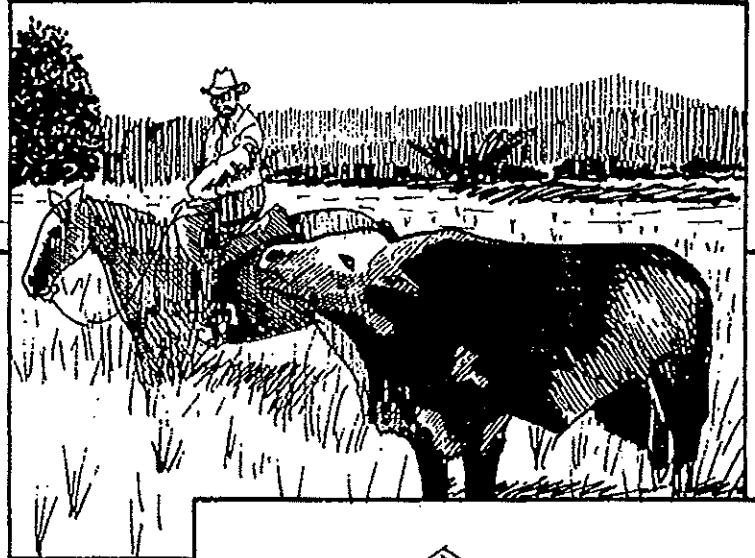
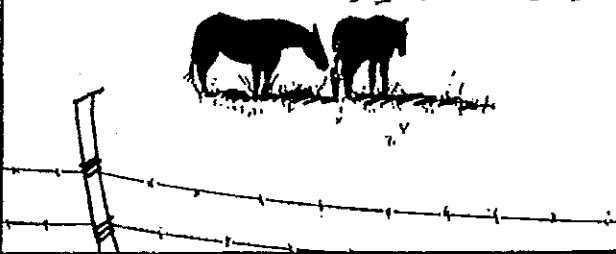
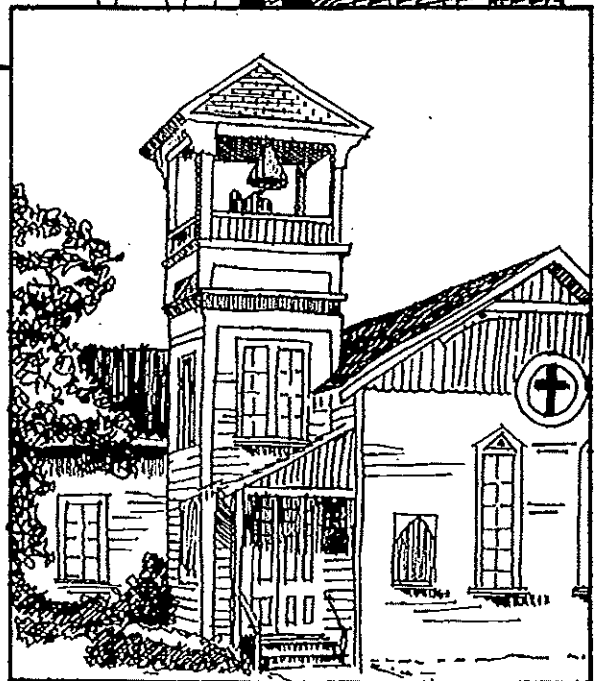




MODOC COUNTY GENERAL PLAN

September 1988

GOALS, POLICIES
& ACTION PROGRAM



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MODOC COUNTY GENERAL PLAN

GOALS, POLICIES

and

ACTION PROGRAM

ADOPTED SEPTEMBER 19, 1988

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I. INTRODUCTION

INTRODUCTION

WHAT IS A GENERAL PLAN?

A general plan is a legal document, required by state law, which serves as a community's "constitution" for the development and use of its land. It must be a comprehensive, long-term document, detailing proposals for the physical development of the county, and of any land outside its boundaries which in the planning agency's judgment bears relation to its planning. Time horizons vary, but the typical general plan looks 10-20 years into the future. Like a single frame in a motion picture, the general plan represents, at a given point in time, the county's aspirations for the future. While the plan sets policies and suggests actions, it must be implemented by local officials through many separate decisions.

The law specifically requires that the general plan address seven topics or "elements," including land use, circulation (transportation), housing, conservation, open space, noise, and safety. This plan also includes an economic development element because this topic is of importance to the community. The plan must analyze issues of importance to the community, set forth policies in text and diagrams for conservation and development, and outline specific actions for implementing these policies.

WHY PREPARE A GENERAL PLAN?

On the most abstract level, preparing the general plan can be viewed as an activity which sharpens and focuses the many concerns of citizens within the community and provides a structure by which these often conflicting concerns can be forged into a common vision of the future. By bringing attention to the issues facing the community and placing them in an expanded time frame, it helps citizens to see their community as a complex system--a living entity that grows and responds to problems and opportunities--and guides it along an agreed-upon course.

On a more concrete level, preparing, adopting, and maintaining a general plan serves to:

- o Establish within local government the capacity to analyze local and regional conditions and needs in order to respond effectively to the problems and opportunities concerning community development;
- o Identify the community's environmental, social, and economic goals;
- o Record the local government's policies and standards for the maintenance and improvement of existing development and the location and characteristics of future development;
- o Provide citizens with information about their community and with opportunities to participate in the local planning and decision-making process;

- o Improve the coordination of community development activities among local, regional, state, and federal agencies; and
- o Establish a basis for subsequent planning efforts, such as preparing specific plans and special studies, to deal with unique problems or areas in the community.

HOW IS THE GENERAL PLAN IMPLEMENTED?

While the general plan sets out policies and suggests ways to put these policies into action, the actual implementation of the plan is a complex and lengthy process in its own right. As with piecing together a puzzle, local officials must take many separate, but interconnected actions according to the directions set out in the general plan. These various actions rest on two essential powers of local government: corporate and police powers. Using their "corporate power," local governments collect money through bonds, fees, assessments, and taxes and spend it to provide services and facilities such as streets, water, and sewage disposal facilities, parks, recreation, and the like. Using their "police power," local governments regulate citizens' use of their property through zoning, subdivision requirements, and building regulations, in order "to promote the health, safety, and welfare of the public." The general plan provides the framework for the exercise of these powers by local officials.

From the first step of identifying important community issues to final implementation through a host of interweaving local governmental actions, the general plan serves to focus the community's attention on itself and its future.

II. ORGANIZATION OF THIS PLAN

ORGANIZATION OF THIS PLAN

Several aspects of this plan should be discussed at this point. First, there are seven required elements and an economic development element, plus a comprehensive action program. Each element, while addressing a separate subject, is interrelated with all the other elements. None can really stand alone. State law requires that the General Plan be internally consistent. Common sense also dictates consistency. Therefore, the General Plan must be read as a unified document, with, for example, the economic development element being integrally linked with the land use element.

This plan consists of three separate documents: a Background Report, this Policy Plan, and an Environmental Impact Report (EIR). (There are also several technical reports which are referenced at the end of this report.) The Background Report, finalized in January 1986, serves as a foundation document for both the Policy Plan and EIR. The Background Report contains a substantial amount of detailed information and statistics which provide the basis for the policy directions as well as the environmental analysis. The background information contained in this document (the Policy Plan) is but a brief summary of the information in the Background Report. The reader should refer to the Background Report for more detailed information.

The EIR also relies heavily upon the Background Report for base information. The EIR then includes a thorough analysis of the options considered during the plan formulation process as well as the probable impacts of the Policy Plan as proposed.

Substantively, this plan is intended to serve as a guide for growth and change in Modoc County for the next 15 years. However, each year the Board of Supervisors should review the plan to determine whether it continues to represent the needs and expectations of the County. Within five to seven years, a major reevaluation and update should take place. That means that while the planning period for projections and change is 15 years, within five to seven years a new look should be taken. Furthermore, the County may make amendments, as necessary, to the plan up to four times a year. Amendments may be made following the formal public hearings.

This plan was formulated following much public discussion and detailed research, as described in the following section. It is important to note here, however, that this plan reflects a general consensus on major growth and development issues as interpreted by the Board of Supervisors.

The primary focus of this (and any) General Plan is on the land use map which is found folded in the back of this report. The land use map indicates at a general level permissible uses of every parcel in the County. This map serves as a guide for zoning regulations which must be consistent with the plan policies. There is also a land use map for the Alturas area which is found in the land use element. The land use element of this Policy Plan describes each land use category. The land use maps and text must be read together in order to gain a complete understanding of County land use policy. It should be noted here that the land use maps are general in nature. They provide an overall policy direction for growth, development, and zoning. They are not, however, intended to be absolute in the regulation of land uses.

There will be variations in specific parcel by parcel uses based on historic use and changing community needs. Furthermore, in the case of certain uses, such as agricultural products processing, or lumber mills, the location cannot be identified, except in the most general manner, on the land use map. The County cannot predict the precise needs of the private sector in development decisions. This plan simply provides guidelines and standards for development which protect the public interest and welfare.

III. SUMMARY OF PROCESS

SUMMARY OF PROCESS

This Policy Plan is the culmination of a multi-faceted process designed to establish policies for Modoc County growth and change which reflect a consensus of community opinion. Because the nature of many of the issues covered by the plan is controversial, it is not possible to achieve absolute consensus. However, the Policy Plan does reflect the general community views about how Modoc County should grow and change.

A major effort has been made throughout the plan preparation process, which occurred from 1985-1988, in order to understand and be responsive to community opinion. Understanding the values, expectations and concerns of the county residents is essential to the preparation of a useful General Plan. The effort to gauge public opinion has taken several forms. First, the Board of Supervisors, County Planning Commissioners, and County staff were interviewed. Second, meetings were held with many federal, state, and local agencies, as well as private interest groups. These first two activities provided a basic direction to the early stages of the General Plan project.

Several other major efforts to solicit public opinion are summarized in this report. They took the form of townhall meetings, a community opinion survey, discussions with special interest groups, and presentations to organizations. During the period of May 17 to May 20, 1985, approximately 200 people were directly contacted. Sixty-five organizations were provided an opportunity to voice their concerns. The results of the meetings, survey, and discussions are found in the Summary of Townhall Meetings, June 1985.

Broad policy options were presented to and discussed by the Planning Commission and Board of Supervisors. The initial draft plan was then prepared and presented for informal public review and discussion in 1986. During 1987, an effort was undertaken to resolve wildlife protection issues, involving County, agency, and public consultation. Modifications were made as a result of the public review process to form this present plan, which is accompanied by a supplemental Environmental Impact Report.

This draft Policy Plan, along with the accompanying Background Report and Environmental Impact Report contain the recommended growth and development policies for Modoc County. The review of these documents is the subject of public hearings which, when completed, will result in the adoption of a final General Plan and EIR.

IV. ASSETS & PROBLEMS

ASSETS & PROBLEMS

Townhall meetings conducted in May 1985 resulted in the identification of several major assets and problems in the County. The major assets and problems are summarized below. A more detailed discussion can be found in the Summary of Townhall Meetings, June 12, 1985.

Highly valued by many Modoc citizens is the casual, family atmosphere in rural surroundings and the friendly, caring people. At the same time, the friendliness and openness takes into account individuality and privacy. Residents like the quality of life offered by a small community (and small population in general). Intrinsic to this quality of life is a feeling of safety, at least in part the result of low crime experienced in the County, and a lack of intrusion of urban problems.

Qualities of the physical environment were the most frequently mentioned assets. Natural beauty, abundant wildlife, open space, clean air, and plentiful water were the physical assets most mentioned. Also noted were the Modoc National Forest, agricultural lands, wilderness areas and outdoor activities, such as fishing and hunting. Central in importance to Modoc citizens is their immediate access to their environment; in many ways their greatest assets are at their doorsteps. Historic sites were listed by several residents as a highly regarded feature in Modoc County. Surprise Valley and the Warner Mountains were mentioned as outstanding physical features.

In the area of services and the economy, residents shared satisfaction with their uncrowded roadways, good schools, and quality of existing medical care. Viewed as an asset is the potential Modoc County has for developing its energy resources. Also important is the perception that residents experience a lack of governmental regulation and pay relatively low taxes. There is a sense of personal freedom from City and County regulation.

The most frequently mentioned problem is the lack of employment opportunities in the County. Lack of jobs is held primarily accountable for the exodus of youth from Modoc to other places. The job market is identified closely with the lack of industry and new business, and the need to further develop them both.

There is fear among the residents that the economy is stagnant. It was often suggested that the declining agricultural base has not been replaced by a new direction of growth. Problems identified that are agriculturally related involve agricultural finances, foreign competition, limited crop diversification opportunities, high fertilizer and livestock shipping costs, outside cattle bringing in disease, and a short growing season. There is seen a need to strengthen the economic base with new forms of small industry and business.

A primary issue is the question of balance; how will growth be achieved and a balance maintained with respect to the concerns of a clean and safe environment. Given a premise of growth and development, protection of the natural resources emerges as a potential problem to be evaluated on a continuing basis.



MODOC COUNTY LOCATOR MAP

V. LAND USE

LAND USE

INTRODUCTION

The land use element is perhaps the most important element of the General Plan. It contains the most basic and comprehensive information regarding growth and development in the County. The land use element sets the tone and direction for the rest of the plan.

Land use is divided into basically 5 categories: residential, commercial, industrial, agricultural, and public/quasi-public. Each of those subjects contains at least one land use category found on one of the two land use maps. A discussion of those categories is found under each section.

The county-wide land use map contains categories of land use including exclusive agriculture, general agriculture, timber protection, rural residential, urban areas and public lands. The second map of the Alturas area contains a slightly different set of land use categories. In addition to the agriculture and rural residential categories, it includes urban residential, commercial, light industry, heavy industry, and public lands. It does not include the timber protection category. This second map, because of its different scale, provides more detail about urban land uses than the county-wide map. The Alturas area land use map is also consistent with a similar map found in the City of Alturas General Plan because this area is within the "planning area" of the City.

This General Plan, including the land use element and maps, when adopted, will replace the previous plan and map. There are, however, three adopted specific plans: the Day Area Specific Plan, and two specific plans for portions of the California Pines development. Those two plans, which provide a greater level of detail than the General Plan for those limited areas, will remain in force as the applicable guide for development. The plans are considered consistent with this General Plan. If, however, conflicts arise, they will be addressed on a case by case basis. As other specific plans are adopted by the County, they will implement this General Plan and provide greater detail for the development of the specific plan areas.

RESIDENTIAL LAND USE

BACKGROUND

In 1980 about 8,610 persons lived in Modoc County's 3,738 housing units. By 1985, according to the State Department of Finance, there were about 9,500 people living in the County. There are about 18,000 vacant, subdivided residential lots available for development, primarily in "recreational" subdivisions. Projected population growth for the county is about 2% annually. That projection, if accurate, would result in the need for about 90 new residences developed annually or about 1,250 through the end of the century.

There are existing rural residential parcels throughout the County. In the Newell area a number of small parcels of 1-5 acres have been created primarily to separate an existing farmhouse from the farm. There are few undeveloped small parcels in the area.

In the Day Area the Specific Plan adopted in 1980 has identified some parcels as suitable for subdivision at 5, 10, 20, 40, and 80 acre densities. The Adin-Lookout area primarily consists of large ranches. The Big Valley Ranchettes and Rush Creek Subdivisions include approximately one acre parcels. These subdivisions are largely undeveloped parcels which were not tested on an individual lot basis for septic system suitability when subdivided.

In the north central Alturas area, the Goose Lake Basin, also consists primarily of large land holdings. There are no large subdivisions in this immediate area. The Likely and Canby areas also fall into this category. The area southwest of Alturas includes of the California Pines Lake Units and Hill Units Subdivisions with parcels ranging from 6,000 square feet to one acre in size. This subdivision particularly is often referred to as a recreational subdivision, especially the approximately 11,000 Hill Units lots. Some lots in the Lake Units are served by a public water and/or sewer system. Most lots are undeveloped.

In the Alturas area, the Modoc Recreational Estates subdivision consisting of approximately 1,800 one to two acre lots is located just north of Alturas. Most lots are to be served by septic systems. This subdivision is also referred to as a "recreational" subdivision. Other subdivisions include Thoms Creek Estates, Rimrock Ranches, and Wildlife Estates (originally 20 acre parcels), Pit River Recreational Estates, Cedar Pass Properties, Cedar Pass Summerland, and Modoc Farms Too.

Surprise Valley continues to have large land holdings throughout the valley with scattered smaller parcels primarily south of Lake City. No large subdivisions have been developed.

ISSUES

The primary issue associated with residential land use is that of "recreational" subdivisions. There are also other minor issues related to type and extent of residential development in the unincorporated communities

throughout the county and the location for development of rural residential parcels which are expected to build out over a relatively short time period. However, the major residential issue is "recreational" subdivisions.

The County recognizes that a variety of parcel sizes should exist throughout the County to allow choices for home sites for a variety of purposes. Most geographical areas, with the exception of the Alturas area, are lacking a wide variety of rural residential parcel sizes. County policies and regulations are intended to balance individual freedom of choice with the public need for a healthy and safe environment. Part of the general plan process, then, is to identify the need and location for rural residential sites.

Throughout the discussions relative to approval of subdivisions, a distinction has been made between rural residential subdivisions and rural "recreational" subdivisions based on the sales program and low build-out rates for recreational subdivisions. An issue is whether the County should attempt to apply the same improvement standards to these subdivisions under the premise that their primary purpose over the foreseeable future is not for permanent residential use. The County must assure its requirements are equitable to recreational subdivision developers and rural residential subdivision developers alike, and that future service needs can be met.

Mechanisms such as phased subdivision approvals or building permit issuance limitations can assure that services are not demanded at a faster rate than anticipated. Given the desire to balance individual freedoms with the protection of public health and safety, the County generally finds that the approval of subdivisions which do not conflict with other stated general plan goals and policies may provide a favorable economic asset to the community in terms of property tax revenues and increased tourism.

A very strong motivation for the County to support the continued subdivision and sale of rural residential lots is economic. Currently, property tax revenue from the California Pines Subdivision alone accounts for 18.6% of the total collected in the county. These developments also generate some tourism and employment. Given the serious fiscal circumstances of the County, such potential revenue sources cannot be ignored.

Contrasting the short term economic benefit of recreational subdivisions in Modoc County are the potential long term effects of which there are several notable ones. If a substantial population influx does occur, there may be serious side effects on a small county such as Modoc. Major demands may be placed on an already overburdened county service system, including public assistance, roads, and general county government. If existing public service providers are not adequately capitalized, the County may have to ultimately provide basic public sewer or water services.

The County of Modoc, in adopting this General Plan and subsequently approving any land development, is ultimately responsible for protecting the public health, safety, and welfare. That means that the potential effects of any development touching on those issue areas must be considered and evaluated. The County has a responsibility to protect existing and future residents from potential health and safety problems which could arise from land subdivision and development. For example, the County must be sure that any project will have adequate fire protection, sewage collection and

disposal, and water supply. It is for those and other similar elements of a rural/recreational subdivision that the County has an absolute responsibility to insure minimum standards for public protection are met.

Another issue relates to the permanence of any subdivision approval. Once the property lines are established and roads built, it is virtually impossible to change that decision. Along with public parks, property lines and roads will almost never be changed. They become a permanent part of our definition of land ownership and use. It is, therefore, critical that the County carefully balance today's subdivision proposals against tomorrow's changing needs and demands. Where adequate supplies of certain types of land and subdivisions are available, it may be in the best interest of both the public and private property owner to defer some land subdivision decisions until it is clear that such permanent change is appropriate and functional. Such delay may preserve land use options which would otherwise be closed by premature subdivision.

Provision is made for the expansion of existing unincorporated communities. In many cases the communities are surrounded by productive agricultural lands. However, the limited amount of land to be taken out of production must be balanced with the need for the continuing health and growth of the communities. Such new growth areas should be buffered from productive agricultural lands with larger lot rural residential uses as detailed in the agricultural land use section. In any case, such expansion should be contingent on the availability of public sewer and water services. The designation of such areas should initially be general in nature, with detailed follow-up studies aimed at determining precise areas suitable for development.

As land which is designated general agriculture is subdivided, areas may become urban or rural residential in character. The following section, discusses the need for amending the General Plan land use map prior to subdivision which results in residential land uses.

Finally, residential expansion areas in the vicinity of Alturas are shown on the Alturas area land use map which appears later in this element.

GOAL: TO PROVIDE FOR A FULL RANGE OF RESIDENTIAL LAND USES AND HOUSING OPPORTUNITIES WHILE PROTECTING THE VALUABLE ENVIRONMENT AND COMMUNITY ASSETS OF THE COUNTY.

LAND USE MAPS

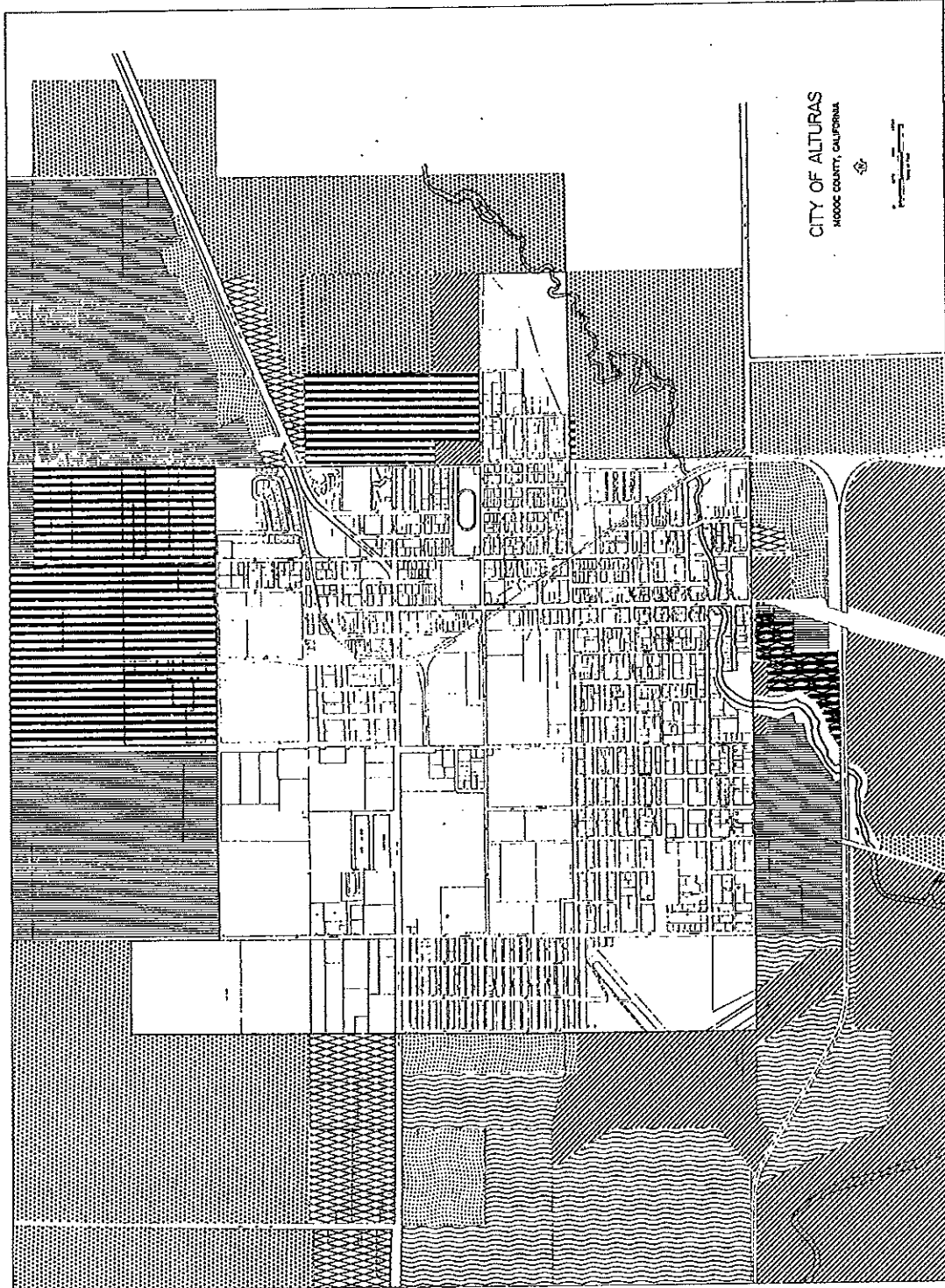
The land use maps contain three residential land use categories: urban areas, urban residential and rural residential.

Urban Areas

This land use category is intended to be applied in the unincorporated communities (including the California Pines Subdivision Lake Units) on the county wide land use map. Densities can range up to 7 single family dwelling units per acre if sewer and water are available, or about 20 persons per acre. Higher densities will be permitted for duplexes, apartments and other

ALTURAS AREA LAND USE

- GENERAL AGRICULTURE
- RURAL RESIDENTIAL
- URBAN RESIDENTIAL
- PUBLIC LAND
- COMMERCIAL
- LIGHT INDUSTRIAL
- HEAVY INDUSTRIAL



multi-family dwellings. Lot coverage can be as great as 100% provided parking and other requirements are met, while building height will be limited to 75 feet. Most higher density development will continue to be located within the City of Alturas. Compatible land uses in this category include all residential uses, public or quasi-public uses, business and professional, commercial, and industrial uses. Many other uses are considered compatible subject to the issuance of a use permit. Consistent zoning includes the RH residential high density, RL residential low density, C commercial, I industrial, and IL industrial-light zoned districts. On land within 1/4 mile of the unincorporated communities, it is permissible to allow land uses similar to those in the urban areas, as an expansion area (refer to agricultural land use section).

Urban Residential

This land use category is applied to the Alturas area land use map. The densities can range up to seven single family dwellings per acre if sewer and water are available, or about 20 persons per acre. Lot coverage will not exceed 60%, while building height will not exceed 50 feet. Higher densities will be permitted, up to 40 persons per acre, for duplexes and apartments, and other multi-family dwellings. Most of the higher densities will, however, continue to be located within the city limits. Compatible land uses in this category include all residential uses, public and quasi-public uses, and home occupations. Consistent zoning includes the RH residential high density and the RL residential low density zone districts.

Rural Residential

This land use category applies to any rural residential development or recreational subdivision outside the established community areas of Alturas, Canby, Adin, Lookout, Newell, New Pine Creek, Davis Creek, Likely, Cedarville, Eagleville, Lake City, Fort Bidwell or the California Pines Lake Units. Within the 1/4 mile community expansion areas, small lot rural residential uses and zoning may be found. In other areas will typically be located larger lot projects intended for either recreational or permanent residential use. Population density can range up to 10 persons per acre. Lot coverage will not exceed 20%, while building height will not exceed 50 feet. Compatible zoning categories include the RL residential low density, RR residential rural (1 to 15 acres) and the LI low intensity zones. Commercial or light industrial uses may be compatible as defined in those sections. All development within the rural residential land use category must conform to the development standards developed in accordance with action #1 in the action program.

Guidelines For Amendment to Land Use Map From General Agriculture to Rural Residential or Urban Areas

Because the general agriculture land use designation allows parcel sizes as low as 3 acres, while rural residential allows parcel sizes from 1 to 20 acres, it is appropriate to define types of projects which are consistent with each designation. In order to assure consistency from project to project, this direction is provided in the General Plan. The action program defines specific situations in which the land use map should be amended from general agriculture to rural residential before development, particularly

subdivisions, can proceed. There may be other circumstances, such a large planned unit development, in which a general plan amendment from general agriculture to rural residential (or urban area) should also be required.

Defining the characteristics of subdivisions which require a general plan amendment from general agriculture to rural residential is not easy. It requires determining specific criteria which characterize an area as residential as opposed to agricultural. It is easy to recognize, after the fact, that an area has become residential. It is more difficult to recognize that a particular project is causing this change, or is contributing to the progression from agricultural to residential uses resulting from a number of small projects. The point at which the continued development of an area under agricultural policies will be inappropriate requires that policies and implementing actions be instituted to support the residential character of the area.

The additional scrutiny required by a general plan amendment provides a means of assessing the effect of a subdivisions on the agricultural viability of agricultural areas before a change has occurred. Through the amendment process the County can actively assess whether a change from agricultural to residential should occur.

The policies and information in this General Plan provide a framework within which to develop specific criteria. First, the level of detail or scale of land uses on the land use map allows for differentiation at the 40 acre parcel size as a minimum. Development of parcels smaller than 40 acres would generally not require a general plan amendment. A comparison of the Assessor's Parcel Maps and the land use map indicates that, with few exceptions, all areas over 60 acres which are subdivided into parcels ranging from 3 to 20 acres are designated rural residential on the land use map.

Second, although the general plan policies provide that parcels from 15 to 20 acres in size are compatible enough with agricultural uses to buffer exclusive agriculture areas, a clustering of 15 or 20 acre parcels leads to an emphasis on residential uses. People who purchase these parcels may tend to think in terms of a rural residential subdivision. This is borne out by the experiences of Rimrock Ranches and Wildlife Estates Subdivision which are each approximately 400 acres in size (consisting of twenty 20-acre parcels), and which are designated rural residential on the land use map.

The action program outlines a guide for determining whether an amendment should be undertaken for subdivision of agricultural land.

POLICIES

1. Designate sufficient amounts of residential land in a variety of parcel sizes to accommodate future growth projections.
2. Future, small lot, and higher density residential land use should be located within existing town or unincorporated areas.
3. Public sewer and/or water systems should be installed for small lot or high density residential land use.

4. Mitigation measures such as clustering of residential development and larger parcel sizes will be encouraged as a means of preserving and protecting sensitive or critical wildlife habitats and open space. Specific measures available for consideration are discussed in the conservation and open space elements and Appendices A and B of this Policy Plan.
5. Rural recreational and rural subdivision approval should include a clear, firm link between lot development and the provision of necessary public services and facilities.
6. Residential uses, including group homes, community care facilities, second dwelling units, mobilehome parks, condominiums, and apartments should be permitted within the urban areas subject to the availability of public services and facilities and to any necessary permit requirements.
7. The County will allow urban or intense rural residential development adjacent to the existing community areas in relation to the need to accommodate future urban development. (Refer also to agricultural land use section.)
8. Designation of urban areas will consider availability of public services and compatibility with adjacent land uses.
9. Development in the Alturas vicinity shall be compatible with the designations on the Alturas area land use map.
10. When subdivision of agricultural lands is proposed, an assessment of impacts should include a determination as to whether a general plan amendment should be undertaken as provided under action #9 below.

ACTION PROGRAM

1. Prepare comprehensive development standards for rural residential development which will insure that all new development is compatible with adjacent land uses and is environmentally and fiscally sound. Consult with appropriate agencies and persons in the preparation of such standards and criteria. Such standards will include:
 - a. Minimum lot size
 - b. Slope development grading
 - c. Soil stability and suitability
 - d. Ingress and egress
 - e. Wastewater collection and disposal
 - f. Domestic water supply
 - g. Drainage
 - h. Electrical and phone service
 - i. Long term financing of maintenance activities
 - j. Fire, flood and other hazard protection
 - k. Fencing requirements/protection of irrigation systems and

other standards to assure compatibility with adjacent agricultural uses

1. Standards/procedures to implement wildlife protection
2. Prepare regulations to be used at the option of the applicant, in the review and approval of "recreational" subdivisions which limit the issuance of building permits in the subdivision to the annual projected buildout rate. Such a program will permit an applicant for a recreational subdivision to phase certain facility improvements based on projected need or demand. This program will still require basic minimum infrastructure and public safety standards be met. Further, if a building permit limitation program is initiated and is subsequently requested to be modified, the revisions will include adequate provisions for public infrastructure and services commensurate with the revised growth projection.
3. If a limitation on building permits is not chosen as a method of linking buildout rates with public services, an alternative method should be instituted. In any case, where a subdivision proposal does not include the installation of all required public facilities prior to the sale of lots and a limitation on the issuance of building permits is not agreed upon, the project shall be required to include improvement phasing linked to buildout. Identified phased improvements or services which are linked to development (buildout) must be provided or constructed prior to further issuance of building permits for development which will depend on those services or improvements. Through the subdivision and environmental process, such improvements or services will be identified and their relationship to development established. Implementation will require that an agreement be executed among the County, developer, and responsible service provider. The agreement will specify, at a minimum, improvements or services and their relationship to building permit issuance, that the improvement or service must be established as set forth or the County reserves the right to prohibit building permit issuance until required services or improvements have been provided, and a procedure for review of the agreement.
4. Amend the county zoning maps to achieve consistency with the general plan land use map and Alturas area land use map and residential land use classifications.
5. Adopt development standards and criteria to complement innovative mitigation measures for development in sensitive or critical wildlife habitat areas. Any mitigation measures proposed for wildlife habitat protection will be considered on a case by case basis with consideration given to wildlife needs as well as landowner needs.
6. The land use map will designate urban areas adjacent to each existing community area. The boundaries are not meant to be precise on the land use map, but will be designated in accordance with actions #7 and #8.

7. A detailed analysis of land uses, zoning, land vacancy, and historical and projected community growth patterns will be undertaken in order to determine the extent of each urban area.
8. Analysis of public water and sewer services (existing or anticipated), adjacent land uses, LAFCO sphere of influence reports and other factors in action #7 will form the basis for zoning recommendations. The zoning plan will allow for more intense development in areas where water and/or sewer service could be extended, and for larger parcels adjacent to agricultural or other resources areas when development cannot be directed away from those areas.
9. When land designated for agricultural land uses is subdivided, the following screening process should be used to determine when an amendment to the land use map should be undertaken, prior to a determination on the proposed project.

The criteria below relates parcel size, total project area, number of parcels and cumulative development which has already occurred. Under these guidelines, relatively small areas of intensive development, and large areas of extensive (non-intensive) development require a general plan amendment, within specified limits. When an area to be subdivided is contiguous to other rural residential or urban areas, the guidelines take into account the cumulative subdivision of the area.

There are two general situations in which a project applicant would be required to apply for a general plan amendment. In Situation #1, the subdivision of 20 or more parcels into parcels ranging to size from 3 to 20 acres requires a general plan amendment. An example of this Situation is shown in Figure 1. Situation #2 occurs when an area to be subdivided into 15 or more parcels ranging between 3 and 20 acres in size is contiguous to 5 or more parcels which are less than 20 acres in size. Similarly when the area to be subdivided is within 1/4 mile of an area designated as rural residential or urban area on the land use map, then the criteria in Situation #2 applies. An example of Situation #2 is shown in Figure 2. The following steps provides an easy way to make these determinations:

STEP 1: INITIAL SCREENING

Are all of the following true or false:

1. Project area designated general agriculture on land use map; and
 2. Project proposes 15 or more parcels proposed to be less than 21 acres in size; and
 3. The project area proposed for development is more than 40 acres in size.
- If items 1, 2, and 3 are all true: Go to Step 2
 If items 1, 2, and 3 are not all true: Amendment not required.

STEP 2: DETERMINATION OF AMENDMENT

Select all of the following that are true:

- A. Project is within 1/4 mile of urban area or rural residential designation on land use map (or community expansion area zoning).
- B. Project is contiguous to 5 or more parcels which are less than 21 acres in size each.
- C. Project proposes 20 or more parcels which are less than 21 acres in size each.

Step 2 Selection

General Plan Amendment Required

None of the above are true	Amendment NOT required
Only A is true	Amendment NOT required
Only B is true	Amendment required for project site and contiguous area
Only C is true	Amendment required for project site
A and B are true	Amendment required for project site, contiguous area, and area within 1/4 mile
B and C are true	Amendment required for project site and contiguous area
A and C are true	Amendment required for project site and area within 1/4 mile
A, B, and C are true	Amendment required for project site, contiguous area and area within 1/4 mile

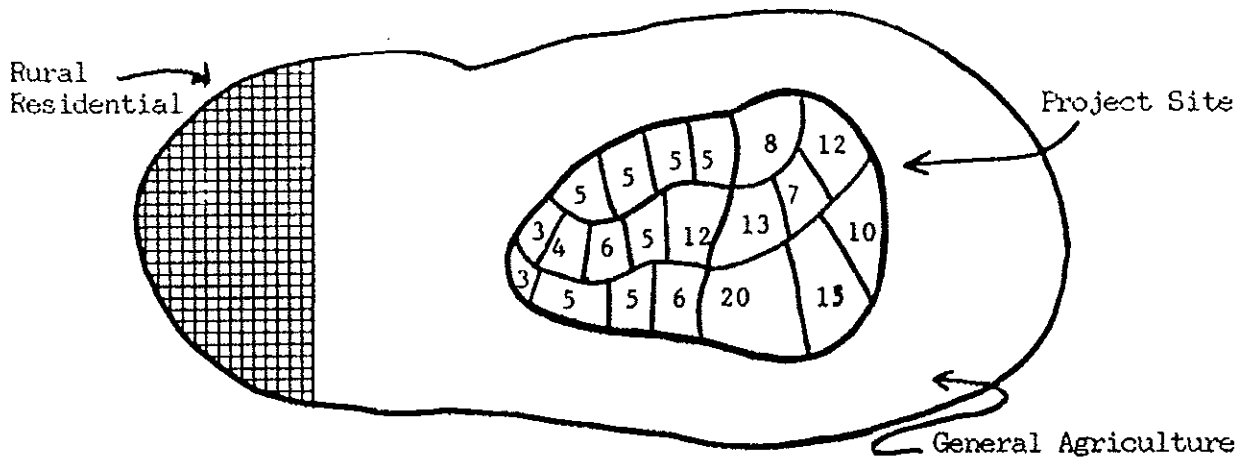
Example of Projects Requiring Amendment

When an area to be subdivided is shown as general agriculture and is not within 1/4 mile of a rural residential area or contiguous to a number of other small subdivided parcels (as described in situation 2 above), then the following minimum criteria will trigger a general plan amendment:

<u>Acres Per Dwelling</u>	<u>Minimum # Parcels</u>	<u>Minimum # Acres Per Parcel</u>	<u>Minimum # Acres in Project</u>
3	20	3	60
5	20	5	100
10	20	10	200
15	20	15	300
20	20	20	400

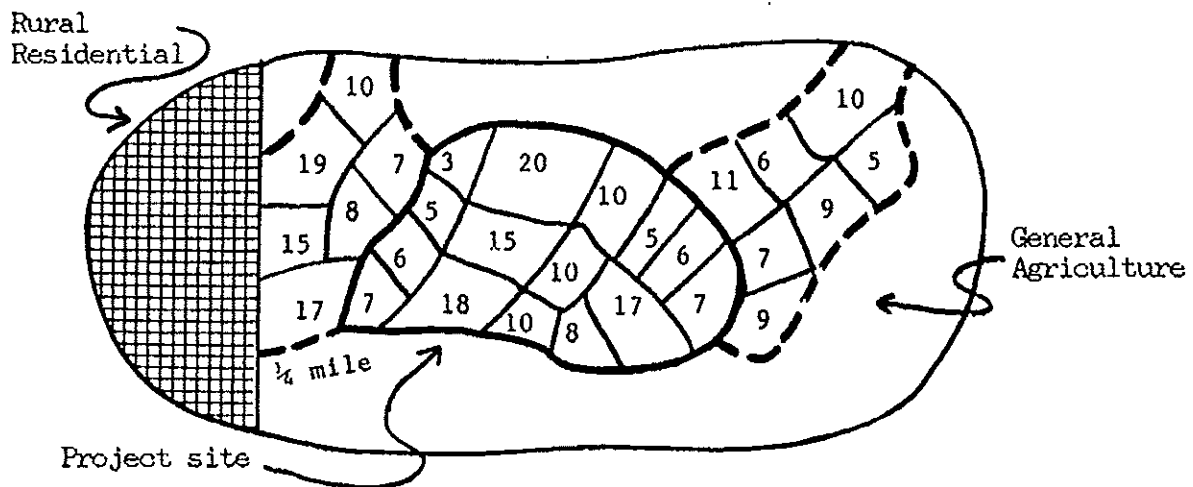
GUIDELINES FOR GENERAL PLAN AMENDMENT TO RESIDENTIAL

Situation 1 - General Plan Amendment Required For Project Site Only



Proposed division of 150 acres into 20 parcels ranging in size from 3 to 20 acres. Proposed area to be divided is general agriculture, and is not contiguous to 5 or more parcels of less than 20 acres in size. The site is also not within 1/4 mile of an area which is designated rural residential or urban area.

Situation 2 - General Plan Amendment Required For Project Site and Other Areas



Proposed division of 146 acres into 15 parcels ranging in size from 3 to 20 acres. Proposed area to be divided is General Agriculture, and is contiguous to 5 or more parcels which are less than 20 acres in size, or the area is within 1/4 mile of an area which is designated Rural Residential. General Plan amendment required for project site and areas outlined by dashed line.

INDUSTRIAL LAND USE

BACKGROUND

Insuring an adequate supply of affordable, developable industrial land in Modoc County is a major goal of this General Plan. Today there are approximately 100 acres of developed industrial land in Modoc County. (There are an additional 31 acres of industrially zoned land in the City of Alturas). Major concerns have been expressed about the existing industrial land, including that it is: too expensive; not in the proper parcel sizes; lacks some essential services; and is not well located. Recent experiences indicate that some prospective industries attempt to locate in Modoc County but go elsewhere because of the inadequacies of the existing industrial areas.

Much of the existing industrial development in the county is local resource-based. That is to say that agricultural products processing, timber harvesting and milling, and mineral resource extraction are the primary sources for traditional industrial jobs.

The resource-based industries often must locate near the source of raw product production. This reduces transportation and labor costs. That means, then, that a concept of industrial parks in urban communities will not necessarily serve the needs of the existing base industry in Modoc County. Accommodations must be made to permit the location of those processing industries near the raw products.

However, suitable land for industries other than resource-based industries should be located in or near urban communities is limited in supply and suitability. Additional suitable industrial lands must be identified and appropriately zoned. Further, any obstacles to easy development of those lands must also be identified and eliminated where possible.

ISSUES

There are five issues associated with industrial land use which are critical to the General Plan. Those issues are amount of suitable industrial land, location, zoning, obstacles to development, and siting standards.

Amount of Land Needed

Determining a precise amount of industrial land needed in Modoc County to accommodate projected growth is difficult and probably not very useful. Instead, a more important measure is to simply insure that sufficient amounts of a full range of industrial land is available to accommodate industry interested in locating in the county.

Zoning

The County Zoning Ordinance has two industrial zoning categories. The (I) industrial zone permits virtually any industrial use, either by right or with a use permit. Generally, the (I) zone has functioned well to serve the needs of the county. However, there have been some instances where such a

broad range of uses are not appropriate at a particular location. In response to instances when a potential industrial site may be appropriate for light industry, but not appropriate for manufacturing or other heavy industries, the County has adopted the industrial-light (IL) zone. This zoning district permits industrial uses that are compatible with potentially more sensitive adjacent land uses such as commercial, high density residential, and agriculture. Standards are described in the action program for application of the (IL) zone to specific parcels.

One issue to be evaluated is whether sensitive public and quasi-public uses should be allowed by right in the industrial zone, since conflicts could occur with other more abrasive industrial uses.

Obstacles to Development

Once a prospective industry makes a decision to locate in Modoc County, there should be as few obstacles as possible to that industry for development. The County has a responsibility to protect the public health, safety, and welfare when any development does occur, but once that concern is satisfied, a potential industry should not be faced with any problems which could be avoided. In Modoc County, several obstacles to development may limit industrial growth. Those obstacles include land availability and price, building space, and adequate public services.

If the amount and variety of available industrial land is too limited, not only will it be difficult for prospective industries to find appropriate sites, it is likely that the price may be too high. It is also not appropriate to designate an overabundance of industrial land because widely scattered development will result in inefficient use of public infrastructure. However, a land supply of two to three times the likely demand is usually reasonable. Furthermore, the land designated for industrial uses should include a wide range of parcel sizes.

Another issue associated with obstacles to industrial development is adequacy of public infrastructure. Simply designating areas for industrial land use is not sufficient. There must be minimum public services and facilities available for most industries. That means public sewer, water, drainage, streets, and electricity.

Siting Standards

Because of the scale of the Modoc County General Plan land use map, it is not practical in every case to designate specific parcels of land for industrial land uses. Further, there will be instances in the future where it may be appropriate for industry to locate in an area not anticipated in this plan, especially resource-based industry. In those circumstances, it is important to have established criteria and standards to evaluate the acceptability of potential new industrial areas. Subject areas to be covered include land use compatibility, availability of services, transportation access, and proximity to necessary resources.

GOAL: TO PROVIDE FOR A FULL RANGE OF INDUSTRIAL LAND USE OPTIONS TO ENABLE THE EXPANSION OR ESTABLISHMENT OF INDUSTRY IN MODOC COUNTY, WHILE PRESERVING THE COUNTY'S VALUABLE NATURAL BEAUTY AND ENVIRONMENT AND ASSURING COMPATIBILITY WITH EXISTING AND PROJECTED LAND USES.

LAND USE MAPS

Industrial land uses are treated in two fashions on the land use map. Due to the scale of the map, industrial land uses are assumed to be included within the urban area designations. Site specific locations will be guided by the siting criteria described in the action program. Secondly, industrial areas in the vicinity of Alturas are specifically designated on the Alturas area land use map. The two categories are light industry and heavy industry.

Light Industry

The light industry land use category is intended to accommodate low intensity industrial uses in close proximity to commercial and residential areas with a minimum of environmental conflicts. Permitted uses shall include warehouses, storage buildings and yards, wholesale businesses, assembly within a building, and similar uses. Population density could range up to 40 persons per acre if a use permit is obtained for residential development. Lot coverage will not exceed 75%, while building height will not exceed 75 feet. Without a use permit, population density is zero. Light industry land uses are located adjacent to major street access and generally within or adjacent to existing community areas. Public sewer and water supply is strongly preferred, but not absolutely necessary if the use requires limited water and sewage volumes (e.g., mini-warehouses).

Heavy Industry

The heavy industrial land use category is intended to accommodate a full range of industrial uses. Areas designated as heavy industry will be suitable for heavy manufacturing and processing uses which have the greatest potential for producing undesirable or adverse impacts, including traffic, noise, dust, odors, and vibrations. Population density could range up to 40 persons per acre if a use permit is obtained for residential development. Lot coverage may be as high as 100%, while building height will not exceed 100 feet. Without a use permit, population density is zero. Heavy industrial land uses should be located in places substantially removed from sensitive land uses, including residential areas, hospitals, and schools.

POLICIES

1. Identify ample amounts of suitable industrial land.
2. Industrial land except for resource-based industries, should be located adjacent to major transportation facilities (highway, railroads, airports) and have major public services such as sewer, water, drainage, and power available.
3. Industrial land use designations should be compatible with surrounding land uses.

4. Industrial development should be compatible with existing community character and environmental quality.
5. Desirable or compatible industries should be identified and actively recruited to locate in the city of Alturas, or unincorporated communities, or adjacent areas.
6. Strong support for resource-based industries located near the resources should be established.

ACTION PROGRAM

1. Identify appropriate land areas in the county for both light and heavy industry on the Alturas area land use map. The designated industrial land should conform to and be consistent with industrial siting set forth under action #3.
2. Evaluate the industrial (I) zone to determine whether sensitive public and quasi-public use should be allowed by right.
3. Establish detailed siting and development criteria for any industrial land use, whether designated on the land use plan or undesignated. Consult with appropriate agencies and persons in the preparation of such standards and criteria. It should, none the less, be consistent with other development policies (e.g., agricultural products processing). Such criteria should include:
 - a. The provision of adequate access, ingress and egress facilities, and the mitigation of traffic impacts;
 - b. The provision of adequate water, sewer, and other public services to be used;
 - c. The provision of adequate on-site, non-public water supply and sewage disposal if no public systems are available or used;
 - d. Compatibility with adjacent uses (scale, noise, emissions, or other nuisances, etc.) and methods for buffering; including compatibility of public industrial uses which are difficult to site.
 - e. Design, layout, and visual appearance with an overall industrial setting;
 - f. Landscaping, setbacks, signing, off-street parking and loading provisions, and other site improvements;
 - g. Overall consistency with the General Plan; and
 - h. Identification of mitigation measures as project conditions which will allow preparation of negative declarations rather than environmental impact reports.

4. Initiate a study to identify obstacles to development for designated industrial land in the county. Such a study should address essential public facility capacity and availability, public services, circulation, transportation facilities, and any other relevant infrastructure and service needs. The results of the study should be integrated into the economic development implementation activities described in Chapter XI.
5. Coordinate any industrial land use and zoning in the vicinity of Alturas with the City.

COMMERCIAL LAND USE

BACKGROUND

The need for new commercial areas in the county will increase proportionately with the general growth of the county. Commercial services are, for the most part, established in response to basic job growth and population increases. The exception to that rule is tourism. Should there be substantial increases in tourism, the need for new commercial areas will increase at a rate disproportional to the population growth.

Today, the bulk of the commercial land is within the city of Alturas. There are approximately 110 acres of commercial land in the county, 40% of which (44 acres) is in the city of Alturas. The remainder is scattered throughout the communities in the county.

ISSUES

The primary issue associated with commercial land use in Modoc County is to ensure that there are adequate amounts of suitable commercial land available to satisfy increased future demands, particularly should the effort to increase tourism be successful. The needs for commercial land are similar to that of industrial land. It is necessary to have adequate public infrastructure (sewer, water, streets) and access. It is also important for most commercial activities to have visibility.

Another facet of commercial land use concerns small cottage industries and home occupations which contribute on a limited basis to the economy and livelihood of the owners.

GOAL: TO ENSURE THAT AN ADEQUATE SUPPLY OF COMMERCIAL LAND IS AVAILABLE THROUGHOUT THE COUNTY TO MEET THE SERVICE NEEDS OF THE RESIDENTS AS WELL AS THE TRAVELING PUBLIC WHILE INSURING COMPATIBILITY WITH NEIGHBORING USES.

LAND USE MAPS

As with industrial land uses, commercial land uses are treated in two separate ways. First, commercial land uses are included in the broad designation of urban areas on the county wide land use map. Specific locations will be based on the use of the siting criteria identified in the action program. Commercial land uses may be appropriately permitted in rural areas of the County, given consistency with the established siting criteria.

Secondly, a single category for commercial land use is included on the Alturas area land use map. The commercial designation identifies appropriate commercial areas in the vicinity of Alturas. Population density could range up to 40 persons per acre with a use permit in either case. Lot coverage may be as high as 100%, while building height will not exceed 50 feet. Land uses consistent with this designation include all commercial activities, high residential uses, and public or quasi-public uses such as schools and

churches. An issue is whether abrasive public and quasi-public uses should be allowed by right. The compatible zoning designation in the commercial land use category is the (C) commercial Zone.

POLICIES

1. Commercial land uses should be located in or adjacent to areas historically used for commercial purposes.
2. New commercial land uses should be compatible with adjacent existing land uses.
3. Commercial areas should generally be located where there are available sewer and water service as well as good public street access.
4. Commercial uses located in rural areas without public services should demonstrate the availability of adequate sanitation and water services.

ACTION PROGRAM

1. Identify appropriate areas in the county for commercial development on the Alturas area land use map. The designated commercial land should conform to and be consistent with commercial siting set forth under action #2.
2. Establish detailed siting and development criteria for commercial land use, whether designated on the land use plan or undesignated but consistent with other development policies (e.g., agricultural products processing). Consult with appropriate agencies and persons in the preparation of such standards and criteria. Such criteria should include:
 - a. The provision of adequate access, ingress and egress facilities, and the mitigation of traffic impacts;
 - b. The provision of adequate water, sewer, and other public services to be used;
 - c. The provision of adequate on-site, non-public water supply and sewage disposal if no public systems are available or used;
 - d. Compatibility with adjacent uses (scale, noise, emissions, or other nuisances, etc.) and methods for buffering; and determination of compatibility of public and quasi-public uses which are abrasive;
 - e. Design, layout, and visual appearance with an overall commercial setting;
 - f. Landscaping, setbacks, signing, off-street parking and loading provisions, and other site improvements;
 - g. Overall consistency with the General Plan; and

- h. Identification of mitigation measures as project conditions which allow preparation of negative declarations rather than Environmental Impact Reports.
- 3. Initiate a study to identify obstacles to development for designated commercial land in the county. Such a study should address essential public facility capacity and availability, public services, circulation, transportation facilities, and any other relevant infrastructure and service needs. The results of the study should be integrated into the economic development action program described in Chapter XI.
- 4. Coordinate any commercial land use and zoning in the vicinity of Alturas with the City.
- 5. Prepare an inventory of undeveloped commercial land in each community.

AGRICULTURAL LAND USE

BACKGROUND

Agricultural land is the cornerstone of the economic base of Modoc County. The gross value of agricultural products produced in 1984 by Modoc County farmers and ranchers was \$74,153,600, an increase of 1.35% over 1983. According to the California Department of Food and Agriculture, in 1982, net farm income was slightly greater than 20% of total cash receipts. If Modoc County reflected this average, and assuming that cash receipts remained at 20% of gross receipts in 1984, farm income in the county would have been on the order of \$14,800,000. Nearly 80 percent of the privately held land in the county is in agricultural use; 19 percent (176,000 acres) is in cropland, and 60 percent (544,400 acres) is used for grazing. This acreage represents approximately 27.5 percent of all land in the county. Major cash crops include hay, small grains (malting barley, feed barley, and Durham wheat), potatoes, and onions. The livestock industry consists of cattle, sheep and hogs, with cattle contributing nearly 95 percent of the livestock income in the County. In 1982 Modoc County ranked 35th among the 58 California counties in terms of total agricultural production, excluding timber harvest.

The use of agricultural land in Modoc County is subject to both direct and indirect factors. The principal factor with a direct and immediate effect is the conversion to urban land uses. Factors with indirect effects are less immediate and not as obvious. The imbalance between agricultural land values and farm income; water use conflicts; limited water supply; the fragmentation of agricultural acreage into uneconomically small parcels, zoning and regulatory practices, and the proximity of urban uses can all have indirect effects on agricultural production.

ISSUES

The protection of agricultural land is a significant issue in Modoc County. The national economic decline in agriculture, coupled with high interest rates, heavy indebtedness and declining land values have led to a very serious economic condition for Modoc County agriculture. Some agricultural operations have disposed of lands as a means of relieving increasing economic pressure and the threat of foreclosures.

Land division of agricultural lands, particularly those with the highest productivity, in turn creates a related issue with respect to protecting agricultural land. As the size of the unit of land ownership decreases, so does the capacity of the divided smaller unit to remain at a economically viable size. Thus, the continuing, long term land division of agricultural land can lead to a significant decline in the agricultural productivity of a region. This issue is greatly complicated by the fact that the economics of each farm are unique and personal, and the role and capacity of local government to engage the issue are limited.

While it is essential that the County's agricultural policies focus on the overall economic health and future of the area, it is equally important to consider the individual needs of the farmer and rancher. Each person, family, or business has a differing set of needs and expectations as far as the agricultural economy is concerned. While it is the County's responsibility to

agriculture areas it is intended that these areas will substantially remain in exclusive agriculture and the introduction of residential uses and smaller parcels will be minimized as provided in this policy plan.

Parcels within the exclusive agriculture designation on the land use map that substantially meet the criteria of the "highest value land" category should remain designated exclusive agriculture, and compatible zoning applied.

Parcels within the exclusive agriculture designation on the land use map that do not substantially meet the criteria of the "highest value land", but at minimum meet all the criteria of the "lower value land", may be considered on a case by case basis for either removal from the exclusive agriculture designation, or potential rezoning for other uses.

Parcels within the exclusive agriculture designation on the land use map that do not at minimum meet all the criteria of the "lower value land" may be dealt with in two ways: They may remain in the exclusive agriculture category, but rezoned from the agricultural exclusive zone. Or, parcels that are within the exclusive agriculture designation, but that are on the periphery of that area as designated on the land use map may be removed from the exclusive agriculture designation without a general plan amendment in connection with the processing of a land use application. The County may, of course, process amendments to the General Plan to make corrections at other times on its own initiative.

CRITERIA FOR EXCLUSIVE AGRICULTURE

HIGHEST VALUE LAND:

The highest value lands within the exclusive agriculture category have all or substantially all the following characteristics:

- A. SCS Capability Classification System soils rating Class II, Class III, or Class IV with a minimum depth of 2-3 feet.
- B. The land is in an irrigation district and is served, or has adjudicated water rights.
- C. The existing parcel, or contiguous parcels under the same ownership is (are) 75 acres or more.
- D. The parcel is within an established and recognized agricultural area.

LOWER VALUE LAND

Lands that qualify as exclusive agriculture shall at minimum exhibit all the following characteristics:

- A. Class IV soils with a minimum depth of 2 - 3 feet.
- B. The parcel is in an irrigation district but not currently served but has a realistic potential to be served; or is currently under irrigation or has been under irrigation for at least 7 of the last 10 years, most commonly in the form of deep wells or reservoirs.
- C. The portion of the parcel which qualifies is 40 to 80 acres in size.
- D. The parcel is located in an area where not more than 40% of the parcels in the surrounding agricultural area are smaller than 40 acres, or used for residential purposes.

establish policies which represent the general public interest, part of that public interest is, in fact, the agricultural community. Several individual issues have been identified which will be addressed as a part of the County's overall agricultural policy.

The individual farmer must retain substantial control over the determination of the use of his or her land. As long as the general public interest is protected, the individual should continue to exercise substantial control over the disposition of his land.

The County has for several years, permitted, under certain conditions, existing farmhouses to be divided from original farming homesteads and sold separately. This policy recognizes the economic realities of individual needs while preserving productive agricultural lands. Another issue is the introduction of non-agricultural uses into productive agricultural areas as a secondary source of income for the farmer. Such uses include dude ranches, private hunting clubs, related commercial services, and tourist related retail sales. Agricultural processing industrial uses are discussed under Industrial Land Use. All of those activities, while potentially removing some agricultural land from production, are generally compatible with agricultural activities, assuming the amount of removed agricultural land is relatively limited. Incompatible uses, particularly residential subdivisions, fall into a significantly different category, not only because of the substantial removal of land from production, but also because the new residents are less likely to be tolerant of agricultural activities impacts such as spraying, dust, and odors. It should be incumbent upon developers of residential subdivisions to provide proof that the development will not adversely impact agricultural operations. In addition to assessing impacts such as noise, dust and odors from agricultural practices, issues can develop over irrigation ditches and structures, fencing, and indirect effects such as vandalism, among others.

The major concern of both the County and the individual farmer is the maintenance of profitability so the farmer can stay in business. That means a balance between agricultural land preservation efforts and alternative, but limited, non-agricultural uses of the land. The major concern is to prevent haphazard, patchwork subdivision of productive agricultural land into non-farmable, unproductive units.

Another issue in Modoc County is the potential conflict between agriculture and the expanding unincorporated communities. Room for expansion is necessary, but it should not be at the expense of economically productive agricultural activities. The balance should be achieved by permitting urban land uses within 1/4 mile of the existing communities regardless of agricultural values. Beyond that 1/4 mile no subdivision below 3 acres minimum lot size would be allowed in exclusive agriculture areas except under specific circumstances. When exclusive agriculture lands are adjacent to urban areas, a buffer area should be provided.

Given the centrality of agriculture to the welfare of Modoc County, the current depressed condition of national and local agriculture and the express interest of the citizens and public officials of the County to protect agricultural lands, this General Plan addresses the many facets of resource conservation as related to agriculture. Precisely defining an economically sound agricultural unit is quite difficult. There is little agreement in the

agricultural community on minimum parcel sizes. The General Plan policies for smaller lot subdivisions adjacent to exclusive agricultural lands state the buffering concept should be instituted, as well as right-to-farm protections for farmers and ranchers. Property owners should have the right to subdivide non-productive agricultural land, but not at the expense of nearby productive land. Lot sizes in the buffering areas would range from 15 acres to 20 acres. Furthermore, a right-to-farm ordinance should be developed in conjunction with the implementation of a buffering policy.

In recognizing the importance of agriculture to the county, the General Plan also includes programs and procedures which include the appropriate agricultural agencies and officials within the County, and are designed to avoid (1) development projects which conflict with agricultural land uses, and (2) land divisions which could lead to the creation of uneconomical land units. Such a review procedure will enhance the County's capacity to protect its agricultural resources.

Since the general agriculture land use designation allows minimum parcel sizes as low as 3 acres, while the rural residential category allows parcel sizes from 1 to 20 acres, the residential land use section of this plan specifies situations in which a general plan amendment from an agricultural to a residential designation should be undertaken prior to development. These guidelines relate to the point at which, due to subdivision, an area becomes residential in character, and should be governed by residential rather than agricultural land use policies. Through the amendment process the County can discern whether such development will impair surrounding agricultural land uses.

GOAL: PROTECT AND SUPPORT THE AGRICULTURAL ECONOMY OF MODOC COUNTY.

LAND USE MAPS

Agricultural crop and grazing lands are divided into two land use categories: exclusive agriculture and general agriculture. The differences focus primarily on minimum lot size and expectations for long term use. The resource conservation zones such as resource conservation (RC) and low intensity conservation (LIC) are also compatible with the agricultural land use categories. When clusters of residential lots that do not meet the criteria triggering a general plan amendment are proposed and approved, primarily in the general agriculture category, the residential-rural (RR) zone may be applied without requiring an amendment to the general plan land use map. Lands used for timber production are designated timber protection.

Exclusive Agriculture

The exclusive agriculture land use category includes lands with a combination of factors that make it suitable for protection and conservation for intensive and economically productive agricultural uses. Two sets of criteria that define exclusive agriculture, "highest value land" and "lower value land", are set forth below. The areas mapped as exclusive agriculture on the land use map are broad-brush and not every parcel necessarily meets the criteria for exclusive agriculture. However, by designating exclusive

Only uses compatible with intensive agricultural activities are compatible with this category. Land subdivision for the purpose of residential development is incompatible. Permitted uses include single family dwellings associated with agricultural activities, agriculture, farming, ranching, and resource-based related uses. Although public uses may be allowed, quasi-public uses may not. The minimum parcel size in the exclusive agriculture category is 80 acres. Population density will be approximately 20 persons per square mile. Lot coverage will be no greater than 10%, but there is no building height restriction. Larger minimum parcel sizes may be required due to physical limitations or wildlife habitat constraints.

Within the areas designated exclusive agriculture may be unproductive or non-productive lands. The individual land owner may, upon clear demonstration that a particular parcel does not meet the criteria described above, request that area be removed from the 80 acre minimum parcel size limitation. Review of such request will be guided by the long-term public interest in retaining such land for agriculture. Isolated smaller parcels of unproductive land (to a minimum of 5 acres) may be permitted if such land division does not adversely affect adjacent productive agricultural lands. Splitting off existing dwellings under provisions in this plan, with a minimum of acreage, is also allowed. When land which does not meet the criteria for exclusive agriculture is on the periphery of the area designated exclusive agriculture, the County may process an amendment to the general plan land use map with a development application. When such land is not on the periphery and is substantially surrounded by other exclusive agriculture lands, the land shall remain designated exclusive agriculture but may be rezoned as appropriate and consistent with this policy plan.

General Agriculture

This category includes the majority of agricultural lands not included in exclusive agriculture. This category particularly includes grazing and other dry farming operations. The minimum parcel size is 3 acres. Population density can be as high as 2 persons per acre. Lot coverage may not exceed 10%, but there is no building height limitation. Permitted uses include single family homes, scattered large lot rural residential development, farming, grazing, and resource related agricultural activities. Limited commercial or industrial areas may be allowed.

The 3 acre minimum parcel size allowed under the general agriculture land use category may be required to be increased in individual cases, based on sewage disposal or water supply constraints, wildlife mitigations, compatibility issues, service constraints or other factors. The value of these lands for present and potential agricultural uses such as irrigated pasture or cropland, dryland farming or other agricultural uses will be considered when development is proposed. Soils, water availability and the agricultural stability and future of the surrounding area are all factors that impact the value of these lands. The precise design and subdivision parcel size will, therefore, depend on the particular circumstances of the project site.

Timber Preserve

This land use category is applied to lands zoned timber protection (TP). These lands are privately held lands with commercial timber value and qualify for special property tax exemptions. The population density is approximately 10 persons per square mile. Lot coverage may not exceed 5%, but there is no building height limitation. Minimum parcel size is 160 acres.

POLICIES

1. Preserve and protect valuable agricultural lands in the county.
2. Protect important timber lands in the county through the use of timber protection zoning (TPZ).
3. Support compatible, mixed, or alternative uses of agricultural land, including hunting and fishing clubs, and recreational ranches.
4. Permit limited expansion of unincorporated communities in agricultural areas.
5. Require buffering of exclusive agricultural lands as designated in the land use map from intense residential development. Individual zone changes to the AE zone outside the exclusive agricultural land use areas will not require that neighboring property provide buffers.
6. Require minimum parcel sizes in exclusive agricultural areas which will preserve agricultural land in farmable units and prevent residential subdivisions.
7. Coordinate the review of any development proposals on production of agricultural land with all concerned public agencies.
8. Rural residential and urban development should be confined to areas with low or no productive agricultural value. Intensive residential development should be separated from intensive agricultural zones by transitional large lot development. When subdivision of land which will result in the change over of an area to a residential character is proposed, the additional scrutiny of a general plan amendment should be required prior to such development.
9. Permit the division of farmhouse from farms which have existed for 10 or more years as established by building occupancy permits or other records. Parcels will not be subdivided in exclusive agriculture areas merely for the purpose of financing a home.
10. Established farming and ranching activities have a right to continue agricultural pursuits without interference from developing residential acres. When parcels whose primary use will be residential are created or developed, development standards may include criteria protecting agricultural use in adjacent areas, such as fencing, protection of irrigation systems and other measures.

11. Consider initiating the Williamson Agricultural Land Conservation Act program in Modoc County.
12. Power transmission line corridors should not be located in any productive agricultural area, including exclusive and general agricultural lands or near airports.
13. Lands classified as exclusive agriculture may be reclassified as general agriculture under standards set by the County.
14. Mitigation measures such as clustering of residential development and larger parcel sizes will be encouraged as a means of preserving and protecting sensitive or critical wildlife habitats and open space. Some specific measures are discussed in the conservation and open space element of this Policy Plan.

ACTION PROGRAM

1. Identify intensively used agricultural lands. The most productive agricultural land within the county should be maintained as permanent agriculture for the period of the General Plan as 80 acre minimum lot sizes. These lands are identified on the General Plan land use map as exclusive agricultural lands. Existing parcels below the 80 acre minimum will be grandfathered into the appropriate zoning category. They are comprised of lands within the categories of "Highest Value Land" and "Lower Value Land" discussed under the exclusive agriculture land use designation.
2. For all other agricultural lands, a minimum parcel size of 3 acres should be established under the designation general agriculture, except as otherwise permitted. When development is proposed on lands in the general agriculture category, the value of those lands for present and potential agricultural uses, such as irrigated pasture or cropland, dryland farming, or other agricultural uses, will be considered. Soils, water availability, and the agricultural stability and future of the surrounding area are all factors that impact the value of these lands.
3. Exceptions to the minimum parcel size requirement will be allowed to permit the one-time separation of a residence from the agricultural land in accordance with policy #11. Further, minimum parcel sizes may be raised in circumstances where the protection of wildlife habitats is necessary.
4. Adopt development standards and criteria to complement innovative mitigation measures for residential or other development on land that are sensitive or critical wildlife habitat areas. Any mitigation measures proposed for wildlife habitat protection will be considered in accordance with the General Plan and on a case by case basis with consideration given to wildlife protection as well as landowner needs. Land adjacent to exclusive agriculture lands should establish buffer zones of 15 to 20 acre minimum lot sizes to insure that agricultural activities are protected from sensitive residential uses.

5. The existing minimum lot size (M) overlay zone or other zoning will be applied to land adjacent to exclusive agriculture lands to establish buffer zones of 15 to 20 acre minimum lot sizes to insure that agricultural activities are protected from sensitive residential uses.
6. The County will assist the agricultural community in identifying and promoting compatible economic ventures such as hunting clubs and dude ranches which supplement farm income and do not take valuable agricultural land out of production. Local economic development groups should explore the feasibility of such activities as private hunting clubs, "dude" ranches, and geothermal-based recreation activities. The County should support such efforts through zoning and development permit approvals.
7. Revise the two existing agricultural zones to be consistent with the General Plan policies: exclusive agriculture and general agriculture zoning districts. Such revised zoning districts will include minimum parcel sizes of 80 and 3 acres respectively as well as limitations on agricultural-based land use and development. Other resource oriented zones, such as resource conservation (RC) and low intensity conservation (LIC) are also consistent with the agricultural land use categories.
8. Develop a detailed set of criteria and standards for residential uses in exclusive agricultural areas, including such issues as:
 - a. division of farmhouses from farms when the house has been in existence for 10 or more years;
 - b. ranch or farm employee housing;
 - c. second dwelling without parcel division for persons employed in the operation of a ranch or farm;
 - d. density transfers;
 - e. division of land which is not classified according to criteria defined under the exclusive agriculture category, or portions of agricultural parcels which are not productive; and
 - f. protection of irrigation systems from encroachment, and to assure continued access for maintenance.

Such standards may extend to general agricultural lands and should be included in the modification of the agricultural zones in the zoning ordinance.

9. Prepare and consider a right-to-farm ordinance which would establish as priority agricultural activities in areas where potential conflict with non-farm residential uses exist. Dust, noise, spraying, irrigation systems, fencing, odors and other issues should be addressed.

10. Initiate a study to determine whether the Williamson Agricultural Land Conservation Act program should be instituted in Modoc County.
11. Initiate a study to establish criteria and standards for the reclassification of exclusive agricultural land to general agriculture. The standards would include such factors as length of time land is out of production, unavailability of water supply, and agricultural economics, and protecting the integrity of the surrounding agricultural area.
12. Initiate a study to determine appropriate standards and criteria for buffering exclusive agricultural land from residential development. Specific issues to be considered include current entitlements based on existing approved subdivisions or specific plans, size and area of buffering, and minimum parcel sizes.
13. Apply the criteria under the residential land use section to determine whether a general plan amendment is required from an agricultural designation to urban areas or rural residential in connection with subdivision proposals.

PUBLIC AND QUASI-PUBLIC LANDS AND USES

BACKGROUND

Over two-thirds of the lands in Modoc County are administered by public agencies, the largest ownerships of which are federal, primarily under the management of the Modoc National Forest and the Bureau of Land Management. There are several other federal, state, and local agencies with ownership and management responsibilities in the county. It is assumed that for the planning period, this ownership pattern will remain largely unchanged.

Furthermore, provision for public and quasi-public facilities and uses is essential to the provision of necessary and desired services to the citizens of the county. Such facilities and uses include: circulation components such as transmission and distribution lines, pipelines, utility offices, generating plants and substations and other energy development facilities; general government offices, shops, repair yards, material stockpiles; mining operations carried out by government agencies for construction materials; airports, parks, solid waste or waste water treatment facilities; cemeteries, hospitals or other public care facilities, schools, or other facilities undertaken by a governmental agency or provider of public services; churches; and facilities of nonprofit organizations.

ISSUES

An issue concerning public lands is the potential conflict with urbanizing uses on private land adjoining the public lands. This does not include agricultural uses or in general resource based uses adjacent to public lands. In large part, the conflicts of this type have been rather limited to date. There is generally good communication and cooperation between Modoc County and the federal and state land management agencies. The area with the greatest potential conflict is the increased development in the vicinity of the Modoc National Wildlife Refuge. If urbanization moves from Alturas towards the Dorris Reservoir, increased conflicts with the wildlife management program could occur.

The encroachment on existing public uses, such as airports, solid waste sites or waste water treatment facilities, due to development of subdivisions or sensitive land uses, can also cause conflicts which hamper the continued operation or future expansion of these facilities. Many of these public land uses are difficult to site and are designated in the General Plan Background Report; solid waste sites are designated in Appendix C of this Policy Plan.

The enactment of Assembly Bill 2948 (Tanner, 1986) requires the County to adopt a hazardous waste management plan (HWMP) consistent with the General Plan. The statutes require that the General Plan include siting criteria and general areas suitable for hazardous waste facilities, either directly or by reference. The land use approval process must also support the implementation measures for siting facilities and managing hazardous wastes. The existing industrial and commercial zones allow public uses by right, including such facilities. All other zones allow public uses as a conditional use. The amount of hazardous waste generated in the County is small, consisting primarily of small quantity generators and household waste. Nonetheless, the

County, in partnership with private industry and public cooperation should strive to manage its hazardous wastes, which may eventually include a facility for the collection and transfer of hazardous wastes to another location for further processing or storage. Once the HWMP is adopted, it should be incorporated in the General Plan as required.

Construction of new public and quasi-public land uses represent occasional issues. For example, the location of power transmission lines can raise concerns regarding compatibility with surrounding land uses. Many public and quasi-public uses have the potential to conflict with sensitive uses. In these cases, project design changes should be analyzed toward reducing impacts if alternative locations are not feasible.

Another issue centers on existing regulations under the industrial (I) zoning category which allows public and quasi-public uses by right. Such uses could include schools, hospitals and other sensitive land uses which may be incompatible with abrasive industrial uses allowed in that zone. Due to difficulty in siting industrial zones, the industrial zone classification should be modified to restrict sensitive uses when incompatibility may occur. As a reverse situation, public and quasi-public uses are also allowed by right in the commercial (C) zone. The more abrasive public or quasi-public uses when located with proximity to commercial uses could also cause conflicts and should be assessed.

GOAL: INSURE COMPATIBILITY OF PUBLIC AND QUASI-PUBLIC LAND USES WITH OTHER LAND USES AND DEVELOPMENT.

LAND USE MAP

The major publicly owned lands are designated as public lands on the land use map. The County has limited or no jurisdiction within those areas regarding use and development. However, should any designated public lands be converted to private ownership, prior to any zoning of those lands, compatible uses would simply be as interim open space. Population density will be determined by the public agency responsible for land management. Lot coverage and building height will also be determined by the responsible agency.

Other public and quasi-public lands and uses, due to the scale of the land use map, are not specifically designated on the map (solid waste sites are designated in Appendix C). Rather, the following policies indicate the manner in which these uses will be regulated on a case-by-case basis. Population density in those areas will not exceed 40 persons per acre. Lot coverage will not exceed 75% and building height will be limited to 50 feet.

POLICIES

1. Cooperate with federal and state land management agencies in their efforts to preserve and protect public lands.
2. Provide opportunities to interested public agencies and utilities to review and comment on development applications.

3. Major publicly-owned lands should be designated as such on the land use plan and remain zoned as open space under the County zoning ordinance. When public lands are transferred into private ownership, the uses should be as set forth in the open space zone until rezoning to another zone is approved by the County.
4. Allow for public facilities and services throughout the County as necessary and desirable to serve the needs of the residents. Minimize potential conflicts through design if a more desirable location is not feasible.
5. Continue to allow public and quasi-public facilities and uses in most zones subject to obtaining a use permit if the type of use is not permitted by right.
6. New development adjacent to existing difficult-to-site public and quasi-public uses such as airports, solid waste, and waste-water treatment facilities should not hamper the operation, expansion or improvement of these necessary uses.

ACTION PROGRAM

1. Maintain close coordination between federal and state agencies with land management responsibilities in Modoc County, particularly with regard to land development applications adjacent to public lands.
2. Continue to submit relevant development applications to appropriate federal and state agencies and utility and service providers for review and comment as a part of the normal development application review procedures.
3. Reevaluate zoning district categories to permit placement of public and quasi-public facilities and uses by right where appropriate. Evaluate the industrial zone to determine whether sensitive public and quasi-public land use should be allowed by right due to potential conflicts. Evaluate the commercial zone to determine whether abrasive public and quasi-public uses should be allowed by right.
4. Develop zoning and subdivision standards for public facilities such as:
 - a. Parking requirements
 - b. Reduced minimum lot size as necessary for facility or use
 - c. Buffering or improvement requirements to assure compatibility with adjacent land uses such as increased lot size to allow undeveloped land buffer, fencing, or screening, etc.
 - d. Height restrictions
5. In order to assure compatibility, in conjunction with action #4, evaluate zoning and development standards for lands and development in close proximity to public and quasi-public uses which are typically difficult to site.

6. Provide Planning Commission review of transmission lines or other facilities which are undertaken by agencies exempt from County regulations in order to provide focus for County and public input.

VI. HOUSING

HOUSING

BACKGROUND

A key part of any general plan is the housing element. Housing is important because plans and facilities for housing are, along with employment opportunities, the most basic component of population growth. Housing shortages, high prices, inadequate housing types, and insufficient services and facilities all inhibit growth in a community. Any County which anticipates growth and change must consider in detail plans for increased housing availability.

In 1980 an estimated 8,610 persons lived in the County's 3,738 housing units, representing 3,198 households. The 1985 estimates recently published by the State Department of Finance (DOF) estimate that those numbers have increased somewhat. Household size has decreased county-wide from 3.11 persons per household in 1960 to 2.62 in 1980, reflecting the birth-rate decline and high proportion of one and two-person households. The 1985 estimates by the State DOF indicate a further decline to 2.53. From 1970 to 1980 one person households increased from 18% to 21%, with more than a proportional increase in elderly households. In 1980 over half of all households were composed of one or two persons, with large households (five or more persons) accounting for only 10% of total households, compared with 18% in 1970.

Renter households represented about 29% of all households in 1980. The City of Alturas experiences the greatest renter turnover due to its position as the major employment center. The distinction between renter or owner households takes on increased significance in relation to housing funding assistance programs.

The subject of housing in Modoc County presents both opportunities and issues. The generally low cost of housing makes the County more attractive to both industry and individuals searching for affordable places to live and work. Low land costs, coupled with the wide range of available housing types and locations, enables more people to afford adequate housing.

Most of the information describing existing housing conditions and projected needs is in the Modoc County General Plan Background Report. The information most critical to establishing quantified objectives, however, is found in Tables 1, 2, and 3 on the following page.

ISSUES

Issues or concerns are raised in several areas. First, in the Alturas area, there is a perceived problem with Farmers Home assisted owner occupied housing. Some feel that the public assistance is directly and unfairly competing with the private real property rental and sales market. Second, while costs and rents are relatively low in the County, nevertheless there has been a substantial increase in housing costs, both for purchase and rental. Third, there is a lack of apartments or other higher density, affordable housing in the City of Alturas and outlying communities. Fourth, the community character of the County is affected by the type and density of housing, including use of second dwelling units on one parcel. The County is currently evaluating second units which affect character, services and special

needs. The proliferation of trailers and unpermitted units can be an enforcement and health problem, particularly when placed on parcels with other dwellings.

TABLE 1

ESTIMATED HOUSEHOLDS BY INCOME GROUP

Income Group	<u>Uninc. Co.</u> <u>Households</u>		<u>County Total</u> <u>Households</u>	
	1983	1989	1983	1989
Very Low	586	673	869	990
Other Lower	361	414	604	686
Moderate	518	596	815	929
Above Moderate	<u>789</u>	<u>906</u>	<u>1,316</u>	<u>1,495</u>
Totals	2,254	2,589	3,604	4,100

TABLE 2

BASIC CONSTRUCTION NEEDS
1/83 - 1/89

Alturas	219	(36.5/year)
Unincorporated County	510	(85.0/year)
Total County	729	(121.5/year)

TABLE 3

BUILDING PERMITS ISSUED
1/80 - 12/83

	1980	1981	1982	1983	Average/ Year
Alturas	18	16	39	27	25
Unincorporated County	135	102	83	67	97
Total County	153	118	122	94	122

Sources: Tables 1 and 2, HCD, "County Housing Needs Plan"
Income ranges for 4-person household, Health & Safety Code Sections 50079.5,
50093, 50105

Table 3, Survey of Modoc County Building Permits for new dwellings does not include mobilehomes in mobilehome parks or construction on Federal lands. County Building Official estimates 76% of units permitted are actually constructed.

GOALS:

1. TO ASSURE THE ACCESSIBILITY OF QUALITY HOUSING TO ALL COUNTY RESIDENTS REGARDLESS OF RACE, RELIGION, ORIGIN, SEX, INCOME, OR OTHER ARBITRARY FACTORS.

2. TO PRESERVE THE COUNTY'S HOUSING STOCK AND COMMUNITY CHARACTER THROUGH CONSERVATION AND REHABILITATION.
3. TO PROVIDE ADEQUATE SITES SUITABLE FOR RESIDENTIAL DEVELOPMENT OF ALL TYPES, IN CONJUNCTION WITH SOUND ENVIRONMENTAL PLANNING.
4. TO ADEQUATELY PROVIDE FOR THE HOUSING NEEDS OF ALL ECONOMIC SEGMENTS OF THE COUNTY'S POPULATION.

POLICIES

1. Support efforts to eliminate discrimination in housing based on arbitrary personal, household, or economic factors.
2. Encourage housing opportunities for special needs groups.
3. Explore means of analyzing and monitoring housing and general community conditions in order to identify housing in need of rehabilitation and to encourage preservation of community desirability.
4. Promote housing conservation and rehabilitation through local programs.
5. Promote conservation and rehabilitation efforts through funding-assistance programs sponsored by other levels of government.
6. Develop criteria, goals, and policies to guide the location of residential development of all types.
7. Facilitate through local controls the designation or acquisition of suitable sites for affordable housing for all economic groups.
8. Support continued utilization of State and Federally sponsored site acquisition and development programs.
9. Recognize that the provision of adequate housing is a responsibility of the County as well as other levels of government and the private sector.
10. Work with existing housing assistance agencies including the Great Northern Corporation, Farmers Home Administration, Area 4 Intertribal Council, and the Modoc-Lassen Indian Housing Authority, to expand housing opportunities for all economic segments of the population.
11. Cooperate with housing agencies to expand utilization of low and moderate income housing assistance programs sponsored by other governmental agencies; including:
 - a. FmHA Self-Help Technical Assistance Housing Grants (Section 523)

- b. Home Management Training and Counseling
 - c. FmHA "502" Home Ownership Loans
 - d. FmHA Section 515
 - e. FmHA Rental Assistance Program
 - f. HUD-Low Income Rental Assistance and Rent Supplements, Section 8
 - g. HUD-Rental and Cooperative Housing Assistance for Low-Income
 - h. Migrant Services Program
12. Encourage provision of a variety of housing types for all economic segments in development by the private sector.
 13. The densities under the General Plan generally allow one dwelling per parcel. Second dwellings and higher density housing may be allowed under specified circumstances, when the goals and objectives of the General Plan are met, basic facilities and services can be provided, and community character is protected.

OBJECTIVES

The quantified housing goals and objectives and the projected attainment of same are found in Tables 4 and 5. These quantified objectives are a part of the overall housing action program.

ACTION PROGRAM

1. Support State and Federal law prohibiting discrimination in the sale or rental of housing; refer any cases to the District Attorney should they be uncovered.
2. To the extent possible, the Planning Department will encourage equal opportunity (non-exclusionary housing) when reviewing development proposals.
3. Assist access to housing for households of all incomes through the housing program and support of funding assistance programs sponsored by other governmental levels.
4. Encourage site designs for county approved projects which promote desirability for special need groups such as the elderly. One method of addressing special needs may be through second dwelling units, or temporary second units.
5. Review and encourage referral coordination capabilities of various agencies and social groups in identifying housing assistance needs (Department of Social Services, Building Department, Planning Department, Health Department, church groups, senior citizen

6. Provide an assessment of social need to policy boards for consideration in determinations on projects (use permits, zone changes, other residential projects) particular to meeting needs of special groups.
7. Periodically conduct windshield surveys of the decline or improvement of a community's housing stock.
8. Develop means and criteria of assessing housing condition in decentralized rural areas. It appears at this time that the rehabilitation loans are disproportionately concentrated in Alturas, an effort to determine need in other areas in conjunction with available funding should thus be undertaken. Coordination between several agencies could be instrumental in accomplishing ongoing surveys countywide.
9. Develop a referral system of identifying housing in need of rehabilitation. Identify an agency willing to package rehabilitation loans.
10. Coordinate public facility improvement programs with community development or rehabilitation programs. Public facility improvements can provide incentives to increased property maintenance.
11. Evaluate current zoning designations to insure the provision of balanced communities in order to maintain community desirability.
12. Provide support for and assist coordination between existing agencies involved in housing assistance programs.
13. Coordinate countywide residential development with the adopted land use element and other general plan elements. Reassess county land use goals in providing for the protection of resources, particularly agricultural lands. Establish criteria by which policymakers, developers, and staff may judge subdivision of previously undeveloped land, including presence of infrastructure (roads, utilities), services (fire, police, schools), and the structure of servicing districts and economic development.
14. Evaluate zoning designations to assure conformance with land use policies for protection of resources, and designating adequate land suitable for residential development.
15. Undertake a broad assessment of sites available for special housing types when needs are identified.
16. Develop criteria (such as those used by HUD) by which to judge the suitability of non-market rate housing sites. Such criteria might include proximity to commercial services, public facilities, transportation if necessary, development costs, proximity to employment, recreation, environmental hazards; and identify available site. To the extent possible, encourage the dispersion

of location of sites for low income housing with that of higher income groups in order to avoid "low income tract-type" development.

17. Evaluate Land-Banking Programs--acquisition of land by public or non-profit agencies prior to development in order to preserve sites until housing assistance financing is secured or in order to control the timing and nature of development.
18. Make full utilization of rezoning and Modoc County Zoning Ordinance 238 provisions in the RH zone which allows lot size variances in unsewered areas in residential zones upon approval of the Planning Commission (based on Health Department recommendation) in certain instances, in order to lower housing costs.
19. Advise developers of low and moderate income housing funding assistance programs.
20. Revise zoning designations to address second dwelling units and housing in conjunction with agricultural needs, in conjunction with action #14. Actively enforce permit requirements in order to protect community character, health and safety.

TABLE 4

HOUSING PROGRAM ABILITY TO MEET YEARLY HOUSING NEED OF MODERATE, LOW,
AND LOWER INCOME HOUSEHOLDS: 1983-1989 UNINCORPORATED COUNTY

	<u>GOAL</u>		
	Affordable Housing	Construction	Rehabilitation
Housing Needs:			
Low & Lower Income HHs	947 ²	35 ³	218 ⁴
Mod. Income HHs	518 ²	19 ³	119 ⁴
Total Low, Lower, Mod.	1,465	54	337
HHs Needing Assistance:			
Low & Lower Income HHs	195 ⁵	10 ⁶	67 ⁷
Mod. Income HHs	160 ⁵	6 ⁶	37 ⁷
Total Low, Lower, Mod.	355	16	104
HHs Needing Assistance:			
Low & Lower Income HHs	20%	28%	30%
Mod. Income HHs	30%	31%	31%
Total Low, Lower, Mod.	24%	30%	30%
Estimated Number of HHs to Receive Assistance: @@			
Low & Lower Income HHs	8	6	4
Moderate Income HHs	8	6	2
Total Low, Lower, Mod.	16	12	6
% HHs Needing Assistance to Receive Assistance:			
Low & Lower Income HHs	4%	60%	5%
Mod. Income HHs	5%	100%	5%
Total Low, Lower, Mod.	5%	75%	5% ⁹

Notes:

²HCD Housing Needs Plan Figures, 1984.³HCD Estimates New Construction Need 1983-89 - average 85/year

HCD Estimates 42% HHs - Low & lower income (42 x 85 = 35)

HCD Estimates 23% HHs - Mod. income (23 x 85 = 19)

⁴Unincorp. County share (65) of 800 rehabs need (1982 Calif. Housing Plan)
= 520. Assume 23% Mod. income occupied = 119 (See Note 3 for explanation %)⁵195 = Unincorporated County share (65%) of 300 low income HHs paying too

much - 1982 California Housing Plan. Plan projects 3380 HHs Total, Modoc County - 1982. 300 Low income HHs = 31% of 947 low income HHs. Applying 31% to Mod. income HHs, $31\% \times 518 = 160$ Mod. income HHs paying too much.

⁶ From Note (5), 31% HHs are paying too much. $31\% \times 35 = 10$ Low income HHs needing assistance. $31\% \times 19 = 6$ Mod. income HHs.

⁷ $31\% \times 218 = 67$ low income HHs needing assistance; $31\% \times 119 = 37$ Mod. Income HHs needing assistance.

⁸ See Table 5- Assume $1/2$ FmHA loans to low/lower and $1/4$ to Mod. Income HHs.

⁹ If weatherizations for low income HHs which partly constitute rehabilitation activities are added, then rehab figures are much higher.

TABLE 5

MODOC COUNTY - GENERAL PLAN
PROJECTED YEARLY HOUSING ASSISTANCE/GOAL ATTAINMENT

Goal	Program (Tenure)	Outcome of Projected Utilization to 1985 (See Note 2)	Updated Yearly Projected Utilization	Responsible Agency
New Construction Affordable	FHA 502 Self-Help (Owner)	8 completed - Newell 8 completed - Alturas No more to be done.	No more to be undertaken Inadequate response to program.	Great Northern Corp. (GNC)
New Construction	FHA 502 (Owner)	FY's 82, 83 (Average/Yr) 10/year-unincorporated county 31/year - Alturas	Project 10/year as funds permit; For 1984-85: 2 in progress - Newell 6 in progress - Alturas 7 planned - Cedarville	Farmers Home Admin. (FHA)
New Construction Affordable	FHA 515 (Renter)	48 units (Alturas Meadows) constructed in Alturas	Developer may construct more when market analysis shows need - Alturas	William Brown Developer
New Construction Affordable	California Housing Finance Agency - Lower Interest Loans		2 loans qualified at this time	CHFA/GNC
New Construction or Substantial Rehabilitation Affordable	CDBG or HUD Section 202		Senior Citizen Congregate Housing - 8 units Alturas vicinity.	In Planning Stages TEACH/GNC/COUNTY
Affordable	FHA 502 (Owner) Convert Loans on Existing Homes	FY's 82, 83 (Avg/Yr): 1/yr-unincorporated county 2.5/yr - Alturas	Project: 2/yr-Unincorporated County 2/yr - Alturas	FHA
Affordable	HUD-8 Existing (Renter)	No more obtained	More requested - HUD response unknown	HUD/GNC
Rehabilitation Affordable	FHA 504 (Owner)	FY's 82, 83 (Average/Yr) 1/yr - Alturas	Funds for approx. 10/yr. FHA has not conducted outreach.	FHA
Rehabilitation Affordable (Public Facilities)	CDBG's	Alturas Application - Water & Sewer Denied 1980-82	1982 County Application - Water & Sewer Systems - Denied. 1984 County Application-Sewer & Housing Rehab-10 units-Newell.	Modoc County/GNC/ TEACH.
Weatherization Affordable	Dept. Economic Opportunity - Weatherization Assist.	July 1981 - December 1983 167 projects completed. Brings County total to 377	84/year projected as program continues.	Modoc County TEACH Dept. E.O.

Notes:

1. Updated chart shows projected yearly assistance. Assume these figures will apply to years 1983-89.
2. Refer to Column 4 on "Estimated Housing Assistance/Goal Attainment" chart in Housing Element, 1982. This column reflects actual outcome of planned units as shown in 1982 H.E.

VII. CIRCULATION

CIRCULATION

BACKGROUND

Transportation is the most essential part of the public facilities infrastructure. In Modoc County, however, the transportation and circulation issues are limited primarily to maintenance and upgrading. The transportation components of the plan will be relatively straightforward. The existing action programs are incorporated into the General Plan implementation program. Rural subdivision road standards are evaluated, particularly in light of the potential for the County to take some of these roads into its system. The fiscal and safety implications are substantial.

ISSUES

Planned housing developments with a high volume of traffic require maintenance and improvements of the private roads. Often developers and private citizens, seeking relief from maintenance costs, dust and other problems, would like the County to maintain the roads, but due to high costs of maintenance and reduced County revenues, the County refrains from adding the private roads to the County Road Inventory.

Modoc County has a high percentage of road miles as compared to population; therefore, cost of road miles is more per person than in more populated areas. Budgets frequently do not allow road maintenance to standards often desired by citizens.

The issue of substandard private roads becoming part of the County road system raises several concerns, including funding and public safety. Many rural residential developments have been approved with private roads which do not meet County standards. In some cases, those roads are inadequate in terms of service and marking for emergency services. In other cases low maintenance and surfacing creates dust problems, and poor design contributes to drainage problems and safety. Furthermore, the County is sometimes requested to take over private road maintenance because of the inadequacies. However, to do so would create an additional financial burden on the County at a time when it is in the midst of its most serious financial crisis ever.

Other issues are associated with railroads and aviation. In 1983 Burlington Northern proposed to abandon the east-west line from Hambone (Siskiyou County) to Lookout (Modoc County). McCloud River Railroad (MCRR) opposed the abandonment because it would deny them access to the national railroad system. The proposed abandonment was denied. Southern Pacific Railroad had proposed to discontinue service on the Lakeview Branch in Modoc County, but the service has been continued by Lake County, Oregon. That line extends from Lakeview, Oregon, to Alturas and is used to transport timber and agricultural commodities.

If it were not for monetary constraints, a repaving project for Runway 3 21 at Alturas Municipal Airport would be planned, as well as replacement of base and pavement at Eagleville Airport. Also, the antiquated lighting system at Tulelake would be considered for replacement. Some of these issues are addressed in the Modoc County Regional Transportation Plan.

Scenic Highways

A final circulation issue relates to scenic highways. State Routes 139 and 299 between Tulelake and Adin are included in the Master Plan of State Highways Eligible for Official Scenic Highway Designation. Most highways within the county are, however, located in highly scenic areas. As the 1972 General Plan stated, every highway in Modoc County is a scenic highway. The questions facing Modoc County today is whether to seek or create an official "scenic" designation for any other County highways or roads.

Designation of scenic highways should result in increased travel and interest in the County. In particular, scenic highway designation in conjunction with increased identification of historic places may result in increased tourism in the County. Official designation should also result in the preservation of existing scenic resources from incompatible use (e.g., billboards).

Scenic highways can be a notable part of both the circulation and land use policies in the General Plan. Scenic designations may also be a basis for rehabilitation, redevelopment, and economic growth in the county.

GOAL: TO MAINTAIN AN EFFICIENT, SAFE, AND ENVIRONMENTALLY SOUND COMPREHENSIVE CIRCULATION AND TRANSPORTATION SYSTEM.

POLICIES

1. All roads should be constructed and improved to minimum County design standards.
2. Private roads not constructed to minimum County standards will not be accepted for dedication.
3. All roads constructed must meet minimum fire and other emergency standards, including construction, maintenance program, street signs, and turn around space.
4. All developments in excess of 50 parcels should have at least two separate access points, when practically and economically feasible.
5. Major public transportation system improvement undertaken should be consistent with the Modoc County Transportation Plan.
6. All costs of new on- and off-site improvements to County roads should be borne by project developers. Construction or upgrading of bridges in connection with new residential developments should also be borne by project developers.
7. Support the continuation and expansion of transportation programs provided by social service agencies, particularly those serving the elderly and handicapped.
8. Maintain and improve the public airport system as funding permits.

9. The location, distribution, and size of transmission lines and pipelines should be consistent with the land uses and development to minimize adverse social or environmental impacts. Such lines should avoid interference with adjacent land uses and assure that aesthetic values will not be degraded.
10. The County strongly discourages and opposes the closure of any rail facilities in the County.
11. Protect the scenic qualities of important state and county roads through a scenic highway program.

ACTION PROGRAM

1. Continue to seek implementation of and funding under the Modoc County Regional Transportation Plan.
2. Initiate a study to evaluate and revise subdivision road improvement standards which insure long term protection of the public health, safety, and welfare. Such a study should cover the subjects of:
 - a. public street standards;
 - b. private streets;
 - c. dedication policies;
 - d. emergency services;
 - e. secondary access; and
 - f. maintenance districts or private associations.
3. Initiate a study to evaluate and revise subdivision road standards for small subdivisions.
4. Transportation facilities particular to industrial development should be analyzed for accessibility for truck traffic and emergency services.
5. Communicate with utility companies in the development of commercial, industrial, or residential projects.
6. Study feasibility of County Service Area, Homeowners Association, or other agencies to maintain roads rather than general public maintenance when projects are approved and when problems result in connection with existing private roads.
7. Initiate a county wide scenic highway designation program. Such a program would be developed in conjunction with other tourism activities. The program would include criteria for designation, zoning, subdivision, and sign controls and development standards.
8. Coordinate zoning and land use approvals adjacent to public transportation facilities, such as airports, to assure conflicts do not arise which would hamper operation and potential future expansion of these facilities.

9. Coordinate determination of ultimate right of way and access spacing on State and County roads and highways in areas of development to assure for expansion and maintenance of facilities.

VIII. CONSERVATION & OPEN SPACE

CONSERVATION AND OPEN SPACE

BACKGROUND

Several subject areas are included in the open space and conservation element: agricultural land, forests, natural resources, wildlife, lakes, rivers, streams, recreation areas, and historic preservation. Many of these subjects have already been addressed as part of the land use element. This section recognizes that some open space and conservation subjects are addressed in the land use element and focuses on those remaining issues which have yet to be discussed: wildlife; water; timber, mineral and energy, including geothermal energy; parks and recreation; historic and cultural; and archeological.

Modoc County's natural resources--its soil, water, agricultural and forest lands, fish and wildlife (and their habitats), mineral, and energy sources are essential for its economic vitality and central to the quality of life for the residents. In addition to providing support for valuable timber, agricultural and mineral production, these resources provide for a wide range of recreational opportunities, including hunting, fishing, and hiking. As California's population continues to expand, particularly the population centers of Northern California such as the Bay area, Sacramento, Chico and Redding, Modoc County's fish and wildlife resources will continue to grow as an important component of the County's economic base. The high scenic values of these resources are important to both residents and visitors. Sustainable economic use of natural resources requires wise and thoughtful conservation and management. Only through informed and deliberate planning and decision-making will the County be assured that these resources will not be degraded or lost to the public and to future generations of residents and visitors.

In developing a General Plan, it is important to identify both direct and indirect natural resource values. That is, in addition to identifying the direct economic commodity value of agricultural and timber production, it is important to understand and respond to non-economic values such as clean air and water, high scenic value and spectator sport, and scientific wildlife values. It is likewise important to determine and be responsible to the use-capacity of these resources, and minimize adverse resource-use effects such as erosion, loss of soil fertility, habitat degradation and loss, groundwater mining, soil alkalization, etc. Thus, it is through the General Plan that the County can encourage and direct its development in a manner that is responsive to the needs of its citizens and at the same time sustain the quality of its natural resource base.

Wildlife

A chief attraction of Modoc County is the wide variety and abundance of wildlife. Wildlife habitats and associated plant communities contribute significantly to aesthetic enjoyment, County based recreation and economic gain for local communities and individual landowners. Suitable habitat is the key to maintaining these important resources. Deer, antelope, black bear, and mountain lion are the big game species found in the county. Furbearing and mammalian predators in the county include badger, beaver, bobcat, coyote, gray fox, mink, muskrat, raccoon, spotted skunk, striped skunk, and weasel. Upland

game species are also numerous. Ring-necked pheasant, quail, sierra grouse, sage grouse, Indian chukar, and morning doves constitute the avifaunal upland game species. Rabbits and squirrels are the principal upland game mammals.

Modoc County also supports a significant waterfowl population due to its complex of lakes, reservoirs, marshes, and grassland agricultural lands. The county has the second highest breeding population of waterfowl in California. Goose Lake, the Pit River Valley, Surprise Valley, and Big Valley, along with the Tulelake, Clear Lake, and Modoc National Wildlife Refuge, provide waterfowl breeding and nesting areas. Furthermore, Modoc County lies on the Pacific Flyway, and thus provides an important stopover for spring and fall migrations. Approximately 80 percent of the 5 to 6 million waterfowl using the flyway pass through the Tulelake-Lower Klamath area on their fall and spring migration.

The County is also rich in species not classified as game species, including raptors, wading and shore birds, small mammals, and land-associated non-game birds. Raptors include hawks, owls, eagles, ospreys, and vultures. Included within the large variety of shore birds, wading birds, and non-game birds is the greater sandhill crane, whose California nesting range is limited to the northeastern corner of the state.

The rivers, streams, lakes, and reservoirs of the County also provide a substantial fisheries resources. Rainbow trout, cutthroat trout, eastern brook trout, and brown trout are the principal cold water sport species. Warm water sport fishing consists of channel catfish, brown bullhead, large-mouthed bass, bluegill, and crappie. Forage and "rough" fishes found in the County include tuichub, speckled dace, bluegill, green sunfish, suckers, and squawfish.

There are one endangered and four threatened animal species known to inhabit Modoc County at the present time. The term endangered is used to describe species whose existence is jeopardized by one or more causes including loss of habitat, predation, competition or disease. Although not presently faced with extinction, threatened species have populations so small or occur in such isolated areas that they may become endangered should their existing environmental conditions, particularly habitat, deteriorate much further. Presently the only endangered species in Modoc County is the bald eagle. Threatened species include Swainson's hawk, sandhill crane, Modoc sucker and Lost River sucker.

Critical or sensitive wildlife habitats in Modoc County, as identified by the California Department of Fish and Game (CDFG), include deer winter range; antelope winter range, kidding grounds, key antelope migration routes and migration corridors, and areas with three or more resources in one location; nesting areas for the endangered bald eagle, threatened Swainson's hawk and sandhill crane; and stream habitats used by the threatened Modoc sucker, and Lost River sucker. All of these critical or sensitive wildlife habitats have been identified on 15 minute and 7.5 minute U.S.G.S. quadrangle maps prepared by the CDFG and have been provided to Modoc County. The manner in which this information will be used and updated during the project review process is described in the policies and action program sections.

Water Resources

The quantity, quality, and availability of water resources is vital to the natural and human activities within the county. Water is essential to the viability of agriculture; to the development of housing, commerce, and industry; and to the maintenance of high quality fish and wildlife habitats. Wise and prudent planning and management of surface and groundwater resources is fundamental to providing a sustainable economic base for County residents.

The County contains portions of three major drainage basins: North Coastal Basin, Pit River Basin, and North Lahontan Basin. The Pit River, the major river in northeastern California, traverses the County. It is fed by a substantial number of streams, as are the many lakes and reservoirs.

Modoc County also has many lakes and reservoirs. The 248 square miles of water area in the county are second highest of all California counties. This water area accounts for nearly six percent of the County's area. There are six major lakes in the County--Goose Lake, Upper Alkali Lake, Middle Alkali Lake, Lower Alkali Lake, Cowhead Lake, and Clear Lake (a natural lake converted into an irrigation storage reservoir for the Klamath Reclamation Project), and 31 reservoirs with greater than 1,000 acre feet capacity.

The agricultural economy of Modoc County is in serious condition. There is a high rate of foreclosures, agricultural land prices are depressed, and a substantial number of operations are experiencing financial difficulties. Since the ability, adequacy, and cost of water resources are important factors in all agricultural operations in the County, issues related to water resource development are central to the county's economic base and hence have important implications for the General Plan.

Declining groundwater levels in Surprise Valley are a potential issue related to agricultural land use and hence to the General Plan. The General Plan will, therefore, contain policies related to management of groundwater resources, and specifically, with respect to potential, suspected, or actual overdraft of groundwater supplies.

The long-term water resource demands generated by rural/recreational subdivision development likewise have importance for the General Plan. Recent Environmental Impact Reports for major recreational subdivisions tend to rely on water supply data that is partial and optimistic, but inconclusive. The future public costs related to water resource development could be substantial if water resource development by private landowners and/or project proponent/developers proves inadequate for levels of demand.

Water quality problems resulting from septic systems are common in areas with rural/recreational subdivisions as well as in towns with small lots. These problems tend to develop slowly and incrementally, and frequently become hazards to public health before the problems are addressed.

Timber Resources/Vegetation

Forest vegetation covers nearly one-half of Modoc County. According to the U.S. Forest Service, 530,947 acres, or 24 percent of this area, are considered to be commercial forest land. The Modoc National Forest encompasses 1,979,407 acres, of which 1,854,392 acres are national forest lands and 325,015 acres are private lands. The Forest lies within three counties: Siskiyou (7%), Lassen (10%), and Modoc (83%). That means 1.37

million acres are in Modoc County. The latest inventory for the Forest shows there is a total of 469,548 acres of commercial forest. Of this total, 75% or 352,947 acres are in Modoc County. An additional 144,000 acres (27%) are in forest industry ownership, with the remaining 34,000 acres (6 percent) in miscellaneous private ownerships (U.S.F.S. 1985).

Both the timberland resource and the grazing land resource will require a substantial conservation effort to enhance these economically important resources. In formulating the General Plan, the County will be prepared to explore fully the range of conservation actions which could lead to enhancement of these resources.

There are four plant species which are candidates for official rare or endangered status as identified by the federal government and five species listed by the Native Plant Society in Modoc County. Several other plants are classified as "special plants" by the Natural Diversity Data Base.

Two other plan implications warrant mention. First, the importance of vegetation to wildlife needs should be incorporated into land use decisions. If the County chooses to enhance its wildlife resource, it will do so primarily through vegetation and habitat protection through the designation of compatible land uses. Thus, there is an excellent opportunity to consider and incorporate this non-commodity value of the vegetation resource in formulating the General Plan. The primary vehicle for timber land use regulations will be the continuation of the timberland preserve zone (TP).

Second, the vegetation resource has an additional value in terms of its contribution to scenic quality: This intangible but important value will be explicitly explored and addressed in the Plan.

Mineral Resources

There are numerous mineral resources in Modoc County, but production of most has, for many years, been of a limited nature, due in part to high extraction and transportation costs. The principal mineral commodities of the county--volcanic cinders, pumice and pumicite, and crushed stone--are all directly related to the volcanic terrain. Metallic commodities are not extensive, although two minor gold districts and minor showings of quicksilver are known. Lakebed deposits include peat, diatomia, and salt. There are also stream and floodplain deposits of sand and gravel. In 1980 the value of mineral production in Modoc County was \$1,017,000. In terms of mineral extraction, the County ranked 43rd out of the 46 California counties who disclosed data regarding non-fuel mineral productions.

The development of mineral resources is a function of several factors including: extent of exploration; market conditions; new technologies or uses; and, in the case of Modoc County, distance from markets.

Other factors influencing resource development include the various laws, policies, and regulations which govern the exploration and development of the resources. For example, regulations governing noise, air quality, water quality, and other environmental impacts can have a significant effect on mineral and energy resource development. Similarly, regulation governing the reclamation of mined area can preclude the development of economically marginal operations.

Geothermal

Modoc County also contains five geothermal energy resource areas. Two major areas, Surprise Valley and Kelly Hot Springs, are under consideration for production. The geothermal energy potential of Modoc County has been known since the earliest days of its settlement. Hot springs, warm wells, and the volcanic geology of the County provide clear evidence of the heat energy lying beneath the earth's surface. A number of small scale, isolated direct heating applications have been undertaken over the last several decades.

In recent years, energy resources have become a major issue at the national and international levels as a result of the 1974 oil embargo. As a means of gaining "energy independence," a flurry of activity in the United States related to the development of alternative energy sources followed the embargo. Solar energy received the most attention due to its extensive availability. Activity related to geothermal resource development was less widespread due to the limited and localized distribution of the resource. The availability and development of Modoc County's geothermal resources can, however, serve as an economic advantage for development.

Parks and Recreational Resources

Modoc County's natural resources, including scenic wildland areas, wildlife, forests, lakes, streams, and reservoirs, offer a wide range of recreational opportunities such as fishing, hunting, bird and wildlife watching, hiking, picnicking, bicycling, camping, backpacking, and skiing. The Modoc National Forest, the federal and state game refuges, and the nearby Lava Beds National Monument makes the County an outstanding area for outdoor recreation.

The County has twelve parks and recreation areas, as well as the County fairgrounds located in Cedarville, available for residents and tourists. There are also a limited number of private facilities and services in the county offering recreational opportunities to visitors.

Approximately thirty camping and picnicking facilities in the County offer access to and enjoyment of the back country. An extensive trail system gives hikers and backpackers easy access to the wilderness, as well.

The climate is relatively dry, with precipitation averaging twelve to fourteen inches annually. Average temperatures in May, July, and September are 56, 68, and 58 respectively, making the County particularly attractive for outdoor recreation.

Recreation is becoming an increasingly important part of the economic base for many rural California counties. Modoc County's favorable climate, relatively unspoiled wilderness, and existing recreational activities are clearly assets, and constitute an economic resource of considerable potential.

Exploration of tourist-oriented recreation has several implications for the General Plan, including economic and employment considerations, effects on local lifestyles, and impacts on public services and facilities. In formulating the General Plan, areas with high potential for tourist-serving recreation should be identified and evaluated in terms of the positive and

adverse effects of their development. Those areas deemed appropriate for such development should be placed in land use classification which will protect this development potential.

Local-serving recreation is assessed during the planning process to ensure that local facilities will continue to be planned for and provided on a timely basis.

Historic and Cultural Resources

Prehistoric and historic archaeological sites of the Native American Modoc and Achumawi are central to the understanding and interpretation of the Native American cultural heritage of Modoc County. Early settler-Indian battle sites, many of which are registered as State Historical landmarks, give testimony to the historical interactions and conflicts between Native American culture and Euro-American culture.

There are over 50 recorded Historical Sites in Modoc County which document the settlement patterns of early pioneers and gold rush enthusiasts. The preservation and restoration of historic sites is essential to the interpretation and understanding of the cultural heritage of an area.

Modoc County has a rich and interesting history. The Modoc County Museum, located in Alturas, houses a growing collection of exhibits representing the entire County. Also, the Historical Society is quite active in preserving the County's history. In the future, Modoc County may include the preservation of historic buildings and homes as part of its commitment toward historical and cultural preservation. Presently, there are many examples of historical, cultural, and archaeological resources throughout the County for both residents and visitors to enjoy and learn from.

Archaeological Resources

Modoc County has many archaeological resources. The greatest diversity and density of archaeological sites occurs on the Devil's Garden, and represents seasonal activities of both the Modoc and Achumawi and their ancestors. Sites are most frequently found near water sources and on the edges of meadows and marshes. Winter villages and outlying specialized activity sites occur along and above the Pit River Valley and along the shores of Tule Lake.

Cultural resources found in Modoc County include historic as well as prehistoric archaeological sites. Prehistoric archaeological sites and materials (petroglyphs, for example) of the Native American Modoc, Achumawi and Paiute of the area are essential to the research and interpretation of the Native American cultural heritage of the area. Archaeological areas, such as historic cabin sites and dumps, are also essential to research, leading to an interpretation of the cultural heritage of the area.

Various portions of State Law are relevant to the protection of archaeological resources. In terms of General Plan preparation, the California Environmental Quality Act guidelines for minimizing archaeological impacts are the most useful. These guidelines state that public agencies should seek to avoid damaging effects on archaeological resources where feasible. Avoiding such damage may be accomplished by many approaches,

including: planning construction to avoid archaeological sites; planning parks and open space areas to incorporate archaeological sites with a layer of soil before building tennis courts, parking lots or similar facilities; and/or deeding archaeological easements. If avoidance of important archaeological resources is not feasible, the California Environmental Quality Act guidelines contain detailed provisions for developing excavation plans to mitigate significant effects. In developing the General Plan, these and other code-related guidelines are carefully considered.

ISSUES

Wildlife

The conflict between fish and wildlife resource protection and a number of competing land uses is one of the major issues to be resolved through the General Plan process. Lands designated as timberland preserve zone and exclusive agriculture have few conflicts with fish and wildlife resource protection goals because minimum parcel sizes to be imposed for maintaining timber and exclusive agricultural production are generally adequate for fish and wildlife resource protection as well. It is widely recognized that in Modoc County normal agricultural practices have generally created new and improved habitats leading to increased wildlife populations. The policies in this General Plan will assure this effect continues.

It is important to view the General Plan as the vehicle to understand fish, wildlife and open space resources and their economic potential. Appropriate measures should be incorporated into the plan to protect, enhance and provide for the future economic growth of these unique resources. However, it is recognized that the widespread distribution of wildlife species, and difficulties in determining tangible economic values for wildlife resources present special problems and challenges in reaching agreement on the level of wildlife protection measures which should be considered for each individual project.

The 1980 Specific Plan for the Day Area in southwestern Modoc County incorporates protection measures for critical deer habitat as the controversial issue engaged in the preparation of the Day Area Specific Plan. The Day Area Specific Plan along with its protective measures for fish and wildlife will be incorporated into this General Plan by reference. Policies and action programs in this plan pertaining to protection of threatened and endangered species will also apply to the area encompassed by the Day Area Specific Plan due to the site specific nature.

The General Plan process has attempted to achieve a balance between wildlife and other natural resource protection, and the County's need for continued economic growth, development and personal property rights. Conflicts pertaining to fish, wildlife and other natural resource protection goals can arise when land is subdivided for residential uses, or when other development results in the reduction or elimination of productive wildlife habitat. In defining "development" agricultural practices are generally excluded. At the same time, changes in land use and new human activity should not be unduly restricted because of impacts on fish and wildlife; a reasonable balance should be achieved.

While the County has an obligation to consider the effects of development proposals on fish and wildlife resources, the County can approve projects which may significantly adversely affect these resources, if an Environmental Impact Report is prepared and a statement of overriding considerations is made, supported by evidence. However, in most cases, impacts on fish and wildlife resources should be reduced to acceptable levels based on the approach outlined in this Policy Plan. In that case a mitigated negative declaration could be prepared. Decisions made by the County Environmental Review Committee should be supported by onsite and documented physical evidence.

The goal of balancing development needs with fish and wildlife resource protection goals is to be achieved through a coordinated program of fish and wildlife protection which combines countywide consistency in protection measures with site-specific flexibility on a project-by-project basis. The policies and action programs within this Policy Plan support this approach.

Water

Shifts in agricultural land uses and practices constitute yet another factor affecting water resources. Changes in irrigation practices, technologies and related conservation practices can have a similarly pronounced effect on water demand, as can shifts in crop type. The most important water resource issue in Modoc County appears to be increased surface storage capacity to provide adequate carryover storage for irrigation. Most future development is expected to be by individuals and by irrigation districts. The Soil Conservation Service SCS, in conjunction with the North Cal-Neva Resources Conservation and Development Project, has outlined a number of economically feasible small surface water developments throughout the county. The potential for the water resources of the County and Northern California to be shipped to Southern California raises serious concerns to Modoc County.

Water quality is a second, considerably smaller concern. The surface water supplies in Modoc County vary in quality. Water of good to excellent mineral quality occurs commonly throughout the ground water basins of the county, although some wells in Surprise and Goose Lake Valleys have high boron concentrations. There are also some wells in Surprise and Big Valleys with arsenic concentrations above Public Health Standards.

A third issue is the decline in ground water levels in the Surprise Valley Basin. The greatest decline has been recorded near Cedarville with an average decline of 30 feet between 1972 and 1982. (Department of Water Resources report, Northeastern Counties Ground Water Update 1982.) In addition to increased agricultural pumping in the valley floor, high capacity irrigation wells drilled along the tops of the alluvial fans with up-slope agricultural expansion has caused water to be pumped from the area of natural recharge. Channelization of streams has also decreased recharge. Recent reports indicate there may be a leveling off of water decline, due to several wet years and decreased pumping. As of 1985, about 44% of the water demand in the valley was supplied by ground water, up from 30% in 1974, according to the Department of Water Resources. Because much of the surface water in Surprise Valley has been adjudicated through court decrees, continued high levels of irrigation pumping without mining of groundwater resources may, in the long term, depend on wise conjunctive use of surface and groundwater. Much of the

spring runoff now flows to the Alkali Lakes, rather than percolating into the groundwater aquifers. The Northeastern Counties Ground Water Update, 1982, provides this information about recharge in Surprise Valley: "Alluvial fans in Surprise Valley may be as much as 310 M (1000 feet) thick and contain the principal aquifers in the valley. These aquifers are capable of yielding large quantities of confined and semi-confined ground water to wells. On the west side of the valley, ground water is recharged by infiltration of surface water into the apexes of the alluvial fans at the mouths of the Warner Mountain canyons. At the north end of the valley floor, surface water from the north percolates into the coarse stream deposits and recharges the underlying ground water bodies. These recharge areas are all within the valley floor area. Along the southwestern margin of Surprise Valley, outcrops of highly jointed Plio-Pleistocene basalt probably afford some recharge to nearby groundwater bodies."

Efforts by individuals to promote recharge projects have not been successful, and thus a public policy appears necessary. At the very least, the option to pursue recharge projects in the future should not be compromised through land use decisions, such as subdivision or other projects affecting the most productive recharge areas. In addition to committing land with recharge potential to other uses, the subdivision of such areas can draw water at the point of recharge and cause increased difficulty in implementing recharge projects due to multiple ownerships and increased land use intensity. The use of septic systems adds the potential for water quality degradation. The General Plan process provides the opportunity to identify the most valuable recharge areas, and assure protection through the County's land use policies. An added benefit is the protection of riparian vegetation and wildlife habitats in the vicinity of the recharge areas. Prior conflicts in implementing recharge projects due to potential decrease in stream flows in the Alkali Lakes and potential effects on lake habitat should be studied in order to reach a compromise acceptable to all parties. Although the Background Report identifies recharge areas on a broad scale (Figure I-4), the map contained in this element titled Surprise Valley Groundwater Recharge Protection Areas, identifies the most valuable areas, based on consultation with the Department of Water Resources and other sources. Policies and actions relative to the protection of those areas, in conjunction with the resource map are the first step in assuring protection.

The adequacy of domestic water supplies for rural subdivision is a fourth water resource issue. Given the considerable groundwater potential in the county, this issue may turn more on questions of resource development costs and the distribution of such costs. The General Plan provides excellent opportunity and is an appropriate policy vehicle for engaging this issue.

Timber/Vegetation

The primary issue related to the management of timber resources in Modoc County is that the commercial timber industry is currently depressed, with recent commercial harvest at only 30 percent of the 1978 harvest, 42 percent of the 1979 harvest, and 50 percent of the 1980 harvest. This dramatic decline in production has led to decreased revenues, lower wages, and unemployment. It also reduces both the capital and the economic incentive for forest management. Since timber growth in Modoc County is limited by both climate and biotic factors, it is particularly important to manage the

resource to its highest potential. Although this is more difficult during depressed times, it is important to the long term stability of the timber industry.

The opportunity, then, is to carefully explore all practicable measures to enhance the timber resource through a county-wide conservation program of selective reforestation, controlled burning to revitalize soil resources, encouraging removal of slash for firewood and other measures to promote the highest realization of the resource potential. Public and private parties with interests in the timber resource should be encouraged to undertake such a comprehensive program on a collaborative basis.

There are presently four plant species in Modoc County listed as candidates for rare or endangered status by the federal government. The Native Plant Society lists five others. As part of project reviews these should be identified and impacts mitigated.

Minerals

The California Surface Mining and Reclamation Act requires that local governments adopt policies and take appropriate measures to protect significant mineral sites from incompatible development. Specifically, the State Board of Mining and Geology has established goals to protect mineral lands classified MR-2, or otherwise designated as areas of statewide or regional significance, so that these mineral resources are available when needed. However, no such classified lands have been identified in Modoc County. If such lands are subsequently identified, mining within these areas should be carefully controlled to assure that adverse environmental effects are minimized, and that mined lands are reclaimed to a usable condition readily available for alternative uses. Further, values relating to recreation, wildlife, aesthetic enjoyment, and other environmental factors should be given consideration in the development of these mineral resources.

In meeting these goals, the General Plan will allow for timely mineral extraction yet provide for buffer lands adjacent to mining sites, particularly if an extensive mining operation is located adjacent to a major regional recreation area. Thus, the County will consider designating open space uses for both mineral resource areas and areas adjacent to existing extraction sites.

Geothermal

A significant opportunity relates to geothermal development. The economic development potential of geothermal energy is significant. The General Plan will enhance efforts to capitalize on geothermal energy development through the protection of known geothermal resources and the support, through land use policies, of locating geothermal using industries adjacent to the energy resource.

Parks and Recreation

There is no significant issue related to recreation opportunities for in-county residents. The most important recreation issue is the relationship between recreation and tourism, and the potential for increasing the economic base through promoting and developing tourist-oriented recreation.

The local economy needs stimulation. The county has a great variety of natural resources with high recreation potential, and the demand for outdoor recreation in wilderness, natural, and rural settings continues to remain high. As the Sierra Nevada foothill counties continue to suburbanize, and as the corresponding supply of recreational opportunities in these areas diminishes, demand will shift to other locations. If Modoc County actively pursues the development of a substantial increment of tourist-based recreation, it is reasonable to assume that the County could attract a significant volume of recreational tourists.

Archaeological

The destruction of archaeological resources has been an issue of increasing concern in recent years. In order to minimize the further loss of these important historic and cultural resources, the county has the opportunity to utilize the services of the California Archaeological Inventory to assist in the review of all plans and project proposals to ensure that archaeological resources are fully protected as per the requirements set forth in the State Codes.

GOAL: TO PRESERVE, PROTECT, AND ENHANCE THE VALUABLE NATURAL, CULTURAL, AND HISTORICAL RESOURCES OF THE COUNTY.

POLICIES

Wildlife

1. Support the efforts of public land management agencies to protect wildlife habitat on public lands.
2. Maintain countywide consistency in the types of fish and wildlife protection measures for mitigating adverse impacts on critical or sensitive wildlife habitats on a case-by-case basis. Similar consistency is desirable for protection measures for threatened or endangered species.
3. Specific requirements to be considered for mitigating adverse impacts on critical or sensitive wildlife habitats, including habitat important to threatened or endangered species, shall be on a case-by-case basis with adequate consideration given to landowner needs.
4. Continue to implement the Day Area Specific Plan.

Water

1. Encourage the increased development and use of surface water.
2. Cooperate with responsible agencies and organizations to solve water quality problems particularly septic system related problems.
3. Work with the agricultural community to resolve any groundwater overdraft problems.

4. Adopt as part of the General Plan, the Surprise Valley Groundwater Recharge Protection Areas map, to assure the continued protection of the identified areas through the development permit process. The criteria for review is contained in the action program.
5. Require adequate domestic water supply for all rural subdivisions.

Timber/Vegetation

1. Enhance the timber resources through a county-wide conservation program.
2. Ensure compatibility of rural development with valuable timberland resources.
3. Protect timber resources through vegetation program.
4. Protect timber resources for its wildlife habitat and scenic resources.
5. Protect officially listed rare and endangered plants in Modoc County which contribute to the natural diversity of plant life.

Minerals

1. Preserve, wherever practical, the mineral resources of the county through limitations on incompatible development on or adjacent to identified resource areas.
2. Minimize unattractive views through reclamation of mined sites.

Geothermal

1. Encourage the wise use of geothermal resources in the county.
2. Continue efforts to use geothermal energy for public building space heating and warm water use.
3. Designate industrial land uses adjacent to appropriately located geothermal resources.

Parks and Recreation

1. Support enhancement of existing park and recreation resources for both tourist and resident use.
2. Encourage the development of private recreation facilities.

Historic development

1. Develop a program to preserve and enhance historic and cultural building and places of significance.

2. Minimize impacts on cultural and historic sites for any proposed development, including the protection of sites on federal and state historic lists.

Archaeological

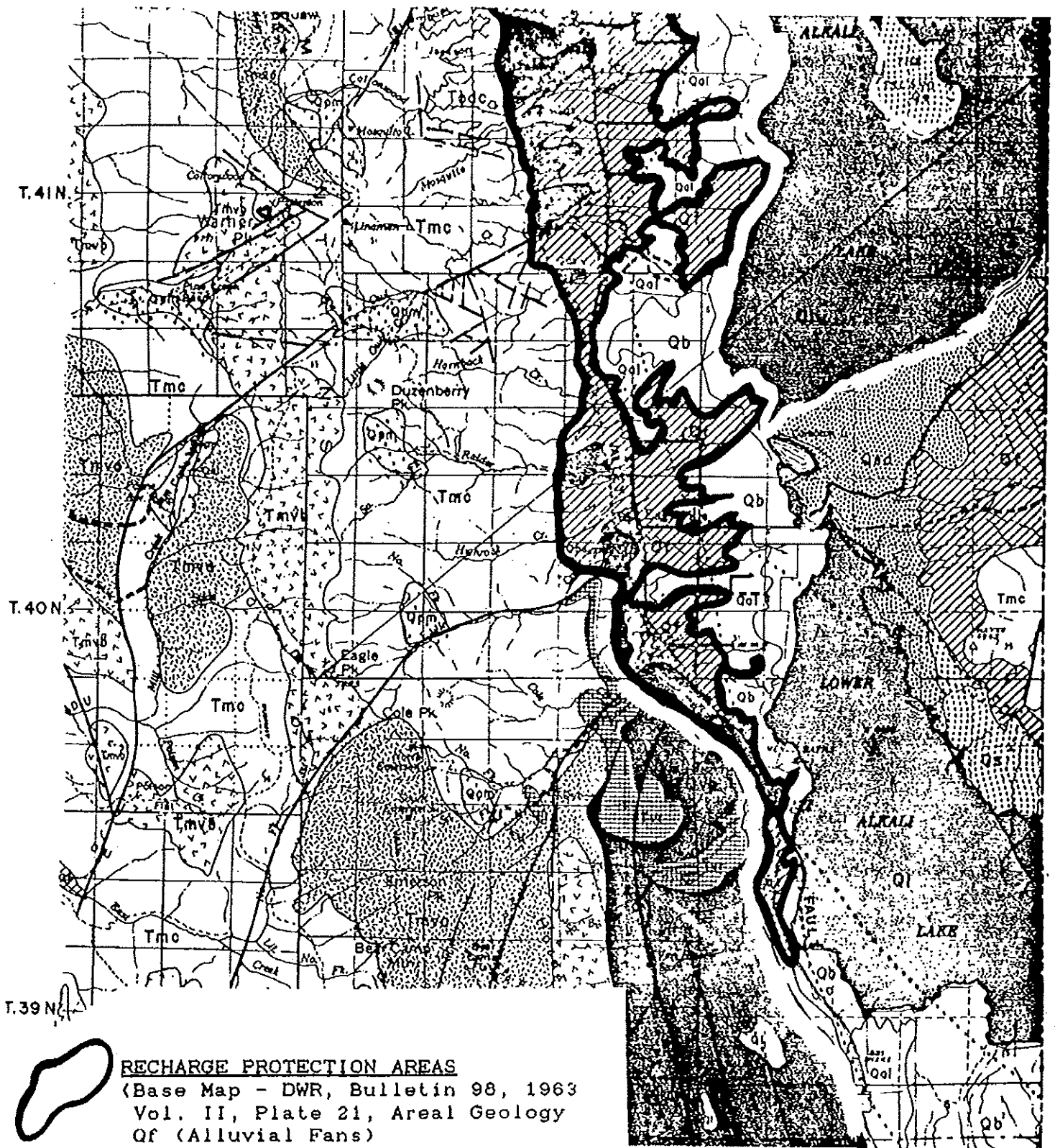
1. Minimize the loss of archeological resources through the development review and approval process.

ACTION PROGRAM

1. Initiate a cooperative effort among state and local agencies and special districts to explore appropriate actions necessary to resolve the long-term water supply and quality problems in the county.
2. When any development is proposed within or adjacent to the areas identified on the Surprise Valley Ground Water Recharge Protection Areas map, the following criteria and actions shall apply, as necessary to assure protection of the identified recharge areas:
 - a. Subdivision of property in the recharge areas, with attendant use of wells and septic systems for homesites, and other development should be minimized and designed to prevent potential water quality degradation and reduction in recharge rates and amounts. All septic systems approvals in these areas should include assurance that degradation will not occur. Strict adherence to public health standards for sewage disposal systems should be maintained. Wells for domestic water use should be tested for water quality. Special consideration should be given to development within floodways and within 200 feet of year-round and ephemeral stream channels.
 - b. The County may require, as part of development projects in recharge areas, that the applicant submit a report prepared by a professional geologist or hydrologist assessing the potential effect on recharge areas and appropriate mitigation.
 - c. In reviewing development proposals in the recharge areas, flood protection factors shall be taken into consideration. Appropriate mitigation to protect life and property should include structural engineering to assure development facilities are protected, such as raising the base floor of structures, or relocation outside floodways, rather than channelization and grading, fill, or other topographic or hydrologic modifications which will channelize surface flows or decrease existing or potential recharge.
 - d. Recreational use of recharge areas which require minimum physical development and do not put public health and safety at risk should be allowed, if such development is consistent with the intent to protect and develop existing and potential recharge facilities, structures and uses.

- e. Agricultural uses such as grazing and pasture which do not require structural or other physical development may be allowed as long as recharge potential is not impaired.
 - f. The development of recharge facilities, resource management and open space uses shall be considered principal uses of the recharge areas.
 - g. Public and private organizations and individuals shall be encouraged to seek suitable means of protecting and enhancing areas of riparian habitat, to develop recharge projects and in resolving environmental conflicts. Funding sources for the acquisition, cooperative management, and/or development recharge projects in the recharge areas should be sought.
 - h. Consider the feasibility of adopting an ordinance implementing Section 66484.5 et seq. of the State Subdivision Map Act relative to ground water recharge facilities in support of actions taken by valley residents or agencies.
 - i. Larger parcel sizes shall be considered as one method to protect recharge areas from multiple ownerships and increased land use intensities which may affect recharge areas.
3. Require as a part of the review of any subdivision approval a demonstration to the satisfaction of the County that the following conditions exist for every lot in the proposed development:
 - a. An adequate domestic water supply.
 - b. Suitable soil depth, slope and surface acreage capable of supporting an approved sewage disposal system.
 - c. Suitable surface acreage less than 30% slope for constructing residences and appurtenant buildings.
 4. Continue the timberland preserve zoning (TP) program. Review proposals for compatibility with maintenance of timber resources and impacts on officially listed rare or endangered plants.
 5. Include as part of any development review the consideration of impacts on mineral resource preservation. Evaluate methods of reducing unattractive views resulting from mining.
 6. Initiate appropriate follow-up efforts as recommended in the report. Assessment of Geothermal Resources in Modoc County, California, January 1986.
 7. Include consideration of archaeological history and cultural resources impacts in the review of any development proposal.
 8. Measures for protecting critical fish and wildlife habitats should be considered through the County's existing subdivision and land development review and approval process which emphasizes the

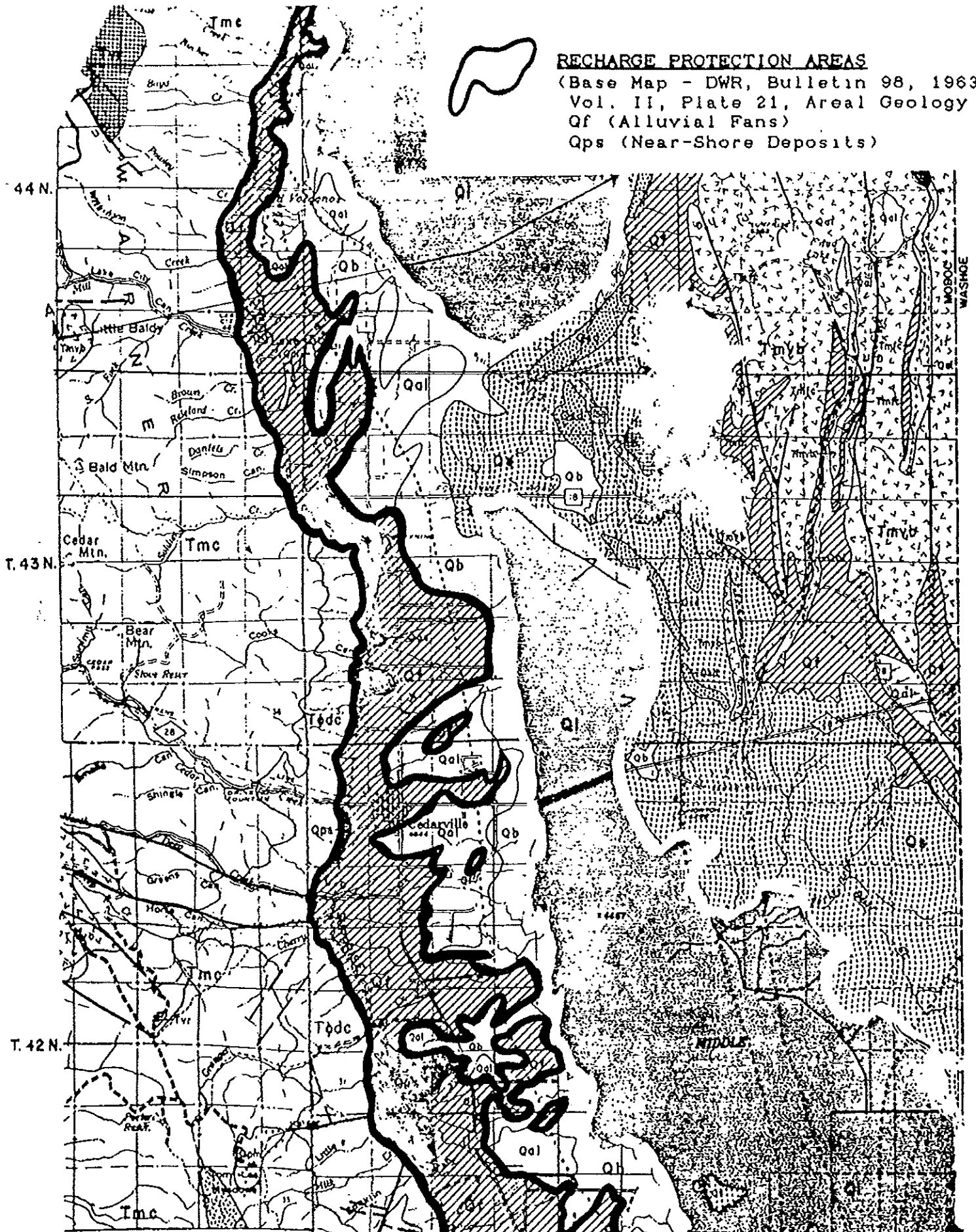
SURPRISE VALLEY GROUND WATER RECHARGE PROTECTION AREAS
Southern Surprise Valley



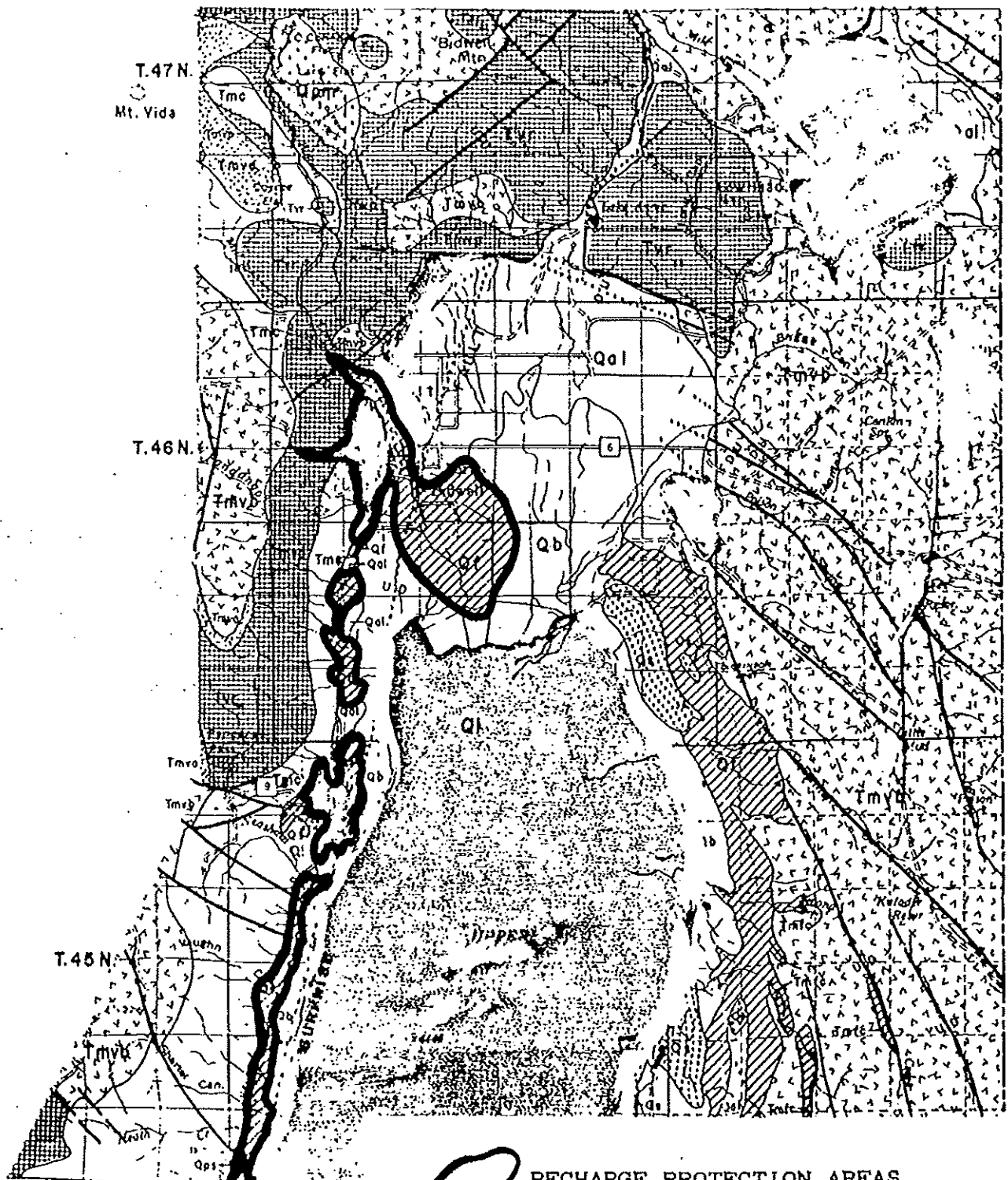
SURPRISE VALLEY GROUND WATER RECHARGE PROTECTION AREAS
Central Surprise Valley

RECHARGE PROTECTION AREAS

(Base Map - DWR, Bulletin 98, 1963
Vol. II, Plate 21, Areal Geology
Qf (Alluvial Fans)
Qps (Near-Shore Deposits)



SURPRISE VALLEY GROUND WATER RECHARGE PROTECTION AREAS
Northern Surprise Valley



RECHARGE PROTECTION AREAS

(Base Map - DWR, Bulletin 98, 1963
Vol. II, Plate 21, Areal Geology
Qf (Alluvial Fans)
Qps (Near-Shore Deposits)

Environmental Review Committee. Specific measures described in Appendices A and B should be considered on a case-by-case basis. In some cases, other alternative protection measures to those in Appendices A and B may be incorporated, if the level of protection is adequate.

9. Proposed protection measures for threatened or endangered species and their habitats shall be developed and considered through the County's existing subdivision and land development review and approval process. Informal consultation procedures required by the California Endangered Species Act and environmental documentation procedures required by the California Environmental Quality Act will provide additional assistance and guidance to the County in dealing with proposed projects that may adversely impact threatened or endangered species. Specific measures for protecting habitat that are critical to threatened or endangered species are described in Appendix A. Habitats critical to threatened or endangered species are included in the Critical Wildlife Habitat Maps prepared by the California Department of Fish and Game and provided to the Planning Department. Any necessary changes to these maps pertaining to threatened or endangered species will not require a General Plan amendment.
10. The purpose, use and modification of the Critical Wildlife Habitat Maps are as follows:
 - a. The California Department of Fish and Game (CDFG) has prepared Critical Wildlife Habitat maps. These maps identify critical wildlife habitats and habitats important to threatened and endangered species on 15 minute and 7.5 minute U.S.G.S. quadrangle maps. The maps have been provided to the County and are housed in the Planning Department. They are not detailed enough to be relied on exclusively. Field inspections may be required. Identification of critical wildlife habitats and threatened and endangered species along with documentation shall be provided to individual project applicants early in the application process.
 - b. Although the Critical Wildlife Habitat Maps are not intended to be an actual component of the adopted General Plan, they nevertheless may be used as one of several tools for implementing the policies and action programs of the various elements of the General Plan. Any changes in these maps shall not require a General Plan amendment.
 - c. The Critical Wildlife Habitat Maps represent the first point of reference for identification of critical wildlife resources. Documented evidence which contradicts or supplements the maps provided by the CDFG may be presented by the project applicant or other source either during the review of an individual project or on an ongoing basis. The Critical Wildlife Habitat Maps are only advisory for the County's use during the project review process.

- d. The CDFG, other agencies and landowners shall be encouraged to provide updated information regarding critical wildlife habitat and threatened and endangered species on a regular basis.
 - e. When information is presented to the County which contradicts the Critical Wildlife Habitat Maps, the County will resolve conflicts through consultation and discussion with the CDFG, appropriate federal agencies, project applicants, knowledgeable experts and the general public. All input will be given due consideration. The County will develop and adopt a procedure for resolving resource mapping conflicts that is mutually acceptable to the County, CDFG and local interests. This procedure shall include site-specific field inspections involving CDFG, the County Planning Department and project applicants or landowners. An appeal process using the Environmental Review Committee, and decision-making bodies will be used following project review procedures established in the California Environmental Quality Act Guidelines.
11. Implementation of critical wildlife habitat protection measures shall be primarily through the zoning ordinance. The ordinance shall be amended to include a variety of appropriate overlay zones. The various overlay zones shall also be supplemented by the minimum lot size (M) Zone as appropriate.

IX. NOISE

NOISE

BACKGROUND

It is the intent of this noise element to mitigate noise conflicts where they presently exist and to minimize future noise conflicts by the adoption of policies and implementation measures designed to achieve land use compatibility for proposed development.

The contents of a noise element and the methods used in its preparation have been determined by the requirements of Section 65302(f) of the California Government Code and by the Guidelines for the Preparation and Content of Noise Elements of the General Plan, adopted and published by the California Office of Noise Control (ONC) in 1976. The ONC Guidelines require that certain major noise sources and areas containing noise sensitive land uses be identified and quantified by preparing generalized noise exposure contours for current and projected conditions within the community. Contours may be prepared in terms of either the Community Noise Equivalent Level (CNEL) or the Day-Night Average Level (Ldn), which are descriptors of total noise exposure at a given location for an annual average day. It is intended that the noise exposure information developed for the noise element be incorporated into the General Plan to serve as a basis for achieving land use compatibility within the community. It is also intended that noise exposure information be used to provide base line levels and noise source identification, for use in the development and enforcement of a local noise control ordinance.

ISSUES

Because Modoc County is presently considered a very quiet environment, the expectations of its citizens for maintaining this condition are greater than those of persons living in more densely developed areas. An offsetting factor in Modoc County, however, is the general perception that individuals have property rights which allow them to undertake activities which may be noisy, provided that the noise does not interfere with others' use and enjoyment of their property. This apparent tolerance for relatively noisy activities (especially those perceived as beneficial to the community) is exemplified by the proximity of seasonal industrial operations such as sawmills and agricultural facilities to residential areas. With these concepts in mind, the major objectives related to noise in the Modoc County Noise Element are:

- o Provide sufficient noise exposure information in the General Plan so that existing and potential noise impacts may be effectively addressed in the land use planning and project review processes.
- o Develop and implement effective strategies to abate and avoid excessive noise exposures in the county by requiring that effective noise mitigation measures be incorporated into the design of new noise-generating and new noise-sensitive land uses.
- o Protect areas within the County where the present noise environment is deemed acceptable.

GOAL: TO PROTECT THE CITIZENS OF MODOC COUNTY FROM THE HARMFUL EFFECTS OF EXPOSURE TO EXCESSIVE NOISE.

POLICIES

1. Areas within Modoc County exposed to existing or projected future exterior noise levels exceeding 60 dB L_{dn} should be designated as noise-impacted areas.
2. New development of residential or other noise sensitive land uses should not be permitted in noise-impacted areas unless effective mitigation measures are incorporated into the project design to reduce noise levels in outdoor activity areas to 60 dB L_{dn} or less and interior noise levels to 45 dB L_{dn} or less. In areas where it is not possible to reduce exterior noise levels to 60 dB L_{dn} or less using a practical application of the best available noise-reduction technology, an exterior noise level of up to 65 dB L_{dn} will be allowed. Under no circumstances should interior noise levels be permitted to exceed 45 dB L_{dn} with the windows and doors closed.
3. Where the development of residential or other noise-sensitive land uses is proposed for a noise-impacted area, an acoustical analysis should be required.
4. Modoc County should enforce the State Noise Insulation Standards (California Administrative Code, Title 24) and Chapter 35 of the Uniform Building Code concerning the construction of new multi-family dwellings such as hotels, apartments, and condominiums.
5. Noise level criteria applied to land uses other than residential or other noise-sensitive uses should be consistent with recommendations of the California Office of Noise Control.
6. New equipment and vehicles purchased by Modoc County should comply with noise level performance standards consistent with the best available noise reduction technology.
7. Noise exposure information developed during the community noise survey described in the noise element should be used as a guideline for the development of an effective noise control ordinance if needed to assist Modoc County in controlling future increases in community noise levels, in addressing noise complaints, and to provide local industry with noise level criteria for future development and equipment modifications.
8. The findings and specific policies of the noise element should be incorporated into the zoning plan and coordinated with the land use and circulation elements of the General Plan.
9. All building permits should be reviewed by the Planning Department for consistency with the noise element and other elements.

10. Noise generated above normally accepted levels by agricultural related activities, including aerial spraying, farm implement operation and irrigation pumping, will be accepted as a matter of policy for a healthy agricultural economy.

ACTION PROGRAM

1. Review development of residential and other noise sensitive land uses for consistency with the policies in this plan.
2. Enforce noise related codes and General Plan noise policies through the issuance of building and land use permits.
3. Incorporate the findings and policies of the noise element into the County zoning plan.

X. SAFETY

SAFETY

BACKGROUND

There are four basic components of this safety element: geologic hazards, seismic hazards, wildland fire hazards, and flood hazards.

Geologic Hazards

Geologic hazards result from subsidence, expansive soils, vulcanism, and slope failure. Subsidence is a localized downward movement of ground surface with little horizontal movement. It is usually caused by the collapse of underground voids such as mines or caverns, by excessive groundwater withdrawal, or by extraction of oil. Subsidence can damage all types of construction, including buildings, sewage disposal works, water pipes, sewer lines, gas lines, and roads.

The likelihood of subsidence due to the withdrawal of geothermal fluids in the County appears small. No subsidence related to geothermal exploitation has been noted.

Volcanic eruptions are among the most violent and destructive manifestations of the earth's internal forces. They can destroy structures, pollute water systems, ruin farmlands, and devastate the natural landscape. Several extinct volcanos exist in the western area of the County.

There is a direct relation between the degree of slope and associated hazards. As slope increases, so does the potential for conditions hazardous to human life and structures situated in the area. Land having an average slope of 30 percent or greater is generally considered less suitable for intensive development because it is difficult and more costly to develop. Also, level or gently sloping lands completely surrounded by broad ranges of steep slopes would be expensive to develop and serve because of access problems.

Seismic Hazards

An earthquake is a vibration or sudden undulation of a portion of the earth's crust, caused by the splitting or faulting of a mass of rock or by volcanic or other disturbances. Earthquakes pose hazards to developed areas as a result of ground displacement (surface rupture), ground shaking, and ground failure.

Ground displacement or surface rupture occurs along faults. Displacements of the earth's crust may be vertical, horizontal, or both, and may offset the ground by as much as 30 feet. No faults within Modoc County are known to have ruptured the ground surface within the past 200 years.

Liquefaction occurs when very loosely packed soils rapidly convert to a virtually fluid condition. Liquefaction usually occurs when two conditions are met: the soil is fully saturated (that is, all voids are filled with water) and is exposed to a sudden shock, vibration, or shearing strain. This results in a loss of foundation support or the failure of slopes.

Wildland Fire Hazards

Wildfires are a potentially dangerous hazard to development located in forest and shrub areas. The mix of homes and forest creates new problems for fire fighters. Present wildfire-fighting techniques are designed to control wildland fires where the optimum time and place for control can be chosen. However, if homes are endangered, efforts are concentrated on protecting those homes. The result is often longer and more costly fires. Agencies charged with the task of fighting forest fires are neither responsible for nor trained and equipped to deal with structural fires.

Wildland fires not only destroy vegetation and endanger structures and public safety, they devastate valuable wildlife habitat and disturb valuable watershed lands. The absence of natural groundcover on burned lands greatly increases the hazards from flooding, slope failure, and erosion. Previously stabilized soils can be eroded into waterways decreasing channel areas, increasing peak flows, scouring channels, and inhibiting water infiltration.

The severity of wildfire problems depends on a combination of vegetation, climate, slope, and people. The California Department of Forestry has developed a fire hazard severity scale based on the first three of the above factors to evaluate wildfire hazards.

Flooding

There are no significant flood hazards in Modoc County. Most areas subject to inundation are currently water bodies, uninhabited, or on publicly owned lands. Some privately held lands south of Alturas and in the Adin area are in floodplains and are appropriately zoned. The County does participate in the Federal Emergency Management Agency Program, and has zoned flood hazard areas designated on the Federal Insurance Rate Maps.

ISSUES

Geologic, seismic, and flood hazards raise very limited issues for the General Plan.

According to information obtained from the State Divisions of Mines and Geology, Modoc County lies in the lowest rated area in the State of California for earthquake activity. There are no recorded epicenters in the County. However, Modoc County adheres to the most recent accepted building standards for earthquakes.

Geologic and seismic hazards present minimal issues to the General Plan process in Modoc County. Very little evidence of such hazards exists in the County. The primary focus of concern will be on pre-1933 non-reinforced brick buildings in the City of Alturas in terms of potential hazards.

Those areas identified as having flooding potential will be appropriately zoned to require any habitable structures to be constructed above the identified 100-year flood line. With regard to wildland fire hazards, the California Department of Forestry, in conjunction with the United States Forest Service, developed the Fire Safe Guide for residential

development in California in 1980. The guide provides many guidelines and regulations for residential development in fire hazard areas. This guide should provide a basis for regulating rural residential development.

Regulation land use based in part on fire hazards will affect both location and density of development in some areas of the County. Implementing fire hazard development standards will also affect subdivision design in terms of slope development and road standards.

GOAL: TO PROTECT THE PUBLIC HEALTH AND SAFETY THROUGH LIMITATION OF DEVELOPMENT IN HAZARDOUS AREAS.

POLICIES

1. The County should not permit new development on land which has been identified as environmentally unsound to support such development.
2. Any development on hillsides should be sited in the least obtrusive fashion, minimizing the extent of topographic alteration. In any case, development should be restricted to slopes of 30% or less.
3. New development should demonstrate the availability of adequate fire protection and suppression facilities.
4. Recommendations within the state Fire Safe Guide should be implemented wherever practical in Modoc County.

ACTION PROGRAM

1. Zone or otherwise designate all areas within potential hazard areas so as to insure safe development or appropriate mitigation measures.
2. Prepare a hillside development ordinance and implement same in the review and approval of development in slope areas.
3. Review the existing flood zoning to insure that all potential flood hazard areas are adequately zoned.
4. Implement all appropriate recommendations of the Fire Safe Guide.

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XI. ECONOMIC DEVELOPMENT

ECONOMIC DEVELOPMENT

BACKGROUND

As an isolated rural community, Modoc County is facing a lack of job and industrial growth. Efforts to deal with the problems of economic development have not so far been successful.

The unemployment rate for the County is 13.4% compared to state and national averages of less than 9%. Other indicators of low employment are an increase of welfare rolls over the last three years disproportionate to the increase in the population. Figures released in April of 1984 by the Modoc County Director of Social Services show that 23% of the population is receiving public assistance of some kind. The number of government jobs decreased between 1980 and 1982 from 36% of the total employment to 18%. During the last two years five ranches have closed and the lumber mill and bank will in Cedarville has shut down. It is not uncommon for the weekly newspaper to show no ads in the help wanted section.

Traditionally, Modoc County has depended on logging, ranching, and government to support its economy. All three of these pursuits are suffering from negative economic factors: logging is affected by decreased demand, ranching by beef prices 20 cents per pound below production cost, and government by budget cutbacks and subsequent manpower reductions. In the last five years, one of the two remaining banks in the county have removed loan authority from local branches, reducing the number of loans available to local businesses. Most businesses are family owned. Other economic factors are isolation, high shipping costs; discontinued railway services, and limited bus service. Modoc County has 16.8% of its residents at or below the poverty level; only three counties show higher figures. The area also has the lowest median housing value ranking, 58th out of 58 counties.

Past efforts to help unemployed persons have been attempted through several programs. The training programs have been hampered by one overriding fact: there are no jobs to put people into at the end of their training. This situation will worsen over time without stimulation of the economy to create or retain jobs.

The location of future development in the County will have an effect on the fiscal benefits derived from growth. In general, the fiscal benefits are likely to be higher if growth is concentrated in or near already developed areas. This allows growth to take advantage of established patterns of service.

For example, for general fund services, the fiscal benefits for commercial or industrial development are usually greater than from other types of development. Motel development typically generates the largest fiscal benefits per square foot of development. Visitor-related development can be a valuable source of revenue growth for the County. Visitor development usually brings high revenues in relationship to the costs required to provide public services for visitors. The growth of commercial and industrial development in Modoc County will depend primarily on the market demand for various business activities and the attraction of Modoc County for visitors.

Almost every aspect of the General Plan will have some indirect relationship to the local economy. Increased or decreased regulations on land development will affect different revenues and expenditures by Modoc County. Any recommendations requiring action by a governmental agency will necessarily mean a shifting of scarce resources from one subject to another. In fact, the policies and actions in the General Plan could touch almost every aspect of the local economy.

However, the more direct relationships are most important. The General Plan will provide one vehicle out of many in the effort to improve the economic conditions in Modoc County. That could take the form of identifying development-oriented actions which might expand the employment base.

ISSUES

While many concerns surround economic development in Modoc County, five issues stand out as most relevant to the General Plan. The issues are job creation, tourism, property tax revenues, general economic growth, and the role of traditional resource-based industries. Certainly all of these issues are interrelated. However, for clarity of discussion, they are separately addressed here. The policies and action program provide a comprehensive, unified approach to dealing with all of the economic development issues.

The underlying, overwhelming economic development issue facing Modoc County is location. The County is quite isolated from the population centers of California, Oregon, and Nevada. Transportation is time consuming, limited, and expensive. Support industries or services are very limited. The labor pool is relatively small and unskilled. The weather is sometimes harsh and the cultural opportunities limited. Few basic natural resources exist close by. There are many small communities in other areas which offer a similar high quality natural environment, but are not so isolated and, therefore, compete much more strongly for the kind of industrial growth which is sought in Modoc County.

For all of these reasons, attracting basic industry or tourism to Modoc County will be difficult. That is not to say, however, that the County cannot attract new industry or tourism. There are a number of strong qualities in Modoc County which establish a reasonable potential for economic development. But because of the obstacles, the County must simply work harder to overcome them and emphasize the positive. The chief determinant of the success or failure of the economic development efforts will depend on the individuals and groups involved in achieving economic development. The greater the level of individual activity and effort, the more likely some success will occur. The policies and action program of this General Plan are intended to support and enhance the many other efforts to achieve positive economic development in Modoc County.

Job Creation

The basis of any economic development effort is job creation. Increased unemployment not only means serious financial hardship for the unemployed and their families, it also means fewer dollars spent in local businesses. It is, therefore, in the interest of the entire community to promote job development in the area.

Modoc County is faced with several possibilities for job creation. The first is to attract new or to assist in the expansion of existing basic industries. The second possibility is to focus on increased tourism as a source of secondary jobs (as well as more actual dollars spent from outside the County). The third possibility lies in attracting service based industries.

The General Plan supports this two part job creation effort in several ways. First, the General Plan identifies appropriate areas for industrial land use and development. Keyed to the land use designations are also policies which guide decisions on industrial development beyond those areas initially identified. Secondly, the Plan identifies key physical obstacles to attracting industry and job growth. An approach to removing those obstacles is also outlined. Third, policies and actions are included which guide the interaction between the County's General Plan policies (and implementation program) and other job creation efforts by public and private sector organizations. Finally, a detailed approach to increasing tourism and tourist related jobs is outlined. The discussion of the tourism issues is found in the next subsection. The policies and action program are found at the end of this chapter.

Tourism

The natural environment and historic character of Modoc County are two of the County's strongest assets. Those assets are also the qualities which will, if anything does, affect increased tourism. However, because of the isolation and weather, tourism will not increase on its own momentum. Substantial efforts must be made in order to achieve a level of tourism that will make an economic difference to the county.

Several advantages exist to emphasizing tourism as a major source of economic development. A tourist-based economic development program will tend to minimize permanent population growth. That is an advantage given the strong feeling in the area that Modoc County is a great place to live because there are few people and that the people who do live there are close and friendly. Most of the small town qualities so many people value would be preserved and enhanced. Tourism will also not substantially increase demand on most public facilities such as sewer, water, streets, schools, police, and fire.

A second significant advantage to tourism is that if efforts to increase it are successful, the county should be a better place for permanent residents. Revitalization, beautification, and increased quality of retail services are all things which must occur for tourism to be successful. The results should make the County a better place to live.

Another important advantage of an enhanced tourism economic development program is that it would rely primarily on the efforts of people and businesses currently in the County. That means an improved standard of living and financial situation for present residents.

There are several aspects to enhancing the tourist base of the county's economy on which the General Plan will concentrate. Each of those areas is described here. The policies and action program at the end of this chapter

grow from these identified subject areas. They include: expansion and improvement of existing tourist-oriented services; beautification and revitalization; development of untapped tourism attraction resources; and publicity.

While there is a basic structure of existing tourist-oriented services in the county, it is incomplete. The County contains many places which have potential for attracting tourists. However, a full range of tourist oriented services, which include bars, restaurants, motels, and specialty shops does not yet exist. There are a few examples of the types of facilities which will cause tourists to want to come and stay (and return) to Modoc County, such as the Niles Restaurant and Hotel and the new bed and breakfast in Fort Bidwell. However, most motel accommodations in the County are not particularly attractive or memorable. Many places to stay offer only the simplest of services. The atmosphere is minimal. Most of the restaurants and bars lack the character and charm which might attract tourists. There are also few shops in which tourists might stop and browse.

The California Pines development also represents a major source of tourism for the county. Many of the 12,000 property owners visit the county each year. Prospective new property owners also visit the area. These people represent a major tourist resource, but only if given increased opportunities to spend their tourist dollars.

If Modoc County expects to capture an increased share of the tourist market, it must begin to cater to the needs and expectations of tourists. Such changes must include increased quality motels, bed and breakfast inns, upgraded interesting and quality restaurants and bars, rental cars and tourist buses, specialty shops, and opportunities for unique experiences such as geothermal based spas, "dude" ranches, and wilderness treks.

Beautification and revitalization of historic buildings is a second necessary part of enhancing the tourist market. A few small communities have a natural charm and interest to visitors, but most are generally unattractive and ordinary. There is little consistency of signage, building style, color, and composition of construction materials. Most have no public landscaping which is important to creating a warm and comfortable atmosphere. Most main streets, particularly the Alturas and Cedarville, have a hodge podge of building styles, vacant lots, and store fronts and no landscaping. There is little in terms of physical appearance to draw visitors to town and keep them there. And one of the most valuable resources in the County--historic buildings--is commonly ignored as a key to tourism.

A third subject area which needs to be addressed is that of capitalizing on untapped tourist-oriented resources. The County has many natural and some man-made resources, which are tourist attractions in the rough. Given attention, these attractions could in combination, make Modoc County another special place to go and spend a relaxing time (and money). Some of these resources, once developed, could be organizationally joined to provide a broad recreation experience to the tourist. The areas with the most apparent potential include:

- o Off-season private hunting clubs
- o Historic train-bus-boat tours (e.g., Alturas to Lakeview)
- o Geothermal based spas

- o Winter sport opportunities including downhill and cross country skiing, which might include
- o Unique opportunities such as biathlon instruction and winter photography treks
- o Expansion and publicity of special celebrations such as Fandango Days

Publicity is the final part of the tourist oriented economic development program. Modoc County could have substantial recreation and tourist opportunities, but if the prospective tourist does not know about them, all will be for naught. There presently exist some tourist opportunities in the County, though not nearly enough to justify a serious publicity campaign. However, once some expansion occurs, the community must begin to let people know about the attractions in the County. This should be a coordinated effort, supported by both the public and private sector, and should be directed towards the major urban areas where prospective tourists have had little exposure to Modoc County type experience. Vehicles for the ad campaign include promotional brochures, contact with travel agencies, ad campaigns in travel magazines such as Sunset, special articles in newspapers and magazines, and work with public and private sector business development and promotional agencies.

Property Tax Revenues

The property tax is an important revenue source for the general fund. Its growth will have an important effect on the County's ability to maintain or improve the quality of general fund services.

The growth of property tax revenue is largely dependent on new development and the re-selling of existing property. Proposition 13 limited the increase in the assessed value of property (which determines the amount of property tax) to two percent a year for property that does not change ownership. An annual two percent change is likely to be less than the real increase in property values over time, and less than the general inflation rate. As a consequence, the amount of property tax revenues collected from existing development that does not change ownership will grow very slowly, and at a rate lower than the average long-term inflation rate. New development and property resales, however, are taxed at their full value in the year they are added to the tax roll. In subsequent years they too come under the two percent limitation until resold. Yet, when added to the tax roll, they represent a large change in assessed value over the previous year's value and a significant source of new property tax revenue for the County.

General fund property taxes will keep up with inflation if property turnover occurs at a moderate pace and property values increase faster than the general inflation rate. Because the potential for new development is not large, the growth of property taxes will be dependent mostly on property turnover. If turnover is limited or if property values do not increase faster than inflation, property taxes may grow slowly in real terms. At this time there is an expectation that the decline in the agricultural economy coupled with foreclosures may result in a devaluing of agricultural property values and a decrease in property taxes.

A very important development issue surrounding property taxes is the role the California Pines development plays. One primary motivation for Modoc County to support the continued expansion of the project is that continued property sales and resales increase property tax revenues for the County. The project is so important to the county because almost 20% of all of the county property tax revenues are generated from California Pines.

While increased recreational subdivision lot sales generate substantial short term revenue gains for the county, the unanswered question is whether over the long term, a commensurate or greater amount of service demands are made on the County, thereby neutralizing any short term financial gains.

Role of Traditional Industries

The two historically strong industries in the county are agriculture and timber. Both have been in decline since the 1950s. The decline is the result of changes in both the national and local economies. Across the nation the historic agricultural economic base of so many communities has diminished. Because many of those places are unable to diversify, they stagnate or decline. The timber industry has also been changing.

Despite these declines, however, timber and agriculture continue to be important to the local economy. There is also speculation in some economic circles that both industries may turn around by the end of the decade. It is clear that, while economic changes have seriously hurt the timber and agricultural industries of Modoc County, there remain sufficient economic opportunities to continue to focus on them as an underpinning of economic development in the County. Efforts should be made to support and enhance the success of timber and agricultural enterprises through joint development programs and land use policies. Examples of such efforts include:

- o Assisting timber and agricultural landowners to develop compatible joint use ventures, including:
- o Compatible and supportive land use policies which minimize inconsistent and obstructive land uses and subdivisions
- o Provide farmers and ranchers enough flexibility in land division and sales to remain solvent without adversely affecting long term agricultural production

GOAL: TO DEVELOP A HEALTHY, BROAD-BASED, GROWING ECONOMY IN MODOC COUNTY.

POLICIES

1. Plan for and promote appropriately-located new industry which will broaden the employment base while being compatible with the community.
2. Encourage increased tourism through urban beautification efforts, scenic highway designation, historic places identification, increased publicity, enhanced sporting and outdoor activities and other similar activities.

3. Encourage compatible, mixed uses in agricultural areas which will increase the economic opportunities for farmers and ranchers without degrading agricultural viability.
4. Support both public and private efforts towards compatible economic development and increased job opportunities.

ACTION PROGRAM

1. Work with the City of Alturas to designate and promote mutually acceptable industrial sites in and around Alturas. Specifically, suitable sites should, at a minimum, include the following characteristics:
 - a. Adjacent to major transportation facilities (e.g., highways, railroads, airports)
 - b. Have full public services such as sewer, water, drainage, and power available
 - c. Be compatible with surrounding existing land uses
 - d. Be consistent with community character and environmental quality
 - e. Be generally available for purchase and/or industrial development
2. Designate appropriate areas for industrial land use in the vicinity of the County's unincorporated communities.
3. The Planning Department will work with and assist public and private efforts to attract new industry. The work and assistance should include:
 - a. Act as a clearinghouse for zoning and development information
 - b. Survey and summarize current planning information regarding modern techniques in planning for and attracting industry to rural counties
 - c. Assist in information gathering efforts designed to obtain federal or state development grants
 - d. Initiate or assist in efforts to draw more State Department of Commerce attention and funding for economic development in Modoc County
4. Through a cooperative effort of the City of Alturas and interested groups and organizations, particularly the local Economic Development Corporation, establish a priority list of economic development projects requiring initiative or effort by one or more groups. This project list should then serve as the primary organization tool for planning and funding efforts.

5. Initiate multi-phase effort, in cooperation with existing groups and organizations, to expand the tourist market in Modoc County. Such action should include:
- a. Development of a sign and landscaping ordinances which will, over time, eliminate signs not in keeping with the character and identity of Modoc County and increase landscaping of business
 - b. Designate the following roads as State or local scenic highways and develop additional sign, setback, and development controls which preserve the natural beauty of the area:
 - i) State Route 299
 - ii) State Route 395
 - iii) State Route 139
 - iv) County Roads 1 and 91
 - c. Assist existing motel, restaurant, bar, and shop owners in revitalizing their businesses to be more oriented to tourists, including:
 - i) Facade renovation or repainting to conform more to a rural atmosphere
 - ii) Modify signs to be less obtrusive and have more character
 - iii) Expand inventory and services to attract and encourage return tourist business
 - d. Support through zoning and development approvals appropriately located tourist oriented businesses particularly bed and breakfast inns, restaurants, specialty shops; car rental and sightseeing tour buses.
 - e. Work with and support the City of Alturas in downtown redevelopment efforts.
 - f. Identify buildings and resources with the greatest potential for development or rehabilitation as tourist attractions. Once identified, such buildings and areas should be given priority in any development permit processing activities necessary. Further, the County should actively seek entrepreneurs to undertake the task of development of these resources.
 - g. Work with the farming and ranching groups to identify appropriate regulations, if any, to assist and enhance private efforts for joint use of agricultural areas, such as hunting clubs, dude ranches, and geothermal resorts.
 - h. Major efforts should be undertaken to develop a detailed, multi-faceted historic trail system in the County. Such a system should include:

- i) Detailed histories of every significant place and building in the County
 - ii) A variety of tour options (e.g., 1 hour, 4 hour, all day, two day, etc.; walking, bicycle; bus; car; guided; unguided; camping, etc.)
 - iii) The County should work with private groups to attract a sponsor for historic and scenic tour and travel business
 - iv) A promotional campaign should be seriously organized and initiated
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- i. Study the feasibility of establishing a 2-3 day train boat excursion from Alturas to Lakeview on the railroad and Goose Lake. Such an excursion program could include meals, lodging, sightseeing, and special activities.
 - j. A full range of recreational experiences should be the subject of a feasibility study, including a program to undertake feasible projects.
 - k. Supply tourist-oriented businesses with publicity information about Modoc County.
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- 6. The timber and agricultural industries should be protected through zoning to minimize the intrusion of incompatible land uses and development.

XII. ACTION PROGRAM

ACTION PROGRAM

This Plan contains a number of actions necessary to implement its goals and policies. All of the adopted actions are listed in the following charts, along with responsible agencies and organizations. Further, the actions are allocated on a three year schedule.

ACTION PROGRAM		RESPONSIBLE AGENCY		1988 1989	1989 1990	1990 1991
RESIDENTIAL						
1.	Prepare comprehensive development standards for rural residential development which will insure that all new development is compatible with adjacent land uses and is environmentally and fiscally sound. Consult with appropriate agencies and persons in the preparation of such standards and criteria.	Planning Department	0	0	0	
2.	Prepare regulations to be used at the option of the applicant, in the review and approval of "recreational" subdivisions which limit the issuance of building permits in the subdivision to the annual projected buildout rate. Such a program will permit an applicant for a recreational subdivision to phase certain facility improvements based on projected need or demand. This program will still require basic minimum infrastructure and public safety standards be met, and any revision must include adequate provisions for public infrastructure and services commensurate with the revised growth projection.	Planning Department	0	0		
3.	If a limitation on building permits is not chosen as a method of linking buildout rates with public services, an alternative method should be instituted. In any case, where a subdivision proposal does not include the installation of all required public facilities prior to the sale of lots and a limitation on the issuance of building permits is not agreed upon, the project shall be required to include improvement phasing linked to buildout.	Planning Department	0	0		
4.	Amend the county zoning maps to achieve consistency with the general plan land use map and Alturas area land use map and residential land use classifications.	Planning Department		0	0	
5.	Adopt development standards and criteria to complement innovative mitigation measures for development in sensitive or critical wildlife habitat areas. Any mitigation measures proposed for	Planning Department Department of Fish and Game	0			

ACTION PROGRAM		1988	1989	1990	1991
		RESPONSIBLE AGENCY			
wildlife habitat protection will be considered on a case by case basis with consideration given to wildlife needs as well as landowner needs.					
6.	The land use map will designate urban areas adjacent to each existing community area. The boundaries are not meant to be precise on the land use map, but will be designated in accordance with actions #7 and #8.	Planning Department	0	0	0
7.	A detailed analysis of land uses, zoning, land vacancy, and historical and projected community growth patterns will be undertaken in order to determine the extent of each urban area.	Planning Department	0	0	0
8.	Analysis of public water and sewer services (existing or anticipated), adjacent land uses, LAFCO sphere of influence reports and other factors in action #7 will form the basis for zoning recommendations. The zoning plan will allow for more intense development in areas where water and/or sewer service could be extended, and for larger parcels adjacent to agricultural or other resources areas when development cannot be directed away from those areas.	Planning Department	0	0	0
9.	When land designated for agricultural land uses is subdivided, the following screening process should be used to determine when an amendment to the land use map should be undertaken, prior to approval.	Planning Department	0	0	0
INDUSTRIAL					
1.	Identify appropriate land areas in the county for both light and heavy industry on the Alturas area land use map. The designated industrial land should conform to and be consistent with industrial siting set forth under action #3.	Planning Department Alturas Industry Action Council	0	0	0
2.	Evaluate the industrial (I) zone to determine whether sensitive public and quasi-public use should be allowed by right.	Planning Department	0	0	0

ACTION PROGRAM		1988 1989	1989 1990	1990 1991
RESPONSIBLE AGENCY				
3.	Establish detailed siting and development criteria for any industrial land use, whether designated on the land use plan or undesignated. Consult with appropriate agencies and persons in the preparation of such standards and criteria. It should, none the less, be consistent with other development policies (e.g., agricultural products processing).	Planning Department	0	0
4.	Initiate a study to identify obstacles to development for designated industrial land in the county. Such a study should address essential public facility capacity and availability, public services, circulation, transportation facilities, and any other relevant infrastructure and service needs. The results of the study should be integrated into the economic development implementation activities described in Chapter XI.	Planning Department	0	
5.	Coordinate any industrial land use and zoning in the vicinity of Alturas with the City.	Planning Department City of Alturas	0	
COMMERCIAL				
1.	Identify appropriate areas in the county for commercial development on the Alturas area land use map. The designated commercial land should conform to and be consistent with commercial siting set forth under action #2.	Planning Department	0	
2.	Establish detailed siting and development criteria for commercial land use, whether designated on the land use plan or undesignated but consistent with other development policies (e.g., agricultural products processing). Consult with appropriate agencies and persons in the preparation of such standards and criteria.	Planning Department	0	
3.	Initiate a study to identify obstacles to development for designated commercial land in the county. Such a study should address essential public facility capacity and availability, public services, circulation, transportation facilities, and any other	Planning Department	0	0

ACTION PROGRAM	RESPONSIBLE AGENCY	1988	1989	1990	1991
		1988	1989	1990	1991
relevant infrastructure and service needs. The results of the study should be integrated into the economic development action program described in Chapter XI.					
4. Coordinate any commercial land use and zoning in the vicinity of Alturas with the City.	Planning Department City of Alturas	0	0	0	
5. Prepare an inventory of undeveloped commercial land in each community.	Planning Department	0			
AGRICULTURAL					
1. Identify intensively used agricultural lands. The most productive agricultural land within the county should be maintained as permanent agriculture for the period of the General Plan as 80 acre minimum lot sizes. These lands are identified on the General Plan land use map as exclusive agricultural lands. Existing parcels below the 80 acre minimum will be grandfathered into the appropriate zoning category. They are comprised of lands within the categories of "Highest Value Land" and "Lower Value Land" discussed under the exclusive agriculture land use designation.	Planning Department Farm Bureau Cattlemen's Association Department of Agriculture	0		0	
2. For all other agricultural lands, a minimum parcel size of 3 acres should be established under the designation general agriculture, except as otherwise permitted. When development is proposed on lands in the general agriculture category, the value of those lands for present and potential agricultural uses, such as irrigated pasture or cropland, dryland farming, or other agricultural uses, will be considered. Soils, water availability, and the agricultural stability and future of the surrounding area are all factors that impact the value of these lands.	Planning Department			0	

ACTION PROGRAM		RESPONSIBLE AGENCY	1988 1989	1989 1990	1990 1991
3.	Exceptions to the minimum parcel size requirement will be allowed to permit the one-time separation of a residence from the agricultural land in accordance with policy #11. Further, minimum parcel sizes may be raised in circumstances where the protection of wildlife habitats is necessary.	Planning Department	0	0	
4.	Adopt development standards and criteria to complement innovative mitigation measures for residential or other development on land that are sensitive or critical wildlife habitat areas. Any mitigation measures proposed for wildlife habitat protection will be considered in accordance with the General Plan and on a case by case basis with consideration given to wildlife protection as well as landowner needs. Land adjacent to exclusive agriculture lands should establish buffer zones of 15 to 20 acre minimum lot sizes to insure that agricultural activities are protected from sensitive residential uses.	Planning Department Farm Bureau Cattlemen's Association Department of Fish and Game	0	0	
5.	The existing minimum lot size (M) overlay zone or other zoning will be applied to land adjacent to exclusive agriculture lands to establish buffer zones of 15 to 20 acre minimum lot sizes to insure that agricultural activities are protected from sensitive residential uses.	Planning Department	0	0	
6.	The County will assist the agricultural community in identifying and promoting compatible economic ventures such as hunting clubs and dude ranches which supplement farm income and do not take valuable agricultural land out of production. Local economic development groups should explore the feasibility of such activities as private hunting clubs, "dude" ranches, and geothermal-based recreation activities. The County should support such efforts through zoning and development permit approvals.	Planning Department Farm Advisor Modoc Economic Develop Farm Bureau Corp. Cattlemen's Association	0		
7.	Revise the two existing agricultural zones to be consistent with the General Plan policies: exclusive agriculture and general agriculture zoning districts. Such revised zoning districts will include minimum parcel sizes of 80 and 3 acres respectively as well	Planning Department	0	0	

ACTION PROGRAM		1988 1989	1989 1990	1990 1991
RESPONSIBLE AGENCY				
as limitations on agricultural-based land use and development. Other resource oriented zones, such as resource conservation (RC) and low intensity conservation (LIC) are also consistent with the agricultural land use categories.				
8. Develop a detailed set of criteria and standards for residential uses in exclusive agricultural areas.	Planning Department Farm Advisor	0	0	0
9. Prepare and consider a right-to-farm ordinance which would establish as priority agricultural activities in areas where potential conflict with non-farm residential uses exist. Dust, noise, spraying, irrigation systems, fencing, odors and other issues should be addressed.	Department of Agriculture Cattlemen's Association Farm Bureau	0	0	0
10. Initiate a study to determine whether the Williamson Agricultural Land Conservation Act program should be instituted in Modoc County.	Same as Above/ Assessor	0	0	0
11. Initiate a study to establish criteria and standards for the reclassification of exclusive agricultural land to general agriculture. The standards would include such factors as length of time land is out of production, unavailability of water supply, and agricultural economics, and protecting the integrity of the surrounding agricultural area.	Same as Above	0	0	0
12. Initiate a study to determine appropriate standards and criteria for buffering exclusive agricultural land from residential development. Specific issues to be considered include current entitlements based on existing approved subdivisions or specific plans, size and area of buffering, and minimum parcel sizes.	Same as Above	0	0	0
13. Apply the criteria under the residential land use section to determine whether a general plan amendment is required from an agricultural designation to urban areas or rural residential in connection with subdivision proposals.	Planning Department	0	0	0
PUBLIC AND QUASI-PUBLIC				

ACTION PROGRAM		RESPONSIBLE AGENCY		1988 1989	1989 1990	1990 1991
1.	Maintain close coordination between federal and state agencies with land management responsibilities in Modoc County, particularly with regard to land development applications adjacent to public lands.	Planning Department		0	0	0
2.	Continue to submit relevant development applications to appropriate federal and state agencies and utility and service providers for review and comment as a part of the normal development application review procedures.	Planning Department		0	0	0
3.	Reevaluate zoning district categories to permit placement of public and quasi-public facilities and uses by right where appropriate. Evaluate the industrial zone to determine whether sensitive public and quasi-public land use should be allowed by right due to potential conflicts. Evaluate the commercial zone to determine whether abrasive public and quasi-public uses should be allowed by right.	Planning Department Utility Companies Road Department Public Works Depart				0
4.	Develop zoning and subdivision standards for public facilities.	Planning Department				0
5.	In order to assure compatibility, in conjunction with action #4, evaluate zoning and development standards for lands and development in close proximity to public and quasi-public uses which are typically difficult to site.	Planning Department		0	0	0
6.	Provide Planning Commission review of transmission lines or other facilities which are undertaken by agencies exempt from County regulations in order to provide focus for County and public input.	Planning Department			0	
HOUSING						
1.	Support State and Federal law prohibiting discrimination in the sale or rental of housing; refer any cases to the District Attorney should they be uncovered.	District Attorney		0	0	0

ACTION PROGRAM	RESPONSIBLE AGENCY	1988		1989		1990		1991	
		1988	1989	1989	1990	1990	1991	1991	1991
2. To the extent possible, the Planning Department will encourage equal opportunity (non-exclusionary housing) when reviewing development proposals.	Planning Department	0			0			0	
3. Assist access to housing for households of all incomes through the housing program and support of funding assistance programs sponsored by other governmental levels.	Planning Department Great Northern Corp. TEACH	0			0			0	
4. Encourage site designs for county approved projects which promote desirability for special need groups such as the elderly. One method of addressing special needs may be through second dwelling units, or temporary second units.	Planning Department	0			0			0	
5. Review and encourage referral coordination capabilities of various agencies and social groups in identifying housing assistance needs (Department of Social Services, Building Department, Planning Department, Health Department, church groups, senior citizen	Social Services Planning/Building Church Groups /Health Senior Citizens Groups	0			0			0	
6. Provide an assessment of social need to policy boards for consideration in determinations on projects (use permits, zone changes, other residential projects) particular to meeting needs of special groups.	Planning Department Senior Citizen Groups	0			0			0	
7. Periodically conduct windshield surveys of the decline or improvement of a community's housing stock.	Planning Department				0			0	
8. Develop means and criteria of assessing housing condition in decentralized rural areas. It appears at this time that the rehabilitation loans are disproportionately concentrated in Alturas, an effort to determine need in other areas in conjunction with available funding should thus be undertaken. Coordination between several agencies could be instrumental in accomplishing ongoing surveys countywide.	Planning Department							0	

ACTION PROGRAM	RESPONSIBLE AGENCY	1988	1989	1990	1991
		1988	1989	1990	1991
9. Develop a referral system of identifying housing in need of rehabilitation. Identify an agency willing to package rehabilitation loans.	Planning Department TEACH Great Northern Corp.				0
10. Coordinate public facility improvement programs with community development or rehabilitation programs. Public facility improvements can provide incentives to increased property maintenance.	Planning/Health Great Northern Corp. TEACH/Building	0	0	0	0
11. Evaluate current zoning designations to insure the provision of balanced communities in order to maintain community desirability.	Planning Department	0	0		
12. Provide support for and assist coordination between existing agencies involved in housing assistance programs.	Planning Department TEACH	0	0	0	0
13. Coordinate countywide residential development with the adopted land use element and other general plan elements. Reassess county land use goals in providing for the protection of resources, particularly agricultural lands. Establish criteria by which policymakers, developers, and staff may judge subdivision of previously undeveloped land, including presence of infrastructure (roads, utilities), services (fire, police, schools), and the structure of servicing districts and economic development.	Planning Department	0			
14. Evaluate zoning designations to assure conformance with land use policies for protection of resources, and designating adequate land suitable for residential development.	Planning Department	0	0		
15. Undertake a broad assessment of sites available for special housing types when needs are identified.	Planning/Building Senior Citizen Groups				0
16. Develop criteria (such as those used by HUD) by which to judge the suitability of non-market rate housing sites. Such criteria might include proximity to commercial services, public facilities, transportation if necessary, development costs, proximity to employment, recreation, environmental hazards; and identify	Planning Department				0

ACTION PROGRAM		RESPONSIBLE AGENCY		1988 1989	1989 1990	1990 1991
available site. To the extent possible, encourage the dispersion of location of sites for low income housing with that of higher income groups in order to avoid "low income tract-type" development.						
17.	Evaluate Land-Banking Programs--acquisition of land by public or non-profit agencies prior to development in order to preserve sites until housing assistance financing is secured or in order to control the timing and nature of development.	Planning Department TEACH				0
18.	Make full utilization of rezoning and Modoc County Zoning Ordinance 238 provisions in the RH zone which allows lot size variances in unserved areas in residential zones upon approval of the Planning Commission (based on Health Department recommendation) in certain instances, in order to lower housing costs.	Planning Department Health Department		0	0	0
19.	Advise developers of low and moderate income housing funding assistance programs.	Planning Department		0	0	0
20.	Revise zoning designations to address second dwelling units and housing in conjunction with agricultural needs, in conjunction with action #14. Actively enforce permit requirements in order to protect community character, health and safety.	Planning Department		0	0	0
CIRCULATION						
1.	Continue to seek implementation of and funding under the Modoc County Regional Transportation Plan.	Public Works Depart Road Department		0	0	0
2.	Initiate a study to evaluate and revise subdivision road improvement standards which insure long term protection of the public health, safety, and welfare.	Public Works Depart Planning Department Road Department		0	0	0
3.	Initiate a study to evaluate and revise subdivision road standards for small subdivisions.	Public Works/Roads Planning Departments		0	0	0

ACTION PROGRAM	RESPONSIBLE AGENCY	1988		1989		1990		1991	
		1988	1989	1988	1989	1989	1990	1990	1991
4. Transportation facilities particular to industrial development should be analyzed for accessibility for truck traffic and emergency services.	Public Works/Roads Planning Departments				0				
5. Communicate with utility companies in the development of commercial, industrial, or residential projects.	Planning Department	0		0				0	
6. Study feasibility of County Service Area, Homeowners Association, or other agencies to maintain roads rather than general public maintenance when projects are approved and when problems result in connection with existing private roads.	Public Works/Roads Planning Departments				0				
7. Initiate a county wide scenic highway designation program. Such a program would be developed in conjunction with other tourism activities. The program would include criteria for designation, zoning, subdivision, and sign controls and development standards.	Public Works/Roads Planning Department							0	
8. Coordinate zoning and land use approvals adjacent to public transportation facilities, such as airports, to assure conflicts do not arise which would hamper operation and potential future expansion of these facilities.	Planning Department Public Works Depart				0			0	
9. Coordinate determination of ultimate right of way and access spacing on State and County roads and highways in areas of development to assure for expansion and maintenance of facilities.	Planning Department Road Department Caltrans	0			0			0	
CONSERVATION AND OPEN SPACE									
1. Initiate a cooperative effort among state and local agencies and special districts to explore appropriate actions necessary to resolve the long-term water supply and quality problems in the county.	Planning Department	0							

ACTION PROGRAM	RESPONSIBLE AGENCY	1988	1989	1990	1991
		1988	1989	1990	1991
2. When any development is proposed within or adjacent to the areas identified on the Surprise Valley Ground Water Recharge Protection Areas map, criteria and actions shall apply, as necessary to assure protection of the identified recharge areas.	Planning Department Resource Conservation District	0	0	0	0
3. Require as a part of the review of any subdivision approval a demonstration to the satisfaction of the County that the specified conditions exist for every lot in the proposed development.	Planning Department Public Works Depart Farm Advisor			0	0
4. Continue the timberland preserve zoning (TP) program. Review proposals for compatibility with maintenance of timber resources and impacts on officially listed rare or endangered plants.	Planning Department Health Department	0	0	0	0
5. Include as part of any development review the consideration of impacts on mineral resource preservation. Evaluate methods of reducing unattractive views resulting from mining.	Planning Department Assessor	0	0	0	0
6. Initiate appropriate follow-up efforts as recommended in the report. Assessment of Geothermal Resources in Modoc County, California, January 1986.	Planning Department	0	0	0	0
7. Include consideration of archaeological history and cultural resources impacts in the review of any development proposal.	Planning Department	0	0	0	0
8. Measures for protecting critical fish and wildlife habitats should be considered through the County's existing subdivision and land development review and approval process which emphasizes the Environmental Review Committee. Specific measures described in Appendices A and B should be considered on a case-by-case basis. In some cases, other alternative protection measures to those in Appendices A and B may be incorporated, if the level of protection is adequate.	Planning Department Department of Fish and Game	0	0	0	0
9. Proposed protection measures for threatened or endangered species and their habitats shall be developed and considered through the County's existing subdivision and land development review and	Planning Department	0	0	0	0

ACTION PROGRAM	RESPONSIBLE AGENCY	1988	1989	1990	1991
		1988	1989	1990	1991
approval process. Informal consultation procedures required by the California Endangered Species Act and environmental documentation procedures required by the California Environmental Quality Act will provide additional assistance and guidance to the County in dealing with proposed projects that may adversely impact threatened or endangered species. Specific measures for protecting habitat that are critical to threatened or endangered species are described in Appendix A. Habitats critical to threatened or endangered species are included in the Critical Wildlife Habitat Maps prepared by the California Department of Fish and Game and provided to the Planning Department. Any necessary changes to these maps pertaining to threatened or endangered species will not require a General Plan amendment.					
10. The purpose, use and modification of the Critical Wildlife Habitat Maps prepared by CDFG as described in the body of the policy plan will be adhered to.	Planning Department	0	0	0	0
11. Implementation of critical wildlife habitat protection measures shall be primarily through the zoning ordinance. The ordinance shall be amended to include a variety of appropriate overlay zones. The various overlay zones shall also be supplemented by the minimum lot size (M) Zone as appropriate.	Planning Department	0	0	0	0
NOISE					
1. Review development of residential and other noise sensitive land uses for consistency with the policies in this plan.	Planning Department	0	0	0	0
2. Enforce noise related codes and General Plan noise policies through the issuance of building and land use permits.	Planning Department Public Works Depart	0	0	0	0
3. Incorporate the findings and policies of the noise element into the County zoning plan.	Planning Department		0	0	0

ACTION PROGRAM		1988	1989	1990	1991
RESPONSIBLE AGENCY		1988	1989	1990	1991
SAFETY	1. Zone or otherwise designate all areas within potential hazard areas so as to insure safe development or appropriate mitigation measures.			0	0
	2. Prepare a hillside development ordinance and implement same in the review and approval of development in slope areas.			0	0
	3. Review the existing flood zoning to insure that all potential flood hazard areas are adequately zoned.	0			
	4. Implement all appropriate recommendations of the <u>Fire Safe Guide</u> .	0	0		
ECONOMIC DEVELOPMENT					
1.	Work with the City of Alturas to designate and promote mutually acceptable industrial sites in and around Alturas.	0	0		
2.	Designate appropriate areas for industrial land use in the vicinity Council of the County's unincorporated communities.		0	0	0
3.	The Planning Department will work with and assist public and private efforts to attract new industry.	0			
4.	Through a cooperative effort of the City of Alturas and interested groups and organizations, particularly the local Economic Development Corporation, establish a priority list of economic development projects requiring initiative or effort by one or more groups. This project list should then serve as the primary organization tool for planning and funding efforts.		0		
5.	Initiate multi-phase effort, in cooperation with existing groups and organizations, to expand the tourist market in Modoc County, including:	0	0	0	0

ACTION PROGRAM		1988 1989	1989 1990	1990 1991
RESPONSIBLE AGENCY				
a.	Development of sign and landscaping ordinances which will over time eliminate signs not in character and increase landscaping.	Planning/ Farm Bureau Historical Society Alturas Tourism Comm Chamber of Commerce Same as Above		0
b.	Designate State routes 299, 395, 139 and County Roads 1 and 91 as state or local scenic highways and develop additional sign, setback and development controls which preserve the natural beauty of the area.			0
c.	Assist existing motel restaurant, bar and shop owners in revitalizing their businesses to be more tourist oriented.	Planning Department	0	0
d.	Support through zoning and development approvals appropriately located tourist oriented businesses particularly bed and breakfast inns, restaurants, specialty shops, car rental and sight-seeing tour buses.	Planning Department City of Alturas Alturas Tourism Comm	0	0
e.	Work with and support the City of Alturas in downtown revitalization efforts.	Planning/Building. Historical Society Modoc Economic Develop	0	0
f.	Identify buildings and resources with potential for development or rehabilitation as tourist attractions. Once identified, such buildings and areas should be given priority in permit processing activities. The County should actively seek entrepreneurs to undertake development of these resources.	Planning Department Farm Bureau / TEACH Cattlemen's Association PIC Farm Advisor	0	
g.	Work with farming and ranching groups to identify appropriate regulations, if any, to assist and enhance private efforts for joint use of agricultural areas, such as hunting clubs, dude ranches and geothermal resorts.	Historical Society Organized Sportsmen Alturas Tourism Comm Chamber of Commerce	0	0
h.	Major efforts should be undertaken to develop a detailed, multi-faceted historic trail system in Modoc County.	Alturas Tourism Comm Chamber Commerce / USFS Modoc Economic Develop Historical Soc.	0	0

ACTION PROGRAM	RESPONSIBLE AGENCY	1988	1989	1990	1991
		1988	1989	1990	1991
i. Study the feasibility of establishing a 2-3 day train-boat excursion from Alturas to Lakeview on the railroad and Goose Lake, including meals, sight-seeing and special activities.	Same as Above/ PIC Historical Society Organized Sportsmen	0	0	0	0
j. A full range of recreational experiences should be the subject of a feasibility study, including a program to undertake feasible projects.	Same as Above/ Farm Bureau Cattlemen's Association		0		
k. Supply tourist-oriented businesses with publicity information about Modoc County.	Chamber of Commerce	0	0	0	0
6. The timber and agricultural industries should be protected through zoning to minimize the intrusion of incompatible land uses and	Planning Department Assessor	0	0	0	0

XIII. APPENDICES

APPENDIX A
DEVELOPMENT CRITERIA
FOR DEVELOPMENT WITHIN CRITICAL WILDLIFE HABITATS

INTRODUCTION

One way the General Plan protects critical wildlife habitats is through the consideration of development criteria to be applied on a project by project basis. Types of mitigation measures (development criteria) that should be considered in connection with specific wildlife habitats identified on the Critical Wildlife Habitat Maps are set forth in Appendices A and B. Appendix A describes various development criteria to be considered as mitigation measures and project conditions.

Appendix B presents a "menu" linking the development criteria with specific critical wildlife habitats. The "menu" approach allows alternative mitigation features to be considered whenever possible, in order to take in account varying landowner development plans. Depending on the value of the habitats, alternative mitigation measures may be considered. It is also noted that other types of mitigation measures (such as fencing or cover detention) may be considered on a case-by-case basis. In addition there may be other wildlife values in connection with individual projects which are not addressed by this Plan; these will be considered on a case-by-case basis as required under the California Environmental Quality Act.

DESCRIPTION OF DEVELOPMENT CRITERIA

Various types of development criteria which should be considered as mitigation measures and project conditions are described in the following sections.

Minimum Parcel Sizes

The requirement that property proposed for subdivision be reviewed for consideration of minimum parcel size limitations is a well understood concept. Since areas under the three acre minimum general agriculture designation encompass a variety of critical wildlife habitats, several minimum parcel size categories are recommended. Minimum parcel sizes are primarily used to protect critical deer winter range, antelope winter range, and in cases where a variety of resources exist in one area. Implementation will be through rezoning to a zone with a comparable minimum parcel size, or use of the minimum lot size overlay zone. Several minimum parcel sizes are recommended in Appendix B.

Clustering Parcels

Clustering a number of small parcels in one location and restriction of further subdivision on the remainder of the parcel can concentrate development, and thus impacts, away from critical habitats. The remaining undeveloped land could be retained in one parcel by the original landowner, or could be placed in common ownership of the purchasers of the clustered parcels. This common area or remaining unsubdivided parcel would be rezoned

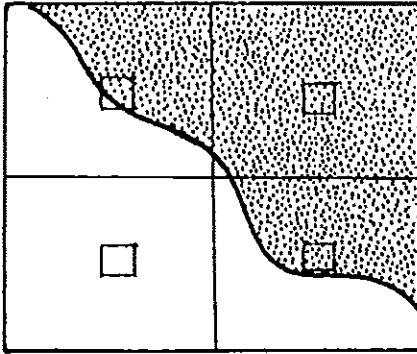
to prohibit future division of the property or the minimum lot size zone adopted. Continued use of the remaining undeveloped parcel would include those uses permitted under the zone in which the property is located. Clustering criteria includes:

1. A series of clustering options to be applied as a substitute for various minimum parcel sizes as shown on the illustration following.
2. Clustering of parcels in a concentrated area requires that the remaining acres be prohibited from further subdivision, and either placed in joint ownership and rezoned to prevent further division, or retained by the subdivider and rezoned to prevent further division.
3. In cooperation with the landowner and the Planning Department, the CDFG biologist should be given an opportunity to recommend sites for cluster development, corresponding to areas of lower habitat value.
4. No proposed development site should eliminate or significantly reduce a critical habitat for critical wildlife species, including wildlife watering sites, mineral springs, key thermal cover areas, roost sites, nesting concentration areas, etc. These types of habitats are not generally designated on the Critical Wildlife Habitat Maps. This mitigation would normally only apply when the habitat in question is known to be crucial to the wildlife in the area and its destruction would be limiting to population levels.
5. No cluster development site should have a significant adverse impact on any species of fish, plant, bird, amphibian, reptile or insect officially designated as endangered, threatened or rare by the California Fish and Game Commission.
6. Where feasible, the location for the clustering of parcels, particularly parcels which would not have habitat value due to their small size, should be near access roads or other natural or manmade impediments or disturbed areas.

Clustering Dwellings on Several Parcels

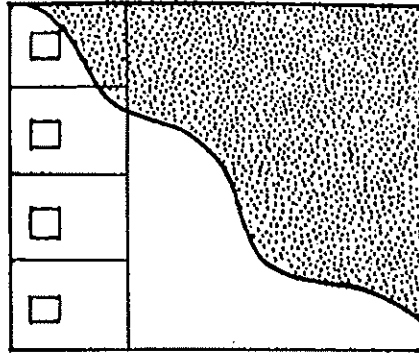
When one parcel is subdivided into several parcels, a coordinated scheme to cluster the dwelling on each parcel in one general area or along access roads can reduce impacts to critical habitats. Clustering allows an alternative method of mitigation which should be considered in order to enhance landowner choice. Impact reduction results by either clustering dwellings away from critical habitats, or because the areas of disruption are concentrated in one area and affect less habitat. Thus, for example, a landowner may be allowed to have a choice of either subdividing 20 acre parcels without providing for clustering dwellings, or alternatively 10 acre parcels if dwellings are to be clustered. Clustering dwellings may be implemented through a zoning overlay, deed restrictions or other restrictions such as covenants, codes and restrictions imposed at the time of subdivision. Criteria to be applied when clustering dwelling includes:

EXAMPLES OF CLUSTERING



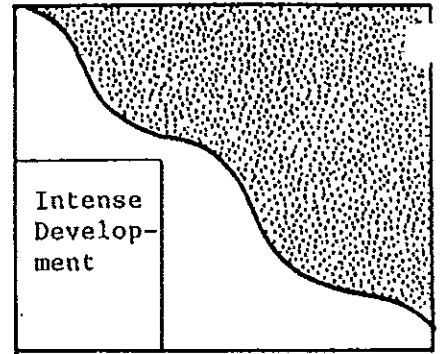
WITHOUT CLUSTERING

- o 160 acres
- o (4) 40 acre parcels
- o Structures randomly placed
- o Maximum negative impact



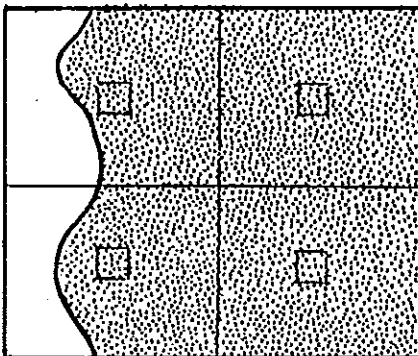
WITH CLUSTERING

- o 160 acres
- o (4) 15 - 20 acre parcels
- o Structures adjacent to roads away from habitat
- o Minimize impacts



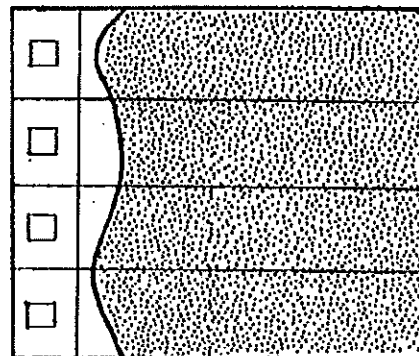
WITH CLUSTERING

- o 160 acres
- o Portion intensively developed
- o Remainder undeveloped - 80 - 100 acres
- o Minimize impact



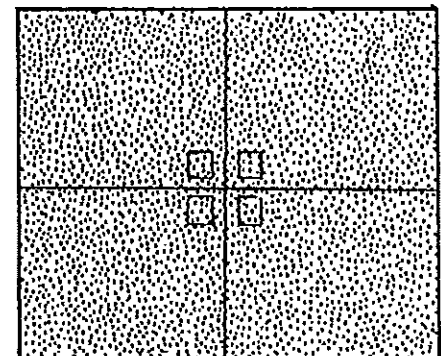
WITHOUT CLUSTERING

- o 20 acres
- o (4) 5 acre parcels
- o Structures randomly placed
- o Maximum negative impact



WITH CLUSTERING

- o 20 acres
- o (4) 5 acre parcels
- o Length 1320' x width 162'
- o Structures adjacent to roads away from habitat
- o Potential for cover retention on rear half of lot
- o Minimize impact



WITH CLUSTERING

- o 160 acres
- o (4) 40 acre parcels
- o Structures clustered
- o Minimize impact

1. In cooperation with the landowner and the Planning Department, the CDFG biologist should be given an opportunity to recommend locations for cluster development, which would allow identification of areas of lower habitat value.
2. No proposed dwelling clustering site should eliminate or significantly reduce a critical habitat for critical wildlife species, including wildlife watering sites, mineral springs, key thermal cover areas, roost sites, nesting concentration areas, etc. These types of habitats are not generally designated on the Critical Wildlife Habitat Maps. This mitigation would normally only apply when the habitat in question is known to be crucial to the wildlife in the area and its destruction would be limiting to population levels.
3. No dwelling cluster site should have a significant adverse impact on any species of fish, plant, bird, amphibian, reptile or insect officially designated as endangered, threatened or rare by the California Fish and Game Commission.
4. When feasible, development sites should be located along parcel boundaries, access roads, or other existing selected development or physical impediments.

Clustering Parcel Activity

When a proposal requiring discretionary County approval to develop a commercial, industrial, or agricultural-industrial use on a parcel is located in an area with critical wildlife habitats, clustering buildings and human activity in one location on the subject parcel, rather than scattering activity over the entire parcel can reduce impacts. Examples of this type of clustering would be in conjunction with the issuance of a use permit for a agricultural processing plant, or a zone change to an industrial zone. In the case of a use permit, the siting of the improvements can be specified upon issuance of the permit. In the case of a zone change, such as to industrial, a mitigating condition of approval may include imposition of an overlay zone, restricting the zone to a portion of the property, or other project conditions. Criteria to be included in the clustering of buildings and human activity on one parcel includes:

1. In cooperation with the landowner and the Planning Department, the CDFG biologists should be given an opportunity to recommend locations for clustering activity which would allow identification of areas of lower habitat value.
2. No proposed building or activity on a clustering site should eliminate or significantly reduce a critical habitat for critical wildlife species, including wildlife watering sites, mineral springs, key thermal cover areas, roost sites, nesting concentration areas, etc. These types of habitats are not generally designated on the Critical Wildlife Habitat Maps. This

mitigation would normally only apply when the habitat in question is known to be crucial to the wildlife in the area and its destruction would be limiting to population levels.

3. No building or activity cluster site should have a significant adverse impact on any species of fish, plant, bird, amphibian, reptile or insect officially designated as endangered, threatened or rare by the California Fish and Game Commission.
4. When feasible, development sites should be located along parcel boundaries, access roads, or other existing development or physical impediments.

Building Setback Requirements

In some cases wildlife resources are most effectively protected when buildings are placed away from the resource. Building setbacks can often be used to allow development to go forward, while protecting wildlife resources. Such setbacks can be implemented through an overlay zone, covenants, codes and restrictions, or site design if a use permit is involved,

1. Key antelope migration routes/antelope migration corridors/deer migration corridors can be protected by a minimum building setback up to 1,320'.
2. In other cases, a resource may be effectively protected by a building setback which would be determined based on the type of wildlife resource. Protection of rare, threatened and endangered species could include a building setback restriction.

Threatened and Endangered Species Development Prohibition or Modification Areas

Mitigation for protection of threatened and endangered species as officially designated by the California Fish and Game Commission is primarily through a redesign, modification or restriction of development within specified distances of nesting territories or critical habitats. Implementation of this measure could include conservation easements, avoidance of specific site development when a use permit is required, overlay zone, clustering of subdivision away from sites, or other development standards.

APPENDIX B

MITIGATION "MENU" FOR LINKING DEVELOPMENT CRITERIA WITH SPECIFIC CRITICAL WILDLIFE HABITATS

INTRODUCTION

Appendix B specifies the types of development criteria that should be considered to mitigate impacts to wildlife resources identified in the General Plan. Appendix B presents a menu approach to identifying development criteria in order to promote flexibility to the landowner while protecting specific wildlife resources for the future. The alternative mitigation measures presented as a menu are more or less restrictive based on the value of the habitat. Since the areas on the Critical Wildlife Habitat Maps, on file in the Planning Department are all critical but are of a broad-brush nature, there are areas within the delineated boundaries that have higher values than others. This is generally a function of habitat type and the relative quality of various habitat components such as forage, thermal cover, escape cover, water and breeding areas. Using deer winter range as an example, areas where bitterbrush is dense and in good condition coupled with good thermal and escape cover is extremely important to deer. Areas where there is bare ground or sparse vegetation of poor quality coupled with little or no thermal or escape cover are not as important. The determination of appropriate mitigation measures will occur through field evaluations of projects on a case-by-case basis. The vehicle for this analysis is the County Environmental Review Committee along with the landowner or project sponsor, CDFG and the Planning Director. This general approach is outlined in the General Plan with specifics to be developed through measures established by the Planning Commission and Board of Supervisors as part of the action programs.

RESOURCE/MITIGATION MENU

Deer Winter Range

1. 80 acre minimum parcel size or larger:
 - no additional requirements necessary
2. 40 acre minimum parcel size:
 - no additional requirements in less critical habitat areas
 - clustering of parcels and dwellings recommended in more critical habitat areas
3. 20 acre minimum parcel size:
 - applies only to less critical habitat areas
 - clustering of parcels and dwellings recommended
 - building setbacks close to existing or proposed roads recommended
 - cover retention on the remaining undeveloped portion of each parcel recommended
4. 10 acre minimum parcel size:
 - applies only to less critical habitat areas
 - clustering of parcels and dwellings recommended
 - building setbacks close to existing or proposed roads

- recommended
 - cover retention on the remaining undeveloped portion of each parcel recommended
5. 5 acre minimum parcel size:
 - applies only to lower value habitat areas
 - specific configuration and location of lots recommended with dimensions of 165' x 1,320'. The 165' width should front the access road or easement, such that parcels are arranged side by side
 - building setbacks near existing or proposed roads recommended
 - cover retention on the remaining undeveloped rear portions of lots recommended

Antelope Winter Range

1. 80 acre minimum parcel size or larger:
 - no additional requirements necessary
2. 40 acre minimum parcel size:
 - clustering of parcels and dwellings recommended
3. 20 acre minimum parcel size:
 - applies only to less critical habitat areas
 - clustering of parcels and dwellings recommended
 - building setbacks near existing or proposed roads recommended

Antelope Kidding Grounds

1. 80 acre minimum parcel size or larger:
 - no additional requirements necessary
2. 40 acre minimum parcel size:
 - clustering of parcels and dwellings recommended
3. 20 acre minimum parcel size:
 - would apply only to less critical habitat areas
 - clustering of parcels and dwellings recommended
 - building setbacks near existing or proposed roads recommended

Key Antelope Migration Routes/Antelope Migration Corridors/Deer Migration Corridors

- Building setbacks of up to 1,320 feet recommended
- Antelope fencing standards are recommended for fences crossing antelope migration corridors or routes

Three or More Critical Resources in One Location

1. 80 acre minimum parcel size or larger:
 - no additional requirements necessary
2. 40 acre minimum parcel size:
 - clustering of parcels and dwellings recommended

3. Migration Routes/Corridors:
 - building setbacks of up to 1,320 feet recommended
 - antelope fencing standards are recommended for fences crossing antelope migration routes or corridors

Threatened or Endangered Species

1. Bald Eagle Nesting Territories
 - Redesign, modification or restriction of development within the primary and secondary protection zone. Consider entering into a Conservation Easement with the Department of Fish and Game for these lands. Normal agricultural practices are not inconsistent with protection of this resource.
2. Swainson's Hawk Nesting Areas
 - Redesign, modification or restriction of development within a 40-acre having the nest located in the center of the area. Normal agricultural practices are not incompatible with protection of this resource.
3. Sandhill Crane Nesting Area
 - Most sandhill cranes nest in wetlands, irrigated pasture, meadow or agricultural lands already protected under the exclusive agricultural designation. However, if land is converted then mitigation may be required.
4. Modoc and Lost River Sucker:
 - Redesign, modification or restriction of development within the inner gorge of the streams supporting these species. Adopt development standards minimizing sedimentation of streams and protection of riparian habitat. Normal agricultural practices that do not result in over-grazing which adversely impacts riparian habitats are generally compatible with protection of this resource.

APPENDIX C

SOLID WASTE FACILITIES

■ Transfer Station

● Landfill

APPENDIX C

SOLID WASTE FACILITIES

■ Transfer Station

● Landfill

APPENDIX C

SOLID WASTE FACILITIES

■ Transfer Station

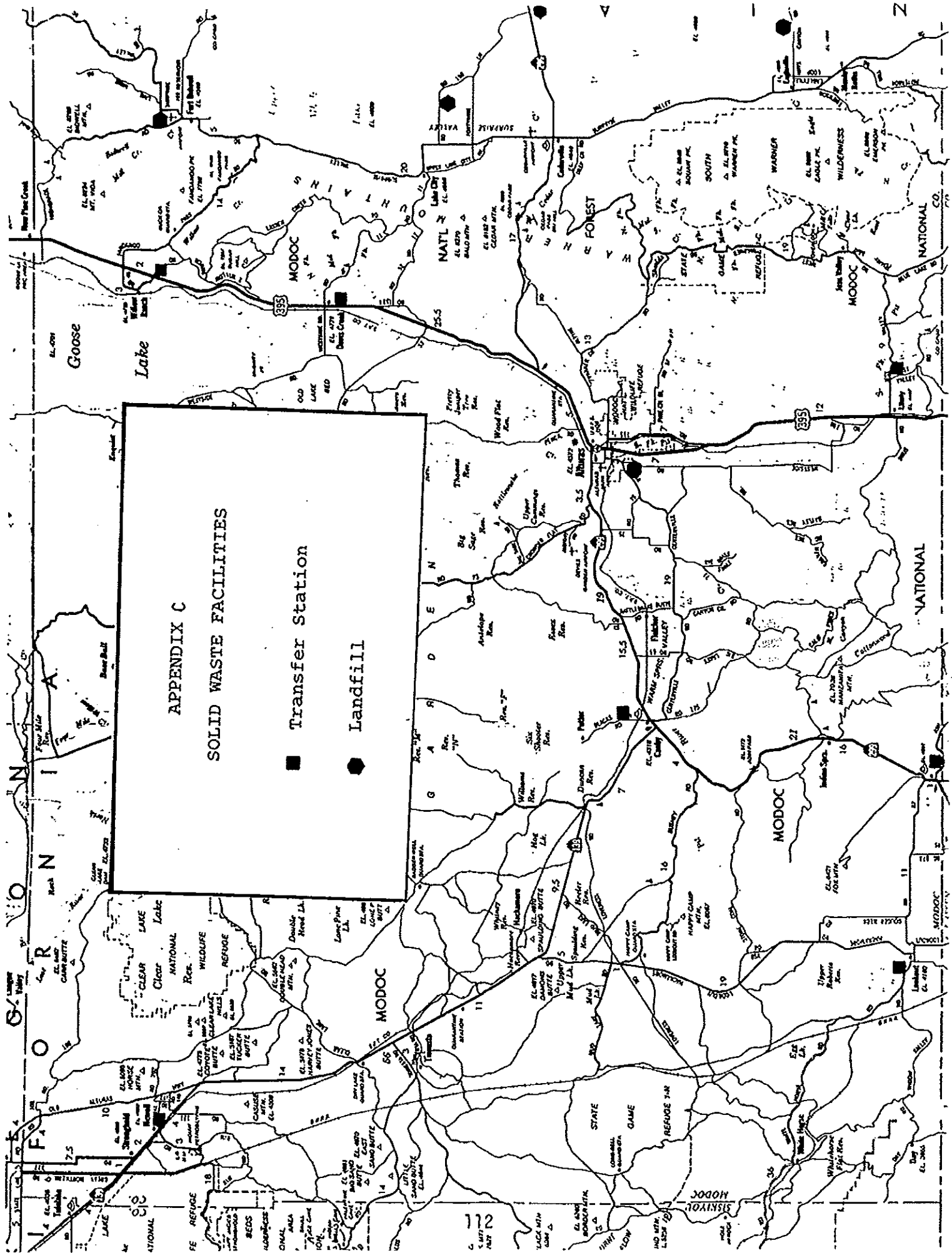
● Landfill

APPENDIX C

SOLID WASTE FACILITIES

■ Transfer Station

● Landfill



APPENDIX D

GLOSSARY

Air Pollutant Emission - Discharges into the atmosphere, usually specified in terms of weight per unit of time for a given pollutant from a given source

Ambient Air Quality - The quality of the air at a particular time and place

Ambient Noise Level - The composite of noise from all sources. In this context, the ambient noise level constitutes the normal or existing level of environmental noise at a given location

cfs - Cubic feet per second

CNEL - Community Noise Equivalent Level - The average equivalent A-weighted sound level during a 24-hour day, obtained after addition of five decibels to sound levels in the evening from 7:00 p.m. to 10:00 a.m. and after addition of ten decibels to sound levels in the night before 7:00 a.m. and after 10:00 p.m.

CO - Carbon monoxide

Contract Rent - The monthly rent agreed to, or contracted for, regardless of any furnishings, utilities, or services that may be included

Critical Facility - Includes facilities housing or serving many people or otherwise posing unusual hazards in case of damage from or malfunction during an earthquake, such as hospitals, fire, police, and emergency service facilities, utility "lifeline" facilities, such as water, electricity, and gas supply, sewage disposal, and communications and transportation facilities

Decibel, dB - A unit for describing the amplitude of sound, equal to 20 times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure, which is 20 micropascals (20 micronewtons per square meter)

Development - Any activity over which the County has jurisdiction through the General Plan, Planning, Zoning and Development Law, and Subdivision Map Act or other laws pertaining to land use. Examples of development include subdivision of land, zoning regulation of uses of land and other activities regulated through the implementation of the general plan. Development does not include normal agricultural management practices

Equivalent Energy Level, Leq - The sound level corresponding to a steady state sound level containing the same total energy as a time varying signal over a given sample period. Leq is typically computer over 1, 8, and 24-hour sample periods

Family - Two or more persons, including the householder, who are related by birth, marriage, or adoption, and who live together as one household

Fault - A fracture in the earth's crust forming a boundary between rock masses that have shifted

Active Fault - A fault that has moved recently and which is likely to move again. For planning purposes, "active Fault" is usually defined as one that shows movement within the last 11,000 years and can be expected to move within the next 100 years.

Potentially Active Fault - (1) A fault that moved within the Quaternary Period before the Holocene Epoch (the last 2,000,000 to 11,000 years); (2) A fault which, because it is judged to be capable of ground rupture or shaking, poses an unacceptable risk for a proposed structure.

Inactive Fault - A fault which shows no evidence of movement in recent geologic time and no potential for movement in the relatively near future.

General Plan - A comprehensive, long-term policy document adopted by a city or county to guide land use and development. The general plan must include seven elements, including land use, circulation, housing, conservation, open space, noise, and safety

Gross Rent - Contract rent plus the estimated average monthly cost of utilities (water, electricity, gas) and fuels (oil, coal, kerosene, wood, etc.) to the extent that these are paid for by the renter (or paid for by a relative, welfare agency, or friend) in addition to the rent

Ground Failure - Mudslide, landslide, liquefaction, or the seismic compaction of soils

Habitat - The natural environment of a plant or animal

Hazardous Building - A building that may be hazardous to the life in the event of an earthquake because it:

- (1) Was constructed prior to the adoption and enforcement of local codes requiring earthquake resistant design of buildings;
- (2) Is constructed of non-reinforced masonry; or
- (3) Exhibits any one of the following characteristics:
 - o Exterior parapets and ornamentation that may fall on passersby;
 - o Exterior walls that are not anchored to the floors, roof, or foundation;
 - o Sheeting on roofs or floors incapable of withstanding lateral loads;
 - o Large openings in walls that may cause damage from torsional forces; or
 - o Lack of an effective system to resist lateral forces

Hazardous Material - An injurious substance, including pesticides, herbicides, toxic metals and chemicals, liquefied natural gas, explosives, volatile chemicals, and nuclear fuels

Household - The person or persons occupying a housing unit

Housing Unit - A house, apartment, mobilehome or trailer, group of rooms, or single room occupied as a separate living quarter or, if vacant, intended for occupancy as a separate living quarter. Separate living quarters are those in which the occupants live and eat separately from any other persons in the building and which have direct access from the outside of the building or through a common hall.

Income Levels - Income categories are defined with respect to the area or county median income and are adjusted for household size, as follows:

Very Low Income - Less than 50% of the area or county median income

Other Lower Income - Between 51% and 80% of the county median income

Lower Income - Less than or equal to 80% of the county median income (i.e., combination of very low income and other lower income)

Moderate Income - Between 81% and 120% of the county median income

Above Moderate Income - Above 120% of the county median income

Key Antelope Migration Routes - Those areas where large numbers of antelope, due to topographic constraints and continuing historic migration patterns, must pass through very narrow corridors usually less than 1/4 mile wide, during periods of winter stress.

LAFCO - Local Agency Formation Commission

Land Capability Classification (U.S. Soil Conservation Service) - A grouping of soils into classes (I-VIII), subclasses, and units according to their suitability for agricultural use, based on soil characteristics and climatic conditions

Ldn - Day/Night Average Level - The average equivalent A-weighted sound level during a 24-hour day, obtained after addition of 10 decibels to sound levels in the night before 7:00 a.m. and after 10:00 p.m.

Level of Service (Circulation Element) - An indication of the peak hour traffic conditions which are experienced on a given street with the particular traffic-carrying capacity of the street and a given amount of traffic using the street; this is typically defined by a range of volume to capacity ratios, designated by the alphabetic characters A, B, C, D, E, and F

Liquefaction - A process by which water-saturated granular soils transform from a solid to a liquid state because of a sudden shock or strain

Mean - The average of a range of numbers

Median - The mid-point in a range of numbers

Minerals - "Any naturally occurring chemical element or compound, or group 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" (Title 14, California Administrative Code Section 3502)

Noise Exposure Contours - Lines drawn about a noise source indicating constant energy levels of noise exposure

NO_x - Nitrogen oxides

Overcrowding - Households or occupied housing units with 1.01 or more persons per room

O₃ - Oxidant (ozone)

Reclamation - "The combined process of land treatment that minimizes water degradation, air pollution, damage to aquatic or wildlife habitat, flooding, erosion, and other adverse effects from surface mining operations including adverse surface effects incidental to underground mines, so that mined lands are reclaimed to a usable condition which is readily adaptable for alternate land uses and create no danger to public health or safety. The process may extend to affected lands surrounding mined lands, and may require backfilling, grading, resoiling, revegetation, soil compaction, stabilization, and other measure" (Public Resources Code Section 2733)

Riparian Habitat - The land and plants bordering a watercourse or lake

Sanitary Landfill - "A disposal site employing an engineered method of disposing of solid wastes in a manner that minimizes environmental hazards by spreading, compacting to the smallest practical volume and applying cover material over all exposed wastes at the end of each operating day" (Title 14, California Administrative Code Section 17225.62)

SO₂ - Sulfur dioxide

Sphere of Influence - "A plan for the probable ultimate physical boundaries and service area of a local agency" (California Government Code Section 56076)

Subsidence - The gradual, local settling or sinking of the earth's surface with little or no horizontal motion. (Subsidence is usually the result of gas, oil, or water extraction, hydrocompaction, or peak oxidation, and not the result of a landslide or slope failure.)

Surface Rupture - A break in the ground's surface and associated deformation resulting from the movement of a fault

Transfer/Processing Station - "Includes those facilities utilized to receive solid wastes, temporarily store, separate, convert, or otherwise process the materials in the solid wastes, or to transfer the solid wastes directly from smaller to larger vehicles for transport. Transfer processing station--does not include any facility the principal function of which is to receive, store, separate, convert, or otherwise process, in accordance with state minimum standards, manure; nor does it include any facility, the principal function

of which is to receive, store, convert, or otherwise process wastes which have already been separated for reuse and are not intended for disposal" (Government Code Section 66723)

Trip - A one-way vehicle movement that either begins or ends at the location being considered, thus, a vehicle which leaves a home and later returns to it would account for two trips under this definition

Wildland - A non-urban, natural area which contains uncultivated land, timber, range, watershed, brush, or grasslands

Year-round Housing Units - All occupied units plus vacant units intended for year-round use, but excluding vacant units held for seasonal use or migratory labor

Zoning - A local ordinance that divides a community into districts and specifies allowable uses and development standards for each, consistent with the adopted general plan

APPENDIX E

PERSONS CONTACTED

United States Department of Agriculture

Karen Shimamoto, Forest Planner, Modoc National Forest
Glenn Bradley, Forest Supervisor, Modoc National Forest
Chuck Goughnour, U.S. Forest Service
John Lowrie, Soil Conservation Service
Gene Kelley, S.C.S., Tulelake
Ernest Eaton, S.C.S., Cedarville

United States Department of Interior

Fish and Wildlife Service

Clark Bloom, Modoc National Wildlife Refuge
Tom Melanson, Assistant Manager, Modoc National Wildlife Refuge
Bob Fields, Tulelake Wildlife Refuge

Bureau of Land Management

Richard Drehobl, Area Manager, Alturas Resource Area
Linda Roush, Planner, Alturas Resource Area
Joe McFarlan, Geologist, Surprise Resource Area
Richard Westman, Surprise Resource Area
Carl Singleton

Bureau of Reclamation

Bob Davis, Tulelake

California Department of Fish and Game

A.E. Naylor, Manager, Region 1, Redding
Tom Stone, Associate Wildlife Biologist, Region 1, Redding
Doug Thayer, Wildlife Biologist, Alturas

California Department of Forestry

Lloyd Keefer, District Manager, Susanville
Larry Birge, Ranger, Alturas
Earl Lovenguth, Alturas

California Department of Transportation

Don Wion, Alturas

California Farm Bureau

Gene Erquiaga, Surprise Valley
Howard Klassen, Tullake
Sean Curtis, Davis Creek
Brian Tillott, Lookout
Ray Ackley

California Department of Conservation, Division of Mines and Geology

Dale Stickney, Sacramento
William Bryant, Sacramento

California Employment Development Department

Carolyn LeVan, Manager, Alturas

California Department of Economic and Business Development

Paula Alger, Sacramento

Modoc County

Jerry Grove, Planning Director, Director of Public Works (retired 1986)
Gordon Ash, Senior Planner (retired, 1985)
Pamela Townsend, Planning Director (1988); previously Planner
Julie B. Reese, Planning Commission Secretary
Loretta Lee Ombey, Clerical
Daniel Steinhagen, Modoc County T.E.A.C.H. (Training Employment and
Community Help) Director
John Dederick, County Assessor
Bob Savage, County Farm Advisor, Alturas
Don Lancaster, County Farm Advisor
Rick Delmas, County Farm Advisor
Bud Greenbank, County Farm Commissioner
Ruth Sorenson, County Counsel District Attorney
Edward Richert, M.D., Health Officer, County Health Department
Herb Jasper, Sanitarian, County Health Department (retired 1986)
Larry Brown, Sanitarian, County Health Department
Ann Odgers, Curator, Modoc County Museum
Stanley Townsend, Department of Public Works

Board of Supervisors

John Coulson
John B. Laxague (retired 1986)
John H. Schreiber
Melvin N. (Andy) Anderson
Mrs. Lesley Chace
M.W. (Mick) Jones

Planning Commission

Gilbert (Buck) Purcell (resigned 1986)
Gary Odgers
Robert L. Schluter
Sandra B. Hoxsey (resigned 1982)
E.K. (Kim) Brown (resigned, 1984)
Milton Sharpe (resigned 1987)
Joseph A. Tolbert
C.W. (John) Cross (resigned 1987)
Marion F. Palmer

City of Alturas

Denise Utter, City Clerk
Mick Doss, Director of Public Works
Ed Loveless, Chief of Police (resigned 1987)
Joe Watters, Fire Marshall

City Council

Roger Dorris, Mayor (resigned)
Joe Phillips, Vice Mayor (resigned)
Kelley Hetherwick (resigned)
Jim Porter
Beth Swift (resigned)
Danny Parker
Charles Johnson (Mayor)
Stanley Townsend
Ron McIntyre

Planning Commission

Dennis Parker, (resigned, 1985)
Bonnie Fordyce (Chairman)
Tony Zick
Shirley Arena (resigned)
Joe Fontana (resigned)
Charlie Johnson (resigned)
Kerry Merwin
Joe Phillips
Frank Hartkopf

Others Contacted

John Sheehan, Director, Great Northern Corporation
Richard Bellon, Tribal Manager, Fort Bidwell Indian Reservation
Peggy Page, Modoc County Private Industry Council (PIC)
Ron Boran, Manager, Modoc County Chamber of Commerce
Bob Sloss, Publisher, Modoc County Record
Rick Holloway, Editor, Modoc County Record
Warren Weber, President, Cattleman's Association
Richard Hamel, Cattleman's Association
Bob Blancett, Superintendent, Modoc Joint Unified School District
Bill Quinn, Superintendent, Surprise Valley Joint Unified School District
Rick Daniels, Citizens Utilities Company
Dave Jeffers, Citizens Utilities Company
Lee B. Brushett, Citizens Utilities Company
Tony Lelli, Pacific Power and Light
N.W. Mathews, Surprise Valley Electrification Corporation (SVEC)
Jim Hays, SVEC
Doug Garrin, FmHA, Redding
E. Dan Bouse, President, Adin Chamber of Commerce
Gary Horton, Research Director, Spectrum Enterprises
Chris Unkle, Fish and Game Commission, Sacramento
Joseph Tolbert, ISOT Incorporated
John McGarva, Modoc Economic Development Corporation
Dean Neer, Alturas Industry Action Council
Lee Campbell, Alturas Tourism Committee

APPENDIX F
RESOLUTION OF ADOPTION

RESOLUTION OF THE BOARD OF SUPERVISORS
OF THE COUNTY OF MODOC NO 88-48

WHEREAS, the County of Modoc has been involved in the long process of revising its general plan, and

WHEREAS, that process has involved public hearings and detailed study by the Planning Commission, consultants, and County staff, culminating in Modoc County Planning Commission Resolution No. 88-07, and

WHEREAS, the Modoc County Board of Supervisors has read and considered the Final and Supplemental Environmental Impact Reports, the draft Modoc County General Plan, and Planning Commission Resolution No. 88-07, and

WHEREAS, the Modoc County Board of Supervisors finds that the Final & Supplemental Environmental Impact Reports have been prepared in accordance with the California Environmental Quality Act and further finds that mitigation measures have been adopted to the extent feasible to reduce impact to rangeland vegetation,

NOW, THEREFORE, BE IT RESOLVED THAT:

(1) The Final & Supplemental Environmental Impact Reports are hereby certified,

(2) The findings and Statement of Overriding Considerations of Modoc Planning Commission Resolution 88-07 are approved and adopted by this Board,

(3) The proposed Modoc County General Plan as modified by Exhibit D of said Planning Commission Resolution is hereby adopted.

(4) The Land Use Plan as modified by Exhibit D is hereby adopted.

PASSED AND ADOPTED by the Board of Supervisors of the County
of Modoc at a regular meeting of said Board, held on the 19th
day of September, 1988, by the following vote:

AYES: Supervisors Anderson, Chace, Jones
and Coulson

NOES: Supervisor Schreiber

ABSENT: None

ABSTAIN: None

BOARD OF SUPERVISORS OF THE COUNTY OF MODOC

By: _____

Lesley J. Chace
Chairman

ATTEST:

Myline Madison
County Clerk and Ex-Officio Clerk
of the Board of Supervisors



MODOC COUNTY PLANNING COMMISSION RESOLUTION NO. 88-07

WHEREAS, the Modoc County Planning Commission has reviewed and considered the proposed County General Plan, including land use, circulation, housing safety, open space, conservation, noise and economic development elements, and said proposed General Plan includes the Background Report (January 1986); Goals, Policies and Action Program (May 1988); and the Final Environmental Impact Report (November 1987) and Supplement to the Final EIR (July 1988); incorporated herein by reference, and

WHEREAS, the County of Modoc, its citizens, and interested agencies and organizations, have participated in a long process designed to reach a consensus on major issues of importance to the future of growth and development in the County, particularly agricultural, wildlife, subdivision and economic development issues, and

WHEREAS, the Modoc County Planning Commission finds the following:

1. The Commission held public hearings on the draft Modoc County General Plan and Final EIR, December 9, 1986, January 13, 1987, and July 12, 1988, and said public hearings were noticed in accordance with Section 65090 of the California Government Code as verified by the record.
2. The Commission has received numerous written and oral comments, and has considered all public comment, staff reports and draft documents.
3. The Final EIR has been completed in accordance with the California Environmental Quality Act and State CEQA Guidelines, and the Commission has considered the information in the Final EIR and Supplement to the Final EIR, and determines it to be complete and adequate.
4. The Commission finds that recommended modifications to the draft plan herein will not cause a significant effect on the environment:
 - (A) Deletion of the critical wildlife resource areas maps from the general plan, replacing them with additions to the map in Appendix B and maps on file in the Planning Department will allow recognition and mitigation of these resources in the same manner provided by the general plan for the protection of other critical wildlife resources.
 - (B) Addition of policies and actions providing for consideration of the existing and potential agricultural uses in areas designated as general agriculture may decrease impacts to rangeland, although potentially not to an insignificant level.
 - (C) The change in definition of Exclusive Agricultural land will not negatively affect the environment in that other factors other than water usage will be considered and, as a practical matter, the criteria proposed is similar to the existing criteria.
 - (D) Designating the portions of the Day Area that are now zoned Residential-Rural as Rural Residential

on the Land Use Map will provide consistency between the general plan and an adopted specific plan, for which an EIR was prepared.

5. Alternative C is the project alternative advanced in the Final EIR and Supplement that would reduce the remaining unmitigated impact, impacts to rangeland vegetation, to an insignificant level. Alternative C is unacceptable for the reasons stated in the Statement of Overriding Considerations set forth in Exhibit A, and in the Final EIR. The mitigation measures advanced in the Supplement to reduce impacts to rangeland vegetation are stated therein as being within the jurisdiction of another agency, or otherwise unacceptable as stated in Exhibit A. It is further noted that the Supplement, Page 13, mitigation 4, is recommended for incorporation into the general plan in a slightly varying form, and other mitigations are unfeasible or unacceptable as stated therein and are outweighed by other benefits.
6. The adoption of the new General Plan as recommended herein is in the public interest because the recommended plan provides a guide for the growth and development of the County, maximizes the opportunities for the landowner to exercise personal and economic freedoms while providing protection to agricultural lands, wildlife and resources which are of economic value and contribute to the quality of life, resolves the major issues of importance to the County and its citizens, will provide greater certainty to land use decisions by the citizens due to the additional detail set forth in the plan over the existing plan, and addresses state issues in conformance with Government Code Sections 65300 through 65362.

NOW, THEREFORE, BE IT RESOLVED THAT the Modoc County Planning Commission hereby recommends to the Modoc County Board of Supervisors:

1. Certification of the Final EIR and Supplement as complete and adequate, and adopt the Statement of Overriding Considerations, attached hereto as Exhibit A, and
2. Adoption of the proposed Modoc County General Plan, as modified by Exhibit B, attached hereto.

On motion of Commissioner Tolbert and second by Commissioner Odgers, the above and foregoing Resolution was adopted by the Modoc County Planning Commission on the 9th day of August, 1988, by the following vote, to wit:

AYES: Commissioners Tolbert, Odgers, Schluter, Palmer, Beeson

NOES: None

ABSENT: None


Robert L. Schluter, Chairman
Modoc County Planning Commission


Pamela A. Birge, Secretary
Modoc County Planning Commission

EXHIBIT A

ENVIRONMENTAL FINDINGS OF
OVERRIDING SOCIAL AND ECONOMIC CONSIDERATIONS

The Commission finds that potentially significant impacts to rangeland vegetation are acceptable based on the following findings:

1. The draft General Plan Background Report indicates that 66% of the land in Modoc County is publicly owned, 7% is zoned Timberland Preserve, 6% is intensively irrigated cropland, and 1% is urban or subdivided. Thus 80% of the County is committed to ownership and use patterns which restrict land use choices, and which are protective of resources due to limited human activity, parcel size or ownership. Therefore, the remaining 20% must not be committed to overly restrictive land use regulations, and must remain available for a range of uses effected through personal choice and economics.

2. The troubled agricultural economy of the County as reflected by individual farmers and ranchers requires that these individuals retain development options which provide relief and support for operations which are viable.

The Background Report and public oral and written comment states the following. Agriculture is the cornerstone of Modoc County's economy. Decreasing land prices, increasing electric and other costs without a commensurate increase in commodity prices, and other regional and national factors beyond local control, have led to a high foreclosure rate. Throughout the general plan process, difficulty was experienced in defining an economic agricultural unit for dryland farming or grazing, due to the very personal economics of individual farming operations. Farmers and ranchers must retain rights to develop lands which are no longer economically capable of meeting agricultural production costs, and to provide supplemental support for other portions of their operations as need be. Such development might be in the form of subdivision, or involvement in resource management programs especially those offering monetary compensation to landowners. The County has made a commitment to agriculture in the draft General Plan which proposes protection of the most productive agricultural land as Exclusive Agriculture (80 acre minimums).

3. Impacts caused by subdivision are acceptable because subdivisions have historically provided, and can continue to provide, much needed tax dollars to the County.

County government revenues are not keeping up with mandated expenditure increases, a phenomenon experienced by many counties. One method to increase revenues is through increased property taxes generated by the sale of newly subdivided property. It is also noted that the County, in proposing an Economic Development Element to the General Plan which encourages diversification of the economic base, very clearly supports a variety of other economic endeavors aside from subdivision.

4. The Commission finds that impacts may in fact may not occur at the level projected in the EIR, because although land use regulation in the County has been minimal, less than one percent of the County is subdivided or intensively urbanized and projections indicate little change in these trends despite efforts to diversify the economy.

Over the past 15 years, the population of Modoc County increased by 2000 persons to 9500 on 1985, or a 1.5% increase per year. Projections for 1985 through 2000 indicate population will increase to 10,600, or less than 1% per year. Less than 1% of the County is urbanized or intensively subdivided. Throughout the County's history, land use restriction has been minimal and prolific growth simply has not occurred. Despite the efforts of

the County and it's citizens, prospects for permanent growth are limited over the life of this plan. The Economic Development Element cites tourism as the major prospect for increasing the economic base. Even so, the recommended plan does add a layer of increased regulation over the existing plan, including designation of Exclusive Agriculture at 80 acre minimum parcel sizes, buffer areas around these lands, clustered development, protection for threatened and endangered species and additional measures which allow a finding of no significant impact to several resources as cited in the Final EIR and this section.

Therefore, based on the above stated evidence and findings, the Commission finds that although potential significant environmental impacts may occur to rangeland vegetation resources, such potential effects are acceptable and are overridden by the above stated social and economic factors.

EXHIBIT B

RECOMMENDED MODIFICATIONS TO MAY 1988 GOALS, POLICIES AND ACTION PROGRAM

1. Page 3 - Table of Contents - Delete Appendix C Critical Wildlife Resource Areas; renumber Appendices D - F to "C - E".
2. Pages 16, 25 and 29 - Action Programs, M1 (page 16), M3 (page 25) and M2 (page 29) : Add after first sentence: Consult with appropriate agencies and persons in the preparation of such standards and criteria.
3. Page 32, Land Use Maps, Before last sentence, add sentence to read: When clusters of residential lots that do not meet the criteria triggering a general plan amendment are proposed and approved, primarily in the general agriculture category, the residential rural zone may be applied without requiring an amendment to the general plan land use map.
4. Page 32, 35 and related section of Action Program, Exclusive Agriculture, revise to read: The exclusive agriculture land use category includes lands with a combination of factors that make it suitable for protection and conservation for intensive and economically productive agricultural uses. Two sets of criteria that define exclusive agriculture, "highest value land" and "lower value land," are set forth below. The areas mapped as exclusive agriculture on the Land Use Map are broad-brush and not every parcel necessarily meets the criteria for exclusive agriculture. However, by designating exclusive agriculture areas it is intended that these areas will substantially remain in exclusive agriculture and the introduction of residential uses and smaller parcels will be minimized as provided in this policy plan.

Parcels within the exclusive agriculture designation on the land use map that substantially meet the criteria of the "highest value land" category should remain designated exclusive agriculture, and compatible zoning applied.

Parcels within the exclusive agriculture designation on the land use map that do not substantially meet the criteria of the "highest value land", but at minimum meet all the criteria of the "lower value land", may be considered on a case by case basis for either removal from the exclusive agriculture designation, or potential rezoning for other uses.

Parcels within the exclusive agriculture designation on the land use map that do not at minimum meet ALL the criteria of the "lower value land" may be dealt with in two ways: They may remain in the exclusive agriculture category, but rezoned from the agricultural exclusive zone. Or, parcels that are within the exclusive agriculture designation, but that are on the periphery of that area as designated on the Land Use Map may be removed from the exclusive agriculture designation without a general plan amendment in connection with the processing of a land use application. The County may, of course, process amendments to the General Plan to make corrections at other times on its own initiative.

CRITERIA FOR EXCLUSIVE AGRICULTURE

HIGHEST VALUE LAND:

The highest value lands within the exclusive agriculture category have all or substantially all the following characteristics:

A. SCS Capability Classification System soils rating Class II, Class III, or Class IV with a minimum depth of 2-3 feet.

B. The land is in an irrigation district and is served, or has adjudicated water rights.

C. The existing parcel, or contiguous parcels under the same ownership, is (are) 75 acres or more.

D. The parcel is within an established and recognized agricultural area.

LOWER VALUE LAND

Lands that qualify as exclusive agriculture shall at minimum exhibit All the following characteristics.

A. Class IV soils with a minimum depth of 2 - 3 feet.

B. The parcel is in an irrigation district but not currently served but has a realistic potential to be served; or is currently under irrigation or has been under irrigation for at least 7 of the last 10 years, most commonly in the form of deep wells or reservoirs.

C. The portion of the parcel which qualifies is 40 to 80 acres in size.

D. The parcel is located in an area where not more than 40% of the parcels in the surrounding agricultural area are smaller than 40 acres, or used for residential purposes.

5. Page 33, General Agriculture, paragraph 2, following first sentence, add: The value of these lands for present and potential agricultural uses such as irrigated pasture or cropland, dryland farming or other agricultural uses will be considered when development is proposed. Soils, water availability and the agricultural stability and future of the surrounding area are all factors that impact the value of these lands.

6. Page 33, 1st full paragraph, add to end: When land which does not meet the criteria for exclusive agriculture is on the periphery of the area designated exclusive agriculture, the County may process an amendment to the general plan land use map with a development application. When such land is not on the periphery and is substantially surrounded by other exclusive agriculture lands, the land shall remain designated exclusive agriculture but may be rezoned as appropriate and consistent with this policy plan.

7. Page 35, Add to #2: When development is proposed on lands in the general agriculture category, the value of those lands for present and potential agricultural uses, such as irrigated pasture or cropland, dryland farming, or other agricultural uses, will be considered. Soils, water availability, and the agricultural stability and future of the surrounding area are all factors that impact the value of these lands.

8. Page 36, Land Use Map, paragraph 2, change reference to Appendix D to "Appendix C."

9. Page 47, #20, correct to state "action #14" rather than policy #14.

10. Page 52, Scenic Highways; change the second sentence to read: State Routes 139 and 299 between Tulare Lake and Adin are included in the Master Plan of State Highways Eligible for Official Scenic Highway Designation.

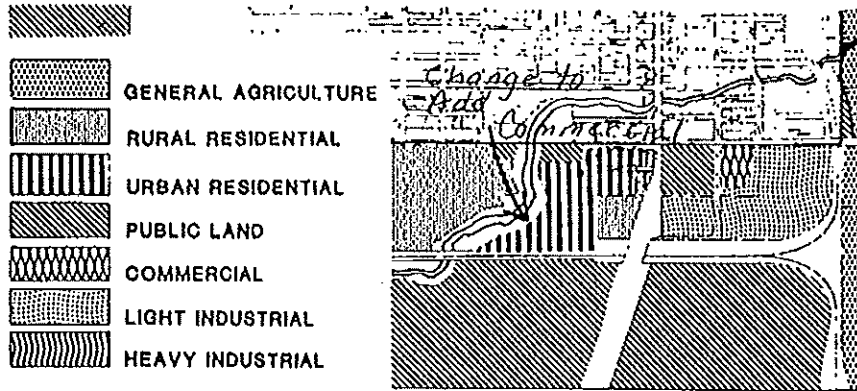
11. Page 54, Action Program, add #8: Coordinate determination of ultimate right of way and access spacing on State and County roads and highways in areas of development to assure for expansion and maintenance of facilities.

12. Page 55, Last paragraph, change "migration routes and " to read: ...key antelope migration routes and migration corridors, and areas with three or more resources in one location; ...

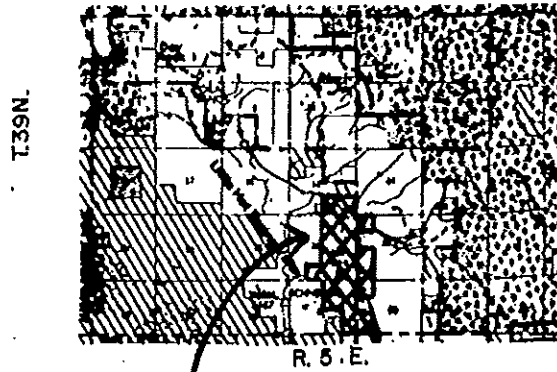
13. Page 66, number 10; Delete #10 and renumber 11 - 12 to "10 - 11."

14. Page 78, Delete first and second paragraphs; change first sentence in third paragraph to read: Modoc County is faced with several possibilities for job creation.

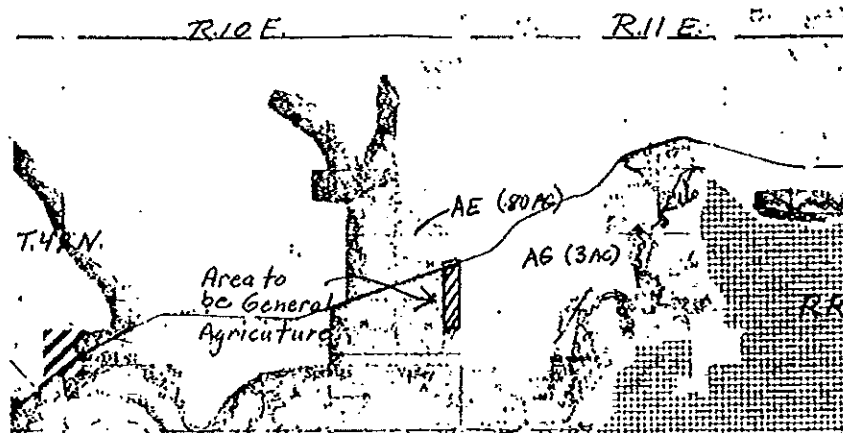
15. Page 78, add to end of third paragraph: The third possibility lies in attracting service based industries.
16. Page 80, from listing after second paragraph, delete the following: dude ranches, special photography "safaris" of wildlife preserves and wilderness areas, and enhancement of developing hunting guide services.
17. Page 81-82, delete list at top of page 82 and delete reference to the list on page 81.
18. Page 82, Policies, delete policy 5.
19. pages 84-85, j, delete reference to and listing of activities. Make similar deletion in action program.
20. XII. Action Program, make changes above within action program for consistency.
21. Page 90, Building Setback Requirements, #1, change to read: Key antelope migration routes/antelope migration corridors/deer migration corridors can be protected by a minimum building setback up to 1,320 feet.
22. Page 92, Appendix B, section "Antelope Migration Corridors": Change to read: Key Antelope Migration Routes/Antelope Migration Corridors/Deer Migration Corridors; add to end of section ...or routes
23. Page 92, Appendix B, following section in #8, above, add new section to read:
Three or More Critical Resources in One Location
 1. 80 acre minimum parcel size or larger:
 - no additional requirements necessary
 2. 40 acre minimum parcel size:
 - clustering of parcels and dwellings recommended
 3. Migration Routes/Corridors:
 - building setbacks of up to 1,320 feet recommended
 - antelope fencing standards are recommended for fences crossing antelope migration routes or corridors
24. Page 94, Appendix C Critical Wildlife Resource Areas: Delete in full. Place maps on file in Planning Department as part of Critical Wildlife Habitat Maps requiring documentation.
25. Appendices D, E, F: Relabel to "C, D, E."
26. Page 98, Key Antelope Migration Corridors, change to read: Key Antelope Migration Routes - Those areas where large numbers of antelope, due to topographic constraints and continuing historic migration patterns, must pass through very narrow corridors usually less than 1/4 mile wide, during periods of winter stress.
27. Countywide Land Use Map: Amend to designate as rural residential those areas encompassed by the Day Area Specific Plan that are zoned Residential-Rural 5 and 10 acre minimum parcel sizes.
28. Countywide Land Use Map: Amend with action by County to designate as rural residential or general agriculture any areas that are under consideration by the County for a discretionary land use permit and that are incorrectly designated as exclusive agriculture. At this time the area proposed by Kroesen for rural residential development should be amended to General Agriculture.
29. Alturas Area Land Use Map: Amend area designated attached as Commercial in addition to Urban Residential.



ALTURAS AREA LAND USE MAP: CHANGE TO ADD COMMERCIAL TO AREA INDICATED.



COUNTY WIDE LAND USE MAP: CHANGE TO RURAL RESIDENTIAL CONSISTENT WITH DAY AREA PLAN



COUNTY WIDE LAND USE MAP: CHANGE AREA INDICATED TO GENERAL AGRICULTURE

EXHIBIT C

PART THREE: COMMENTS AND RESPONSES TO COMMENTS ON SUPPLEMENTAL EIR

The Supplement to the Final EIR was circulated through the State Clearinghouse and the public was given notice of the 45 day review period. Two letters (attached) were received, one from Michelle Gallagher, California Department of Transportation, District 2, indicating that the proposed plan sufficiently addresses transportation and circulation issues, the other from Pete Bontadelli, Director, Department of Fish and Game. Although the comments from Caltrans do not necessarily address the EIR analysis, responses follow. The letter from the Department of Fish and Game does not require any response.

LAND USE - Action Program (page 16): Concern with notification and input concerning development standards, in order to facilitate review by the Department.

Response: During the normal environmental review process Caltrans is consulted on a variety of projects. However, as your comment points out, there are a variety of factors that may affect state highways, some not so obvious. **Action:** add to Action 1 at end of beginning statement: Consult with agencies in the preparation of such standards; Add to Action Program in Appendix.

FINANCING AND PHASING OF IMPROVEMENTS - (page 17): Comment that responsible agencies be consulted is assumed to include state responsible agencies.

Response: The reference is to any agencies to which the developer may have an obligation to provide an improvement. Such improvements or other obligations will be identified through the review process, in which state agencies participate. No other change proposed.

INDUSTRIAL AND COMMERCIAL LAND USE - (pages 25 and 29): Comment that the Department desires to review siting and development studies.

Response: Such criteria would be incorporated into the zoning or subdivision or other development standards as appropriate. State agencies would have the opportunity for review. **Action:** Propose same addition to Action Programs as under Land Use comment.

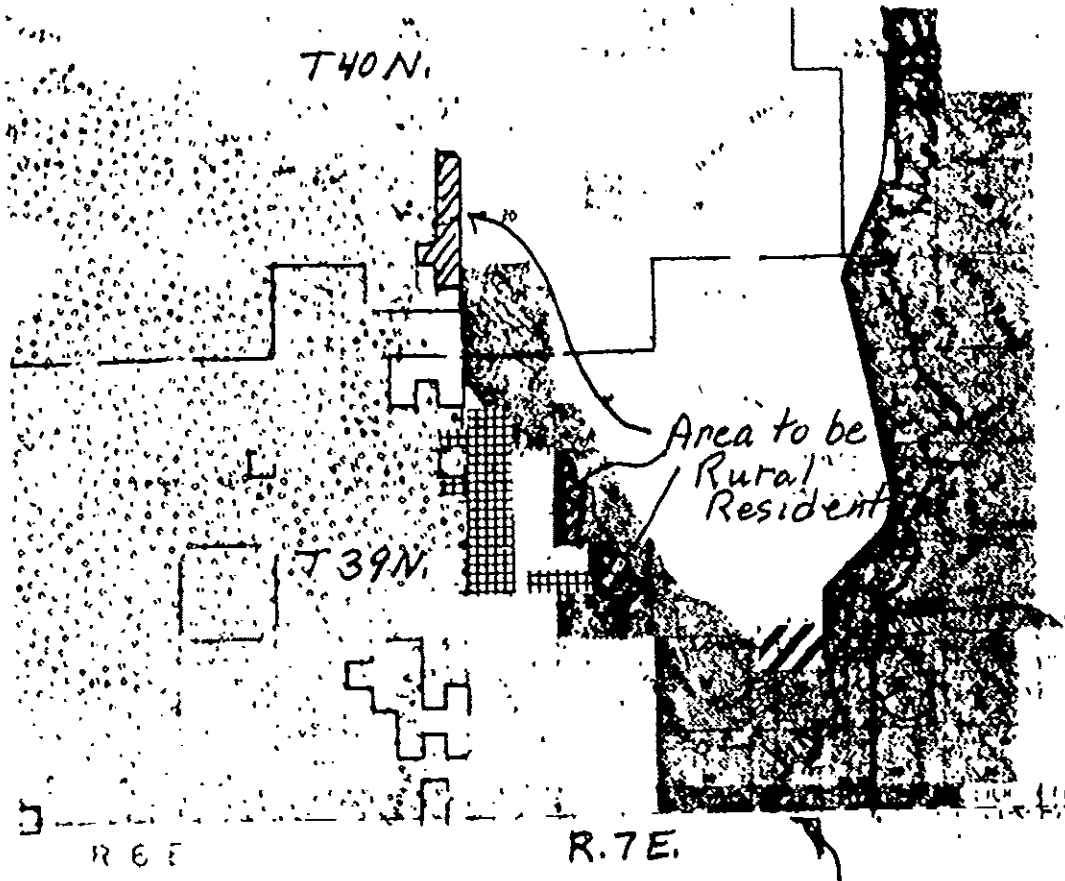
CIRCULATION - Policies and Action Program (pages 52 - 54): Comment that State Routes 139 and 299 have not been officially designated as Scenic Highways.

Response: Correction noted. **Action:** Propose to correct statement on page 52.

CIRCULATION - Action Program (page 54): Comment asking consideration of adding an action 9 concerning access and rights of way.

Response: Comment included in recommendations; Action: Action 9 proposed to be added and modified to also address County Roads.

EXHIBIT D



AMENDMENT TO MODOC COUNTY LAND USE PLAN
TO RURAL RESIDENTIAL

NOTICE OF DETERMINATION

TO: ~~XX~~Office of Planning and Research
1400 Tenth St., Room 121
Sacramento, CA 95814
~~XX~~ County Clerk
County of Modoc

FROM: County of Modoc
Environmental
Review Section
202 W. 4th St.
Alturas, CA 96101
(916) 233-3939

SUBJECT: Filing of Notice of Determination in compliance with
Section 21152 of the Public Resources Code.

PROJECT INFORMATION

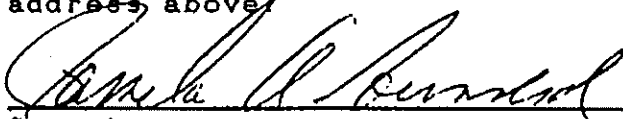
SCH #86022409

Adoption of revised Modoc County General Plan, including all elements and an economic development element. The housing element has primarily been reformatted. The General Plan addresses local issues such as agricultural land protection, wildlife protection and rural subdivisions. The plan has been under preparation since 1984.

This is to advise that on SEPTEMBER 19, 1988 the County of Modoc approved the above described project and made the following determinations regarding the above described project:

1. The project may have a significant effect on the environment, particularly rangeland vegetation.
2. An Environmental Impact Report and Supplemental EIR were prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were adopted for this project.
4. A statement of Overriding Considerations was adopted for this project.

The EIR and Supplemental EIR and record of project may be examined at the County of Modoc Planning Department, at the address above.



Signature

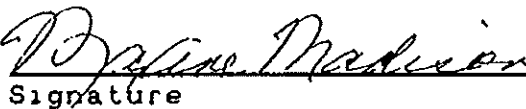
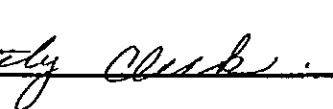
9/19/88

Date

AFFIDAVIT OF FILING AND POSTING

I declare that on _____ I received and posted this notice as required by California Public Resources Code Section 21152(c). Said notice will remain posted for 30 days from the filing date.

ENDORSED

Signature

Title

5/5/87

SEP 21 1988

MAXINE MADISON, COUNTY CLERK

By.....

1

Notary

Memorandum

To : 1. Projects Coordinator
Resources Agency

2. Ms. Pam Townsend, Director
Modoc County Planning Department
202 West Fourth Street
Alturas, CA 96101

From : Department of Fish and Game

Date : July 18, 1988

Subject : SCH 86022409 - Revision of Modoc County General Plan - Modoc County

The Supplemental Environmental Impact Report (EIR) and Draft General Plan revises all the elements of the General Plan except housing and adds an economic development element. The Supplemental EIR addresses modifications to the Draft General Plan which affect wildlife, agriculture, public uses, ground water recharge and other minor uses.

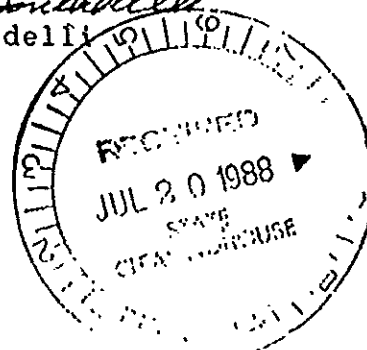
After reviewing the documents, we support the County's proposed changes to provide measures to protect wildlife resource values while still recognizing landowner needs.

We have made some minor editorial corrections in both documents and have already transmitted them directly to the County.

We are currently committed to supporting these documents and have participated in the first of many public hearings on these new documents.

If you have any questions regarding our comments, please contact Mr. A. E. Naylor, Regional Manager of Region 1, 601 Locust Street, Redding, CA 96001. His telephone number is (916) 225-2363.

Pete Bontadelli
Pete Bontadelli
Director



State Clearinghouse
Page 3
July 15, 1988

developer to defer some potentially expensive improvements until they are necessitated, 2) it assures that as example, when x number of lots are developed, that required mitigation be constructed before further expansion of the development occurs, and 3) development agreements in addition to subdivision map conditions are the necessary steps which the County and developer must pursue to allow Caltrans the ability to phase traffic improvements as opposed to requiring standard as appropriate to full buildout conditions.

INDUSTRIAL AND COMMERCIAL LAND USE (pages 25 and 29)

The document action plans for these land uses include initiating studies to address "essential public facility capacity and availability, public services, circulative and transportation facilities, and any other relevant infrastructure and service needs."

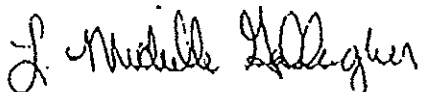
Caltrans would appreciate the opportunity to participate in the review of these studies.

CIRCULATION - Policies and Action Program (pages 52 - 54)

The document states under the topic of scenic highways "Presently, the only official designated scenic highway corridors in Modoc County are Highway 139 and 299 between Adin and Tulelake. Although these State routes are included in the Master Plan of State Highways Eligible for Official Scenic Highways Designation, they have not been officially designated."

The remainder of this section appears to very adequately address the Circulation Element goal "to maintain an efficient, safe, and environmentally sound comprehensive circulation and transportation system." We would ask, however, that the County consider adding to the Action Program, 9. Coordinate determination of ultimate right of way and access spacing on State highways in areas of development to assure expandibility of existing facility.

Thank you for the opportunity to review and comment on the revised draft Modoc County General Plan. Please do not hesitate to call me if you have any questions regarding these comments. I can be reached at (916) 225-3259. Please also provide us with a copy of the final document, when it is available.



L. MICHELLE GALLAGHER
IGR/CEQA Coordinator,
Environmental Services Branch,
District 2

LMG:rs

cc: GMDrennan, KPProvine, BFCorford, BCSmith/MNankervis/DDBennett,
Environment

- k. Fencing requirements/protection of irrigation systems and other standards to assure compatibility with adjacent agricultural uses

1. Standards/procedures to implement wildlife protection."

Although counties generally consult Caltrans when access is proposed to a State highway, (ingress and egress), many are not aware that we may have other direct permit involvement or should have the opportunity to consider potential impacts to the State highway facilities.

Caltrans Encroachment Permits may be required not only for access to development, but for utilities as noted in e, f, h. Also, information on b, c, g, i, j, k, and l will be necessary for Caltrans to determine, 1) potential impacts to, for example, drainage facilities or, 2) appropriate mitigations including their implementation and financing.

We are concerned about item L "Standards and Procedures to Implement Wildlife Protection (which is further discussed in Appendix A - "Development Criteria for Development within Critical Wildlife Habitats"), since one of the issues we consider is deer and antelope migration across State highways.

Our concern is that deer and antelope migration routes cross the State Highway System which could constitute a hazard to the traveling public. In cases where the Department of Fish and Game will institute appropriate protective measures (i.e., placement of antelope or deer fences) adjacent to the State highway, we would appreciate the opportunity to coordinate with them to ensure that movements will not be restricted to areas where there is currently a high mortality of these species.

FINANCING AND PHASING OF IMPROVEMENTS (page 17)

It is stated, "through the subdivision and environmental process, such improvements or services will be identified and their relationship to development established. Implementation will require an agreement to be executed among the County, the developer, and responsible service provider. The agreement will specify, at a minimum, improvements or services and their relationship to building permit issuance, that the improvement or the service must be established as set forth or the County reserves the right to prohibit building permit issuance until required services or improvements have been provided, and a procedure for review of the agreement."

We presume that responsible agencies (permitting agencies) are considered a "responsible service providers" and would participate in the above described development agreements. Caltrans supports this procedure for the following reasons: 1) it could allow the

State of California

Business, Transportation and Housing Agency

M E M O R A N D U M

To: State Clearinghouse
Office of Planning and Research
1400 Tenth Street
Sacramento, CA 95814

Attention John Keene

July 15, 1988

IGR/CEQA Review
02-Mod-139, 299, 39
Modoc County
General Plan

From: DEPARTMENT OF TRANSPORTATION - District 2
P. O. Box 2107, Redding, CA 96099

Subject: Review of the Revised Draft Modoc County General Plan

Caltrans, District 2 has completed review of the above-referenced document. It is our determination that this document sufficiently addresses transportation and circulation issues. We do, however, have a few comments and concerns we wish the County to consider regarding the following topics covered in the General Plan:

LAND USE - Action Program (page 16)

"Prepare comprehensive development standards for rural residential development which will ensure all new development is compatible with adjacent land uses and is environmentally and fiscally sound. Such standards will include:

- a. Minimum lot size
- b. Slope development grading
- c. Soil stability and suitability
- d. Ingress and egress
- e. Waste water collection and disposal
- f. Domestic water supply
- g. Drainage
- h. Electrical and phone service
- i. Long-term financing of maintenance activities
- j. Fire, flood, and other hazard protection

