



County of Lassen
Department of Planning and Building Services

- Planning • Building Permits • Code Enforcement • Surveyor • Surface Mining

July 11, 2019

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NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

As Lead Agency pursuant to the California Environmental Quality Act, Lassen County is preparing a Negative Declaration (#2019-001) for the following project:

Zoning & Building
Inspection Requests
Phone: 530 257-5263

Applicant: Lassen County
File No.: 700.05.05
Project: As required by Government Code Section 65302(c), and outlined in Government Code Article 10.6 (Sections 65580-65589.8), the Lassen County Department of Planning and Building Services has prepared a draft housing element update for the 2019-2024 planning period. Said element identifies existing and projected housing needs for all economic segments of the community and includes goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. Staff has incorporated comments from six community meetings conducted in Westwood, Standish, Bieber, Susanville, Doyle, and Janesville into the draft and has received preapproval from the California Department of Housing and Community Development for the draft.
Location: Countywide
Staff Contact: Stefano Richichi, Associate Planner

Pursuant to the California Environmental Quality Act, Lassen County is the Lead Agency for the project identified above and is preparing a Negative Declaration stating that there is no substantial evidence in the record, as currently filed, which indicates that the proposed project may have a significant effect on the environment.

The proposed Negative Declaration is available for review at the Lassen County Department of Planning and Building Services, 707 Nevada Street, Susanville, California, as well as on the Department's website at http://www.lassencounty.org/dept/planning-and-building-services/planning-and-building-services. The review period will be from July 15, 2019, to August 14, 2019. Any comments you may have regarding this proposed Negative Declaration must be submitted to the Lassen County Department of Planning and Building Services prior to the end of the review period.

The Planning Commission will hold a future meeting during which it will make a recommendation to the Board of Supervisors on the above items. Following the Planning Commission's meeting, the Board of Supervisors will consider adoption of the proposed negative declaration and draft housing element at a public hearing. Notice of the above meetings will be published in the Lassen County Times at least 10 days in advance.

For the County of Lassen,

[Handwritten signature of Maurice L. Anderson]

Maurice L. Anderson,
Environmental Review Officer

MLA:smr

Distribution (Notice with ND and IS): Distribution: Supervisor Gallagher; Supervisor Teeter; Supervisor Hemphill; Supervisor Albaugh; Supervisor Hammond; Assessor's Office; Building Official; CAO; County Counsel; County Fire Warden/CalFire; Health Department; OES; Road/Public Works; Sheriff; CA Dept. of Fish and Wildlife, Redding; CA Dept. of Fish and Wildlife, Wendel; Dept. of Housing and Community Development; DWR; State Clearinghouse; Pit River Tribe of California; Greenville Rancheria of Maidu Indians; Honey Lake Maidu; Susanville Indian Rancheria; Washoe Tribe of Nevada and California; Clear Creek CSD; Lassen County Waterworks; Leavitt Lake CSD; Little Valley CSD; Spalding CSD; Stones Bengard CSD; Westwood CSD; Frontier Communications; Herlong PUD; LMUD; PG&E; Plumas-Sierra REC; Surprise Valley Electrification Corporation; Susanville Sanitary District; Adin Fire Protection District; Big Valley Fire Protection District; Doyle Fire Protection District; Hallelujah Junction; Janesville Fire Protection District; Lake Forest Fire Protection District; Madeline Fire Protection District; McArthur Fire Protection District; Milford Fire District; Modoc National Forest; Spalding Fire Department; Standish-Litchfield Fire Protection Districts; State Fire Marshal; Susan River Fire Protection District; Susanville City Fire Department; Big Valley Unified School District; Fall River Unified School District; Fletcher Walker Elementary School; Fort Sage Unified School District; Janesville Elementary School; Johnstonville Union School; Lassen Community College District; Lassen Union High School District; Long Valley School District; Modoc Joint Unified School District; Ravendale School; Richmond Elementary School; Shaffer Elementary School; Surprise Valley Unified School; Susanville Elementary School District; Westwood School District.

700.05.05\NIND

PROPOSED NEGATIVE DECLARATION #2019-001

LEAD AGENCY: Lassen County

PROJECT NAME: Lassen County 2019-2024 Housing Element Update (File #700.05.05)

APPLICANT: Lassen County

PROJECT DESCRIPTION:

Under the requirements of state law, every city and county in California must prepare a housing element as part of its general plan. The housing element must document in detail existing conditions and projected needs in accordance with state housing law provisions. The element must also contain goals, policies, programs, and quantified objectives that address housing needs over the next five-year period. The proposed 2019-2024 Housing Element will serve as the County's guiding policy document that meets future needs of housing for all of the County's economic sections. The proposed 2019-2024 Housing Element will replace the existing 2014 Housing Element.

PUBLIC REVIEW PERIOD:

July 15, 2019 through August 14, 2019

PROJECT LOCATION:

Countywide

APNs:

N/A

FINDINGS:

1. On the basis of the attached initial study, the project will not have a significant effect on the environment.

Signature:



MLA
Maurice L. Anderson,
Environmental Review Officer

Date:

7-11-19

July 2019 | Initial Study

INITIAL STUDY #2019-001 FOR LASSEN COUNTY 2019-2024 HOUSING ELEMENT UPDATE (FILE #700.05.05)

Lassen County

Prepared for:

Lassen County

Contact: Maurice L. Anderson, Environmental Review Officer
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Susanville, California 96130
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Prepared by:

PlaceWorks

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**INITIAL STUDY #2019-001 FOR LASSEN COUNTY 2019-2024 HOUSING ELEMENT UPDATE
(FILE #700.05.05), LASSEN COUNTY**

DETERMINATION:

On the basis of this Initial Study:

- I find that the proposed project COULD NOT have a significant effect on the environment and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions to the project and mitigation measures have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT will be required.

Maurice L. Anderson

Kos Maurice L. Anderson,
Environmental Review Officer

7-11-19

Date

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|--------------------------------------|--|
| Project Title: | Lassen County 2019-2024 Housing Element Update (File #700.05.05), Initial Study #2019-001, Lassen County |
| Lead Agency Name and Address: | Lassen County Department of Planning and Building Services 707 Nevada Street, Suite 5 Susanville, CA 96130 |
| Project Location: | Countywide |
| Proponent's Name and Address: | Lassen County Department of Planning and Building Services 707 Nevada Street, Suite 5 Susanville, CA 96130 |
| General Plan: | Countywide – various |
| Zoning: | Countywide – various |
| Authority: | Section 65302(c) and Article 10.6 (Sections 65580 through 65589.8) of the Government Code |

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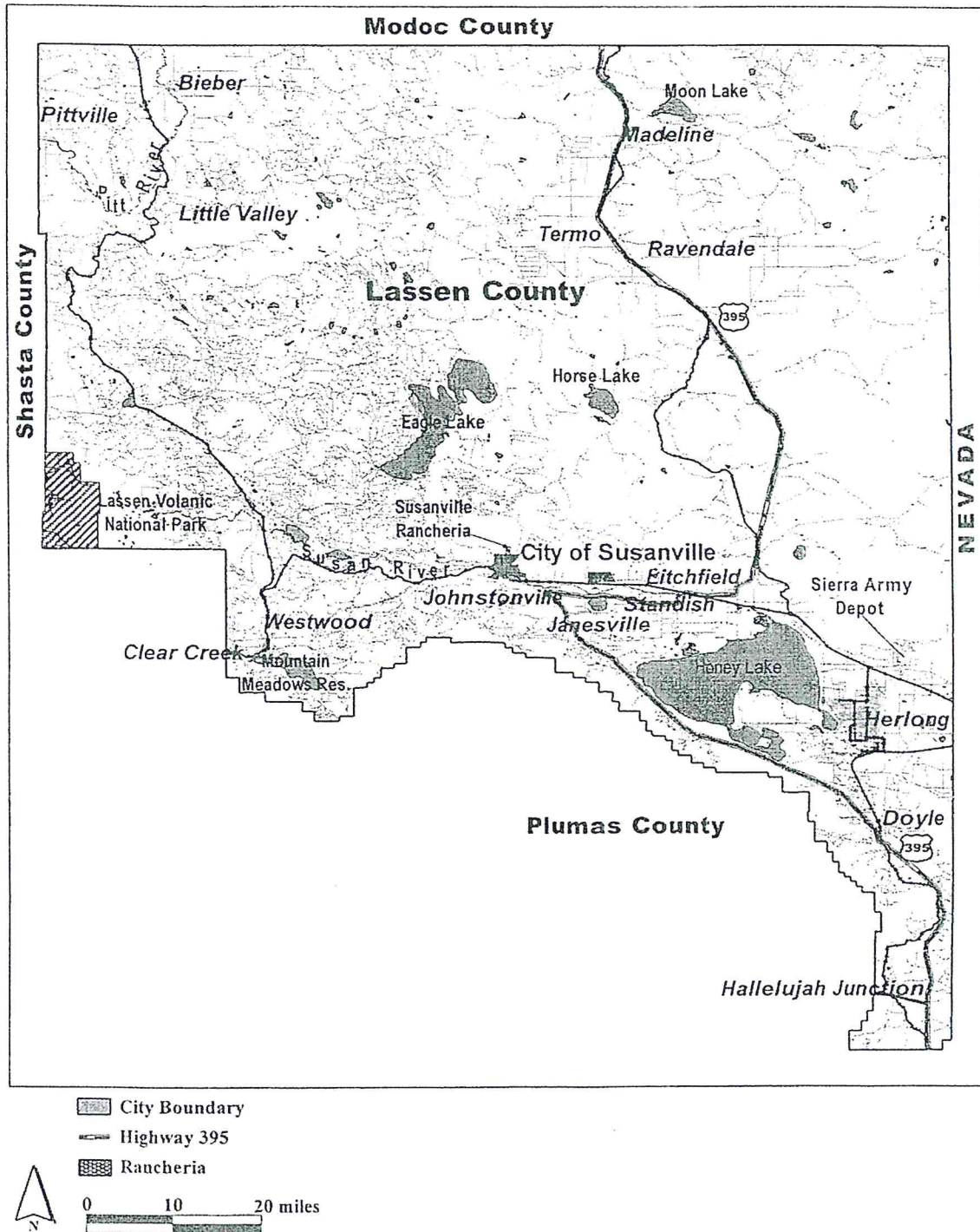
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ATTACHMENT

1. Draft 2019-2024 Lassen County Housing Element (available on the County Website: <http://www.lassencounty.org/dept/planning-and-building-services/planning-and-building-services>)

FIGURE-1 REGIONAL LOCATION MAP



Project Description:

Under the requirements of state law, every city and county in California must prepare a housing element as part of its general plan. The housing element must document in detail existing conditions and projected needs in accordance with state housing law provisions. The element must also contain goals, policies, programs, and quantified objectives that address housing needs over the next five-year period. The proposed 2019-2024 Housing Element will serve as the County’s guiding policy document that meets future needs of housing for all of the County’s economic sections. (See Attachment 1) The proposed 2019-2024 Housing Element will replace the existing 2014 Housing Element.

The Housing Element is a policy document that does not result in physical changes to the environment but encourages the provision of housing. While policies could require changes to the zoning ordinance or result in actions of the County that could result in physical change, none of the policies in the proposed project would result in physical changes to the environment. All development in the County is required to comply with the General Plan, Zoning Ordinance, and County standards. In addition, any discretionary actions require independent and project-specific environmental review.

Government Code, Section 65588(a)(2) “Review and Revision” requires that a newly proposed 2019-2024 Housing Element review the goals and policies of the previous housing element, and report on the attainment and disposition of the goals and policies. In many instances, the goals and policies from the previous Housing Element are continued through to the proposed 2019-2024. Table 1-1 and Table 1-2 include changes in goals, policies, or programs between the existing Housing Element and the proposed 2019-2024 Housing Element.

**Table 1-1
 Summary of Policy Changes Between Existing Housing Element and 2019-2024 Housing Element**

| Housing Policies and Goals | Continue/Modify/ Delete |
|---|--------------------------------|
| Goal HE-GP-1: Housing Need – Ensure that there is an adequate number of housing units at a range of densities sufficient to meet the current and future needs of County residents. | |
| HE-GP-1.A: Encourage a variety of housing opportunities affordable to the County’s workforce. | Continue |
| HE-GP-1.B: Where feasible, encourage developers to offer housing at a range of densities. | Continue |
| HE-GP-1.C: Promote the development of housing in community areas with existing infrastructure and services. | Continue |
| HE-GP-1.D: Encourage the development of higher-density development in areas in close proximity to services and transportation as well as in areas with adequate infrastructure. | Continue |

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| HE-GP-1.E: Support infill, mixed-use development, and redevelopment in towns as well as in areas adjacent to Susanville. | Continue |
| HE-GP-1.F: Encourage the production of second units and manufactured housing as additional source of affordable housing. | Deleted |
| Goal HE-GP-2: Affordable Housing – Encourage the development of housing affordable to all economic segments of the County. | |
| HE-GP-2.A: Identify and pursue available federal, state, and private financial resources for the provision of affordable workforce housing. | Continue |
| HE-GP-2.B: Make information on housing, housing programs, and housing assistance available to the public. | Continue |
| HE-GP-2.C: Work to expand homeownership opportunities for lower-income households. | Deleted. Replaced with HE-GP-2.D. |
| HE-GP-2.D: Work with developers to identify sites and potential funding sources for the development of affordable housing. | Deleted. Replaced with: Encourage the production of accessory dwelling units and manufactured housing as an additional source of affordable housing. |
| Goal HE-GP-3: Adequate Sites – Ensure the provision of adequate sites and facilities to support future housing needs. | |
| HE-GP-3.A: Maintain an inventory of vacant land that is suitable for residential development. | Continue |
| HE-GP-3.B: Ensure that sufficient vacant residentially zoned land is available to accommodate future growth in the County. | Continue |
| HE-GP-3.C: Avoid concentrations of high-density development, such as apartments, in any one area of the County by encouraging a range of residential zoning designations spread throughout the unincorporated communities in the County. | Deleted |
| Goal HE-GP-4: Special Needs Housing – Facilitate the development of housing to serve persons with special needs. | |
| HE-GP-4.A: Seek and support programs that address the housing needs of special needs groups such as seniors, persons with disabilities, farmworkers, those in need of temporary shelter, single-parent families, and large families. | Continue |
| HE-GP-4.B: Work with local agencies to identify and pursue funding for housing for special needs groups. | Continue |
| HE-GP-4.C: Facilitate housing opportunities for special needs groups, including person including with disabilities. | Continue |
| Goal HE-GP-5: Housing Conservation – Work to improve, maintain, and conserve the County’s existing housing stock. | |
| HE-GP-5.A: Encourage regular maintenance of housing as a means of converting existing housing stock. | Continue |

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| HE-GP-5.B: Work to rehabilitate the existing housing stock and strive to replace housing units in needs of repair. | Continue |
| HE-GP-5.C: Conserve the County’s existing stock of affordable housing. | Continue |
| HE-GP-5.D: Pursue state, federal, and other funding sources to assist lower-income households with water or sewage disposal system installations or upgrades required to preserve safe and sanitary housing conditions. | Continue |
| Goal HE-GP-6: Jobs-Housing Balance – Promote the development of balanced communities, including a range of housing types, with access to employment opportunities, community facilities, and adequate service to meet the needs of residents. | |
| HE-GP-6.A: Maintain a healthy jobs-to-housing balance. | Continue |
| HE-GP-6.B: Support the preservation and creation of employment opportunities in the County in order to increase homeownership opportunities for residents. | Continue |
| HE-GP-6.C: Continue to encourage both commercial/industrial and residential development in the County in order to maintain a balance between jobs and housing. | Continue |
| Goal HE-GP-7: Addressing Constraints – Address and, wherever possible, remove governmental constraints to the maintenance, improvement, or development of housing to meet the needs of County residents. | |
| HE-GP-7.A: Facilitate the development of infrastructure (sewer, water and access roads) in appropriate locations to better serve housing and job creation opportunities. | Continue |
| HE-GP-7.B: Maintain an efficient and streamlined permit processing system. | Continue |
| HE-GP-7.C: Provide incentives or fee deferrals for developments that provide housing affordable housing affordable to lower-income households. | Continue |
| HE-GP-7.D: Maintain an updated Zoning Ordinance in which residential development standards are clearly defined. | Continue |
| HE-GP-7.E: Whenever possible, provide priority processing to development that meet critical County needs, such as affordable housing. | Continue |
| HE-GP-7.F: Grant density bonuses for developers of affordable housing who comply with state requirements. | Deleted. This is now HE-GP-2.E. |
| HE-GP-7.G: Provide flexibility in zoning and land use controls to accommodate and encourage affordable housing development. | This is now HE-GP-7.F |
| HE-GP-7.H: Identify and remove constraints to housing for special needs groups, including persons with disabilities (including development disabilities). | This is now HE-GP-7.G. |
| Goal HE-GP-8: Fair Housing/Equal Opportunity – Promote equal housing opportunities for all persons without discrimination regardless of age, race, sex, marital status, ethnic background, household composition, sources of income, or other arbitrary factors. | |

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| HE-GP-8.A: Discourage discrimination in housing. | Continue |
| HE-GP-8.B: Promote housing opportunities for all persons, regardless of race, color, ancestry, national origin, religion, disability, sex, familial status, marital status, or other such arbitrary factors. | Continue |
| Goal HE-GP-9: Energy Conservation – Energy the use of energy and resource conservation in the development of housing in the County. | |
| HE-GP-9.A: Support energy conservation programs in the production and rehabilitation of affordable housing to reduce household energy costs. | Continue |
| HE-GP-9.B: Promote energy-efficient design in residential development. | Continue |

**Table 1-2
 Review of 2014-2019 Housing Element’s Proposed Programs**

| Housing Programs | Progress | Continue/Modify/ Delete |
|---|--|------------------------------------|
| <p>HE-1.A: Housing Diversity: Encourage developers of large subdivisions to include a range of housing types, including multifamily (in particular housing appropriate for extremely low-income households), smaller single-family units, and manufactured housing in their development. Use a variety of incentives including zoning and land use controls, flexible development standards, technical assistance, and expedited processing to promote affordable housing or to promote a range of housing types.</p> <p>Responsible Agency: Planning and Building Services Department, Planning Division</p> <p>Time Frame: As development applications are received</p> <p>Funding: No additional funding required, General Fund</p> | <p>No subdivisions have been processed since adoption of the last housing element, so no elements of this program have been implemented.</p> | <p>Continue</p> |
| <p>HE-1.B: Annual Reporting: At least once a year concurrent with preparation of its proposed budget, the Planning and Building Services Department will evaluate housing issues and needed programs for the upcoming fiscal year. The department will report annually on the County’s progress toward the implementation of the programs in the Housing Element in the General Plan Annual Report to the Board of</p> | <p>The County has not prepared recent annual housing element reports. The County will prepare annual reports during the 2019–2024 planning period.</p> | <p>Continue</p> |

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| <p>Supervisors.</p> <p>Responsible Agency: Planning and Building Services Department, Planning Division and Grants and Loans Division</p> <p>Time Frame: Annually</p> <p>Funding: No additional funding required, General Fund</p> | | |
| <p>HE-2.A: First-Time Homebuyer Program: Re-establish the County's first-time homebuyer program to help lower-income homebuyers, including those with extremely low incomes.</p> <p>Responsible Agency: Planning and Building Services Department</p> <p>Time Frame: Reestablish First- Time Homebuyer Program by June 2015</p> <p>Funding: HOME, CalHome</p> | <p>The County has not reestablished the first-time homebuyer program. The interest in this type of program is in Susanville. This program will not be continued.</p> | <p>Delete</p> |
| <p>HE-2.B: Affordable Housing Development Funding: Work with developers as well as state, federal, and nonprofit agencies to obtain available sources of funding for the development of affordable housing units (including for those with extremely low incomes) and maintain public outreach to increase awareness.</p> <p>Responsible Agency: Planning and Building Services Department</p> <p>Time Frame: 2014; ongoing and at least biannual contact with the</p> | <p>A project was proposed to serve those with mental illness (using Mental Health Services Act (MHSA) funds) but was not approved by the Board of Supervisors. They Board asked that County staff study what type of housing project or projects are most needed in the county for what types of residents. The County has hired a consultant to prepare a needs analysis and is working on how to spend affordable housing funds. The funds available to spend include MHSA, HOME program income, and No Place</p> | <p>Delete</p> |

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| <p>development community</p> <p>Funding: Various funding sources as identified in Table HE- 45, Summary of Financial Resources for Housing</p> | <p>Like Home funds (depending on who a particular project serves). These funds have not been used for capital improvements in the last several years. As part of the needs analysis, the County is looking at sites to build or units to rehabilitate or scattered sites for master leasing. The needs analysis should be completed by early 2020 so this program will no longer be included in the housing element.</p> | |
| <p>HE-2.C: Density Bonus Ordinance: Develop and adopt a density bonus ordinance in accordance with state law. The ordinance will specify that the County will grant a density bonus to developers that include a minimum specified percentage of extremely low-, very low-, low-, and moderate- income dwelling units within residential developments, in accordance with Section 65915 of the Government Code. Units designated for low income shall be required to remain affordable consistent with the requirements of the funding source.</p> <p>Responsible Agency: Planning and Building Services Department, Planning Division</p> <p>Time Frame: Adoption by March 2015</p> <p>Funding: General Fund, CDBG Planning and Technical Assistance funds</p> | <p>The County has not adopted a density bonus ordinance into the County Code but does adhere to the state density bonus statute.</p> | <p>Continue</p> |
| <p>HE-2.D: Second Unit Ordinance: Revise the regulations pertaining to</p> | <p>Currently, the Lassen County Code (Chapter 18.108.270)</p> | <p>Amend to reflect adoption of</p> |

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| <p>second units in the Zoning Ordinance in order to comply with state law. The revisions should reflect the new changes associated with California Government Code Section 65852.</p> <p>Responsible Agency: Planning and Building Services, Planning Division</p> <p>Time Frame: Within one year of Housing Element adoption</p> <p>Funding: General Fund</p> | <p>includes language pertaining to “second housing units” as well as “accessory dwelling units.” Currently there are no areas in Lassen County in which “accessory dwelling units,” as defined in Government Code Section 65852.2, shall be allowed by right, given the specific scarcity of public water, sewer, and fire services in Lassen County. All applications for accessory dwelling units shall be processed pursuant to Title 18 of the Lassen County Code and the General Plan. Pursuant to updates to state law regarding accessory dwelling units in 2016 and 2017 Lassen County adopted Ordinance 2018-07 confirming the approach to reviewing accessory dwelling units on a case by case basis due to public safety concerns. The ordinance was adopted in July 2018 and was forwarded to HCD after adoption.</p> | <p>accessory dwelling unit ordinance and continue.</p> |
| <p>HE-2.E: State and Federal Funds: To address extremely low- and low-income housing needs, apply for state and federal monies for direct support of low-income housing construction and rehabilitation. Rehabilitation funds will fund the County’s Housing Rehabilitation Program, which is designed to assist eligible households with improvements to the safety and appearance of their homes. Activities include, but are not limited to, improvements to address health and safety issues such as interior remodels; new windows, doors, and roofs; and/or</p> | <p>After the 2014 changes to the structure of the CDBG program related to revolving loan funds and program income, the County chose to no longer have a revolving loan fund. It currently has a program income account which provides greater flexibility in how funds can be spent. It allows them to spend funds on the highest priority that qualifies to use the funds. Outreach was regularly conducted when CDBG was active. In 2014 the County was awarded housing rehabilitation funds but hasn’t had a housing</p> | <p>Modify to reflect changes in funding sources and programs, and continue.</p> |

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| <p>other structural upgrades necessary to accommodate the units' occupants. The Planning and Building Services Department, Division of Grants and Loans will continue to assess potential funding sources, such as, but not limited to, the Community Development Block Grant (CDBG) and HOME. The County will also utilize the County's Housing Rehabilitation Revolving Loan Fund. Lassen County will also seek state and federal funding specifically targeted for the development of housing affordable to extremely low-income households, such as the Local Housing Trust Fund program and Proposition 1-C funds. The County will promote the benefits of these programs to the development community by posting information on its web page and creating a handout to be distributed with land development applications.</p> <p>Responsible Agency: Planning and Building Services Department, Grants and Loans Division</p> <p>Time Frame: 2014; ongoing and at least biannual contact with the development community</p> <p>Funding: General Fund, CDBG funds, HOME funds, and/or the Housing Rehabilitation Revolving Loan Fund</p> | <p>staff person since to administer them. It hasn't been able to spend the funds, so is giving funds back to the state. However, the County has received County Medical Service Plan funds and is going to use them for a combination of rental vouchers and tenant-based housing rehabilitation. Outreach will be conducted to get participants in those programs. No local housing trust fund has been established. It is challenging in a small county.</p> | |
| <p>HE-3.A: Adequate Sites: In order to maintain an adequate supply of</p> | <p>The County did not alter zoning for higher-density residential use</p> | <p>Continue</p> |

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| <p>land zoned for residential land use, continue to review General Plan and Area Plan land use designations and zoning and, in suitable areas where adequate water, sewer, and fire protection services are or can be made available, consider zoning for higher-density residential use including multifamily residential development. Continue to identify sites where new residential development could occur with a minimum of delay in complying with environmental regulations and the permitting process.</p> <p>Responsible Agency: Planning and Building Services Department, Planning Division</p> <p>Time Frame: 2014; ongoing</p> <p>Funding: No additional funding required, General Fund</p> | <p>since the previous Housing Element. There has not been any demand for higher-density housing in the unincorporated county. The County will look for additional sites when any existing available sites suitable for multifamily develop.</p> | |
| <p>HE-3.B: Housing Distribution: Use land inventory information and the County’s GIS database to assess the geographical distribution of assisted housing to ensure that housing opportunities are appropriately distributed and that no individual communities have a disproportionate share of such housing. Consider rezoning parcels if there is an under- or over-concentration of assisted housing in particular areas of the county.</p> <p>Responsible Agency: Planning and Building Services Department, Planning Division</p> | <p>The County completed a housing site feasibility study in 2018. Many candidate sites identified were in the City of Susanville due to infill potential and proximity to services. One category of sites was new construction or rehabilitation on multifamily sites in the county that are eligible to use County HOME funds. The County identified one preferred site in this category at 455-473 Johnstonville Road. The property has some existing buildings on it and was deemed a good candidate site for additional multifamily special</p> | <p>Continue</p> |

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| <p>Time Frame: Assess annually and when applications for new assisted housing are received</p> <p>Funding: No additional funds required, General Fund</p> | <p>needs housing development due to access to services, site topography and characteristics, the need for redevelopment of many existing buildings due to disrepair, and potential to use some existing buildings as common areas.</p> <p>Additionally, the County has had limited GIS analysis capacity since adoption of the previous Housing Element. It recently received approval to hire a GIS coordinator. That increase in staffing resources would allow the County to work more on implementing this program.</p> | |
| <p>HE-3.C: Multifamily Sites Preservation: In order to avoid the underutilization of land zoned for multifamily development, update the Zoning Ordinance to exclude detached single-family dwellings and duplexes as permitted in R 3 districts that are not components of a larger multifamily housing project.</p> <p>Responsible Agency: Planning and Building Services Department, Planning Division</p> <p>Time Frame: Revise Zoning Ordinance by June 2015</p> <p>Funding: No additional funds required, General Fund</p> | <p>The County has not updated the Zoning Ordinance to exclude detached single- family dwellings and duplexes as permitted uses in the R-3 district. This program doesn't make sense for the level and type of development experienced in the County.</p> | Delete. |
| <p>HE-3.D: Large Sites and Low-Income Development: Encourage land divisions and specific plans resulting in parcel sizes that facilitate multifamily developments affordable to lower-income households in light of state, federal,</p> | <p>There were no new multifamily developments in unincorporated Lassen County since the last Housing Element. No applications for this type of project were received.</p> | Continue |

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| <p>and local financing programs (e.g. 20–80 units). Offer incentives such as priority processing or expedited review, fee deferral, and density bonuses.</p> <p>Responsible Agency: Planning and Building Services Department, Planning Division</p> <p>Time Frame: 2014; ongoing</p> <p>Funding: General Fund</p> | | |
| <p>HE-4.A: Farm Labor Housing: To comply with the state Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6), amend the Zoning Ordinance to treat employee and farm labor housing that serves six or fewer persons as a single-family structure and permitted in the same manner as other single-family structures of the same type in the same zone (Section 17021.5). The Zoning Ordinance will also be amended to treat employee and farm labor housing consisting of no more than 12 units or 36 beds as an agricultural use and permitted in the same manner as other agricultural uses in the same zone (Section 17021.6) in zones where agricultural uses are permitted.</p> <p>Responsible Agency: Planning and Building Services Department, Planning Division</p> <p>Time Frame: Revised Zoning Ordinance by June 2015</p> <p>Funding: No additional funds</p> | <p>The Lassen County Code currently includes farm labor camps, which are allowed where there is a public road and where sanitary facilities are available. The County will revise the County Code, as needed, to ensure compliance with state law.</p> | <p>Continue</p> |

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| <p>required, General Fund</p> <p>HE-4.B: Farmworker Housing: Work with nonprofit affordable housing developers to identify and pursue funding for affordable farmworker housing. Provide assistance in the form of reduced development standards, fee deferrals, or financial and technical assistance to developers of affordable farmworker housing.</p> <p>Responsible Agency: Planning and Building Services Department, Planning Division</p> <p>Time Frame: Ongoing; meet with nonprofit affordable housing developers annually</p> <p>Funding: General Fund, as well as additional funding sources for farmworker housing such as HUD, USDA, and HCD</p> | <p>The County allows farm labor housing by right in some zoning districts. There has not been a large increase or decrease in demand for farm labor since adoption of the previous Housing Element. Aside from ranching, the agricultural industry in Lassen County is seasonal and generally employers provide housing for the seasonal workers. The County has not worked with nonprofits to pursue funding for farm labor housing and no projects were submitted for this type of housing so no incentives were utilized.</p> | <p>Continue</p> |
| <p>HE-4.C: Licensed Residential Care Facilities: Update the County's Zoning Ordinance to clearly define licensed residential care facilities and identify the zoning districts in which they are allowed. In conformance with the Lanterman Act, allow licensed residential care facilities serving six or fewer persons as a permitted use in all zones that allow single-family residential use. The Planning and Building Services Department will identify the districts in which facilities serving more than seven persons, including but not limited to group homes, may be located subject to a conditional use permit.</p> | <p>The County Code does not currently include residential care facility but does include a definition for "group home," which states:</p> <ol style="list-style-type: none"> (1) The operation is not legally related to the individuals supervised and is licensed by the state; and (2) Wherein one or more individuals is provided with room, board, specialized and distinctive care and supervision in a family environment, or where five or more individuals reside and are provided with room, board, ordinary care and supervision in a family | <p>Continue</p> |

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| <p>Responsible Agency: Planning and Building Services Department, Planning Division</p> <p>Time Frame: Revise Zoning Ordinance by June 2015</p> <p>Funding: No additional funds required, General Fund</p> | <p>environment. “Group home” includes, without limitation by reason of enumeration, receiving homes, and work or wage homes.</p> <p>The County will revise the County Code, as needed, to ensure compliance with state law.</p> | |
| <p>HE-4.D: Emergency Shelter Development: Assist nonprofit organizations in developing a homeless shelter and transitional living facility by sponsoring grants and, if possible, using funds from available welfare programs.</p> <p>Responsible Agency: Planning and Building Department, Division of Grants and Loans, Housing Division; County Health and Human Services Department</p> <p>Time Frame: When applications for shelters are submitted</p> <p>Funding: Emergency Shelter Grant (ESG) funds, HUD Continuum of Care grants, General Fund</p> | <p>There have been some discussions regarding sheltering the homeless. The County started conducting an annual point in time (PIT) count in 2017 and has continued to refine this methodology. The 2019 PIT results will be included in the needs analysis.</p> <p>There are no efforts under way to build a public homeless shelter or transitional living facility and the County hasn’t been approached by anyone interested in developing a shelter. There is a faith- based program run by Crossroads Ministries. Participants are subject to the Crossroads’ program requirements.</p> | Continue |
| <p>HE-4.E: Constraints to Disabled Housing: Analyze and determine whether there are constraints on the development, maintenance, and improvement of housing intended for persons with disabilities, consistent with Senate Bill 520 enacted January 1, 2002. The analysis will include an evaluation of existing land use controls, permit and processing procedures, fees and exactions, and building codes. If any</p> | <p>The County relies on the 2016 California Building Standards Code and has not made any amendments to the code. No other constraints have been identified in this housing element’s analysis. This program will not be continued.</p> | Delete |

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| <p>constraints are found in these areas, the County will initiate actions to address these constraints.</p> <p>Responsible Agency: Planning and Building Department, Planning Division</p> <p>Time Frame: 2014 and annually thereafter</p> <p>Funding: General Fund</p> | | |
| <p>HE-4.F: Reasonable Accommodation: Review the Reasonable Accommodation policy and adopt a Reasonable Accommodation Ordinance or procedure to provide exceptions in zoning and land use for housing for persons with disabilities. This procedure will be a ministerial process, with minimal or no processing fee, subject to approval by the Planning and Building Services Director applying the following decision-making criteria:</p> <ul style="list-style-type: none"> • The request for reasonable accommodation will be used by an individual with a disability protected under fair housing laws. • The requested accommodation is necessary to make housing available to an individual with a disability protected under fair housing laws. • The requested accommodation would not impose an undue financial or administrative burden on the County. | <p>The County has not adopted a reasonable accommodation procedure into its zoning.</p> | <p>Continue</p> |

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| <ul style="list-style-type: none"> The requested accommodation would not require a fundamental alteration in the nature of the County’s land use and zoning program. <p>Responsible Agency: Planning and Building Services Department, Planning Division</p> <p>Time Frame: Within one year of Housing Element adoption</p> <p>Funding: General Fund</p> | | |
| <p>HE-4.G: Single-Room Occupancy Units: Permit single-room occupancy dwelling units (SROs) within the R-2 and R-3 zoning districts by right and in the C T and C-R zoning district by conditional use permit. SROs are one housing type appropriate for extremely low-income households.</p> <p>Responsible Agency: Planning and Building Services Department, Planning Division</p> <p>Time Frame: Amend Zoning Ordinance by June 2016</p> <p>Funding: General Fund</p> | <p>The Lassen County Code does not currently discuss single-room occupancy units. The County will revise the County Code, as needed, to ensure compliance with state law.</p> | <p>Continue</p> |
| <p>HE-4.H: Special Needs Housing: Work with housing providers to ensure that special housing needs are addressed for seniors, large families, female-headed households, single- parent households with children, persons with disabilities and developmental disabilities, and homeless individuals and families. Seek to meet these special housing needs</p> | <p>The County sought funding and worked with housing providers to address special needs groups as follows:</p> <ul style="list-style-type: none"> Worked with Casa Serenity and Northern Valley Catholic Services on the proposed project (also mentioned under review of Program HE-2.B) to serve those with | <p>Amend to update funding sources and continue.</p> |

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| <p>through a combination of regulatory incentives, zoning standards, new housing construction programs, and supportive services programs. Program HE-7.D contains incentives the County plans to implement. In addition, the County may seek funding under the federal Housing Opportunities for Persons with AIDS, California Child Care Facilities Finance Program, and other state and federal programs designated specifically for special needs groups such as seniors, persons with disabilities, and persons at risk for homelessness.</p> <p>Responsible Agency: Planning and Building Services Department, Planning Division</p> <p>Time Frame: Ongoing; meet with providers annually</p> <p>Funding: General Fund</p> | <p>mental illness. It would have been funded with MHSA funds. It was not approved.</p> <ul style="list-style-type: none"> • Other MHSA funds are available for mental health services. • HUD Veteran Affairs Supportive Housing (VASH) vouchers are available to eligible Lassen County veterans through Plumas County • Community Development Commission. • No Place Like Home funds are available for the mentally ill homeless or those with mental illness at risk of homelessness. • Housing and Disability Advocacy Program (HDAP) funds are available for rental assistance to qualifying residents with disabilities on social security. • Family stabilization funds are available for welfare clients. • The County has applied for Homeless Emergency Aid Program (HEAP) and California Emergency Solutions and Housing Program (CESH) funds, both authorized and funded by SB 850 and SB 2. | |
| <p>HE-5.A: Conservation of Affordable Housing: Monitor and support the efforts of public and private nonprofit agencies in</p> | <p>No assisted units are at risk based on information from HCD, County staff, and the California Housing Partnership Corporation.</p> | <p>Amend to comply with updates to state law and continue.</p> |

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| <p>securing governmental or private funding to replace subsidized units that are at risk of converting to market-rate rental units. Cooperate in the application for state, federal, or private loans or grants and prepare letters or resolutions and/or provide technical assistance in support of this effort. There are no subsidized units currently at risk of converting to market rate during the ten-year period from the beginning of the planning period. If any units become at risk, the County will implement this program to address the at-risk units.</p> <p>Responsible Agency: Planning and Building Services Department, Grants and Loans Division</p> <p>Time Frame: Ongoing Funding: State, federal, and private funding sources</p> | | |
| <p>HE-5.B: Building Inspection/Code Enforcement: Continue efforts to identify substandard housing and housing in need of substantial rehabilitation. Once established, provide information about the County's rehabilitation program to low- and moderate-income households with homes or apartments in need of repairs.</p> <p>Responsible Agency: Planning and Building Department, Planning and Building Divisions</p> <p>Time Frame: Ongoing Funding: General Fund and/or</p> | <p>County Code Enforcement continues to identify if houses are substandard and in need of rehabilitation. Currently the County has one code enforcement officer, although it has funding for two positions. Since 2015 (when the Department of Planning and Building Services' permit tracking software was last updated), approximately 41 percent of code cases have related to building code violations including substandard buildings or unsafe structures. From 2015 to 2018, the County has averaged 117</p> | <p>Continue</p> |

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| <p>CDBG funds</p> | <p>cases/complaints per year, with 4 to 5 percent of those cases resulting in a red tag, which is a posting that the structure is unsafe to occupy. The remaining 59 percent of the cases opened since 2015 are related to land use issues—signs, use permit violations, unpermitted operations, abandoned vehicles, etc. In order of increasing severity, the County first seeks voluntary compliance, then assesses fines and penalties (in cases of noncompliance), later abates the nuisance itself (if noncompliance persists), and lastly, refers cases to the district attorney (as a final resort).</p> <p>In 2014 the County was awarded housing rehabilitation funds but hasn't had a housing staff person since then to administer them. It has not been able to spend the funds so is giving funds back to the state.</p> <p>However, the County has received County Medical Service Plan funds and is going to use them for a combination of rental vouchers and tenant-based housing rehabilitation. The County will be conducting outreach to get participants in those programs.</p> | |
| <p>HE-6.A: Economic Development: Identify, and, when warranted, facilitate economic development projects that will stimulate local and regional economic opportunities through the creation and retention of private sector job</p> | <p>In 2014 the County was awarded micro-enterprise financial and technical assistance CDBG funds. It hasn't implemented the financial assistance program but is doing the technical assistance, which includes marketing,</p> | <p>Continue</p> |

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| <p>opportunities. Facilitation will include sponsoring grant applications for economic development block grants.</p> <p>Responsible Agency: Planning and Building Department; Planning and Building Department, Division of Grants and Loans, Housing Division</p> <p>Time Frame: Annually or when NOFAs are released</p> <p>Funding: General Fund</p> | <p>accounting education and assistance, and more to qualifying small businesses. It has been a successful program. There were 19 applicants; six have dropped out and six are still participating.</p> | |
| <p>HE-7.A: Infrastructure Improvements: Apply for and continue to encourage service districts and nonprofit organizations in the application for state and federal grants to expand and improve community infrastructure, including water and sewer systems, and to improve structural fire protection services to serve residential development, especially affordable or special needs housing development. In addition, the County will continue to apply, as needed, for funding to facilitate the provision of infrastructure, including sewer and water systems, to support new industrial and commercial development.</p> <p>Responsible Agency: Board of Supervisors; Planning and Building Department, Planning Division</p> <p>Time Frame: Ongoing</p> | <p>The County was able to assist with the Leavitt Lake project with CDBG funds. That project included significant rehabilitation of sewer infrastructure. The County is also tracking the potential availability of funding from the California Public Utilities Commission for a 211 emergency alert system. The funding would be available for counties that do not already have a 211 system. Other achievements since 2011 reported on in the County's 2018 Hazard Mitigation Plan include:</p> <ul style="list-style-type: none"> • Adding a redundant fuel system for the (primary and secondary) 911 center backup generator to be both diesel and natural gas. • Implementing a public notification system (e.g., reverse 911) to increase alerts to the public to potential | <p>Continue</p> |

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| <p>Funding: CDBG, USDA funds, General Fund</p> | <p>emergency situations and hazards.</p> | |
| <p>HE-7.B: Annexation: Continue to work with the City of Susanville and community service districts to facilitate annexation and orderly expansion of residential development in areas adjacent to the city and in other areas of the unincorporated county that are planned for such uses, pursuant to applicable City and County policies, to facilitate residential development with access to existing municipal services and to support the provision of services to areas that are designated and zoned for housing development.</p> <p>Responsible Agency: Planning and Building Services Department, Planning Division; Local Agency Formation Commission (LAFCo)</p> <p>Time Frame: Ongoing</p> <p>Funding: General Fund, CSD funds</p> | <p>There have been no annexations or detachments from the County since adoption of the last Housing Element and none are anticipated. This program will not be continued due to limited County staff resources.</p> | <p>Delete</p> |
| <p>HE-7.C: Permit Processing: Regularly review the County's permit procedures to evaluate opportunities to reduce the cost and time of processing housing development permits.</p> <p>Responsible Agency: Planning and Building Services Department, Planning and Building Divisions</p> <p>Time Frame: No additional funds required</p> | <p>The County continues to review permit procedures and no changes have been made since the last Housing Element update.</p> | <p>Continue</p> |

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| Funding: Annually | | |
| <p>HE-7.D: Expedited Processing and Technical Assistance and Permitting Fees: As appropriate and feasible, provide expedited processing and/or technical assistance, provide flexibility in development standards, or defer permitting fees for developments that contain units that are affordable to lower-income households as well as special needs groups, such as persons with physical and/or developmental disabilities, in areas consistent with existing development policies. In particular, consider deferring fees for developments that are assisted through County programs or in conjunction with other County assistance.</p> <p>Responsible Agency: Planning and Building Services Department, Planning Division</p> <p>Time Frame: When applications for developments with units serving lower-income or special needs households are received</p> <p>Funding: General Fund</p> | <p>No applications were processed for this type of project so none of these types of assistance or preference were provided.</p> | <p>Continue</p> |
| <p>HE-7.E: Monitor Use Permit Process for Multifamily Housing Development The County will continue to track when applications are received, or discussions are had with potential applicants to develop multifamily projects in the R-3 and C-T districts. Currently a Conditional Use Permit (CUP) is required for all multifamily projects in the C-T district and for projects of five or more units in the R-3</p> | <p>The Lassen County Code continues to require that multifamily housing developments with 5 or more units obtain a CUP in the R-3 district and all multifamily developments require a CUP in the C-T district. There have not been any multifamily developments in unincorporated Lassen County since the last Housing Element; therefore, the</p> | <p>Continue</p> |

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| <p>district. The Planning Division will report to the Planning Commission on an annual basis on the possible constraints to multifamily development by requiring a CUP for this type of development. If constraints are identified, the County will resolve the constraint by recommending changes to CUP requirements in the R-3 and C-T districts to make more projects eligible for approval without a CUP.</p> <p>Responsible Agency: Planning and Building Services Department, Planning Division</p> <p>Time Frame: When conversations with potential applicants occur and applications for multifamily developments are received. Report to Planning Commission annually beginning in 2015.</p> <p>Funding: General Fund</p> | <p>County was not triggered to monitor the use permit process and identify constraints to multifamily development by requiring a CUP for this type of development. In addition, during pre-development discussions with potential applicants or developers the required CUP findings have not been raised as an issue or a deterrent to submitting applications for this type of project. However, to continue to monitor for any potential constraints, this program will be continued.</p> | |
| <p>HE-8.A: Equal Housing Opportunity: Make literature available on housing discrimination and fair housing resources at the County offices and on the County's website, community centers, libraries, and other areas in which the community gathers information.</p> <p>Responsible Agency: Planning and Building Services Department, Grants and Loan Division</p> <p>Time Frame: Ongoing</p> | <p>The County has a fair housing policy that it tells people about at the counter or on the phone when residents call about a fair housing issue or have a complaint. The County often receives calls about disputes between tenant and landlord and, sometimes, they are legitimate issues regarding fair housing.</p> | <p>Continue</p> |

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| <p>Funding: No additional funds required</p> | | |
| <p>HE-8.B: Fair Housing Referral: Continue to refer housing discrimination complaints to the appropriate state and federal agencies (HUD or the California Department of Fair Employment and Housing).</p> <p>Responsible Agency: Planning and Building Department; Planning and Building Department, Division of Grants and Loans, Housing Division</p> <p>Time Frame: Ongoing</p> <p>Funding: No additional funds required</p> | <p>The County did not refer any housing discrimination complaints to HUD or the California Department of Fair Employment and Housing since adoption of the previous Housing Element.</p> | <p>Continue</p> |
| <p>HE-8.C: Transitional and Supportive Housing: In order to fully comply with SB 2 (Cedillo), amend the Zoning Ordinance to allow transitional and supportive housing in all zones allowing residential uses in the same way other residential uses are allowed in those zones</p> <p>Responsible Agency: Planning and Building Services Department</p> <p>Time Frame: Amend Zoning Ordinance by June 2015</p> <p>Funding: No additional funds required</p> | <p>The Lassen County Code currently allows transitional and supportive housing types in the Commercial- Residential (C-R) District and the Town Service (C-T) District by-right. The County will revise the County Code, as needed, to ensure compliance with state law.</p> | <p>Continue</p> |
| <p>HE-9.A: Weatherization Programs: Cooperate with nonprofit groups offering home weatherization programs by assisting in publicizing</p> | <p>Weatherization is always part of the guidelines for any housing rehabilitation program when active. It is a very important part</p> | <p>Continue</p> |

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| <p>their programs and by endorsing grant applications. Furthermore, offer weatherization assistance to lower-income households through the County’s rehabilitation program once funding has been secured and the program is re- established.</p> <p>Responsible Agency: Planning and Building Services, Planning, Building, Grants and Loans Division</p> <p>Time Frame: Ongoing</p> <p>Funding: CDBG and/or HOME funds</p> | <p>of the program. The County’s rehabilitation program is not currently active. However, the Lassen County Economic Development Corporation offers no- cost weatherization services to lower- income households. It is not a county agency but it does these types of improvements, as well as providing wood/propane vouchers in the winter.</p> | |
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Project Location, Environmental Setting, and Surrounding Land Uses:

In September 1999, the Lassen County Board of Supervisors adopted the Lassen County 2000 General Plan, which is a document that constitutes Lassen County’s comprehensive plan for the development of the County. The General Plan is the foundation for zoning, subdivision regulation, and other planning decisions. The Housing Element is one of the eight elements included in the General Plan. The Housing Element has been updated over the years; the 2019-2024 Housing Element is a continuance of this update process. A General Plan amendment would be required to include the 2019-2024 Housing Element, if adopted by the County.

The proposed project would affect land within Lassen County, which is located in northeastern California, as shown in Figure 1-1, *Regional Location Map*. Lassen County is bordered by Modoc County on the north, Plumas County on the south, Shasta County on the west, and Washoe County in Nevada on the east.

Lassen County has a total area of 3,001,780 acres (4,690.3 square miles), and over 63 percent of the land area in Lassen County is administered by federal, state, or local agencies. The primary transportation corridors are State Routes (SR) 36, 44, 139, and 2999, and U.S. Highway 395 (U.S. 395). SR 36 leads west from Susanville through the community of Chester, terminating in Red Bluff; SR 44 runs northwest and terminated at SR 89 in the Lassen National Forest. SR 139 starts in Susanville and heads north past Eagle Lake, terminating at SR 299. SR 299 runs east to west in the northwestern corner of the County. US 395 connects Lassen County to Reno, to the south, and Oregon, to the north.

ACRES: 3,001,780 acres

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VEGETATION: Countywide – various

WILDLIFE: Countywide – various

HYDROLOGY: Countywide – various

SOILS: Countywide – various

GEOLOGY: Countywide – various

Regulatory Setting:

Government Code Section 65583 states that the housing element shall consist of an identification and analysis of existing and projected housing needs, as well as a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing.

1. LAND USE AND PLANNING. Would the project:

| | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| a) Physically divide an established community? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

DISCUSSION:

a - b) **No Impact.** The proposed Housing Element Update is consistent with the land uses detailed in the County’s General Plan; the proposed Housing Element Update would not remove policies that protect environmental resources. The proposed Housing Element is a policy-level document that encourages the provision of various housing types and affordability levels. The proposed Housing Element Update does not provide any specific development proposals, nor does it permit any entitlements for development. The proposed Housing Element Update anticipates land uses that are consistent with the current land use designations of the General Plan Land Use Element and Land Use Map. Future residential projects, as a result of the proposed Housing Element Update, would be required to comply with the policies in the General Plan regarding land use and Zoning Ordinance requirements associated with zoning districts, allowable uses, and development standards. All future residential development occurring within the County would be required to be evaluated in accordance with local regulations, including the General Plan and Zoning Ordinance. Environmental impacts of subsequent development projects would be considered on a case-by-case basis, pursuant to CEQA. Thus, the implementation of the proposed Housing Element Update would have no impact to physically dividing a community or conflicting with a land use plan, policy, or regulation.

2. POPULATION AND HOUSING. Would the project:

| | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|-------------------------------------|-------------------------------------|
| a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

DISCUSSION:

- a) **Less Than Significant Impact.** The proposed Housing Element Update contains housing goals intended to encourage housing to meet the County’s housing needs. The expectation is that as growth occurs consistent with the existing General Plan, housing would be provided that serves all income levels of the County, including both moderate- and low-income residents. The proposed Housing Element is a policy-level document that encourages, but does not require, the provision of a range of housing types and affordability levels. The proposed Housing Element Update does not include specific development proposals, nor does it allow for entitlements for development that would induce population growth. According to the Regional Housing Needs Allocation (RHNA) for the 2019-2024 Housing Element period, 77 units would be required. Based on the average household size in Lassen County of 2.42 persons per household, the implementation of the proposed Housing Element Update has the potential to increase the County’s population by approximately 186 if all of the 77 units were new to the County, and all of the residents were also new to the County (DOF 2018). It is also possible that existing residents that are currently sharing homes may locate to new units. If all new units are occupied by new residents, the change in population represents 1.17 percent of the 2018 population of the County, which is 15,957 people. The population of the County is projected to decline to 15,946 in 2020, which represents a decrease of 0.07 percent from the 2018 population. By 2050, the population is expected to decline to 14,548 which is a decrease of 8.82 percent from the 2018 population. As the proposed project does not increase the amount of land available for housing, and all development must be consistent with the existing General Plan, subsequent development is considered consistent with the

projected growth in the County's General Plan. Therefore, growth-inducing impacts would be less than significant.

- b) **No Impact.** The proposed Housing Element Update encourages the provision and preservation of various housing types and affordability levels to meet Lassen County's housing needs. Implementation of the proposed Housing Element Update would not displace existing people or housing within the County; therefore, no impact would occur.

3. GEOLOGIC PROBLEMS. Would the project:

| | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: | | | | |
| i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| ii) Strong seismic ground shaking? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| iii) Seismic-related ground failure, including liquefaction? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| iv) Landslides? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Result in substantial soil erosion or the loss of topsoil? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Directly or indirectly destroy a unique paleontological | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

resource or site or unique geologic feature?

DISCUSSION:

Setting

Lassen County is affected by a number of fault zones; the majority of these fault zones are located on the borders of the County, however, there are a number of faults located in Honey Lake Valley and adjacent to Eagle Lake (CDC 2015a).

A number of areas within Lassen County are located within an Alquist-Priolo Earthquake Fault Zone. The Standish, Stony Ridge, Milford, Herlong, Calneva Lake, Boyle, McKessick Peak, and Constantia quadrangles area located in the southeastern portion of the County. The Day, Pittsville, Coble Mountain, Jellico, and Swans Hole quadrangles are located in the northeastern corner. Earthquakes of magnitude 5.0 or greater have occurred on fault systems in the region.

The General Plan includes measures that reduce seismic-related hazards, such as the following measures:

- Safety and Seismic Safety Element Implementation Measure 7 requires all structures, both public and private, to strictly adhere to the Uniform Building Code regarding earthquake-safe standards for Seismic Zone 2.
- Open Space Element Policy OS-19 requires the County to consider geologic hazards, including, but not limited to, Alquist-Priolo Earthquake Fault Zones, when reviewing proposed development projects or land use designations and zoning which would facilitate residential and community development.
- Open Space Element Implementation Measure OS-J requires that proposed projects be reviewed with respect to locations in or near areas having documented geologic hazards.

Expansive soils have the potential to significantly shrink or swell with changes in moisture content. The type and amount of the silt and clay content in the soil will determine the amount of shrink or swell associated with the various levels of water content. Soils comprising of sand and gravel are not expansive. Expansive soils are most likely to be found in basins and basin rims, and any structure located on expansive soils can be significantly damaged should the soil suddenly shrink or swell.

- a - f) **No Impact.** The proposed Housing Element Update provides policies and programs designed to facilitate the construction and conservation of housing. This could have the ability to increase people and structures to the exposure of seismic hazards, including rupture of a fault, strong seismic shaking, and seismic-related ground failure. Similarly, future development could result in construction on expansive or erosive soils, or be proposed in areas subject to landslide or collapse. As a policy level document, the proposed Housing Element will not result in physical development. All of the policies

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apply to land already designated for development. As the County General Plan already allows development subject to adopted development standards that address geologic hazards, and since the proposed Housing Element does not change the areas allowed for development, the proposed project will have no impact to geologic resources.

4. HYDROLOGY AND WATER QUALITY. Would the project:

| | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: | | | | |
| i) result in substantial erosion or siltation on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site; | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| iv) impede or redirect flood flows? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

DISCUSSION:

- a - e) **No Impact.** Future residential development within the County could result in construction and operational impacts to water quality and discharge standards. Potential impacts during construction include grading and vegetation removal which could expose soil to erosion during construction activities, and operational impacts may include the use of fertilizers, herbicides, and pesticides as well as motor vehicle operation and maintenance. All new residential development projects within the County would be subject to the National Pollutant Discharge Elimination System (NPDES) Stormwater Permit enforced by the Regional Water Quality Control Board (RWQCB). The NPDES Stormwater Permit requires that the County impose water quality and watershed protection measures for all development projects and prohibits discharges from causing violations of applicable water quality or from resulting in conditions that create a nuisance or water quality impairments in receiving waters.

Compliance with the provisions of the NPDES and best management practices (BMPs) would reduce erosion and siltation impacts of future development. Moreover, the County's water supply is provided by various water purveyors or by individual wells. Lassen County Code Title 17, *Groundwater*, discusses extraction and exportation of groundwater as well as groundwater depletion. Compliance with the NPDES and Lassen County Code Title 17, as well as the implementation of BMPs would ensure that the proposed Housing Element Update would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.

Additionally, future development within the County would be subject to Lassen County General Plan Land Use Element LU-46, which discourages development that is inappropriate in areas subject to flooding as identified in the most recent and effective Flood Insurance Rate Maps and Lassen County Code 12.26, *Flood Damage Prevention*, which is designed to prevent public and private losses due to flood conditions. Moreover, Lassen County is located in the northeastern portion of California, and is not near the ocean; therefore, there is no potential for tsunamis to occur. The potential to expose structures or people to flood hazards, or inundation by seiche or mudflow exists.

However, the proposed Housing Element Update is a policy-level document that encourages the provision of a range of housing types and affordability levels. The proposed Housing Element Update does not include site-specific design or development proposals, nor does it permit development entitlements. All future development within the County would be required to comply with local regulations, including the General Plan and Zoning Ordinance. Environmental impacts as a result of new development would be considered pursuant to CEQA on a case-by-case basis. Thus, the implementation of the proposed Housing Element Update would have no impact on hydrology and water quality.

5. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:

| | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| a) Conflict with or obstruct implementation of the applicable air quality plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Expose sensitive receptors to substantial pollutant concentrations? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Setting

Lassen County is located in the Northeast Plateau Air Basin, and the Lassen County Air Pollution Control District (LCAPCD) is the primary agency responsible for meeting state and federal ambient air quality standards for all criteria pollutants in Lassen County. LCAPCD and other Northeast Plateau districts collaborate to maintain the region’s portion of the State Implementation Plan. As of 2017, Lassen County’s PM₁₀ and PM_{2.5} designations are unclassified and in attainment, respectively, for federal- and state- area standards (CARB 2017).

DISCUSSION:

a - d) **No Impact.** If a project is inconsistent with the growth assumptions of the regional air quality attainment plans, then it would conflict with or obstruct the implementation of such plans. Projects that result in an increase in population growth, as identified in local general plans and/or community plans, would be considered inconsistent with the air quality attainment plan (AQAP). The proposed Housing Element Update would be consistent with growth projections used by LCAPCD for its air quality attainment plan, as it does not identify specific development proposals nor does it include changes to land use designations in the County.

All state ambient air quality standards in Lassen County except the standards for PM₁₀, Carbon Monoxide, and Hydrogen Sulfide, which are unclassified, are within attainment (CARB 2017). Future development as a result of the implementation of the proposed

Housing Element Update could result in an increase in criteria pollutants during construction activities, such as excavation and grading, and operational activities, which could also contribute to the nonattainment status of the Northeast Plateau Air Basin. Moreover, future residential development as a result of the implementation of the proposed Housing Element Update would be considered sensitive receptors that could be exposed to pollutant concentrations; residential developments are not considered a source of emission, such as odors, that would adversely affect a substantial number of people. Future development would be required to comply with local regulations such as the General Plan policies related to air quality, conform with the AQAP, and meet the thresholds of the National Ambient Air Quality Standards (NAAQS) and LCAPCD during construction and operation. Additionally, all future residential projects would also be required to be in compliance with local regulations, including the Zoning Ordinance, and environmental impacts of specific projects would also be considered, pursuant to CEQA, on a case-by-case basis. Specifically, future residential development projects would be required to be in compliance with the Natural Resources Element Policies of NR-74 and NR-75, and Implementation Measures NR-Q, NR-R, NR-S, related to air quality.

6. TRANSPORTATION. Would the project:

| | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, or roadway, bicycle, and pedestrian facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Result in inadequate emergency access? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Adversely affect rail, waterborne or air traffic? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

DISCUSSION:

- a) **No Impact.** The proposed Housing Element Update does not include specific development proposals, nor does it grant development entitlements. Future development within the County would be required to comply with the General Plan policies pertaining to alternative transportation, such as Circulation Element Policy CE-26, which indicates the County’s support for the development and maintenance of safe and efficient alternative transportation routes to promote non-motorized forms of transportation; Circulation Element Policy CE-27 indicates that developers are required, as a condition of approval, to contribute to the development of previously identified public trail projects if there is a direct connection between growth and development, and the need for trails and pathways. The proposed Housing Element Update would not conflict with any a program, plan, ordinance, or policy addressing the circulation system; no impact would occur.
- b) **No Impact.** The proposed Housing Element Update does not provide for specific development or design proposals, nor does the proposed project result in the change of location or density of housing allowed by the existing General Plan. Thus, the project does not result in changes to the level of service or vehicle miles traveled. Therefore, as the proposed Housing Element Update does not result in changes to existing conditions, no impact would occur.

- c-d) **No Impact.** The proposed Housing Element is a policy-level document that does not grant development entitlements, nor does it provide for specific development or design proposals such as emergency access, site design, or parking. Future development would be required to comply with General Plan policies related to traffic and circulation. As a result, the proposed Housing Element Update would have no impact to increasing hazards due to design features and incompatible uses or resulting in inadequate emergency access.

- e) **No Impact.** The proposed Housing Element is a policy-level document, and does not include specific development or design proposals, nor does it permit development entitlements. Future development as a result of the proposed Housing Element Update could impact rail, waterborne, or air traffic in the County. However, future development would be required to analyze environmental impacts, including transportation-related impacts, pursuant to CEQA. Therefore, the proposed Housing Element Update would have no impact on affecting rail, waterborne, or air traffic.

7. BIOLOGICAL RESOURCES. Would the project:

| | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

DISCUSSION:

a - f) **No Impact.** The proposed Housing Element Update does not include specific development designs or proposals, nor does it grant development entitlements. The proposed Housing

Element Update does not propose policies or programs that would conflict with the existing policies regarding the protection of biological resources in the General Plan. Future development, as a result of the implementation of the proposed Housing Element Update, would be required to analyze environmental impacts and comply with the environmental reporting requirements pursuant to CEQA, on a case-by-case basis.

Future development as a result of the implementation of the proposed Housing Element Update could result in adverse impacts to sensitive natural communities such as riparian habitat and federally protected wetlands. However, as the proposed Housing Element Update is a policy-level document, no impacts would occur. Additionally, environmental impacts of future developments would be analyzed pursuant to CEQA and County requirements and would identify and provide mitigation for any impacts to native wildlife corridors or nursery sites impacted by subsequent development of the proposed Housing Element Update. Moreover, the implementation of the proposed Housing Element Update would not cause adverse impacts to special-status species. Future residential development would be required to comply with CEQA and the Lassen County Code, and as a result, the proposed Housing Element Update would not conflict with any local policies or ordinances regarding the protection of biological resources. Additionally, Lassen County does not have an adopted habitat conservation plan or natural community conservation plan (CDFW 2018).

8. MINERAL RESOURCES. Would the project:

| | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-------------------------------------|
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

DISCUSSION:

a-b) **No Impact.** Pursuant to the Assembly Bill (AB) 3098 List, there are 24 mines operating in Lassen County (CDC 2019). Although Lassen County has identified mineral resources, the County does not have any Mineral Resource Zones (MRZ) identified by the state (CDC 2015b). The proposed Housing Element is a policy-level document that does not include specific development proposals, nor does it grant any entitlements for development. Future development as a result of the implementation of the proposed Housing Element Update would be required to comply with local regulations, including the General Plan and Zoning Ordinance. Additionally, environmental impacts, of specific projects, would be considered pursuant to CEQA on a case-by-case basis. Thus, no impact to mineral resources would occur.

9. HAZARDS AND HAZARDOUS MATERIALS. Would the project:

| | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

DISCUSSION:

a-d) **No Impact.** The proposed Housing Element Update encourages the provision of a range of housing types and affordability levels and does not include specific development proposals

or development entitlements. However, future development of residential units constructed as a result of the proposed Housing Element Update could create a significant hazard to future residents through the exposure to the routine transport, use, or disposal of hazardous materials; through exposure to reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment; through the exposure of the handling or emission of hazardous materials, or by locating residential development on a site included on a list pursuant to Government Code Section 65962.5. However, such impacts would be dependent on the location of future residential development and the nature of surrounding land uses.

All businesses in the County handling hazardous materials are subject to the hazardous materials and regulations of the Lassen County Environmental Health Department. The Lassen County Environmental Health Department, which is the Certified Unified Program Agency (CUPA) for the City of Susanville and the unincorporated areas within the County, issues permits to and conducts inspections of businesses that use, store, or handle quantities of hazardous materials and/or waste greater than or equal to 55 gallons, 500 pounds, or 200 cubic feet of compressed gas at any time. The Hazardous Material Management Plans, that include an inventory of hazardous materials used, handled, or stored at any business in the County, are implemented by CUPA. The department also issues permits to and inspects businesses that handle acutely hazardous materials.

Lassen County and other state and local agencies, such as the Department of Toxic Substances Control and Lassen County Environmental Health Department, regulate hazardous materials in coordination with one another. The County enforces Title 26, Division 6, *California Highway Patrol*, of the California Code of Regulations (CCR) to reduce impacts associated with accidental release from the transportation of hazardous materials on roads in the County, and the potential for an increased demand for incident emergency response. Moreover, the Lassen County Environmental Health Department enforces workplace regulations that are applicable to businesses and public facilities addressing the use, storage, and disposal of flammable and hazardous materials, pursuant to Title 8, *California Occupational Safety and Health Regulations (Cal/OSHA)*, of the CCR. Additionally, the Environmental Health Department also enforces leak prevention measures for underground storage tanks, and County Code 12.50, *Regulations for Aboveground Storage of Flammable and Combustible Liquids*, provides regulations for aboveground storage of flammable and combustible liquids including permitting requirements through the County Building Department.

Generally, residential developments do not include routine transportation, use, or disposal of hazardous materials that could create a significant hazard to the public. Businesses that handle hazardous materials must comply with the regulations of the Lassen County Environmental Health Department. Therefore, there would be no impacts as a result of the implementation of the proposed Housing Element Update.

- e) **No Impact.** The proposed Housing Element is a policy-level document that does not provide site-specific design or development proposals, nor does it grant development entitlements. All future housing development would be required to comply with land use regulations and safety standards surrounding airports in the County. Furthermore, environmental impacts, including those related to hazards, would be analyzed pursuant to CEQA on a case-by-case basis. Therefore, the implementation of the proposed Housing Element Update would result in no impacts associated with airport-related hazards.

- f) **No Impact.** Lassen County, as well as the City of Susanville and the Susanville Indian Rancheria are participants in the Multi-Jurisdictional Hazard Mitigation Plan. The proposed Housing Element is a policy-level document that does not identify specific development proposals. Future development within the County would be required to be in compliance with local regulations, including the General Plan and Zoning Ordinance. Furthermore, environmental impacts of subsequent projects would be analyzed pursuant to CEQA on a case-by-case basis. Thus, the implementation of the proposed Housing Element Update would have no impact pertaining to conflicting with the Multi-Jurisdictional Hazard Mitigation Plan.

- g) **No Impact.** A majority of the southern, western, and northwestern portions of Lassen County are within a Very High Fire Hazard Severity Zone (CAL FIRE 2008). General Plan Safety and Seismic Safety Element Measure 2 requires that all structures and developments comply with California Public Resources Code Section 4291, which requires fire safety standards in high fire zones, such as a 100-foot defensible space for a structure. Moreover, the Open Space Element Policy OS-21 requires that proposals for residential subdivisions in areas of high or extreme fire hazard not be approved without mitigation measures to reduce fire hazards to structures, residents, and firefighters. Lassen County Code Chapter 9.16, *Fire Hazards*, provides standards for residential projects in areas that are considered to have a high fire potential. The proposed Housing Element is a policy-level document that does not provide site-specific design or development proposals. Furthermore, all new development would be required to comply with the latest California Building and Fire Codes, as well as be in accordance with local regulations. Environmental impacts of future development would also be considered pursuant to CEQA on a case-by-case basis. Therefore, the implementation of the proposed Housing Element Update would have no impact on exposing people or structures to wildland fires.

10. NOISE. Would the project result in:

| | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-------------------------------------|
| a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Generation of excessive groundborne vibration or groundborne noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

DISCUSSION:

a-b) **Less Than Significant Impact.** Lassen County does not have a noise ordinance; however noise is addressed in different sections of the County Code. For instance, County Code Section 18.32.030(7), states that incidental storage and accessory uses within the C-G General Commercial District shall be placed and constructed as not to be offensive or objectionable because of noise or vibration. Section 8.08.030(b) states that animals that habitually howl, bark, or create other noise are considered a nuisance and are unlawful. Moreover, Section 18.122.020 states that the Director of the Community Development has the authority to make determinations as to the similarity of one use not listed in the code, based on the generation of or sensitivity to noise. Furthermore, Lassen County General Plan Noise Element includes objectives and policies for land use compatibility, such as abating and avoiding excessive noise, and ensuring the compatibility of proposed projects with existing and future noise levels.

The proposed Housing Element Update encourages the provision of housing types and affordability levels. Housing is not considered a major source of noise in the County, however, placing housing adjacent to major sources of noise could expose people to temporary or permanent noise levels in excess of acceptable standards. As previously stated, the proposed Housing Element is a policy-level document that does not provide specific

development proposals, nor does it permit development entitlements. Future development in the County would be required to adhere to General Plan policies and Zoning Ordinance requirements pertaining to noise. The construction and operation of future development would be required to be in accordance with local regulations. In addition, environmental impacts of future development would be considered pursuant to CEQA on a case-by-case basis. Thus, impacts to exposing people to or generating noise in exceedance of standards or exposing people to the generation of groundborne noise or vibration would be less than significant as a result of the implementation of the proposed Housing Element Update.

- c) **No Impact.** The proposed Housing Element is a policy-level document that does not provide site-specific development proposals, nor does it grant development entitlements that would expose people to excessive noise levels. As the proposed Housing Element Update would be consistent with the existing land use designations of the General Plan Land Use Element Update and Land Use Map, consistent the proposed project would not expose people to excessive noise levels from airports or airstrips. Therefore, no impact related to airport noise would occur.

11. PUBLIC SERVICES.

| | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-------------------------------------|
| a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: | | | | |
| i) Fire protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| ii) Police protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| iii) Schools? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| iv) Parks? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| v) Other public facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Setting

Fire protection within the County is handled by a variety of agencies, including but not limited to, the Susanville Fire Department, Bieber Fire Department, Spalding Fire Department, Westwood Fire Department, and the California Department of Forestry and Fire Protection (CAL FIRE). These fire departments provide protection and suppression, life safety services, as well as respond to structural and wildland fires, emergency medical service needs, and hazardous/toxic material spills in Lassen County.

Police protection is provided by Lassen County Sheriff’s Department located at 1415 Sheriff Cady Lane in Susanville. California Highway Patrol also serves the County. Moreover, Lassen County is served by 10 school districts, which operate 11 elementary schools, four high schools, and two charter schools. The Lassen County Parks Division is responsible for the administration, maintenance, and construction of park facilities within the County. The Lassen Library District serves the County and is located at 1618 Main Street in Susanville. The Lassen Library District is located in a 11,100 square-foot building and has a collection of more than 43,000 items (LLD 2019).

DISCUSSION:

- a) i-v) **No Impact.** The proposed Housing Element is a policy-level document that does not provide specific development proposals, nor does it grant development entitlements. The proposed Housing Element Update encourages the provision of a range of housing types and affordability levels. Future development as a result of the implementation of the proposed Housing Element Update could result in an increase in demand for public services. The proposed Housing Element Update does not involve the construction or expansion of any residential land uses, and would not result in the need for expanded public services.

Future development would be required to adhere with the General Plan policies related to the provision of public services, as identified in the Land Use Element. Additionally, the environmental impacts of future development would be considered pursuant to CEQA on a case-by-case basis. Thus, the implementation of the proposed Housing Element Update would have no impact regarding public services.

12. UTILITIES AND SERVICE SYSTEMS.

Would the project:

| | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-------------------------------------|
| a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Setting

Sewer services in Lassen County are provided by individual septic systems or by a number of special districts. Similarly, water supply in the County is provided by individual wells or by special districts. Table 1-3, *Sewer and/or Water, Unincorporated Lassen County*, indicates the number of existing water and sewer connections, as well as the available (unused) water and sewer connections. Based on the RHNA projections of 77 units, the sewer and water special districts expect to be able to accommodate future growth with either existing service providers or wells and septic tanks.

**Table 1-3
 Sewer and/or Water,
 Unincorporated Lassen County**

| Service Provider | Connections Served | | Available Unused Connections |
|---|--------------------|--------------|------------------------------|
| | Water | Sewer | Water/Sewer |
| Westwood Community Services District | 801 | 801 | 1,200/1,200 |
| Lassen County Water Works District 1 (Bieber) | 148 | 148 | 19/19 |
| Susanville Consolidated Sanitary District | N/A | 3,700 | N/A/3,700 |
| Herlong Public Utility District | 1,105 | 1,632 | 1,574/1,069 |
| Stones-Bengard Community Services District | N/A | 200 | N/A/20 |
| Spalding Community Services District | N/A | 835 | N/A/465 |
| Clear Creek Community Services District | * | N/A | */N/A |
| Leavitt Lake Community Services District | 258 | 258 | N/A/N/A |
| Total | 2,312* | 7,574 | 2,793*/6,473 |

*The Clear Creek CSD has 2,419 total available water connections. Clear Creek CSD staff did not know how many connections were hooked up vs. available for use.

Sources: Westwood Community Services District, Lassen County Water Works District 1, Susanville Consolidated Sanitary District, Herlong Public Utility District, Stones-Bengard Community Services District, Spalding Community Services District, Clear Creek Community Services District, Leavitt Lake Community Services District, 2019.

The Lassen Regional Solid Waste Management Authority operates the following landfills and transfer stations: Bass Hill Landfill, Westwood Landfill and Transfer Station, Bieber Transfer Station, Herlong Transfer Station, Ravendale Transfer Station, and Spalding Transfer Station (LRSWMA 2019). Other transfer stations in the County include the Little Valley Transfer Station, Stone’s Transfer Station, Wendel Disposal Facility Transfer Station, and the Madeline Limited Volume Transfer Operation (CalRecycle 2019a).

DISCUSSION:

- a-c) **No Impact.** Future residential development residential development within the County would require adequate domestic water service, including water supplies and wastewater treatment capacity, or individual wells and septic systems. Future development, as a result of the implementation of the proposed Housing Element Update, could increase demands for water and wastewater service which could result in the exceedance of wastewater treatment requirements, and the need for new wastewater and water facilities, or the expansion of existing facilities. Moreover, future development of housing consistent with the proposed Housing Element Update could result in an increase in runoff and alter normal drainage patterns on project sites. Potential residential sites identified in the proposed Housing Element Update that is located within developed areas of the County,

where stormwater drainage, electric power, natural gas, and telecommunications facilities already exist, would be required to comply with the appropriate standards for development and connection.

As previously stated, the proposed Housing Element is a policy-level document that does not include specific development and design proposals, nor does it grant any development entitlements. All construction and operational activities for future residential development in the County would be required to adhere to local regulations. Environmental impacts of future developments would be considered pursuant to CEQA on a case-by-case basis. Additionally, future development proposals would be reviewed by the appropriate service agencies to ensure that sufficient capacity of all utilities would be available to maintain desired service levels. Therefore, the implementation of the proposed Housing Element Update would have no impact to the relocation, construction, or expansion of utilities facilities.

- d-e) **No Impact.** The proposed Housing Element Update encourages the provision of a variety of housing types and affordability levels, and does not include specific development proposals, nor does it grant entitlements for development. Future residential development within the County would increase the demand for solid waste services and would increase the amount of solid waste generated and sent to landfills. Bass Hill Landfill, which has a remaining capacity of 63,404 cubic yards and a cease date of December 30, 2019, and Westwood Landfill, which has a remaining capacity of 62,207 cubic yards and a cease date of January 1, 2027 would serve Lassen County (CalRecycle 2019b, CalRecycle 2019c). AB 939 and the Lassen Regional Waste Management Authority, which require recycling programs that result in a 50 percent diversion away from landfills, would apply to new development. Thus, the implementation of the proposed Housing Element Update would have no impact regarding solid waste.

13. AESTHETICS. Except as provided in Public Resources Code Section 21099, would the project:

| | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| a) Have a substantial adverse effect on a scenic vista? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) In non-urbanized area, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Setting

Lassen County is characterized by forested mountains and plateaus, as well as valleys. There are no officially designated state highways within Lassen County, however, SR-299 which traverses through the northwestern portion of the County is designated as an eligible state scenic highway (CalTrans 2011). In 1993, the Lassen Scenic Byway was recognized as part of the National Scenic Byway System; this route encompasses a series of highways which include portions of SR 36, SR 44, SR 89, and SR 147 (Lassen 1999). The night sky is viewed as an important and sensitive scenic resource in Lassen County (Lassen County 1999).

DISCUSSION:

- a) **No Impact.** The proposed Housing Element Update encourages the provision of housing throughout the County. Aesthetic considerations, such as adversely impacting a scenic vista or resource, would be considered at the time of site-specific project proposals. Furthermore, environmental impacts, including those to scenic vistas and resources, would be considered pursuant to CEQA on a case-by-case basis. Therefore, the proposed Housing Element Update would have no impact on scenic vistas.
- b) **No Impact.** There are no state-designated scenic highways within the County; therefore, the proposed Housing Element Update would not adversely affect a state scenic highway or historic and natural resources within a state scenic highway.

- c) **No Impact.** The proposed Housing Element Update does not include site-specific designs or development proposals, nor does it permit development entitlements that would degrade the existing visual character of the County. The proposed Housing Element is a policy-level document that encourages the provision of a range of housing types and affordability levels. The proposed Housing Element Update anticipates land uses that are consistent with the land use designations of the General Plan Land Use Map. Moreover, future development would be required to be in compliance with the General Plan policies related to aesthetic resources and Zoning Ordinance requirements associated with site planning and development regulations. The policies of the Land Use, Natural Resources, Wildlife, and Open Space Elements of the General Plan, regarding the protection of natural and scenic resources, would ensure physical, visual, and functional compatibility between residential and other uses, as well as ensuring high-quality development in keeping with the character of the County. Thus, the implementation of the proposed Housing Element Update would result in no impacts associated with the degradation of the visual character of the County.
- d) **No Impact.** Light and glare impacts of future development would increase daytime glare or nighttime illumination in the County, and impacts would be considered pursuant to CEQA on a case-by-case basis. Furthermore, future development projects in the County would be required to be designed and constructed in accordance with the Lassen County Zoning Ordinance. Lassen County Code Section 18.108.155, *Lighting*, addresses interior and exterior lighting by requiring that all lighting be designed and located so that it is confined to the premises, and indicates that light sources are not allowed to shine upon or illuminate directly any surface other than the area required to be lighted. As the proposed Housing Element is a policy-level document that does not provide site-specific designs or development proposals, all future projects must comply with CEQA and the County Zoning Ordinance. Therefore, the proposed Housing Element Update would result in no impact associated with increased light and glare.

14. CULTURAL RESOURCES. Would the project:

| | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Disturb any human remains, including those interred outside of formal cemeteries? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

DISCUSSION:

- a-c) **No Impact.** Future development in the County would not conflict with existing known cultural and historical resources; however, construction activities of future development have the potential to uncover archeological resources, including human remains found outside of cemeteries. The proposed Housing Element Update encourages the provision of a range of housing types and affordability levels, but does not provide specific development proposals, nor does it grant development entitlements that would adversely impact archaeological or historic resources. All future development within the County would be required to comply with local regulations, including General Plan Policies regarding cultural resources, as well as California Health and Safety Code Section 7050.5 which requires halting site disturbance until a coroner has conducted an investigation. Moreover, environmental impacts of proposed development projects would be pursuant to CEQA on a case-by-case basis. Therefore, the implementation of the proposed Housing Element Update would have no impact on cultural resources.

15. TRIBAL CULTURAL RESOURCES.

Would the project cause a substantial adverse change in the significance of a tribal cultural resources, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape, that is geographically defined in terms of the size and scope of the landscape, sacred place or object with cultural value to a California Native American tribe, and that is:

| | | | |
|--------------------------------------|--|------------------------------------|--------------|
| Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------------|--|------------------------------------|--------------|

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

DISCUSSION:

- a-b) **No Impact.** The proposed Housing Element Update encourages the provision of a range of housing types and affordability levels. The proposed Housing Element Update does not include site-specific project designs or development proposals, nor does it permit development entitlements.

In accordance with Senate Bill (SB) 18, the Native American Heritage Commission (NAHC) was contacted to obtain a list of tribes that may have cultural association with the project area. The NAHC provided a list of six tribes, which were provided based on project information in accordance with SB 18, by the County. The Pit River of California responded stating that the Tribe has no identified properties of interest regarding the proposed project.

Assembly Bill (AB) 52 established a formal consultation process for California tribes within the CEQA process. AB 52 specifies that any project may affect or cause a substantial adverse change in the significance of a tribal cultural resource would require a lead agency to “begin consultation with a California Native American tribe that is

traditional and culturally affiliated with the geographic area of the proposed project.”
Section 21074 of AB 52 also defines tribal cultural resources as sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe, and which are either listed on, or eligible for, the California Register of Historical Resources or a local historic register, or if the lead agency chooses to treat the resource as a tribal cultural resource.

The County notified tribes that requested to be alerted of new projects on May 22, 2019, which included the Washoe Tribe of Nevada. The Tribe did not respond, and therefore, the County and the Tribe did not engage in the consultation process.

16. RECREATION. Would the project:

| | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

DISCUSSION:

- a-b) **No Impact.** Future residential development, as a result of the implementation of the proposed Housing Element Update, could increase the use of existing neighborhood and regional parks, or other recreational facilities, and could require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. However, the proposed Housing Element Update does not change General Plan land use designations or zoning districts in the County.

Future development would be required to comply with the General Plan policies related to parks, including Open Space Element OS-6 which requires that, when open space is needed for residential uses, such open space must be dedicated and provided within the development area; and Open Space Element OS-16 requires that the County define requirements for open space areas which would serve as parks and recreational areas in conjunction with residential and community development. Furthermore, Open Space Implementation Measure OS-H requires that the County periodically review its subdivision and development requirements, as well as related General Plan Land Use policies, related to parks and development-related open space, to determine if those provisions are adequate to meet the appropriate needs of the public, and to consider new policies and development requirements to meet those needs.

All future development in Lassen County would be required to be in accordance with local regulations, including General Plan park standards. The proposed Housing Element is a policy-level document that encourages the provision of a variety of housing types and affordability levels; however, it does not include specific development proposals, nor does it grant any entitlements for development. Environmental impacts of future developments would be considered pursuant to CEQA on a case-by-case basis. Therefore, the implementation of the proposed Housing Element Update would have not impact to parks and recreational facilities.

17. AGRICULTURE AND FORESTRY

RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

| | | | |
|--------------------------------------|--|------------------------------------|--------------|
| Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------------|--|------------------------------------|--------------|

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220[g]), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104[g])? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Result in the loss of forest land or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

DISCUSSION:

a-e) **No Impact.** According to the Lassen County General Plan, agriculture is important to the County in many ways, such as economic, land use, conservation, and the social and cultural character and values which the agricultural community imparts to and shares with the County's overall social environment (Lassen 1999). The General Plan's Agriculture Element Goal A-1 indicates the County's desire to conserve productive agricultural lands and lands having substantial physical potential for productive agricultural use. Moreover, there are many acres of forest resources or lands zoned for forest use in Lassen County. The implementation of the proposed Housing Element Update would not alter General Plan policies pertaining to forestland, timber, or agricultural uses in the County, nor would implementation of the proposed Housing Element Update result in Zoning Ordinance changes that would convert forest, agricultural, or Williamson Act contract lands to other uses.

Additionally, agriculture-urban interface conflicts can arise when non-agricultural uses are placed adjacent to agricultural uses, which could inadvertently place growth pressure to convert agricultural lands to urban uses. The proposed Housing Element Update does not involve the construction or expansion of residential development, and all existing land use designations would remain unchanged. All future development would be required to be in compliance with local regulations, including General Plan policies related to the protection of agriculture and forestland. As the proposed Housing Element is a policy-level document, environmental impacts of future development would be considered pursuant to CEQA on a case-by-case basis. Therefore, the implementation of the proposed Housing Element Update would have no impact associated with agriculture and forestry resources.

18. GREENHOUSE GAS EMISSIONS.

Would the project:

| | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------------|--|------------------------------------|-------------------------------------|
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

DISCUSSION:

- a-b) **No Impact.** The proposed Housing Element Update does not provide specific development designs or development proposals, nor does it grant development entitlements. Future development of housing units could result in an increase in greenhouse gas (GHG) emissions during both construction and operational activities; however, environmental impacts as a result of future development would be considered pursuant to CEQA on a case-by-case basis associated with each future project. As the proposed project does not change the existing development pattern established in the General Plan, there would be no changes in traffic, no impacts would occur.

19. ENERGY. Would the project:

| | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-------------------------------------|
| a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

DISCUSSION:

- a-b) **No Impact.** Short-term construction and long-term operational activities, as a result of future development, would result in energy consumption. Construction activities would consume energy to power electricity-operated equipment; during transportation of construction equipment and vehicles, and construction employee passenger vehicles; and in the form of construction materials which would need to be manufactured. During operation activities, energy would be consumed for building operations (such as ventilation, heating/cooling, operation of electrical systems, etc.), and transportation of vehicles. However, the proposed Housing Element does not provide site-specific designs or development proposals, nor does it grant development entitlements. Environmental impacts, as a result of future development, would be considered pursuant to CEQA on a case-by-case basis.

Additionally, future development would be required to comply with the Lassen County Code Section 12.17, *Energy Conservation*, which adopted Title 24 of the California Administrative Code pertaining to energy code conservation standards for new residential development. Also, construction contractors would be required to reduce construction waste by recycling and/or salvaging materials consistent with the requirements of the Lassen Regional Solid Waste Management Authority. Future development would also be required to be in compliance with the current Building Energy Efficiency Standards. Therefore, the proposed Housing Element Update would have no impact on inefficient energy use or conflicting with renewable energy or energy efficiencies plans.

20. WILDFIRE. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

| | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| a) Substantially impair an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

DISCUSSION:

- a) **No Impact.** A majority of the southern, western, and northwestern portions of the County are within a Very High Fire Hazard Severity Zone (CAL FIRE 2008). Lassen County, as well as the City of Susanville and the Susanville Indian Rancheria are participants in the Multi-Jurisdictional Hazard Mitigation Plan. The proposed Housing Element is a policy-level document that does not identify specific development proposals. Future development within the County would be required to be in compliance with local regulations, including the General Plan and Zoning Ordinance. Furthermore, environmental impacts, including impacts to wildfire and emergency response and evacuation plans, of subsequent projects would be analyzed pursuant to CEQA on a case-by-case basis. Thus, the implementation of the proposed Housing Element Update would have no impact to impairing an adopted emergency response or evacuation plan.
- b) **No Impact.** There are three primary factors that are used in assessing wildfire hazards – topography, weather, and fuel. Future residential development would not impact weather conditions. The proposed Housing Element Update does not propose changes to land use designations or land use patterns, and therefore, subsequent housing developments would not be proposed within areas identified as wildfire hazards. Moreover, as the proposed

Housing Element is a policy-level document that does not offer site-specific designs or development proposals, environmental impacts, including exacerbating wildfire risks, and thereby exposing occupants to pollutant concentrations from a wildfire, would be considered pursuant to CEQA on a case-by-case basis. Therefore, the implementation of the proposed Housing Element Update project would have no impact on exacerbating wildfire risks.

- c) **No Impact.** Future development may require new infrastructure and utilities, which would be installed to meet service requirements. However, the proposed Housing Element is a policy-level document that does not provide site-specific development or design proposals, nor does it grant entitlements for development. Environmental impacts of future development would be considered pursuant to CEQA. Therefore, the implementation of the proposed Housing Element Update would have no impacts on exacerbating fire risk due to the installation or maintenance of associated infrastructure.

- d) **No Impact.** The County has varying geologic features, such as valleys, foothills, and mountains, where landslides have the potential to occur; however, all development in the County is subject to the County building and grading standards. Moreover, future development in the County would be subject to the General Plan Land Use Element Policy LU-46, which discourages inappropriate development in areas subject to flooding. Future development would also be required to comply with Lassen County Code 12.26, *Flood Damage Prevention*, which is designed to prevent public and private losses due to flood conditions. The proposed Housing Element is a policy-level document that does not provide site-specific design or development proposals. Environmental impacts of future development would be considered pursuant to CEQA. Therefore, there would be no impacts to exposing people or structures to significant risk as a result of the implementation of the proposed Housing Element Update.

21. MANDATORY FINDINGS OF SIGNIFICANCE.

| | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------------|--|-------------------------------------|--------------------------|
| a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

DISCUSSION:

a,c) **Less Than Significant Impact.** The proposed Housing Element is a policy-level document that encourages the provision of a variety of housing types and affordability levels; however, it does not include specific development proposals, nor does it grant development entitlements. All future residential development within the County would be required to be in accordance with local regulations, including the General Plan and Zoning Ordinance. Environmental impacts as a result of future development projects would be considered pursuant to CEQA, on a case-by-case basis. Future development projects would be required to comply with the General Plan policies and other County Codes and Ordinances intended to protect the environment. Thus, the proposed Housing Element Update would not result in less than significant adverse impacts to the environment, wildlife, or human beings as a result of environmental degradation.

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Applicant: Lassen County
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