1998, including the addition of certain goals, policies and implementation measures, the numbering of some of the provisions in the Final General Plan have been revised from what they were in the Draft Plan, and as referenced in the Draft Environmental Impact Report. For reference purposes the following index indicates the changes that have been made in the numbering of certain goals, policies and implementation measures. Only new provisions and the provisions which have changed in identification from what they were in the Draft Plan are indicated. All others remain numbered and identified as they were in the draft. Goals, policies and implementation measures that have been added since the Draft Plan and Draft EIR were produced are indicated with a (*).

LAND USE ELEMENT

DRAFT GENERAL PLAN REVISION	FINAL GENERAL PLAN - 2000	DRAFT GENERAL PLAN REVISION	FINAL GENERAL PLAN - 2000
	LU-12 *	LU-23	LU-26
	LU-13 *	LU-O	LU-Q
	LU-14 *	LU-P	LU-R
	LU-I *	LU-24	LU-27
LU-12	LU-15	LU-25	LU-28
	LU-J *	LU-26	LU-29
LU-13	LU-16	LU-27	LU-30
LU-I	LU-K	LU-28	LU-31
LU-14	LU-17	LU-29	LU-32
LU-15	LU-18	LU-30	LU-33
LU-16	LU-19	LU-Q	LU-S
LU-J	LU-L	LU-31	LU-34
LU-K	LU-M	LU-32	LU-35
LU-17	LU-20		LU-36 *
LU-L	LU-N	LU-33	LU-37
LU-18	LU-21	LU-34	LU-38
LU-19	LU-22	LU-35	LU-39
LU-20	LU-23	LU-R	LU-T
LU-M	LU-O	LU-S	LU-U
LU-N	LU-P	LU-T	LU-V
LU-21	LU-24	LU-U	LU-W
LU-22	LU-25	LU-36	LU-40

3.0 ERRATA TO THE DRAFT EIR

(LAND USE ELEMENT, continued.)

DRAFT GENERAL PLAN REVISION	FINAL GENERAL PLAN - 2000
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LU-V	LU-X
LU-W	LU-Y
LU-37	LU-41
LU-38	LU-42
LU-X	LU-Z
LU-Y	LU-AA
LU-39	LU-43
LU-40	LU-44
LU-41	LU-45
LU-Z	LU-BB
LU-42	LU-46
LU-43	LU-47
LU-AA	LU-CC
LU-44	LU-48
LU-45	LU-49
LU-46	LU-50
LU-BB	LU-DD
LU-47	LU-51

NATURAL RESOURCES ELEMENT

The only changes in the numbering system in the Natural Resources Element affected the identification of implementation measures. All goals and policies have the same identification that they had in the Draft Plan.

DRAFT GENERAL PLAN REVISION	FINAL GENERAL PLAN - 2000
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	NR-H*
NR-H	NR-I
NR-I	NR-J
NR-J	NR-K
NR-K	NR-L

NR-L	NR-M
NR-M	NR-N
NR-N	NR-O
NR-O	NR-P
NR-P	NR-Q
NR-Q	NR-R
NR-R	NR-S
NR-S	NR-T
NR-T	NR-U
NR-U	NR-V
NR-V	NR-W

AGRICULTURE ELEMENT

The only changes in the numbering system in the Agriculture Element affected the identification of implementation measures. All goals and policies have the same identification that they had in the Draft Plan.

DRAFT GENERAL PLAN REVISION	FINAL GENERAL PLAN - 2000
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GOAL A-5	GOAL A-4
	AG-J *
GOAL A-6	GOAL A-5
GOAL A-7	GOAL A-6
AG-J	AG-K
AG-K	AG-L
AG-L	AG-M
GOAL A-8	GOAL A-7
AG-M	AG-N
AG-N	AG-O
AG-O	AG-P
AG-P	AG-Q
GOAL A-9	GOAL A-8
AG-Q	AG-R
GOAL A-10	GOAL A-9
GOAL A-11	GOAL A-10

WILDLIFE ELEMENT

DRAFT GENERAL PLAN REVISION	FINAL GENERAL PLAN - 2000
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	WE-B *
WE-B	WE-C
	WE-D *
WE-C	WE-E
WE-D	WE-F
WE-E	WE-G
WE-F	WE-H
	GOAL W-5 *
	WE-17 *
	WE-I *
GOAL W-5	GOAL W-6
WE-17	WE-18
WE-18	WE-19
WE-19	WE-20
WE-20	WE-21

OPEN SPACE ELEMENT

DRAFT GENERAL PLAN REVISION	FINAL GENERAL PLAN - 2000
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	OS-21 *
	OS-L *
OS-21	OS-22
OS-22	OS-23
OS-L	OS-M
OS-23	OS-24
OS-24	OS-25
OS-25	OS-26
OS-26	OS-27
OS-27	OS-28
OS-M	OS-N

CIRCULATION ELEMENT

There were no changes in the numbering of goals, policies or implementation measures in the Circulation Element.

APPENDIX A
LASSEN COUNTY GENERAL PLAN
REVISIONS



LASSEN COUNTY GENERAL PLAN REVISION
BOARD OF SUPERVISORS INSTRUCTIONS FOR
COMPLETION OF THE DRAFT GENERAL PLAN

August 24, 1999

The following notes constitute the instructions approved by the Lassen County Board of Supervisors on August 24, 1999, for changes in the draft General Plan revision. These notes are comprised of the recommendations provided by the Planning Commission to the Board (dated July 30, 1999) pertaining to modification of the Draft General Plan which was dated December 1998, with the modifications of those recommendations as instructed by the Board following its public hearing on August 24.

GENERAL COMMENTS

Re-numbering of some goals, policies, and implementation numbers is needed to accommodate changes.

Typos will be corrected where found.

Some statistics will be updated (e.g., Page 1-15, Table 3).

If a goal, policy or implementation measure which is duplicated in another section or element of the plan is amended or otherwise changed, the change will also be made to its duplicate.

Use of the term "County" will be clarified. When the term "County" is used with a capital "C", it is almost always intended to mean the "County of Lassen" as the governmental entity administered by the Lassen County Board of Supervisors. When the word County is used in a different context, the Plan has attempted to qualify the term as in "County Planning Commission" or "residents of the County". Citizens are typically regarded as "citizens of Lassen County", or "residents of the County". The word county with a lower case "c" is intended to refer to the county as a geographical area (e.g., rangeland in the county), or to counties in a general context (county politics in California).

INTRODUCTION

Page 1-11.

Eagle Lake should be included in the Lassen County description.

Table 1, Population Growth. Page 1-13.

Population estimates should account for prison inmates. Update, clarify local population statistics including figures related to the prison (which may or may not be reflected in Table 1.)

LAND USE ELEMENT

Introduction:

Add a quotation from the California General Plan Guidelines to the Introduction of the Land Use Element, stating in effect, "An area plan must be internally consistent with the General Plan of which it is part. When an area plan is adopted, it must not conflict with the General Plan."

Page 2-5.

Policy LU-2. Revise the last sentence pertaining to the relationship of area plans to the General Plan as follows, "Wherever a goal, objective, policy, land use designation, and/or implementation measure of an area plan may be more specific or detailed than a corresponding provision of the General Plan, including any within the Land Use Element, such a provision of the area plan shall be deemed to be a refinement ~~and amendment~~ of the General Plan pertaining to the particular planning area."

Page 2-5.

Revise LU-D to read that the County "... shall continue to *implement* relevant policies of adopted area plans in making land use decisions... . In LU-E, replace the phrase "... may consider the need for ... new area plans" with "... *will* consider the need ...".

Page 2-7.

Goal L-4, delete the term "efficient and" in the Goal, "Compatibility between land use types by providing for ~~efficient and~~ complementary mixtures and patterns of land uses."

Page 2-7.

Policy LU-7, delete the word "efficiency" to read, "The County shall consider the land use compatibility implications of proposed changes in land use, including proposed general plan amendments and rezoning, to determine the significance and acceptability of the extent to which proposed changes may affect the pattern, ~~efficiency~~ and well-being of neighboring land uses."

Page 2-7.

Policy LU-9. Amend to read, "County zoning and subdivision regulations shall protect agricultural and open space lands, including grazing lands *and wildlife habitat*, by not allowing land divisions intended for residential use to be developed in areas which are not specifically designated in the General Plan or an area plan for community development land use (e.g., rural residential *or agricultural residential*) and zoned accordingly."

Page 2-8, Policy LU-10

Keep Policy LU-10 which restricts development for residential purposes in areas outside of fire protection districts.

Page 2-8.

Policy LU-10, insert the word maps as follows, “Subdivisions *map applications* proposing to create parcels primarily for residential development shall not be approved in areas outside of fire protection districts (with limited exceptions, supported with special findings, through processes such as Segregation of Homesites, etc.).”

Page 2-8.

To be inserted as a policy in the Land Use Element under “Growth and Development” after Policy LU11: POLICY: In approving proposed modification or reconstruction of qualified non-conforming uses which were legally established prior to adoption of related policies in the General Plan, the County may recognize and find that modification, replacement or expansion of the non-conforming use is not subject to full consistency with policies adopted subsequent to the legal establishment of the use in question.

Page 2-8.

Add a policy to state, POLICY: The County may approve applications for lot line adjustments which will result in a parcel or parcels the size of which are smaller than the minimum parcel size otherwise stipulated in the applicable general plan land use designation and/or zoning district.

Page 2-8.

Add a policy to state, POLICY: The County may approve building permits and uses otherwise permitted on parcels which are smaller than the minimum parcel size otherwise stipulated in the applicable general plan land use designation and/or zoning district, provided that such parcels are otherwise adequate in size for the proposed use.

Page 2-8.

Add an Implementation Measure to state, IMPLEMENTATION MEASURE: The County should amend the applicable zoning ordinances to clarify the County’s ability to: approve lot line adjustments which will result in parcels the size of which are smaller than the minimum parcel size otherwise stipulated in the applicable general plan land use designation and/or zoning district; approve building permits and other permitted uses on parcels which are smaller than the minimum parcel size otherwise stipulated in the applicable general plan land use designation and/or zoning district; and permit proposed reconstruction, modification, or expansion of qualified non-conforming uses which were legally established prior to adoption of related policies in the General Plan.

Page 2-8.

Amend Policy LU-12 as follows, “In order to provide ~~needed~~ open space and buffer areas within development areas to protect important resources, the County will encourage the use of conservation and clustering subdivisions designed to dedicate and maintain open space areas where they will be most effective.”

Page 2-8.

Add an Implementation Measure after Policy LU-12 to state, "The County will amend and maintain its subdivision ordinances to provide incentives for the use of conservation subdivisions for proposed development projects."

Page 2-8.

Amend Goal L-6 as follows, "~~Safe development in the vicinity of publicly-owned airfields and airports, and~~ Prevention of development which may constrain the future use and expansion of ~~such facilities existing and future publicly-owned airports.~~"

Page 2-10.

Amend Policy LU-18 as, "The County supports the need to ~~preserve~~ *maintain* safe and pleasant living environments ~~in existing and new residential areas~~ and, in consideration of related land use decisions, shall require mitigation of impacts which significantly threaten such qualities."

Page 2-10.

Amend Implementation Measure LU-L as follows, "Pursuant to the Housing Element, the County will continue to review general plan and area plan land use designations and zoning in areas where water, sewer, and fire protection services are available *or could be extended* and will maintain an adequate supply of lands in such areas zoned for residential land use, including multi-family residential development."

Page 2-10.

Amend Policy LU-19 as follows, "The County shall encourage expansion of existing ~~neighborhoods, estate residential areas, and clustered residential development~~ and discourage sprawl and scattered development."

Page 2-11.

Amend Goal L-11 as follows, "Transportation systems which ~~efficiently~~ compliment and support the County's land use patterns."

Page 2-12.

Amend Policy LU-26 as follows, "The County supports the economic viability of existing communities and will minimize the development of scattered commercial uses by directing commercial uses to existing town centers and commercial areas *or the orderly expansion of such areas*, with limited exceptions including home occupations, agriculture-related sales, and specially-considered local convenience and highway commercial sites."

Page 2-12.

Amend Policy LU-27 as follows, "The County shall consider, on a case-by-case basis, the need and appropriateness of specially-zoned "local convenience" and "highway commercial" sites at carefully selected points where such commercial development may be warranted, subject to the

consideration and approval of an appropriate commercial land use designation and corresponding zoning district requirements. Such proposals shall demonstrate why the related local convenience or highway commercial need can not be adequately satisfied in *or adjacent to* existing town centers or locations which are already zoned for commercial land uses.”

Page 2-13.

Amend Policy LU-29 as follows, “The County encourages and will ~~attempt to~~ facilitate the development of new, environmentally responsible industrial projects for the economic benefit of the County.”

Page 2-13.

Amend Policy LU-30 as follows, “In considering proposals for new industrial sites, including amendments of the County General Plan and related rezoning, the County will address the compatibility of the site with established land use patterns, the adequacy of ~~available~~ infrastructure and services, and the consistency of new sites with policies related to the protection of natural resources as addressed in relevant sections of the General Plan.”

Page 2-13.

Amend Policy LU-31 as follows, “The County supports the development of industrial land uses primarily in or adjacent to areas which have been designated and developed for such uses and which have *or can develop* the necessary infrastructure to serve such uses, while recognizing that some types of resource-related industrial uses and processing plants may require or otherwise warrant relatively remote sites which are removed from standard industrial areas.”

Page 2-14.

Under Goal L-14, add a new policy within the Public Services section to read, “Public facilities and services should be based upon a projection of reasonably expected population increase and economic growth, and should recognize the limits of the County’s human, financial, and natural resources.”

Page 2-14.

Amend Implementation Measure LU-S as follows, “For development projects which are expected to have significant impacts on school facilities, the County will review and, within the limitations of its authority, *may decide to* impose appropriate mitigation measures (e.g., the use of impact fees, etc.).”

Page 2-15.

Amend Policy LU36 as follows, “The County recognizes and has *generally* assigned General Plan land use designations for lands having high agricultural resource value as “Intensive Agriculture” or “Crop Land and Prime Grazing Land”. It also recognizes the *potentially* important agricultural values of *some of the* areas designated “Extensive Agriculture” or “Grazing and Sagebrush Environment” for rangeland grazing and other agricultural purposes.”

Page 2-16.

Policy LU-38. Amend to read, "The County supports the conservation and management of timber production areas for the production of timber *and other multiple uses compatible with timber production* and shall, within the County's authority, protect ~~them~~ *these areas* from land uses (e.g., residential development) and factors which would significantly restrict their capacity for production.

Page 2-17, Goal L-19.

Amend Goal L-19 regarding Public Lands to read, "Multiple use of public lands in ways which provide for the effective management and protection of natural resources *for the public* while optimizing the continuing contribution and support of public land resources in the economy, lifestyle, and traditions of County residents."

Page 2-17.

Amend Policy LU40 as follows, "Assuming that the Federal government will realign use of the Sierra Army Depot as proposed, and recognizing that the Depot was a significant component of the local economy and that it contains important land and facility resources, including the Amedee Airstrip, the County shall encourage and facilitate plans for the reuse and conversion of much of these lands, facilities and resources for productive uses which will generate employment opportunities, encourage private-sector development (~~especially for industrial purposes~~), and otherwise provide positive contributions to the area's economy."

Page 2-22.

The term "Community Center" is not referenced in the Draft Plan. It would be appropriate to do so, even if it is only used in the Eagle Lake Area Plan. The term is synonymous with "town center".

Page 2-23 (and Land Use Map).

Designate Silver Lake as a "Residential Center". This would include a notation on the Land Use Map as well as recognition on Page 2-23.

Page 2-33.

The information on Page 2-33 of the Land Use Element should be supplemented with information to clarify the County's use of special ordinances (e.g., Ordinance #454) when needed to address special parcel size issues. The referenced "6,000 square feet" is the general "minimum building site" area requirement cited in Lassen County Code Section 18.102.050 for property utilizing an individual well and a community sewage system. Other County ordinances do apply to special circumstances, such as at Spalding.

Page 2-29, 2-30.

Acknowledge the wildlife value of lands designated "Intensive Agriculture".

Page 2-49.

Under issue: Public Lands, note that BLM and National Forests have substantial responsibility to provide for livestock grazing among numerous other multiple uses. Include grazing and wildlife as allowable uses.

NATURAL RESOURCES ELEMENT

Page 3-9.

Amend Implementation Measure NR-D as follows, "Pursuant to the California Environmental Quality Act, the County shall consider the impacts of proposed projects on areas having soils of locally significant agricultural value, whether currently used or not, and shall consider necessary *and appropriate* mitigation measures to avoid, reduce, or compensate for the extent of significant disturbance to those soils."

Page 3-9.

Amend Implementation Measure NR-G as follows, "The County ~~shall develop~~ *may adopt* a grading ordinance to establish standards and permitting processes *in addition to enforcement of the Excavation and Grading provisions of the Uniform Building Code* to regulate grading projects which could cause or aggravate conditions for soil erosion *related to development projects.*" (FB/CA)

Page 3-9 and Page 4-10.

Duplicated Policies NR-9 and AG-21, shorten the policy as follows, "The County discourages the development of land having soils of significant agricultural value for purposes other than agriculture or land uses directly related to agriculture, ~~unless it is demonstrated that contrary circumstances (e.g., the unavailability or prohibitive expenses of sufficient water supplies for agricultural uses or other public purposes) are found to be overruling factors to this policy.~~" (FB/CA)

Page 3-13.

Add implementation measure for Policy NR-17 in reference to the newly adopted Lassen County Ground Water Ordinance.

Page 3-20.

Revise Implementation Measure NR-H as follows, "The County shall work with other resource agencies to identify and map important vegetation resource areas ~~and in order to implement~~ resource-specific policies and actions to more efficiently manage those areas."

Page 3-20.

In Implementation Measure NR-I, reword the first sentence as follows, "Pursuant to the California Environmental Quality Act, the County shall ~~consider the review the potential for~~ impacts of proposed projects on vegetation resources and shall require appropriate mitigation

measures to avoid, reduce, or compensate for the extent of significant adverse impacts.”

Page 3-24.

Last paragraph, change the common name of *Astragalus anxius* to “Ash Valley milk-vetch”.

Page 3-24.

Table NR-1, Plant Species of Noted Concern. BLM suggests a number of corrections and additions to this table in their letter dated May 21, 1999. They should be incorporated into a revision of the table for the final plan.

Page 3-24.

Table NR-1. There are no “list designations” for green prince’s plume, thousand flowered thelypodium, Hilman’s cleomella, lance-leaved scruf-pea, and Kellog’s sandverbena. (DFG)

Page 3-30.

In regard to “Forest Resources”, Policy NR36 in the Draft Plan reads: “The County supports the determination of an area's "desired future condition" to help prescribe how an area and its resources, including timber, should be managed. Specific goals and objectives should then be developed to achieve that condition. Such objectives may include: sustained-yield forest management practices, uneven-age individual tree selection and/or group selection management.” Revise NR36 to read, “In areas having significant forest and timber resources, the County supports the formulation of resource management goals and objectives which address the long-term health and diversity of resources in these areas as well as the sustained productivity of timber products.”

Page 3-35.

Amend Implementation Measure NR-O as follows, “The County will continue to review *and, when warranted, adopt the need and means for* development standards which mitigate the impacts of development on agricultural land uses in rangeland areas and to place the responsibility for mitigation on new development. Such standards and mitigation measures shall include, but not be limited to, fencing standards and the use of setbacks and buffer areas.”

Page 3-35.

Policy NR-44 in the Draft Plan reads: “In order to address environmental concerns regarding rangelands while continuing to provide for economic and social needs related to resource use and management of private and public lands, the County supports the development and implementation of management programs, based on sound biological science, to determine and progress toward a specified "desired future condition" of management areas.” Revise to read, “In order to address environmental concerns regarding rangelands while continuing to provide for economic and social needs related to resource use and management of private and public lands, the County supports the development and implementation of *cooperative resource* management programs, based on sound biological science, ~~to determine and progress toward a specified~~

~~"desired future condition" of management areas, which include goals and objectives that address and provide for the sustained health of rangeland resources.~~

Pages 3-35 to 3-39.

BLM recommends correcting data regarding the numbers of grazing permits and allotments and making the background information more consistent with the discussion on Pages 4-19 and 4-20. The numbers on Page 4-19 are correct. The update should also be corrected in the Final EIR, page 4.3-3.

Page 3-41.

Add sentence to Policy NR-58, "Reclamation plans that include revegetation shall be monitored to ensure that planted vegetation successfully satisfies the objectives of the reclamation plan."

AGRICULTURE ELEMENT

Agriculture Element, General Comment:

The California Department of Conservation emphasized measures that may mitigate or serve as alternatives to agricultural land conversions which should be incorporated into the General Plan (to the extent that they are not already included) and discussed in the EIR. These include:

- Directing incompatible or growth-inducing uses to lower quality soils in order to avoid valuable agricultural lands;
- Increasing home density, or clustering residential units, to allow a greater portion of the development area to remain in agricultural production;
- Protecting other farmland through conservation easements (e.g., the Department of Conservation's Agricultural Land Stewardship Program, Farmland Security Zone contracts, or Williamson Act contracts);
- Establishing buffers such as setbacks, berms, greenbelts, and open space areas to separate farmland from incompatible or growth-inducing uses;
- Implementing right-to-farm ordinances; and
- Adopting long-term farmland protection policies, programs and strategies including those measures mentioned above.

Most of these recommendations are already incorporated into the plan as examples of programs to support agriculture. Note for example policies NR-9, AG-4, AG-15, and AG-22. These recommendations will be considered for further clarification.

Page 4-8.

In Implementation Measure AG-E after the word "findings", insert for clarity the phrase "*under Policy AG-12*" (or whatever number that policy becomes in the final plan).

Page 4-9.

Revise Policy AG-16 and adopt a related implementation measure. Policy AG-16 will be revised as follows, “Where proposed residential, commercial or industrial development abuts lands devoted to agriculture production, the non-agricultural uses shall be required to incorporate buffer areas ~~and setbacks, and/or construct natural screens or fencing,~~ to mitigate potential land use conflicts as conditions of approval for subdivisions or use permits. The type and width of buffer areas shall be determined based on the character, intensity and sensitivity of the abutting land uses. ~~The County shall also consider the future potential uses and buffer needs of the adjoining agricultural land and consider the possible need to require the development project to provide a minimum 500-foot wide agricultural protection buffer.~~ “

An Implementation Measure for AG-16 will be added stating, “The County will prepare and adopt guidelines and regulations to assist in the determination of the appropriate type and scope of agricultural buffer areas needed in circumstances that warrant the creation of such buffer areas.”

Page 3-9 and Page 4-10.

Duplicated Policies NR-9 and AG-21, shorten the policy as follows, “The County discourages the development of land having soils of significant agricultural value for purposes other than agriculture or land uses directly related to agriculture, ~~unless it is demonstrated that contrary circumstances (e.g., the unavailability or prohibitive expenses of sufficient water supplies for agricultural uses or other public purposes) are found to be overruling factors to this policy.~~

Agriculture Element Background Report:

DOC notes that one of the identified potential mitigation measures in the plan to protect agricultural land is use of conservation easements. They advise the County that the Agricultural Land Stewardship Program (ALSP), managed by the Division of Land Resource Protection (DLRP), also provides grant funds to local agencies and nonprofit organizations for acquiring conservation easements on qualified lands. The DLRP also administers the new Farmland Security Zone (FSZ) provision of the Williamson Act. FSZ’s provide a twenty-year contract alternative to continued enrollment of land in a Williamson Act contract. In return for the longer-term commitment, landowners receive a greater property tax benefit and, according to the Department of Conservation, protection from specific land use decisions which could jeopardize agricultural uses. According to the Department of Conservation, the creation of Farmland Security Zones and the Agricultural Land Stewardship Program now offer a “suite” of agricultural land conservation tools ranging “from the relatively short-term protection of the Williamson Act to the virtual perpetuity of ALSP easements.” They propose that these tools could be strategically applied in Lassen County to implement general plan policies for various priorities of agricultural land conservation needs.

On the subject of defining “Prime” and otherwise important agricultural lands, and in consideration of Implementation Measure AG-L in the Draft Plan which proposes a task force to

clarify the definitions as they apply to Lassen County, the Department of Conservation confirms that there are various definitions of “prime agricultural land” and “agricultural land” in state statutes and in common use. If the terms “prime agricultural land”, “prime farmland”, or “agricultural land” are to be used with a particular program or statute (e.g., Williamson Act, California Environmental Quality Act, the Surface Mining and Reclamation Act, etc.), the definition for the particular statute must be used.

The California Department of Conservation has referred to its “Important Farmland Series” maps to indicate farmland categories based on soil quality, but noted that unfortunately such a map only exists for a small area at the very southern end of the County. Therefore, the Department recommends that agricultural land may be identified as defined by Government Code Section 51201 (c) of the Williamson Act. This would include land which has at least one of the following qualities:

- All land which qualifies as Class I or Class II in the Soil Conservation Service’s Land Capability Classification (LCC);
- Land which rates 80 through 100 in the Storie Index Rating.
- Land which supports livestock used for the production of food and fiber which has an annual carrying capacity of at least one animal unit per acre, as defined by the U.S. Department of Agriculture;
- Land planted with fruit or nut-bearing trees, vines, bushes, or crops which have a nonbearing period of less than five years and which will normally return during the commercial bearing period at least \$200 per acre each year; and
- Land which has produced a crop with an annual gross value of not less than \$200 per acre for three of the previous five years.

(It should be noted, however, that there are problems with these definitions. For example, the \$200 per acre figure (which was adopted in 1965) is obsolete due to inflation and fluctuating market prices. Revisions and updating of the criteria has been proposed on several occasions but have never been put into effect.)

Page 4-24.

Correct reference to California Food and Agriculture Code Section 17123 (c) describing Lassen County as one of the open range grazing counties in California.

WILDLIFE ELEMENT

General Wildlife Element Comment:

The term “wildlife” should generally include “fish and wildlife” in the element text, policies and implementation measures unless it is obviously not applicable.

Page 5-4.

Revise Policy WE-2 as follows: "The County supports the cooperative identification of "areas of significant wildlife value" or similar designations for areas where it is demonstrated by sound biological science that the habitat values are of ~~critical~~ *significant* importance to the health and/or survival of one or more species of wildlife. The County may apply a special designation to these areas, and/or agree to support specific resource management objectives, policies and ~~regulations~~ *voluntary programs* to protect wildlife resources within these areas. ~~Designated areas of significant wildlife value shall, unless overriding findings are made, be protected from land uses and development which will significantly compromise habitat resources or specified management objectives, including prescribed desired future conditions of the habitat.~~

Page 5-4, 5-5.

Amend Implementation Measure WE-A as follows, "The County will work with *local stakeholders including property owners, agricultural organizations, sportsmen groups, the public and resource management agencies, including the California Department of Fish and Game, the U.S. Fish and Wildlife Service, the U.S. Forest Service, the Bureau of Land Management, and other applicable state and Federal resource management agencies, and the general public* to develop and implement a cooperative "Lassen County Wildlife Resources Management Program". This program, *which will be modeled after the Coordinated Resources Management Plan (CRMP) process*, will define and identify important wildlife habitats and related issues and ~~prescribe~~ *propose* specific management objectives including *objectives which address the desired current and future condition of resources in these special habitat areas*. The program will propose policies and actions by which *the County, stakeholders and the involved agencies* can work together to manage related *wildlife* resources in balance with other land use and resource management objectives."

Page 5-5.

Proposed new Implementation Measure to follow Policy WE-2 and Implementation Measure WE-A, "The County encourages and supports the development and implementation of a voluntary and cooperative land and resource management program by land owners and representative organizations (e.g., the Lassen County Farm Bureau, the Cattlemen's Association, Resource Conservation Districts, etc.) which proposes goals, objectives and actions to protect wildlife resources on private lands in Lassen County. Such a program could become a major component of the proposed Lassen County Wildlife Management Program."

Page 5-5.

Implementation Measure WE-B. Replace the term "critical" with the term "important" in this measure and elsewhere in the Plan when used in the same context.

Page 5-5.

Add an implementation measure stating, "The County will encourage cooperation with state and federal agencies to make wildlife habitat and resource maps used for land use and resource

planning available to the public. Appropriate local agencies and organizations will be given opportunities to review these maps and comment on their accuracy and validity.”

Page 5-8.

In Policy WE-14, change “should” to “shall” to read, “The Department of Fish and Game ~~should~~ *shall* annually provide results of wildlife counts and related data (e.g., herd counts, buck-doe ratios, etc.) to the County Fish and Game Commission and the public in a timely manner so that the Commission and the public can review and comment on the data and on proposed state regulations and management policies related to this information (e.g., hunting season specifications, bag limits, etc.) prior to adoption.”

Page 5-8.

Add a new Goal, Policy and Implementation Measure pertaining to upland habitat areas after Goal W-4. The new goal would be, “To protect and enhance important upland habitat areas which include bitterbrush, mountain mahogany and aspen.” The proposed policy is, “The County supports cooperative efforts to protect and enhance wildlife habitat values of upland vegetation communities of bitterbrush, mountain mahogany and aspen.”

Furthermore, a related implementation measure is proposed to read in effect, “In consideration of proposed development projects which may affect vegetation communities of bitterbrush, mountain mahogany and aspen which provide important upland habitat, the County will review the proposals for potential impacts through the CEQA process and require appropriate mitigation measures to avoid and mitigate significant adverse impacts.”

Page 5-13.

Regarding juniper, add perspective to the background discussion that BLM contends that juniper is not an “invasive” species but rather a “native increaser” species.

Page 5-13.

Regarding Montane Riparian habitat, add that loss of bank stability is a factor which limits and adversely affects riparian habitat health.

Page 5-15.

Regarding Low Sage habitat, clarify the first sentence that in connection with ponds, lakes, marshes and cliffs within the general low sage habitat, there are even more species than are otherwise associated with the general habitat.

Page 5-15.

Change “some” to “many” in the fifth paragraph regarding the number of areas which are capable of supporting riparian vegetation in Lassen County but no longer do because they are so deeply eroded.

Page 5-16.

In the third paragraph regarding bitterbrush, add that the desirability of the “Janesville” strain extends throughout the western states and Federal land and wildlife agencies, not just the Department [of Fish and Game]. The “Janesville” nursery cultivar was developed by the Forest Service in Utah and is widely used in Idaho, Oregon and Nevada.

Page 5-17.

Regarding sagebrush habitat, add that bitterbrush is found in several ecological sites within the sagebrush habitat. Clarify conditions of use by pronghorn and add that sagebrush habitat usually recovers readily from impacts which result from utility corridor construction.

Page 5-17.

Under sagebrush habitat, mention that Lassen County has the largest population of sage grouse of any county in California. This very important upland game bird is completely dependant upon sagebrush for its survival.

Page 5-18.

Substitute “important” for the term “critical” habitat in the second paragraph.

Page 5-20.

Amend first sentence under Habitat Management Programs as, “Approximately 63 percent of Lassen County is public land which is managed for ~~multiple~~ *a variety of* uses including wildlife habitat.”

Page 5-20.

DFG expressed concern and requests clarification that the first paragraph under “Habitat Management Programs” implies that vast amounts of land are managed exclusively for wildlife habitat rather than multiple uses including timber, livestock and mining. This should be clarified per DFG’s comments.

Page 5-21.

Incorporate reference to the manner in which “desired future conditions” for rangelands were established for BLM-administered lands in northeastern California and northwestern Nevada under the direction of 43 Code of Federal Regulations Part 4180. This process was conducted through the work of the NorCal East Resource Advisory Council (RAC) when they established rangeland health standards. The RAC, an appointed group of citizens which included representation from Lassen and Modoc Counties, completed the task in 1998.

Page 5-22.

Expand discussion of the Biscar Wildlife Area as a federal wildlife management area and wildlife viewing area managed in coordination with CDFG.

Page 5-24.

Amend reference to the 1990 DFG report to state that the report includes a variety of sites and give examples of sites, to consist of all currently cited except LAS-002, High Rock Springs, and LAS-003, Lower McBride Springs, which will not be cited.

Add reference after list that the Pine Dunes site is also a BLM Research Natural Area and Area of Critical Environmental Concern and other corrections from BLM letter regarding milk-vetch, etc., on the list of "significant natural area" sites.

Page 5-25.

Change the term "wildlife areas" in the second paragraph, first line, to "significant natural areas" to avoid confusion with state-owned lands identified on pages 5-21 and 5-22.

Page 5-29.

Note that California's Endangered Species Act does not address habitat of species as does the Federal Endangered Species Act.

Page 5-30.

Refine discussion of the consultation roles under the Endangered Species Act on public lands. (Per BLM letter dated May 21, 1999)

Page 5-32.

More discussion of Eagle Lake Trout is requested to emphasize that the proposed listing of the Eagle Lake Trout as an endangered species was dropped because the U.S. Fish and Wildlife Service determined that the cooperation of federal agencies, state agencies, and private interests through the Pine Creek CRMP group, as well as the commitment of the Eagle Lake Interagency Board of Directors to recovering and maintaining healthy, viable populations of the trout, precluded the need to list it as endangered.

Page 5-32.

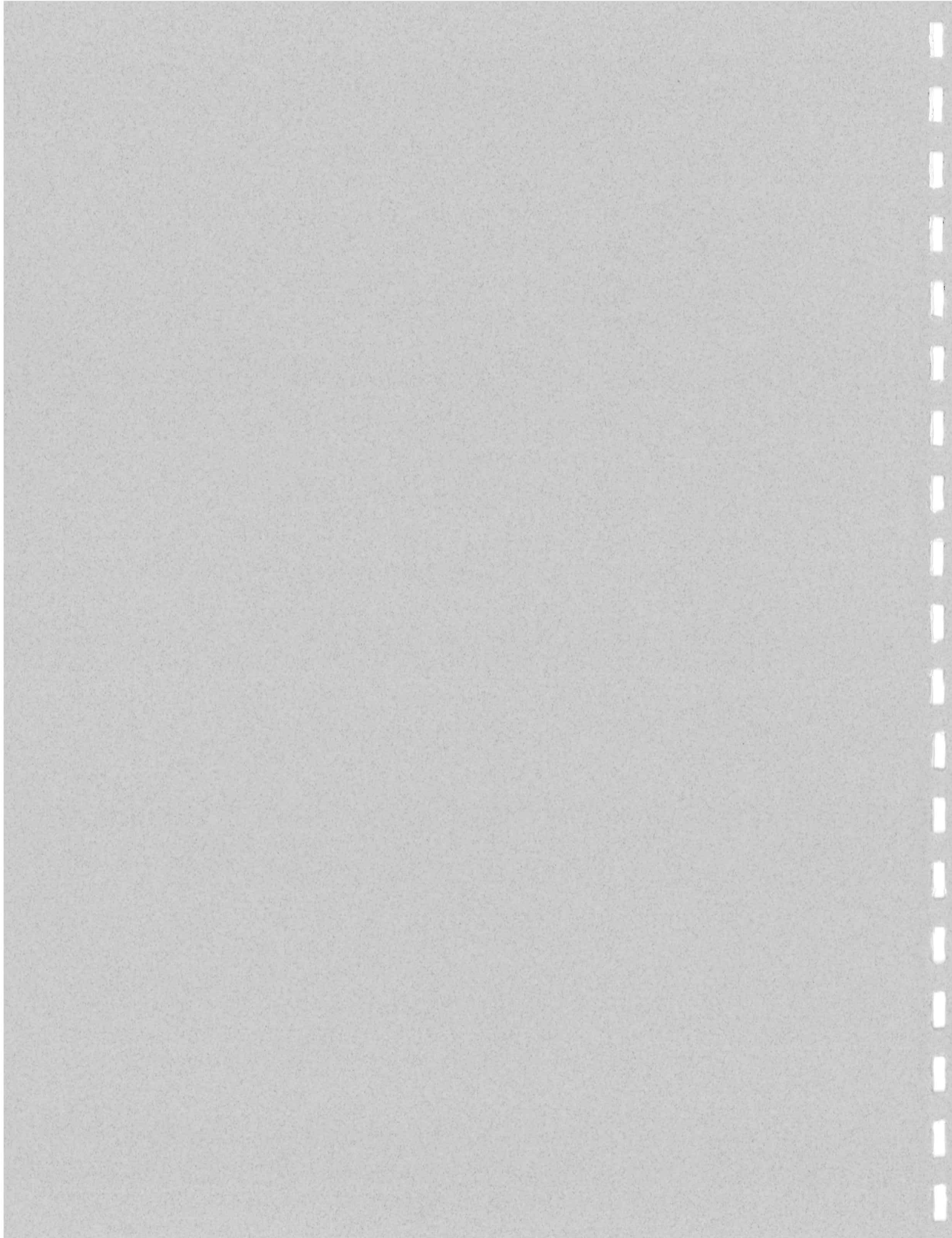
Expand the background section on predators.

Page 5-34.

In third paragraph, clarify that Bulletin 11 was only concerned with expenditures by deer, antelope and sage grouse hunters and not hunters in general.

Pages 5-38 and 5-39.

In Table WE-2, no state agency other than the DFG has responsibility for the status of each species. Therefore, it is redundant to show a separate status for State and F&G. Those cases where status is "none" should be eliminated. May need to add Mountain sucker (*Catostomus platyrhynchus*) and Sacramento perch (*Archoplites interruptus*), which are both "species of special concern" that do occur in Lassen County.



MITIGATION MONITORING PROGRAM

FOR THE
LASSEN COUNTY GENERAL PLAN 2000
ENVIRONMENTAL IMPACT REPORT

SCH No. 98102091

PREPARED FOR:

COUNTY OF LASSEN
Community Development
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SEPTEMBER 1999

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Mitigation Measure	Implementation	Verify Compliance	Timing of Initial Action	Frequency & Duration of Monitoring	Performance Criteria	Work Program & Task Assignments
Wildlife and Habitat						
MM 4.4-1A The County shall initiate the implementation of WE-A** within two years of adoption of the Draft Plan. For major projects proposed prior to that horizon, the County shall contact the FWS, DFG, or other relevant agency to assist in determining the appropriate sensitivity of impacted land.	Task Force of local stakeholders and applicable agencies	Board of Supervisors	Within two years of adoption of General Plan 2000.	Upon completion of two-year term.	The County shall demonstrate that it has initiated the process with stakeholders and state and federal agencies toward the implementation of WE-A.	Program will be modeled after the CRMP process. For major projects, CEQA procedures shall be used.
Public Services and Utilities						
MM 4.6-2A In conjunction with the development review process, plans shall be made available for review by the County Sheriff's Department for specific service, or crime prevention recommendations. Recommendations shall be incorporated into project plans to the extent possible.	Planning Department; Developer	Sheriff's Department	Prior to approval of development plans.	Once per applicable project.	Design elements or mitigation will be incorporated into subsequent development plans to reduce the impact on the Sheriff's Department to the extent practicable.	CEQA procedures shall be used. The developer shall demonstrate, via written confirmation, that plans have been reviewed by the Sheriff's Department.
MM 4.6-4A As a condition of subsequent project-level approvals, project applicants shall demonstrate that the water system or well proposed for the project is designed to meet the projected water capacity and fire flow requirements and specifications.	Planning Department; Developer	Planning Commission	Prior to approval of development plans.	Once per applicable project.	The developer shall demonstrate that the water system is adequate to meet the demands of the project.	CEQA procedure shall be used. The developer shall project demand, and a water system or well adequate to meet that demand shall be incorporated as part of development plans.
MM 4.6-5A As a condition of subsequent project-level approvals, the applicant shall submit to the County verification that the appropriate service district or new private system has adequate capacity to process the estimated wastewater generated for that phase of the project.	Planning Department; Developer	Planning Commission	Prior to approval of development plans.	Once per applicable project.	The developer shall demonstrate that the wastewater system is adequate to meet the demands of the project.	CEQA procedures shall be used. The developer shall project demand, and a wastewater system adequate to meet that demand shall be incorporated as part of development plans.

**WE-A states: "The County encourages and supports the development and implementation of a voluntary and cooperative land and resource management program by land owners and representative organizations (e.g., the Lassen County Farm Bureau, the Cattlemen's Association, Resource Conservation Districts, etc.) which proposes goals, objectives and actions to protect wildlife resources on private lands in Lassen County. Such a program could become a major component of the proposed Lassen County Wildlife Management Program."

