



SHASTA COUNTY

DEPARTMENT OF RESOURCE MANAGEMENT
1855 Placer Street, Redding, CA 96001

Russ Mull, R.E.H.S., A.I.C.P.
Director

May 9, 2005

Steven W Anderson
Field Office Manager
Bureau of Land Management
355 Hemsted Drive
Redding, CA 96002-0910

Dear Mr. Anderson:

Thank you for your letter regarding the Rice Pre-application #04-021. Please note that I have attached the written General Plan policy regarding the transfer of federally-owned land to private ownership and, yes, we typically support as Mr. Walker indicated those adopted policies that we have.

I have gone back and looked at Mr. Walker's letter and I think it clearly delineates the process for seeking a General Plan Amendment and zone change so I won't repeat that. As you may not be aware, prior to your arrival the Bureau of Land Management (BLM) approached our office to determine the best way for those seeking land exchanges to ultimately gain development permits on the land they acquire. The system that both your office and ours agreed to and have subsequently followed without deviation that I am aware of is to transfer the property as a whole with the understanding that the applicant could seek General Plan and Zone Code changes for the project they wish to pursue. That remains the case for the Area 51 property. As a discretionary project, any application for a General Plan and zone amendments would be subject to review by the Planning Commission and the Board of Supervisors. Both of these groups have the independent ability to evaluate a proposal on its merits and it would be inappropriate for me to second-guess those decisions.

If you proceed as indicated in your letter and issue Federal patents to bolster the appraised value by avoiding the uncertainty of the local land use process, it will make it difficult for us to provide any assurances to future owners that those parcels can ultimately obtain development-related permits. Each patented parcel will have to be evaluated on its own merits for compliance with our codes.

If you have any further questions, please feel free to contact my office.

Sincerely,

Russ Mull, R.E.H.S., A.I.C.P.
Director of Resource Management

RM/v

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Toll Free Access Within Shasta County 1-800-528-2850

Tourist Related Recreation Resources

Undeveloped open space, or natural areas contained within national recreation areas, national parks, wilderness areas, and State parks represent the major tourist recreation resources of Shasta County and are extremely important to the County's tourist industry. Development of private and public lands within these resources could potentially visually impact the persons using these resources and, thus, their enjoyment.

Examples of adverse visual impacts include cases of poorly-sited homes or structures which have not been designed to blend with their surrounding landscape. Highly visible roads have been built on scenically sensitive mountain sides to provide access to new homes sites or residential parcels. In still other cases, public agencies have undertaken construction with little sensitivity to the land or the conservation of natural resources.

In order to protect these tourist and recreation resources and their direct contribution to the County's economy, this element contains policies addressing the development of private and public lands within the recreation areas. Privately owned open space areas or natural features also provide important tourist recreation resources. Some of these areas and features have been developed for commercial recreation purposes; other areas and features could potentially be developed for this purpose. This element also provides policies which recognize the importance and value of these resources.

6.9.3 Objectives

- OSR-1 Protection of the open space and recreation resources of Shasta County for the use and enjoyment by County residents both now and in the future.
- OSR-2 Provision of public access to open space and recreation resources consistent with the need to protect these resources and the rights of private property owners.

6.9.4 Policies

- OSR-a Protection of the open space resources under Shasta County jurisdiction shall be achieved primarily through policies recognizing the contributions of these resources to the economy of the County. Specifically, the Timber, Croplands, Grazing, and Small-Scale Croplands/Grazing, and Natural Resource Protection-Habitat land use designations shall be used for this purpose. Other open space resources generally with no known economic value for timber, croplands, or grazing shall be classified as Natural Resource Protection- Open Space (N-O). The purpose of the N-O classification is to recognize open space values by permitting low density residential development along with the resource uses. Typically, lands classified as N-O are adjacent to major landforms, riparian corridors, habitat areas, etc. Residential densities that do not exceed one dwelling per 20 acres may be permitted. In recognition of their resource or open space value, federally owned lands shall be classified as N-O. Land changed from public to private ownership shall remain in the N-O designation unless an approved General Plan amendment places the property in a more appropriate land use designation.
- OSR-b Parks and recreation systems planning, acquisition, development, and operation should be coordinated among City, County, State, and Federal governments, as well as schools and special districts, and should take advantage of opportunities for linkages between publicly owned parks and publicly owned open space lands.
- OSR-c The quality of the recreation resource values of national recreation areas, national parks, wilderness areas, and State parks shall be protected and maintained by the application of the Natural Resource Protection - Recreation Resource (N-R) land use designation to privately owned lands located within these resources.