



INITIAL STUDY and PROPOSED MITIGATED NEGATIVE DECLARATION

Trinity Equipment & Materials LLC Conditional Use Permit Application

Weaverville, California

APN 024-220-56-00



Submitted to:

**Trinity County Department of Planning
61 Airport Road, Weaverville, CA 96093**

Prepared by: **Flowra**

For:

Thomas Ballanco

Revised June 2021

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1.1 Introduction and Regulatory Guidance

This document is an Initial Study that summarizes the technical studies prepared for the proposed Trinity Equipment & Materials, LLC (“T.E.A.M.”) Conditional Use Permit (CUP) and provides justification for a Mitigated Negative Declaration (MND). This document has been prepared in accordance with the current California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et seq., and the State CEQA Guidelines. The purpose of this document is to evaluate the potential environmental impacts of the proposed Trinity Equipment & Materials, LLC Commercial Cannabis Conditional Use Permit project (hereafter referred to as the “Project” or “proposed project”). Mitigation measures have been proposed to avoid or minimize any significant impacts that were identified.

1.2 Lead Agency

The Lead Agency is the public agency with primary responsibility for implementing a proposed project. Accordingly, the Trinity County Planning Department (County) is the CEQA Lead Agency.

1.3 Purpose of the Initial Study

CEQA requires that public agencies document and consider the potential environmental effects of the agency’s actions that meet CEQA’s definition of a “project.” Briefly summarized, a “project” is an action that has the potential to result in direct or indirect physical changes in the environment. A project includes the agency’s direct activities as well as activities that involve public agency approvals or funding. Guidelines for an agency’s implementation of CEQA are found in the “CEQA Guidelines” (Title 14, Chapter 3 of the California Code of Regulations).

Provided that a project is not exempt from CEQA, the first step in the agency’s consideration of its potential environmental effects is the preparation of an Initial Study. The purpose of an Initial Study is to determine whether the project would involve “significant” environmental effects, as defined by CEQA, and to describe feasible mitigation measures that would avoid significant effects or reduce them to a level that is less than significant. If the Initial Study does not identify significant effects, then the agency prepares a Negative Declaration. If the Initial Study notes significant effects but also identifies mitigation measures that would reduce these significant effects to a level that is less than significant, then the agency prepares a Mitigated Negative Declaration. If a project would involve significant effects that cannot be readily mitigated, then the agency must prepare an Environmental Impact Report. The agency may also decide to proceed directly with the preparation of an Environmental Impact Report without an Initial Study.

The proposed project is a “project” as defined by CEQA and is not exempt from CEQA consideration. The County has determined that the Project may potentially have significant environmental effects and therefore would require preparation of an Initial Study. This Initial Study describes the proposed project and its environmental setting, discusses the potential environmental effects of the Project, and identifies feasible mitigation measures that would eliminate any potentially significant environmental effects of the Project or reduce them to a level that would be less than significant.

This Initial Study is a public information document that describes the proposed project, existing environmental setting at the Project site, and potential environmental impacts of construction and operation of the proposed project. It is intended to inform the public and decision-makers of the proposed project’s potential

1.0 INTRODUCTION

environmental impacts and to document the lead agency's compliance with CEQA and the State CEQA Guidelines.

This Initial Study concludes that the Project would have potentially significant environmental effects, all of which would be avoided or reduced to a level that would be less than significant with recommended mitigation measures. The Project applicant has accepted all the recommended mitigation measures. As a result, the County will prepare a Mitigated Negative Declaration and issue a Notice of Intent to adopt the Mitigated Negative Declaration for the Project. The time available for public comment on the Initial Study and Mitigated Negative Declaration will be shown on the Notice of Intent.

1.4 Regulatory Background Related to Cannabis

State Regulatory Framework

Until 1996, the cultivation, use, and sale of cannabis (also known as marijuana) for any purpose was illegal in the State of California. In 1996, California voters approved Proposition 215, which allowed seriously ill Californians the right to obtain and use cannabis for medical purposes when recommended by a physician. In 2015, the State Legislature enacted the Medical Cannabis Regulation and Safety Act (MCRSA), which mandated a comprehensive State licensure and regulatory framework for cultivation, manufacturing, distribution, transportation, testing, and dispensing of medical cannabis on a commercial basis.

As the State was drafting regulations in compliance with MCRSA, California voters in 2016 approved Proposition 64, which legalized the use and possession of non-medicinal cannabis products within California by adults age 21 years and older. In June 2017, the State Legislature passed a budget trailer bill, Senate Bill (SB) 94, that repealed MCRSA and integrated its medicinal licensing requirements with Proposition 64 to create the Medicinal and Adult-Use Cannabis Regulation and Safety Act (MAUCRSA). MAUCRSA provides the regulatory structure for commercial cannabis activities in California.

MAUCRSA designates applicable responsibilities for oversight of cannabis commerce in California to several State agencies. The Bureau of Cannabis Control (BCC) is the lead agency in regulating commercial cannabis licenses for retailers, distributors, testing labs, and microbusinesses involved with medical and adult-use cannabis. CalCannabis Cultivation Licensing, a division of the California Department of Food and Agriculture (CDFA), licenses and regulates commercial cannabis cultivators and manages the State's "track-and-trace" system that tracks cannabis and its products from cultivation to sale. The Manufactured Cannabis Safety Branch of the California Department of Public Health (CDPH) is responsible for regulation of commercial cannabis manufacturing. In accordance with MAUCRSA, all three agencies have adopted emergency regulations related to their respective responsibilities, and all three have drafted permanent regulations that are currently undergoing the State rulemaking process.

It is important to note that, although California allows medicinal and adult use, cannabis remains classified as a Schedule I controlled substance under the federal Controlled Substances Act of 1970. Individuals engaging in cultivation and other cannabis-related activities risk prosecution under federal law.

Local Regulatory Framework

Trinity County occupies an area of about 2.053 million acres (3,208 square miles) in northwestern California. Of the total acreage, about 75% is owned and managed by federal agencies such as the U.S. Forest Service (USFS), the Bureau of Reclamation (BOR), and the Bureau of Land Management (BLM). The remaining lands

are mostly privately-owned properties under the land use authority of the County. Lands in private ownership are located mainly along the primary waterways and in adjacent valleys (Trinity County 2017).

Trinity County has a history as a cannabis-producing region. The County's geographic and climatic conditions, low population density, and availability of resource lands previously utilized for forestry and grazing have attracted an influx of individuals for the purpose of participating in cannabis activity (Trinity County Project Initial Study 2017). Since 2016, the County has issued approximately 425 cultivation licenses. As of 2018, there were approximately 310 active licensed sites and another 25 in the licensing process. It is estimated by Trinity County that more than 3,500 unpermitted cultivation operations exist on private land in the County, and 10-20 illegal trespass grows on public lands.

Trinity County has enacted several ordinances that apply to various aspects of commercial cannabis. Ordinance No. 315-823, subsequently amended, created regulations on commercial cannabis cultivation, including the designation of several zoning districts as appropriate locations for licensed cultivation without encumbrances. The total amount of land within these designated zoning districts is approximately 187,782 acres, with another 11,989 acres encumbered by ordinance provisions (Trinity County Project Initial Study 2017). The license types for cannabis cultivation, described in the CDFR regulations that are allowed by the County at this time are the following:

- “Specialty Cottage Outdoor” for outdoor cultivation up to 25 mature plants.
- “Specialty Cottage Indoor” – for indoor cultivation with 500 square feet or less of total canopy.
- “Specialty Cottage Mixed-Light Tier 1 and 2” – for cultivation using mixed light (i.e., sunlight and artificial light) with 2,500 square feet or less of total canopy. “Tier 1” means the use of artificial light at a rate of six watts or less per square foot, and “Tier 2” means the use of artificial light at a rate greater than six watts but no greater than 25 watts per square foot.
- “Specialty Outdoor” – for outdoor cultivation less than or equal to 5,000 square feet of total canopy, or up to 50 mature plants on noncontiguous plots.
- “Specialty Mixed-Light Tier 1 and 2” – for cultivation using mixed light between 2,501 and 5,000 square feet of total canopy.
- “Small Outdoor” – for outdoor cultivation between 5,001 and 10,000 square feet of total canopy.
- “Small Mixed-Light Tier 1 and 2” – for cultivation using mixed light between 5,001 and 10,000 square feet of total canopy.
- “Medium Outdoor” – for outdoor cultivation between 10,001 square feet and one acre in total canopy.

1.5 Incorporation by Reference

In accordance with Section 15150 of the State CEQA Guidelines to reduce the size of the report, the following documents are hereby incorporated by reference into this Initial Study and are available for public review at the Trinity County Planning Department. A brief synopsis of the scope and content of each of these documents is provided below.

1.0 INTRODUCTION

Trinity County General Plan

The Trinity County General Plan (General Plan) is a long-range planning guide for growth and development for the County. The General Plan serves two basic purposes: 1) to identify the goals for the future physical, social, and economic development of the County; and 2) to describe and identify policies and actions adopted to attain those goals. The General Plan is a comprehensive document that addresses seven (7) mandatory elements/ issues in accordance with State law. These elements include Land Use, Housing, Circulation, Conservation, Open Space, Noise, and Public Safety. Other issues that affect the County, including Public Facilities and Services, Recreation, and Economic Development are addressed on a local level in the Douglas City, Hayfork, Junction City, Lewiston, and Weaverville Community Plans. The County's General Plan was utilized throughout this Initial Study as the fundamental planning document governing development on the proposed project site. Background information and policy information from the General Plan is cited in several sections of this Initial Study.

Weaverville Community Plan

The Weaverville Community Plan is the planning guideline for the future development of the area which establishes a framework for both private and public projects within the area to maintain the area's high quality of life. The plan was adopted in 1990 and addresses approximately 20 square miles (12,800 acres). The plan addresses nine (9) key issues including Housing and Population, Transportation, Public Facilities and Services, Economic Development, Parks and Recreation, Hazards, Natural Resources, Land Use and Community Design. The plan was designed to implement the County General Plan while updating the General Plan relative to the community goals and objectives.

Trinity County Zoning Ordinance

The Trinity County Ordinance No. 315 established a Zoning Plan in an effort to promote and protect public health. The Zoning Plan serves three (3) basic purposes: 1) to assist in providing a definite plan of development for the County, and to guide, control and regulate the future growth of the County, in accordance with said plan; 2) to protect the character and the social and economic stability of agricultural, residential, commercial, industrial, and other areas, within the County and to assure the orderly and beneficial development of such areas; and 3) to minimize harm to public safety resulting from the location of buildings, and the uses thereof, and of land adjacent to highways which are a part of the Circulation Element of the General Plan, or which are important thoroughfares, in such manner as to cause interference with existing or prospective traffic movement on said highways. The Zoning Plan specified and established designations, locations and boundaries of zoning districts. The districts explicitly established permitted uses including building types, building heights, lot dimensions, yard dimensions, lot setbacks, lot coverage, allowable uses, density, and allowable accessory buildings and uses.

Trinity County Cannabis Cultivation Ordinance No. 315-823

Under the Ordinance No. 315, enacted on October 3, 2017, Trinity County enacted several ordinances that apply to various aspects of commercial cannabis cultivation. Initially Ordinance No. 315-823, subsequently amended, created regulations on commercial cannabis cultivation, including the designation of several zoning districts as appropriate locations for licensed cultivation without encumbrances. The Ordinance also identified exclusionary standards to indicate restrictions that would cause an application to not be approved.

Trinity County Cannabis Cultivation Ordinance No. 315-829

Under Ordinance No. 315-829, enacted on February 6, 2018, Trinity County amended Section 28 of the Zoning Ordinance No. 315 pertaining to commercial cannabis cultivation.

Trinity County Cannabis Cultivation Ordinance No. 315-830

Under Ordinance No. 315-830, enacted on March 6, 2018, Trinity County amended Section 28 of the Zoning Ordinance No. 315 pertaining to commercial cannabis cultivation. The amendment clarified allowable cultivation types and allowable simultaneous commercial cannabis activities.

Trinity County Cannabis Cultivation Ordinance No. 315-841

Under Ordinance No. 315-841, enacted on September 19, 2018, Trinity County amended Section 43 of the Zoning Ordinance No. 315 pertaining to commercial cannabis cultivation. The amendment clarified that a cultivator may “self-transport” their product without being required to obtain a County distribution permit.

Trinity County Cannabis Cultivation Ordinance No. 315-843

The Cannabis Ordinance No. 315-843, enacted on March 20, 2019, amended Section 43 of the Zoning Ordinance No. 315 pertaining to commercial cannabis cultivation. The amendment removed the requirement for an applicant to prove residency in the county for a minimum of one year as well as the limit of one application per person/ entity or legal parcel.

1.76 Review Process

This Initial Study is being circulated for public and agency review as required by CEQA. Because State agencies will act as responsible or trustee agencies, the County will circulate the Initial Study to the State Clearinghouse of the Governor’s Office of Planning and Research for distribution and a 30-day review period. During the review period, written comments may be submitted to:

TRINITY COUNTY
Department of Planning
61 Airport Road
Weaverville, CA 96093

Kimberly Hunter, Director of Building & Planning
khunter@trinitycounty.org
(530) 623-1351 ext. 2

2.1 Project Location and Setting

Regional Setting

The Project area lies within Trinity County, California in the Klamath Mountain Province. This region is at the junction of the uplifted Coast Ranges, the volcanic Cascades, and the ancient volcanic roots of the Sierra Nevada. The Trinity Basin is characterized by cold, wet winters and dry summers. The Trinity watershed drains into the Klamath River, which empties into the Pacific Ocean west of Trinity County. Several plant communities are present in the region, including Klamath mixed conifer, foothill pine (gray pine), mixed chaparral, montane hardwood, montane riparian, and riverine flora. In general, the growing season ranges from March 1 to October 31, but may be as short as mid-June through early September in some areas. Most herbaceous growth occurs during a relatively short period in late spring, ceasing as soil moisture depletes in early summer.

Local Setting

The proposed project is located adjacent to Weaver Creek which merges with West Weaver Creek and is a tributary of the Trinity River watershed. The proposed project parcel is within the limits of the incorporated town of Weaverville, California. Historical onsite activities included resource extraction (e.g. timber harvest and gravel mining). The subject parcel is bounded on the southeast by similar industrial uses, to the northwest by public facilities (wastewater treatment plant), to the west by the Weaver Creek riverine zone, and to the east by the Weaver Basin Wetlands conservation easement area.

Project Location

The proposed Trinity Equipment & Materials, LLC (“T.E.A.M.”) Commercial Cannabis Conditional Use Permit Project (“Project”, “proposed project”) is located within Trinity County, in the town of Weaverville. The Project site is located at 311 Industrial Park Way, Weaverville, California. The 6.90-acre site is situated on the Lower Bench area of the Trinity Alps Business Park, identified as Assessor Parcel Number (APN) 024-220-56. Primary site access is provided via the paved Industrial Park Way road off of Highway 299. The site is also identified on the Weaverville USGS quadrangle map, Section 18, Township 33N North, Range 9 West, Mount Diablo Base Meridian (MDBM). The location of the proposed project is shown on **Figure 2.0-1** with a site plan shown on **Figure 2.0-2**. The parcels immediately surrounding the Project are designated by the County’s General Plan as either Industrial (I) or Commercial (C).

Existing Conditions

The land encompassing the Project area is located on a currently undeveloped and highly disturbed industrial site which in the past was the site of a concrete aggregate operation. The parcel falls under the Industrial (I) General Plan designation, with a zoning designation of Specific Unit Development (SUD). The site is surrounded by parcels are all zoned SUD and, as mentioned before, with either Industrial or Commercial General Plan designations. The Project site is located outside the Weaver Creek – Lance Gulch designated 100-year floodplain, as shown in **Figure 2.0-3**. Surrounding land uses include a former sand and gravel operation, a former soil business, and a Commercial Cannabis Nursery approved by Trinity County Planning in 2018, bordering the proposed project parcel.

The site currently has two existing buildings left over from the former concrete plant and a sewer system connection to the Weaverville Sewer District. Water is provided by the Weaverville Community Services

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District (Weaverville CSD) and is connected to a water meter. Power is provided by the Trinity Public Utilities District (TPUD).

2.2 Proposed Uses

The purpose of this Project is to operate a commercial cannabis business onsite as a permitted and licensed use under the County's cannabis ordinances. The Project, as proposed, meets the requirements for uses compatible within the Industrial (I) General Plan designation, is consistent with the Specific Unit Development (SUD) zoning.

Related Zoning and Uses

The subject property has been zoned by the County as Specific Unit Development (SUD), which at this location (Area 1, Trinity Alps Business Park, Lower Level) allows for industrial uses, including Wholesale Sales and Distribution conducted within a building (without the need for securing a Use Permit) and any use with more than 20,000 sq. ft. of floor and/or which "would exceed 60 decibels at the property line of the use" and/or "generates air emissions, ... noise, offensive odors ... which may be detrimental to the public health, safety or welfare" after first securing a Use Permit. The proposed uses, as described by the applicant and evaluated in this document, are consistent with the uses allowed for SUD zoned lands.

The parcel hosting the Project site for the proposed uses is located on the site of a former concrete aggregate operation. The previous parcel was subdivided and a 1.8-acre parcel that was split off from the original parcel was subsequently approved for a Conditional Use Permit for a Commercial Cannabis Nursery on May 24, 2017. A Mitigated Negative Declaration (State Clearinghouse No. 2018042058) was adopted on the same date and is hereby incorporated by reference.

Proposed Operations

The proposed project includes the five following proposed licensed operations and uses:

1. **Nursery:** Operations will be conducted inside propagation chambers in buildings up to 2,000 sq. ft. and in up to 20,000 sq. ft. of enclosed greenhouses, with impermeable floors. The Nursery will employ 2 people for 4 months of the year and 8 people for 8 months of the year.
2. **Processor:** Operations will be conducted inside an enclosed steel building up to 5,000 sq. ft. Pursuant to state license conditions the interior environment will be strictly controlled including temperature, humidity, and airflow. Any exhaust will be subjected to carbon filtration prior to venting to the atmosphere. The Processor operation will employ up to 20 persons, with the largest numbers expected between June and December.
3. **Non-Volatile Manufacturing:** Operations will be conducted inside an enclosed steel building up to 5,000 sq. ft. Pursuant to state license conditions the interior environment will be strictly controlled including temperature, humidity, and airflow. Any exhaust will be subjected to carbon filtration prior to venting to the atmosphere. All entrances, exits, loading docks, cannabis storage facilities and related operations will be covered by video monitoring and 24-hour onsite security. The Manufacturing operation will employ 4-8 persons throughout the year.

4. **Distribution:** Operations will be conducted inside 1 to 2 enclosed steel buildings, each up to 5,000 sq. ft. Pursuant to state license conditions the interior environment will be strictly controlled including temperature, humidity, and airflow. Any exhaust will be subjected to carbon filtration prior to venting to the atmosphere. All entrances, exits, cannabis storage facilities, administrative hold areas, packaging operations and loading docks will be covered by video monitoring and 24-hour onsite security. The Distribution operation will employ 6-12 persons throughout the year.
5. **Testing:** Operations will be conducted inside an enclosed steel building up to 2,000 sq. ft. Pursuant to state licensing conditions the interior environment will be strictly controlled for temperature, humidity, and airflow. Entrance will be strictly controlled by a key card system and as required by state regulation, any cannabis remaining after testing must be destroyed. The Testing operation will employ 2-4 persons throughout the year.

While the Nursery will only involve low-intensity lighting, any of the greenhouses using artificial light will be covered at dusk so that no glare escapes. Security lighting will be directional and generally downcast to avoid any glare impacts on surrounding businesses, scenic vistas, and residences on the Davis Road – Ponderosa Lane bluff that look down on the Business Park’s Lower Bench.

Each separate building that handles cannabis or cannabis products open to the internal environment will maintain a sufficient number of exhaust fans (Model: Vortex V-16XL, capacity 3800 CFM) with inline carbon filters to create negative air pressure throughout the building at all times during operating hours. For the 5,000 square foot buildings, assuming 20’ ceilings throughout (100,000 CF), this will entail 3 fans in each building so that the internal air is exchanged through the filters six times per hour. Fans will exhaust out the back of each building so as to minimize any noise they may create.

The Applicant will coordinate with the Trinity County Sheriff’s Department to develop a security system and emergency response plan consistent with state regulatory requirements. The proposed Security and Emergency Response Plan is outlined as follows.

Pursuant to Bureau of Cannabis Control regulations, only employees or authorized individuals will have access to all limited-access areas of the licensed premises. [16 CCR § 5042]. All employees will, at all times while engaged in commercial cannabis activities, display a laminated identification badge, including a photograph in accordance with BCC regulations. [16 CCR § 5043]. Individuals not employed by the Licensee(s) will be escorted at all times while within the limited-access areas. The Licensee will maintain a log recording the name, affiliation, date, time and reason that any non-employee enters a limited-access area. [16 CCR § 5042]. All limited-access areas will be secured with commercial-grade, nonresidential door locks pursuant to BCC Regulations. [16 CCR § 5046].

As required by BCC regulations, [16 CCR § 5044] the following locations will be kept under 24-hour, time-stamped, digital video surveillance (retained for at least 90 days):

- 1) Areas where cannabis goods are weighed, packed, stored, loaded and unloaded for transportation, prepared, or moved with the licensed premises;
- 2) Limited-access areas;
- 3) Security rooms;

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- 4) Areas storing a surveillance-system storage device with at least one camera recording the access points to the secured surveillance recording area; and
- 5) Entrances and exits to the licensed premises, which will be recorded from both indoor and outdoor vantage points.

All licensed premises will maintain an alarm system in accordance with Business & Professions Code § 7590.1(n) and BCC regulations. [16 CCR § 5047]. The alarm records and video recordings are available to BCC agents and employees, additionally the Licensee(s) will make the same information available to the Trinity County Sheriff's Office.

All Licensees will contract for at least one security guard on the licensed premises at all times. The security guards may be employees or contracted by the Licensee(s) and in all instances will be licensed by the Bureau of Security and Investigative Services and will comply with Chapters 11.4 & 11.5 of Division 3 of the Business and Professions Code.

In the event of a security emergency, the security guard will initiate contact with the Trinity County Sheriff's Office and will serve as the point person for any necessary interactions with TCSO deputies or other law enforcement officers. The alarm system will be designed to allow for silent notification to the TCSO in the event a phone call is not possible. The TCSO emergency response plan can be detailed in Closed Session, if required.

Site Access

The subject property's main access is provided through an existing paved road (Industrial Park Way), from which an unimproved onsite access road is entered through a controlled locking gate. No new roadway encroachments are required for the implementation of the proposed project.

Water Availability

Water is provided to the Project site by the Weaverville Community Services District. The proposed project will not require the use of any groundwater or other/additional water resources for any of its operations. The parcel is served by a 2" water line and meter from the Weaverville Community Services District. Pursuant to Weaverville CSD's Standard Water Service Rates, a 2" meter is allowed 3500 cubic feet of water per month as part of the minimum charge. Water use above the minimum allocation is billed at the rate of \$1.68 per 100 cubic feet.

The Nursery is the only proposed use that will consume a significant amount of water beyond that required for employee bathrooms and break areas. Immature cannabis plants and clones use significantly less water than plants in vegetative growth and require up to 1" of water per week during the hottest parts of the year. For purposes of conservative calculation, assuming every square inch of the 20,000 sq.ft. allocated to Nursery is occupied by an immature cannabis plant in a container, the maximum monthly water usage would be 6,667 cubic feet [20,000 sq.ft. x 0.33 feet (4 weeks @ 1"/week)] resulting in an additional monthly charge of \$53.76 [6,667 cubic feet – 3500 cubic feet (monthly allocation) x \$1.68/100 cubic feet].

If necessary, the Nursery operations can be curtailed to meet requirements consistent with the most recent Weaverville CSD Irrigation Ordinance as part of the Drought Contingency mandated by the State Water Board during the severe drought in 2015.

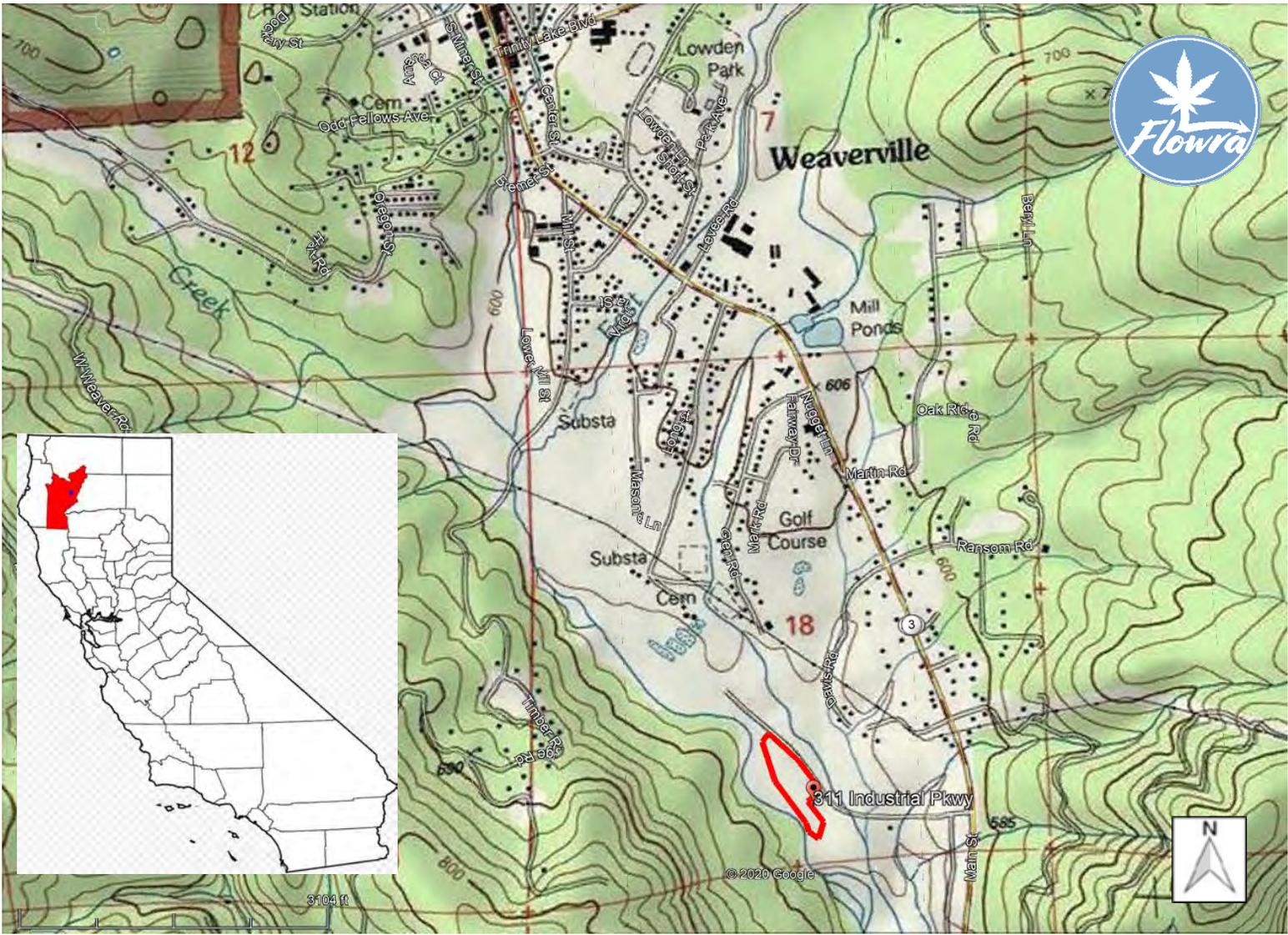
Domestic Wastewater Discharge

The site maintains an existing municipal sewer system that would continue to serve the subject property treating typical residential-grade wastewater from daily employee use. Subject to seasonal fluctuations (i.e., depending upon the time of year), it is anticipated there would be at a maximum forty-four (44) full-time onsite employees.

Any wastewater runoff from the Nursery operation will be conducted through floor drains to a cistern that will be pumped and trucked offsite. All proposed uses will take place within enclosed buildings over impermeable floors. No wastewater, other than that generated by sinks and toilets, will be discharged to the Weaverville Sanitary District or the surrounding environment.

2.0 PROJECT DESCRIPTION

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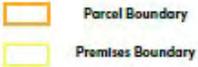
 Parcel Boundary

Figure 2.0-1, Project Location

2.0 PROJECT DESCRIPTION

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- 1.) 20'x20' Cannabis Waste Area
- 2.) Ten 20'x100' Hoop Houses - Nursery
- 3.) Two 50'x100' Buildings - Distribution
- 4.) 50'x100' Building - Manufacturing
- 5.) 50'x100' Building - Processing



APN:
024-220-56-00

Remaining Portion of Parcel Is Unused

Immature Canopy Area:
1260(10)

= 12,600sq ft



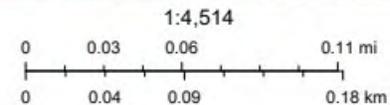
Figure 2.0-2, Site Plan

2.0 PROJECT DESCRIPTION

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October 26, 2020



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS,

 Parcel Boundary

Figure 2.0-3, Weaver Creek – Lance Gulch 100-year Flood Zones

3.0 ENVIRONMENTAL CHECKLIST

1. **Project Title:** Trinity Equipment & Materials LLC Conditional Use Permit Application
2. **Lead Agency Name and Address:** Trinity County Department of Planning, 61 Airport Road, P.O. Box 2819, Weaverville, CA 96093
3. **Contact Person and Phone Number:** Kimberly Hunter, Director of Building & Planning, (530) 623-1351 ext. 2
4. **Project Location:** The Project is located in the Lower Bench of the Trinity Alps Business Park in the unincorporated Town of Weaverville, in Trinity County. It is proposed for development on the site of a former concrete aggregate operation. The Project is located at 311 Industrial Park Way, Weaverville, California on Trinity County Assessor Parcel Number (APN) 024-220-56, approximately 6.90 acres in size. Refer to Figure 2.0-1 (Project Location) and Figure 2.0-2 (Site Plan) for specific information on the Project location and activities.
5. **Project Sponsor's Name and Address:** Thomas Ballanco, Manager, Trinity Equipment & Materials, LLC, P.O. Box 2878, Weaverville, CA 96093
6. **General Plan Designation:** Industrial (I)
7. **Zoning:** Specific Unit Development (SUD)
8. **Description of Project:**

The applicant is applying for the appropriate commercial cannabis licenses to allow for a Nursery, Processing, Non-volatile Manufacturing, and Distribution, and Testing operations. The existing site conditions are already highly disturbed as a result of the prior concrete aggregate operation. The Nursery operations would be conducted inside propagation chambers in buildings up to 2,000 sq. ft. and in up to 20,000 sq. ft. of enclosed greenhouses, with impermeable floors. The Processor operations would be conducted inside an enclosed steel building up to 5,000 sq. ft. Pursuant to state license conditions the interior environment will be strictly controlled including temperature, humidity, and airflow. Any exhaust will be subjected to carbon filtration prior to venting to the atmosphere. The Non-volatile Manufacturing operations would be conducted inside an enclosed steel building up to 5,000 sq. ft.; pursuant to state license conditions the interior environment would be strictly controlled including temperature, humidity, and airflow, and any exhaust would be subjected to carbon filtration prior to venting to the atmosphere. All entrances, exits, loading docks, cannabis storage facilities and related operations will be covered by video monitoring and 24-hour onsite security. The Distribution operations would be conducted inside 1 – 2 enclosed steel buildings, each up to 5,000 sq. ft.; pursuant to state license conditions the interior environment would be strictly controlled including temperature, humidity, and airflow, and any exhaust would be subjected to carbon filtration prior to venting to the atmosphere. All entrances, exits, cannabis storage facilities, administrative hold areas, packaging operations and loading docks will be covered by video monitoring and 24-hour onsite security. The Testing operations would be conducted inside an enclosed steel building up to 2,000 sq. ft.; pursuant to state licensing conditions the interior environment would be strictly controlled for temperature, humidity, and airflow, and the entrance(s) will be strictly controlled by a key card system and as required by state

3.0 ENVIRONMENTAL CHECKLIST

regulation. Any cannabis remaining after testing will be destroyed.

9. Surrounding Land Uses and Setting:

The surrounding parcels are all zoned SUD, with either Industrial or Commercial General Plan Designations. This project site is located away from the Weaver Creek 100-year floodplain, as shown in Figure 2.0-3. Surrounding land uses include a former sand and gravel operation, a former soil business, and a Commercial Cannabis Nursery approved by Trinity County Planning in 2018.

10. Other Public Agencies Whose Approval is Required:

Other required permits for which the applicant is in the process of preparing applications for submittal include but are not limited to the Bureau of Cannabis Control for approval of the Distribution operation, California Department of Food and Agriculture/CalCannabis for approval of the Processing operation, California Department of Public Health for Live Scan Service, Trinity County Department of Environmental Health, Trinity County Building Department, the California State Water Resources Control Board, and California Department of Fish and Wildlife.

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

Tribal consultation pursuant to AB 52 was initiated on August 18, 2020 Nor-Rel-Muk, Redding Rancheria, Round Valley, and Wintu tribes. The Applicant is not aware of any responses to the inquiry requesting initiation of consultation under the provisions of AB 52.

Environmental Factors Potentially Affected

The environmental factors checked below would be potentially affected by this project, as indicated by the checklist on the following pages.

- | | | |
|--|--|--|
| <input checked="" type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture/ Forestry Resources | <input checked="" type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Energy |
| <input type="checkbox"/> Geology/Soils | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards and Hazardous Materials |
| <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Mineral Resources |
| <input type="checkbox"/> Noise | <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation | <input checked="" type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> Wildfire | <input checked="" type="checkbox"/> Mandatory Findings of Significance |

Determination

On the basis of this initial evaluation:

- 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 in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- I find that the proposed project **MAY** have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or **NEGATIVE DECLARATION** pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature

Date

Printed Name

For

Evaluation of Environmental Impacts

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained if it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including offsite as well as onsite, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an Environmental Impact Report (EIR) is required.
4. “Negative Declaration: Less than Significant with Mitigation Incorporated” applies when the incorporation of mitigation measures has reduced an effect from a “Potentially Significant Impact” to a “Less-than-Significant Impact”. The lead agency must describe the mitigation measures and briefly explain how they reduce the effect to a less-than-significant level. (Mitigation measures from Section XVII, “Earlier Analyses”, may be cross-referenced.)
5. Earlier analyses may be used if, pursuant to tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration [Section 15063(c)(3)(D)]. In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where earlier analyses are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are “Less than Significant with Mitigation Incorporated,” describe the mitigation measures that were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, when appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project’s environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
 - a. the significance criteria or threshold, if any, used to evaluate each question; and
 - b. the mitigation measure identified, if any, to reduce the impact to a less-than-significant level.

3.0 ENVIRONMENTAL CHECKLIST

I. Aesthetics	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
Except as provided in Public Resources Code Section 21099, would the project:				
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 along a scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. In nonurbanized areas, 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 checked="" type="checkbox"/>	<input type="checkbox"/>
d. Create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting:

The Project site is surrounded predominantly by resource lands and open space to the west and south, commercial properties to the east, and rural residential and high-density residential uses to the north. Like the Project site itself, the other parcels on the Lower Bench of the Business Park are all highly disturbed and at this stage of development are not yet landscaped, and therefore would not be considered scenic resources; consequently, the Project as proposed would not adversely affect a scenic resource. The existing built environment in the immediate vicinity of the proposed project includes public maintained access roads, scattered residual structures and debris from past industrial uses, and public wastewater treatment plant facility. The proposed project would have the same general features as other approved uses a variety of above below-ground utility services. The nearest residence (offsite) is located approximately 693 feet (0.13 mile) northeast of and uphill from the Project site (parcel boundary).

State Route (SR) 299/3 runs north-south through the area and is approximately 1,585 feet (0.30 mile) due east of the Project, also up the hill. Weaver Creek runs adjacent to the Project site to the southwest; Lance Gulch runs to the northeast, which includes the constructed Weaver Basin Wetlands conservation easement area immediately across Industrial Park Way road from the proposed project site. The downstream confluence of Lance Gulch and Weaver Creek occurs about 862 feet (0.16 mile) southeast of the Project's southern parcel boundary.

The Project site and the adjacent, contiguous parcels on the Lower Bench of the Business Park are all highly disturbed and denuded of forest cover. The terrain to the west and south is characterized by forested mountainous terrain; to the north and east is the developed areas of the town of Weaverville. The riparian zone of Weaver Creek is the western visual boundary from Project site, separated from the site by a 10- to 12-

3.0 ENVIRONMENTAL CHECKLIST

foot-high (possibly as high as 14 feet in places) levee made up of dredge tailings. There are no direct views of the Project from the creek channel, and no views of the creek from the Project site due to the presence of the visual barrier of the dredge tailings and/or the thick riparian corridor.

The County has not designated specific scenic vistas in the immediate Project area as a part of the General Plan and there is not a designated State scenic highway or scenic highway corridor in the vicinity of the Project. The section of SR 299 between Arcata and Redding (which includes the section that passes by the Trinity Alps Business Park) is the Trinity Scenic Byway, a federal (National Forest) Scenic Byway.

Discussion of Impacts:

- a) *No Impact.* Scenic vistas are defined as expansive views of highly valued landscapes from publicly accessible viewpoints. Scenic vistas include views of natural features such as topography, water courses, outcrops, and natural vegetation, as well as man-made scenic structures. There are no views of the site from SR 299 as the site is 100 feet lower in elevation than the highway and obscured from view both by buildings, landscaping and vegetation in general fronting the roadway, and cutoff from the 1,585-foot-long viewshed by the bluff that drops off down to the creek terrace upon which the Project site is situated. There are no General Plan-designated scenic vistas in the Project vicinity. The proposed project site is also already highly disturbed and would not be considered a scenic resource such that new site development and improvements would further degrade the existing visual character; additionally, full site buildout would include new well-designed buildings and well-executed landscaping which would further enhance the site's visual quality, resulting in a net beneficial impact relative to existing conditions. Based on these factors, there would be no substantial adverse impacts to scenic vistas resulting from implementation of the proposed project.
- b) *Less Than Significant Impact.* Three sections of SR 299 are eligible for inclusion in the State Scenic Highway System: from US 101 to SR 96, from SR 3 to I-5, and from SR 89 to SR 139; however, none are officially designated as a scenic highway by the California Department of Transportation, and none of these stretches include the area of the Project site. While the section of SR 299 that passes by the Business Park is part of the Trinity Scenic Byway, a National Forest Scenic Byway, for reasons described above in (a) above, development of the Project site as proposed would not be visible from the elevation of the highway. Based on these factors, impacts to scenic resources along a scenic highway from the development of the Project are considered less than significant.
- c) *Less than Significant Impact.* Project development would have both short- and long-term visual effects on the immediate area surrounding the Project site, although the proposed improvements would meet the development standards allowed for the Business Park and SUD zoning requirements (see Attachment A). They are also being proposed for areas and/or within structures that have been developed by previous activities that changed the visual landscape at that time, and those that are proposed to be constructed will be consistent with other existing and proposed structures at this location. As the Business Park is situated in a quasi-urban setting and is an appendage of and within the limits of the town of Weaverville's urban area, the proposed project conforms to the applicable zoning and other regulations governing the scenic quality of development within the Business Park. In addition, as described previously in (a), the existing site is vacant, and development of this Project would only enhance the site through new buildings and well-executed landscaping, resulting in a net

beneficial impact relative to existing conditions. Therefore, impacts to the visual character of the surrounding area or impacts to public views are considered less than significant.

- d) *Less Than Significant with Mitigation Incorporated.* Light pollution occurs when nighttime views of the stars and sky are diminished by an over-abundance of light coming from the ground. Light pollution is a potential impact from the operation of any light source at night. Proper light shields, lighting design, and landscaping are commonly used to reduce light pollution generated from lighting by blocking the conveyance of light upwards. The result is that the lights are not visible from above; therefore, ambient light is not added to the nighttime sky. In addition, light reflecting off surfaces during daylight hours has the potential to create a source of glare in the vicinity of the proposed project.

Other than the Nursery operation inside greenhouses that allow for receipt of sunlight transmission during daylight hours, all the proposed project operations would take place completely within permitted structures, and away from public view. The County Cannabis Cultivation ordinance (Ordinance No. 315-823 and amendments) as well as Cdfa licensing regulations [3 California Code of Regulations (CCR) § 8304(c) and (g)] require light generated by the proposed project would be required to be both (1) downcast, shielded and/or screened to keep light from emanating offsite or into the sky, and (2) light uses for operations require that lighting in greenhouses is shielded so that little to no light escapes, and light shall not escape at a level that is visible from neighboring properties between sunset and sunrise. The Nursery would utilize only low-intensity lighting, and the greenhouses will be covered at dusk so that no light/glare escapes. Security lighting will be directional and generally downcast to avoid any light and/or glare impacts on surrounding industrial properties or residences up on the bluff to the northeast.

After evaluation of the proposed project, and the potential for impacts due to new lighting sources, the implementation of the standard requirements of the County's General Plan and Weaverville Town Plan provide a uniform standard for reduction and minimization of light trespass. With adherence to applicable General Plan/Town Plan policies and provisions of the Cannabis Cultivation Ordinance as regards impacts related to light pollution and glare, impacts would be less than significant with mitigation incorporated.

Mitigation Measures: The following mitigation measures have been developed to reduce potential impacts related to creating new sources of substantial light or glare adversely affecting daytime or nighttime views in the area to less than significant levels:

Mitigation Measure A-1: The Nursery would utilize only low-intensity lighting, and the greenhouses will be covered at dusk so that no light/glare escapes. Security lighting will be directional and generally downcast to avoid any light and/or glare impacts on surrounding industrial properties or residences up on the bluff to the northeast.

Findings: In the course of the above evaluation, with implementation of the identified mitigation measures the Project will have a less than significant impact to *Aesthetics*.

References:

3.0 ENVIRONMENTAL CHECKLIST

Caltrans (California Department of Transportation). 2020. "California Scenic Highway Mapping System." http://www.dot.ca.gov/hq/LandArch/scenic_highways/. Accessed: October 27, 2020.

———. "Article 2.5 of Chapter 2 of Division 1 of the California Streets & Highways Code". Sacramento: California Office of Legislative Counsel. http://leginfo.legislature.ca.gov/faces/codes_displayText.xhtml?lawCode=SHC&division=1.&title=&part=&chapter=2.&article=2.5. Retrieved October 27, 2020.

———. "Officially Designated State Scenic Highways and Historic Parkways". Sacramento: California Department of Transportation. https://dot.ca.gov/-/media/dot-media/programs/design/documents/desig-and-eligible-aug2019_all1y.xlsx Retrieved October 27, 2020.

National Scenic Byways Program. 2020. <https://www.fhwa.dot.gov/byways/states/CA>. Accessed: October 27, 2019.

Trinity County. *General Plan Open Space and Conservation Element*.

———. *Cannabis Ordinance No. 315-823*. Enacted October 3, 2017.

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II. Agriculture and Forestry Resources	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
<p>In determining whether impacts on 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 on 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 the Forest Protocols adopted by the California Air Resources Board. Would the project:</p>				
<p>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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>b. Conflict with existing zoning for agricultural use or conflict with a Williamson Act contract?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>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))?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>d. Result in the loss of forest land or conversion of forest land to non-forest use?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>e. Involve other changes in the existing environment that, 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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting:

AGRICULTURAL RESOURCES

According to the California Department of Conservation, Farmland Mapping and Monitoring Program (FMMP), there is no Important Farmland or Williamson Act contracted lands in the vicinity of the Project site.

FORESTRY RESOURCES

Forest lands are defined under Public Resources Code (PRC) Section 12220(g) as “land that can support 10-percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for

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management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits. Timberland is defined under Public Resources Code Section 4526 as “land, other than land owned by the federal government and land designated by the board as experimental forest land, which is available for, and capable of, growing a crop of trees of a commercial species used to produce timber and other forest products, including Christmas trees. Commercial species shall be determined by the board on a district basis.

The Project site is not located in forest lands or timberland.

Discussion of Impacts:

- a) *No Impact.* The Project site has been historically used for resource extraction (timber harvest, gravel mining). The proposed Project site possesses soils that are considered “not prime” for agricultural production according to the California Department of Conservation. The County has zoned the area as Specific Unit Development (SUD) and has adopted development standards for the Trinity Alps Business Park unit which do not specifically list agricultural production, but neither expressly forbid it (see Figure 2.0-3)). The site is not identified on the Department of Conservation’s Important Farmland Series Mapping and Monitoring Program. Based on the above, development impacts related to the conversion of prime, unique, or important farmland would not occur. There is no impact.
- b) *No Impact.* The proposed project site is not currently zoned for agricultural uses or under a Williamson Act contract. Therefore, Project implementation would not result in conflicts with existing agricultural zoning. No impacts would occur.
- c) *No impact.* The Project would not involve any other changes to the environment that would conflict with current zoning. The site is not zoned TPZ. The current SUD zoning at the Project site does list crop and tree farming as a permitted use.
- d) *No Impact.* The site is not located in forest lands.
- e) *No Impact.* Implementation of the proposed project would not result in a conversion of Farmland to non-agricultural use or forest land to non-forest use. Therefore, no impacts would occur in this regard.

Mitigation Measures: No mitigation measures are required as there is no impact.

Findings: In the course of the above evaluations, there will be no impacts associated with *Agricultural Resources* because of the inability of a project of this scope to create such impacts or the absence of project characteristics producing effects of this type.

References:

State of California. Farmland Mapping and Monitoring Program.

<https://maps.conservation.ca.gov/DLRP/CIFF/>. Accessed: November 8, 2020.

Trinity County. *General Plan Open Space and Conservation Element*.

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III. Air Quality	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
When 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:				
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 nonattainment for an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting:

The Project is located in Trinity County, which is a part of the North Coast Air Basin (NCAB). The NCAB extends for 250 miles from Sonoma County in the south to the Oregon border. The climate of NCAB is influenced by two major topographic units: the Klamath Mountains and the Coast Range provinces. The climate is moderate with the predominant weather factor being moist air masses from the ocean. Average annual rainfall in the area is approximately 50 to 60 inches with the majority falling between October and April. Predominate wind direction is typically from the northwest during summer months and from the southwest during winter storm events.

Project activities are subject to the authority of the North Coast Unified Air Quality Management District (NCUAQMD) and the California Air Resources Board (CARB). The NCUAQMD is listed as "attainment" or "unclassified" for all the federal and state ambient air quality in Trinity County. The only exception is for 24-hour particulate (PM10) standards in Humboldt County (which is not a part of the Project area). Due to the large size of the NCUAQMD, it is well understood that particulate matter can travel from other areas into Humboldt County (such as from Trinity County) and affect air quality. In the NCUAQMD, particulate matter has been determined to be primarily from vehicles, with the largest source of fugitive emissions from vehicular traffic on unpaved roads.

In determining whether a project has significant air quality impacts on the environment, agencies often apply their local air district's thresholds of significance to project in the review process. The District has not formally adopted specific significance thresholds, but rather utilizes the Best Available Control Technology (BACT) emissions rates for stationary sources as defined and listed in the NCUAQMD Rule and Regulations, Rule 110 – New Source Review (NSR) and Prevention of Significant Deterioration (PSD), Section 5.1 – BACT (pages 8-9) (NCUAQMD, 2018).

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Sensitive receptors (e.g., children, senior citizens, and acutely or chronically ill people) are more susceptible to the effect of air pollution than the general population. Land uses that are considered sensitive receptors typically include residences, schools, parks, childcare centers, hospitals, convalescent homes, and retirement homes. The nearest sensitive receptors to the Project site are tenants of three single family residences approximately 693 feet to the northeast of the Project area, up on a bluff at the end of Davis Road and Ponderosa Lane, Shasta College – Trinity Campus (1,007 feet northeast), and Holy Trinity Lutheran Church (1,545 feet northeast).

Discussion of Impacts:

- a) Since Trinity County is in attainment or unclassified for all federal and state air quality standards, the Project is not subject to an air quality plan. The NCUAQMD prepared a Draft Particulate Matter Attainment Plan in May 1995, which is only applicable to portions of the District which are nonattainment for PM10 (e.g., Humboldt County). As such, there will be no impact resulting from implementation of the proposed project.
- b) Construction activities proposed by the Project may create minor amounts of dust from installation of prefabricated buildings, but these activities are considered minor activities and would not create dust emissions that would require specialized abatement practices. Vehicle use during operation of the Project would be limited to light duty vehicles and medium-sized delivery trucks (not full-size 18-wheeled tractor-trailers), and dust emissions would be minor and insignificant. Vehicle traffic associated with the Project is not expected to generate dust emissions that would cause a substantial increase in PM10 within the surrounding area, Trinity County or the NCUAQMD. Other than daily employee arrivals to and departures from the Project site (the number of individuals varying throughout the year), customers of and delivery trucks serving the various businesses at the site would be intermittent and infrequent and are not anticipated to substantially impact vehicle miles traveled and associated vehicular exhaust emissions relative to the rest of the Business Park. As such, the Project will not violate any air quality standard, contribute substantially to an existing or projected air quality violation, or result in a cumulative increase of any criteria pollutant for which the region is in non-attainment.

The Project does not propose to use generators for power, as the site has power provided by the Trinity Public Utilities District (TPUD). Should generators ever be used (e.g., during a TPUD service interruption), those uses would be required to be in compliance with the California Air Resources Board (CARB) requirements for the Portable Equipment Registration Program (PERP), should the generators qualify for coverage by this permitting program, or as may be required by the NCUAQMD. CDFR licensing regulations [3 CCR § 8102(s), § 8304(e), § 8305 and § 8306] also require disclosure of generator usage and regulate their emissions and adherence to renewable energy and efficiency standards. Based on the analysis above, impacts would be less than significant.

- c) As mentioned above, there are three residences, a community college and a church located to the northeast of the Project site, up on bluff about 100 feet in elevation above the creek terrace on which the Project site is located and varying in distance from about 700 to 1,550 linear feet (0.13 to 0.3 mile). While the community college (Shasta College – Trinity Campus) is not likely to host large numbers of children except for during special family or youth-oriented events, the residences and/or the church may at any time during a typical week, and all three sites could possibly see the presence

of the elderly or individuals with health problems. Nevertheless, the Project site is far enough away and well below these locations in elevation as to not pose a risk of exposing these sensitive receptors to substantial pollution concentrations; therefore, the impacts from the proposed project are considered to be less than significant.

- d) All proposed operations other than the Nursery would be enclosed within steel buildings that are required to maintain positive control of the internal environment, and air exhaust from all buildings, including greenhouses used for Nursery, will be vented through carbon filters to mitigate any potential impact of objectionable odors emanating from the proposed project site. Each separate building that handles cannabis or cannabis products open to the internal environment will maintain a sufficient number of exhaust fans (Model: Vortex V-16XL, capacity 3800 CFM) with inline carbon filters to create negative air pressure throughout the building at all times during operating hours. For the 5,000 square foot buildings, assuming 20' ceilings throughout (100,000 CF), this will entail three (3) fans in each building so that the internal air is exchanged through the filters six times per hour. Fans will exhaust out the back of each building so as to minimize any noise they may create. The impacts would be considered less than significant with the incorporation of these mitigation measures.

Mitigation Measures: The following mitigation measures have been developed to reduce potential impacts related to emissions that could adversely affecting a substantial number of people to less than significant levels:

Mitigation Measure AQ-1: Any and all exhaust produced by the Project will be treated by forced-air venting through carbon filters to eliminate any potential impact from objectionable odors produced by the proposed operations at the Project site.

Findings: In the course of the above evaluation impacts associated with *Air Quality* were found to be less than significant with mitigation incorporated because of the Project design, size, location, and proposed operating restrictions.

References:

California Air Resources Board. 2013. "Ambient Air Quality Standards."

<http://www.arb.ca.gov/research/aaqs/aaqs2.pdf>.

———. 2017. *Area Designation Maps/State and National*. <https://www.arb.ca.gov/permits/permits.htm>.

Accessed: October 19, 2020.

———. 2020. "Top 4 Measurements and Days Above the Standard." <http://www.arb.ca.gov/adam/>.

Accessed: October 19, 2020.

North Coast Unified Air Quality Management District. 2018.

<http://ncuaqmd.org/index.php?page=rules.regulations>. Accessed: October 19, 2020.

Trinity County. *Cannabis Ordinance No. 315-823*. Enacted October 3, 2017.

———. *Cannabis Ordinance No. 315-829*. Enacted February 6, 2018

———. *Cannabis Ordinance No. 315-830*. Enacted March 6, 2018.

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——. *Cannabis Ordinance No. 315-841*. Enacted September 19, 2018.

——. *Cannabis Ordinance No. 315-843*. Enacted March 20, 2019.

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IV. Biological Resources	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the project:				
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified 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"/>
c. Have a substantial adverse effect on federally protected wetlands (including, but not limited to, marshes, vernal pools, 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 checked="" type="checkbox"/>	<input 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"/>

Setting:

The Project is situated on lands that have been previously exceedingly disturbed by timber harvest, gravel mining, and other industrial activities since being rezoned and designated for industrial purposes. It is currently a vacated property following is prior businesses as a gravel-crushing operation for concrete batch mixing and subsequently soil products sorting and storage. The location is an old creek terrace formed between the floodplains of Weaver Creek to the southwest and Lance Gulch to the northeast. These two streams form a confluence approximately 862 feet (0.16 mile) southeast of the Project site. While the banks and streambed of Weaver Creek have been historically impacted and altered by dredging activities, the stream still maintains a healthy and substantial riparian corridor and is a perennial, anadromous salmonid-bearing watercourse.

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Lance Gulch, a seasonal stream that drains a 1,000-acre watershed along the eastern side of Weaverville, runs parallel to Weaver Creek on the eastern flank of the Lower Bench, across Industrial Park Way road. Trinity County purchased about 86 acres of land, including the Project area, to develop the Business Park in 1986, and shortly after the purchase a significant portion of the land was surveyed and determined to be either wetlands, floodplain, or hillside. A small amount of wetland habitat had been created in the immediate vicinity of the Project when the earlier gravel mining activity left a series of ponds that had developed over time in some abandoned excavation pits. In 2000, the County Board of Supervisors authorized a permanent conservation easement over 54.7 acres of the area and facilitated the construction of wetlands habitat within this easement area. This Trinity Alps Industrial Park Wetlands Project's goal was to restore 5.5 acres of wetlands with revegetation to establish a functioning wetlands system typical of the annual flood zone of the area. The soil characteristics were favorable and consistent across the entire Lower Bench: unconsolidated gravels and loam resulting from decades of historic mining and flooding of the area and had a moderately slow permeability. The restoration project created wetlands habitat for the benefit of wildlife, recreation, water quality, and peak stormwater flows by the ponds acting as retention and settling basins for Lance Gulch stormflows, as well as being fed by groundwater and direct precipitation. Outflow consists of groundwater and storm water runoff, as well as evapotranspiration. To date several restoration projects including this one have been implemented within the easement area, which was later named the Weaver Basin Wetlands.

CDFA licensing regulations [3 CCR § 8102(w) § 8102(dd), § 8216; § 8304(a-c); § 8304(g)] also require compliance with avoidance, minimization, and/or mitigation of impacts to the biological resources and sensitive habitats under the jurisdictional oversight of the USFWS, CDFW and SWRCB.

Discussion of Impacts:

- a) A reconnaissance-level biological site assessment was conducted by biologists and resource assessment specialists with Flowra. Prior to the field assessment, literature reviews were conducted as well as California Natural Diversity Data Base (CNDDDB) records search for both an area encompassing nine (9) USGS 7.5' Quadrangles as well as a more focused two-mile radius surrounding the Project site; the 9-quad search naturally returned a large number of special-status species records (15 animal species and 11 plant species) while the 2-mile radius search returned six out of those same 26 recorded occurrences (three mammals, one amphibian, and two plants; see Attachment B). None of these or any other sightings/indications of special-status species were observed during the reconnaissance survey.

Due to the historically and presently highly impacted nature of the project site, it is highly unlikely and special-status species would be impacted by development of the Project as there is no suitable primary habitat found onsite that would be used by any of these species. ~~As a result, there would be a less than significant impact to candidate, sensitive, or special-status species or their habitat as a result of implementation of the proposed project.~~ As the Project site is bounded by sensitive habitat that has documented wildlife presence and could serve as dispersal habitat, appropriate mitigation and avoidance measures are provided below which would render any potential adverse impacts arising from Project implementation to a less-than-significant level.

- b) The Project does not propose any development or impacts to riparian habitat or any sensitive natural community. Riparian habitat exists to the west and southwest of the Project site, and there is an

existing 10- to 12-foot-high berm of dredged river rock separating the riparian zone from the Project site, effectively creating a barrier precluding encroachment into or disturbance to the riparian habitat from either Project construction or operations. All Project features and activities are designed to maintain a minimum 100-foot setback from the edge of the riparian zone. No impacts will occur in this regard.

- c) The constructed wetlands of the Weaver Basin Wetlands conservation area are located to the northeast of the Project site, across the paved Industrial Park Way road. No aspect of either Project construction or long-term operations would have any direct, physical effect or cause any encroachment into this area or the wetland features/habitats therein. Since no wetlands will be disturbed by the proposed project, no impacts to federally protected wetlands would occur.

The Project does not propose to alter any streams or rivers or otherwise impact fish movements. The natural state of the Project site has been previously altered, disturbed and developed by historical activities prior to the Project proposal; these historic activities may have previously altered deer migration or local travel patterns, but this impact is considered the baseline condition and is not considered an impact for this Project. Established fencing around the site, as well as any additional, appropriately designed fencing that may be erected as dictated in the Notice of Environmental Constraint filed with the County as part of the Development Standards for the Business Park (Attachment C), represents a small portion of the overall historically impacted area and is not seen as an increased impediment to deer migration or the migration of other mammals.

Observations and monitoring efforts by the County and Trinity County Resource Conservation District staff have reported at least 65 bird species, both migratory and resident, utilizing the Weaver Basin Wetlands conservation area, establishing this as a baseline. While there will be some increased commercial and operational traffic resulting from development and operation of the Project as proposed relative to baseline conditions, it is unlikely to be a substantial enough increase such that it would inhibit the continued and ongoing levels of use of these wetland areas by resident or migratory wildlife to a significant degree. Additionally, as time has progressed, species that rely more heavily on vegetative cover are expected to do better as the plant populations have expanded, increased in size, and diversified over the ensuing 16 years since the initial construction of the wetlands. Therefore, impacts from the Project to movement of native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors are considered to be less than significant.

- d) The County General Plan, Conservation Element, discusses the need for the protection and conservation of natural resources including biological resources within the county. While the plan outlines various goals and objectives, there has been no policy developed related to specific biological resources or tree preservation or management that would specifically apply to the Project and the lands where the Project is located. The Project does not propose to remove any trees or otherwise impact tree vegetation and cover, as there are no trees on the Project site that would be impacted. There will be no impact to these resources from development of the Project.
- e) No habitat conservation plans, or other similar plans have been adopted for the Project site or Project area. No impact would occur in this regard.

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Mitigation and Avoidance Measures: While the Project will not generate significant impacts to any existing species onsite, the following are the recommended mitigation and avoidance measures for resident and migratory wildlife utilizing habitat around the Project site:

- All buildings and Project activity on the parcel should remain within a 150-foot disturbance buffer of the Class I stream, Weaver Creek, as per regulatory statutes.
- The County Cannabis Cultivation ordinance (Ordinance No. 315-823 and amendments) as well as CDFA licensing regulations [3 California Code of Regulations (CCR) § 8304(c) and (g)] require light generated by the proposed project would be required to be both (1) downcast, shielded and/or screened to keep light from emanating offsite or into the sky, and (2) light uses for operations require that lighting in greenhouses is shielded so that little to no light escapes, and light shall not escape at a level that is visible from neighboring properties between sunset and sunrise.
- The Nursery should utilize only low-intensity lighting, and the greenhouses should be covered at dusk so that no light/glare escapes, per county requirements.
- Security lighting should be directional and motion activated, and generally downcast to avoid any light and/or glare impacts. This implementation of the standard requirements of the County's General Plan and Weaverville Town Plan provides a uniform standard for reduction and minimization of light trespass.
- All hazardous and non-hazardous waste should be collected and disposed of or recycled offsite. All trash should be disposed of regularly, so as not to attract wildlife.
- Placement of temporary staging areas and other facilities shall avoid or minimize disturbance to habitat and remain outside of the 150-foot riparian buffer.
- Vehicle speed shall be kept to a maximum of 10 mph while onsite to minimize dust generation.
- All fuel sources and chemicals shall be stored and handled properly to prevent leakage into the environment and refueling and storage shall occur greater than 100 feet away from any creeks, or natural areas.
- All refueling and pesticide and chemical storage and transfer should occur on top of an impermeable surface capable of completely containing any spillage.
- Containers including buckets should be turned over on their sides to allow animals to escape when not in use.
- Excavation and grading activities should be scheduled for dry weather periods to prevent additional sedimentation and erosion.
- Loud activity exceeding 50 db 100 ft from the Project site, including construction activity with heavy machinery, should be completed outside of the northern spotted owl (NSO) breeding period (February 1- September 1), and within normal operating business hours (8 AM- 5 PM).
- Site activity post-construction should not regularly exceed 50 db 100 ft from the Project area to prevent disturbance to NSO, bats, and other wildlife.
- Special care should be given to activity and disturbance during peak migration periods (Spring and Fall) to reduce disturbance to other migratory bird species utilizing adjacent habitat.

- If shrubs and non-woody riparian vegetation are disturbed, they shall be replaced with similar native species appropriate to the site.
- All vegetation shall be surveyed on foot once a year by staff and new outbreaks of any invasive weeds identified by the California Invasive Plant Council as noxious or invasive to be removed by the owner or qualified landscaping professionals.
- The spread or introduction of exotic plant species shall be avoided to the maximum extent possible by avoiding areas with established native vegetation during cleanup/restoration activities, restoring disturbed areas with appropriate native species, and post-Project monitoring and control of exotic species.
- Removal of invasive exotic species after construction activities is strongly recommended. Mechanical removal (hand tools, weed whacking, hand pulling) of exotics should be done in preparation for establishment of native plantings, if appropriate.

Findings: ~~In the course of the above evaluation, impacts associated with *Biological Resources* were found to be less than significant due to the Project size, nature, location, limited scope of potential impact and lack of suitable habitat onsite.~~ With the implementation of the mitigation and avoidance measures identified above, the Project will have a less than significant impact to *Biological Resources*.

References:

California Department of Fish and Wildlife. 2020. California Natural Diversity Database (CNDDB) – Non-Government version dated October 6, 2020 (v5.94.01). Retrieved October 15, 2020 from <https://map.dfg.ca.gov/rarefind/view/RareFind.aspx>.

Trinity County. *General Plan Open Space and Conservation Element*.

Trinity County. *Water Resources Viewer*.

<http://trinitycounty.maps.arcgis.com/apps/Viewer/index.html?appid=514684c4928a412fa86bef1d37fd3750> Accessed: October 15, 2020.

USFWS. 2019. National Wetland Inventory. <https://www.fws.gov/wetlands/data/Mapper.html>. Accessed: October 15, 2020.

3.0 ENVIRONMENTAL CHECKLIST

V. Cultural Resources	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the project:				
a. Cause a substantial adverse change in the significance of a historical resource pursuant § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting:

The Project site and the immediately adjacent and surround area is already highly impacted, altered and disturbed and has a documented history of being developed for resource extraction including logging and gravel mining. The entire Trinity Alps Business Park was surveyed for cultural resources prior to the rezoning to establish it as a Specific Use Development.

Discussion of Impacts:

- a) No known or recorded/documented historical resources are known to exist on the Project site. Past disturbance and significant alteration of the site has reduced the likelihood of discovering any such resources during construction or operation of the Project to remote at best. Impacts are considered to be less than significant.
- b) An archaeological/cultural resources investigation completed for the Business Park allowed for the rezoning and development of the SUP area for both commercial and industrial uses; however, there is a possibility that cultural resources, including buried archaeological materials, could exist in the area and may be uncovered during Project development. Therefore, if any resources are found during the construction of the proposed project, they will be mitigated through implementation of Mitigation Measure CR-1. Adherence to protocols established by Mitigation Measure CR-1 would serve to avoid impacts that would result in a substantial adverse change in the significance of an archaeological resource as defined in CEQA §15064.5. Impacts would be less than significant with mitigation incorporated.
- c) There are no known burial sites on or immediately adjacent to the proposed project site. If human remains are unearthed during future development of the site, the provisions of California Health and Safety Code Section 7050.5 shall apply; CDFR licensing regulations [3 CCR § 8304(d)] also require the project to immediately halt all activities and implement section 7050.5 of the Health and Safety Code should human remains be discovered. Under this Section, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition, pursuant to California Public Resources Code Section 5097.98 and Mitigation Measure CR-2. Impacts are considered less than significant with mitigation incorporated.

Mitigation Measures: The following mitigation measures have been developed, to reduce potential impacts related to undocumented cultural resources and unknown human burials to less than significant levels:

Mitigation Measure CR-1. If cultural resources, such as chipped or ground stone or bone are discovered during ground-disturbance activities, work shall be stopped within 50 feet of the discovery, as required by the California Environmental Quality Act (CEQA; January 1999 Revised Guidelines, Title 14 California Code of Regulations [CCR] 15064.5 (f)). Work near the archaeological finds shall not resume until a professional archaeologist, who meets the Secretary of the Interior's Standards and Guidelines, has evaluated the material and offered recommendations for further action.

Mitigation Measures CR-2. If In the event that previously unidentified evidence of human burial or human remains are discovered during Project construction, work will stop at the discovery location, within 20 meters (66 feet), and any nearby area reasonably suspected to overlie human remains (Public Resources Code, Section 7050.5)., The Trinity County Coroner must be informed and consulted, per State law. If the coroner determines the remains to be Native American, he or she shall contact the Native American Heritage Commission within 24 hours. The Native American Heritage Commission shall identify the person or persons it believes to be the most likely descendent. The most likely descendent will be given an opportunity to make recommendations for means of treatment of the human remains and any associated grave goods. when the commission is unable to identify a descendant or the descendants identified fail to make a recommendation, or the landowner or his or her authorized representative rejects the recommendation of the descendants and the mediation provided for in subdivision (k) of Section 5097.94, if invoked, fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall reinter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance. Work in the area shall not continue until the human remains are dealt with according to the recommendations of the County Coroner, Native American Heritage Commission and/or the most likely descendent have been implemented.

Findings: With the implementation of the mitigation measures identified the Project will have a less than significant impact to *Cultural Resources*.

References:

Trinity County. 1986. *Initial Study/Negative Declaration, Trinity Alps Business Park, Weaverville*. State Clearinghouse number 1986061002. June 6, 1986.

3.0 ENVIRONMENTAL CHECKLIST

VI. Energy	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the project:				
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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Setting:

Construction-related energy consumption is considered finite and short-term, and is considered consistent with construction activities of similar land uses. All construction activities would either rely on the consumption of oil in the form of gasoline and diesel fuel or utilize the three-phase electrical service from Trinity Public Utility District (TPUD) that already has an existing, direct connection form which to service the property. The construction activities temporarily increase in energy use would not result in a significant increase in peak or base demands or require additional capacity from the local energy supplier.

There are no local plans for renewable energy or energy efficiency. California passed AB 32 which requires local governments to take an active role in addressing climate change and reducing greenhouse gas (GHG) emissions using methods such as energy efficiency in new development. The project would be required to comply with the building energy efficiency standards of California Code of Regulations Title 24, Part 6, also known as the California Energy Code, and CDFG licensing regulations require the identification of all power sources for cultivation activities, including but not limited to, illumination, heating, cooling, and ventilation for indoor and mixed-light license types [3 CCR § 8102(s)]. California's Title 24 is the adopted Energy code for Trinity County, as well as the rest of the State of California. The proposed project will comply with these regulations and would inherently reduce energy consumption. Proposed operations do not require any additional power or any portable or stationary generators.

Discussion of Impacts:

- a) Upon completion of project construction, all project operations will utilize the energy provided by TPUD. There are no generators or other large machinery proposed for use either during construction or during operation. Due to the nature of project impacts are considered less than significant.
- b) There are no local plans for renewable energy or energy efficiency. California passed AB 32 which requires local governments to take an active role in addressing climate change and reducing greenhouse gas (GHG) emissions using methods such as energy efficiency in new development. As noted above, the proposed project would not result in a substantial increase in energy consumption beyond existing conditions. Therefore, the proposed project would not conflict or obstruct plans related to renewable energy or energy efficiency, and impacts are less than significant.

Mitigation Measures: No mitigation measures are required. Impacts would be less than significant.

Findings: Based upon the review of the information above the implementation of the project will have a less than significant impact with respect to *Energy*.

References:

Trinity County. *Trinity County General Plan*.

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VII. Geology and Soils	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the project:				
a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
1. 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"/>
2. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 an on- or offsite landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 wastewater disposal systems in areas where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting:

The Project is situated in the Western Paleozoic and Triassic Belt of the Klamath Mountains province. The majority (approximately 80%-85%) of the northwest portion of the Project area is underlain by sedimentary rocks such as sandstone, conglomerate and mudstone of the Weaverville Formation, dating from the Oligocene to Miocene epochs, and approximately two-thirds of the southwestern portion of the “panhandle” section of the parcel is underlain by Devonian-period metamorphic rocks such as quartz-mica schist and calc-schist. All these are overlain by Quaternary (Pleistocene and Holocene) alluvium and terrace deposits

consisting of sand, silt, and gravel beds, including debris from both placer mining gold dredging activity. Soils across the Project site are Atter-Dumps, Dredge Tailings-Xerofluvents complex, 2 to 9 Percent Slopes. This complex is composed of extremely gravelly loamy sand, coarse gravelly sand, and fragmental material and are well drained to somewhat excessively drained.

Discussion of Impacts:

- 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:

There are no active faults mapped in the Project vicinity. The California Geological Survey (CGS, 2018) has the responsibility for mapping active earthquake faults in California, through legislation referred to as the Alquist-Priolo Earthquake Fault Zoning Act. There are no Alquist-Priolo earthquake fault zones identified in close proximity to the Project site. There is no supplemental geologic data to suggest unmapped active faults in the region. Based on this existing information, there will be no impact to the Project components from impacts related to surface fault rupture.

- ii) Strong seismic ground shaking:

Although there are no known earthquake faults in the Project vicinity, the entire northern California region is subject to the potential for moderate to strong seismic shaking due to distant seismic sources. Seismic shaking can be generated on faults many miles from the Project vicinity. Seismic shaking potential is considered minimal and the hazard is not higher or lower at the Project site than throughout the region. Standard design and construction practices meeting current California Building Code (where applicable) will provide adequate protection for buildings, pipelines and other facilities anticipated for the Project. The implementation of these standard building practices will allow the Project to have less than significant impacts.

- iii) Seismic-related ground failure, including liquefaction:

Although located in a seismically active region (northern California), the Project site is not likely to be subject to seismic shaking of adequate strength or duration to generate secondary seismic effects. Likely seismic sources are too far from the Project site to generate sufficient long-duration strong shaking. Construction standards that meet the current California Building Codes (as applicable) will provide adequate protections and ensure less than significant impacts.

- iv) Landslides:

The proposed Project site is located on flat terrain created by creek floodplain-developed stream terrace, surrounded by mountainous terrain. There are no documented landslide hazard areas identified within the immediate vicinity of the site that would have an impact on the proposed project. Impacts would be less than significant.

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- b) The Project soil classifications consist mainly of gravelly loam from colluvium derived from mica schist and residuum weathered from mica schist. These gravelly soils in the Atter-Dumps, Dredge Tailings-Xerofluvents complex families have high permeability as indicated by their well-drained to somewhat excessively drained classification. Even with potential modifications to the surface terrain from proposed building foundation excavation by the Project, as historical land development has already significantly modified the site, the Project is not expected to render the site more susceptible to unstable earth conditions or erosion. Impacts would be less than significant.
- c) See discussion in (a), above.
- d) There are no documented expansive soils located at the Project site. No impacts would occur in this regard.
- e) An existing septic system is installed on the Project site that has been in operation for several years. The applicant must comply (as a Condition of Approval) that the septic system meets the requirements of Trinity County Environmental Health Department.
- f) No paleontological resources or unique geologic features have been identified on the proposed project site, and the potential for their occurrence is considered minimal; there will be no impact.

Mitigation Measures: No mitigation measures are required. Impacts would be less than significant.

Findings: Based upon the review of the information above, the implementation of the Project will have a less than significant impact with respect to *Geology and Soils*.

References:

California Geological Survey. 2018. *Fault-Rupture Hazard Zones in California, Special Publication 42, Interim Revision 2018*. Sacramento, California.

Johnson, T.D., and Belitz, Kenneth. 2014. *California Groundwater Units: U.S. Geological Survey Data Series 796, 34 p.* <https://dx.doi.org/10.3133/ds796>. ISSN 2327-638X.

National Resource Conservation Service. *WebSoil Survey*.
<https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>. Accessed: October 30, 2020.

USGS. U.S. *Quaternary Faults*.
<https://usgs.maps.arcgis.com/apps/webappviewer/index.html?id=5a6038b3a1684561a9b0aadf88412fcf>.
Accessed: October 30, 2020.

VIII. Greenhouse Gas Emissions	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the project:				
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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Setting:

Greenhouse gases (GHGs) are gases in the atmosphere that absorb and emit radiation. The greenhouse effect traps heat in the troposphere through a three-fold process, summarized as follows: short wave radiation emitted by the sun is absorbed by the Earth; the Earth emits a portion of this energy in the form of long wave radiation; and GHGs in the upper atmosphere absorb this long wave radiation and emit this long wave radiation into space and toward the Earth. This “trapping” of the long wave (thermal) radiation emitted back toward the Earth is the underlying process of the greenhouse effect. The main GHGs in the Earth’s atmosphere are water vapor, carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), ozone (O₃), hydrofluorocarbons (HCFs), perfluorocarbons (PFCs), and sulfur hexafluoride (SF₆).

California has passed Assembly Bill 32, mandating a reduction in greenhouse gas (GHG) emissions and Senate Bill 97, evaluating and addressing GHG under CEQA. On April 13, 2009, Governor’s Office of Planning and Research (OPR) submitted to the Secretary for Natural Resources its proposed amendments to the state CEQA Guidelines for GHG emission, as required by Senate Bill 97 {Chapter 185, 2007} and they became effective March 18, 2010. As a result of these revisions to the CEQA Guidelines, lead agencies are obligated to determine whether a project’s GHG emissions significantly affect the environment and to impose feasible mitigation to eliminate or substantially lessen any such significant effects. At this time, neither the NCUAQMD nor Trinity County has established thresholds of significance for evaluating a project’s GHG emissions. In addition, neither a Climate Action Plan nor GHG Reduction Plan has been developed for Trinity County.

Discussion of Impacts:

- a) There are several unique challenges to analyzing greenhouse gas emissions and climate change largely because of the global nature of climate change. Most environmental analyses examine the “project specific” impacts that a particular project is likely to generate. With regard to global warming, however, it is generally accepted that while the magnitude of global warming effects is substantial, the contribution of an individual project is so small that direct project specific impacts are highly unlikely.

The proposed project involves the construction and operation of several cannabis-related businesses. The proposed project could generate both direct and indirect GHG emissions. Direct

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GHG emissions include emissions from construction activities, area sources, and mobile (vehicle) sources. Typically, mobile sources make up the majority of direct emissions. Indirect GHG emissions are generated by incremental electricity consumption and waste generation. Electricity consumption is responsible for the majority of indirect emissions.

As noted above, neither the NCUAQMD nor Trinity County has established thresholds of significance for evaluating a project's GHG emissions. Since there are no applicable thresholds for projects in the Air District or Trinity County, the NCUAQMD recommends the use of thresholds and guidance provided by other air districts in the State such as the Bay Area Air Quality Management District (BAAQMD). The BAAQMD has developed project screening criteria to provide lead agencies and project applicants with a conservative indication of whether a project could result in potentially significant impacts related to greenhouse gas emissions. Projects below the applicable screening criteria would not exceed the 1,100 metric tons (MT) of CO₂e/yr GHG threshold established by the BAAQMD for land use projects, which include commercial and industrial facilities. The operational size of the Project as proposed comprises a combined area of 44,000 square feet, and therefore well below the 121,000-square-foot screening threshold size for operational GHG emission levels from a General Light Industrial project.

The proposed project itself, in terms of operations, would not by its nature and design generate a significant amount of GHG emissions. Project operations will be powered by electricity provided through TPUD; the use of a generator or generators would only be for emergency backup power should there be an interruption of TPUD service. During construction, heavy equipment will be used to dig foundations for prefabricated buildings and, to a lesser degree, erect and install those structures; this phase of the Project and the use of such equipment will be finite, intermittent, and short-term. Based on the analysis above, implementation of the Project would have a less than significant impact.

- b) As noted above, there are no local plans that have been adopted for the purpose of reducing the emissions of greenhouse gases.

In 2006, the California Global Warming Solutions Act (Assembly Bill 32) definitively established the state's climate change policy and set GHG reduction targets (Health & Safety Code §38500 et sec.), including setting a target of reducing GHG emissions to 1990 levels by 2020. AB 32 requires local governments to take an active role in addressing climate change and reducing greenhouse gas (GHG) emissions. Recommendations to reduce residential GHG emissions include promoting energy efficiency in new development and improved coordination of land use and transportation planning on the city, county and subregional level, and other measures to reduce automobile use.

It is noted that the California Air Resources Board (CARB) announced in July 2018, that the State has already met the AB 32 goal of reducing emissions to 1990 levels by 2020 approximately four years early. As stated in the Executive Summary of the 2018 Edition of the California Greenhouse Gas Emissions Inventory: 2000-2016:

"The inventory for 2016 shows that California's GHG emissions continue to decrease, a trend observed since 2007. In 2016, emissions from routine GHG emitting activities statewide were 429 million metric tons of CO₂ equivalent (MMTCO₂e), 12 MMTCO₂e lower than 2015 levels. This puts total emissions just below the 2020 target of 431 million metric tons. Emissions

vary from year-to-year depending on the weather and other factors, but California will continue to implement its greenhouse gas reductions program to ensure the state remains on track to meet its climate targets in 2020 and beyond.”

The Project is subject to a myriad of state regulations applicable to project design, construction, and operation that would reduce GHG emissions, increase energy efficiency, and provide compliance with the California Air Resources Board (CARB) Climate Change Scoping Plan (CARB, 2017). Additionally, CDFR licensing regulations [3 CCR § 8102(s), § 8304(e), § 8305 and § 8306] also require disclosure of generator usage and regulate their emissions and adherence to renewable energy and efficiency standards. The State of California has the most comprehensive GHG regulatory requirements in the United States, with laws and regulations requiring reductions that affect project emissions. Legal mandates to reduce GHG emissions from vehicles, for example, reduce project-related vehicular emissions. Legal mandates to reduce GHG emissions from the energy production sector that will serve the proposed project would also reduce project-related GHG emissions from electricity consumption. Legal mandates to reduce per capita water consumption and impose waste management standards to reduce methane and other GHGs from solid wastes are all examples of mandates that reduce GHGs.

The Project has been designed such that all proposed operations facilities other than the Nursery would be enclosed within steel buildings that are required to maintain positive control of the internal environment, and air exhaust from all buildings, including greenhouses used for Nursery, will be vented through carbon filters to reduce the possibility of any and all incidental emissions that could result from operational activities. Based on the analysis above, development of the Project would have a less than significant impact.

Mitigation Measures: No mitigation measures are required. Impacts would be less than significant.

Findings: In the course of the above evaluation, impacts associated with *Greenhouse Gas Emissions* were found to be less than significant because of the design and nature of the Project.

References:

Bay Area Air Quality Management District. *California Environmental Quality Act Air Quality Guidelines*. 2017.

California Air Resources Board. *2017 Climate Change Scoping Plan: The Strategy for achieving California’s 2030 greenhouse gas reduction target*. January 20, 2017.

Governor’s Office of Planning and Research (OPR). 2018. *Technical Advisory – On Evaluating Transportation Impacts in CEQA*.

———. *8th Edition, California Greenhouse Gas Emissions Inventory: 2000-2016. California Greenhouse Gas Emissions for 2000 to 2016, Trends of Emissions and Other Indicators*. 2018.

Trinity County. *Cannabis Ordinance No. 315-823*. Enacted October 3, 2017.

———. *Cannabis Ordinance No. 315-829*. Enacted February 6, 2018.

———. *Cannabis Ordinance No. 315-830*. Enacted March 6, 2018.

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- . *Cannabis Ordinance No. 315-841*. Enacted September 19, 2018.
- . *Cannabis Ordinance No. 315-843*. Enacted March 20, 2019.
- . *District History*. <https://www.trinitypod.com/about/history.aspx>. Accessed: October 30, 2020.
- . *Regional Transportation Plan*. October 2017.

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IX. Hazards and Hazardous Materials	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the project:				
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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
c. Emit hazardous emissions or involve handling 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 that 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. Be located within an airport land use plan area or, where such a plan has not been adopted, be within two miles of a public airport or public use airport, and 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. Be located within the vicinity of a private airstrip and 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"/>
g. 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"/>
h. Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Setting:

Hazards are those physical safety factors that can cause injury or death, and while by themselves in isolation may not pose a significant safety hazard to the public, when combined with development of projects can exacerbate hazardous conditions. Hazardous materials are typically chemicals or processes that are used or generated by a project that could pose harm to people, working at the site or on adjacent areas. Many of these chemicals can cause hazardous conditions to occur should they be improperly disposed of or

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accidentally spilled as part of Project development or operations. Hazardous materials are also those listed as hazardous pursuant to Government Code Section 65962.5.

Lists of hazardous materials are maintained by federal and state agencies and are available for public review. The US Environmental Protection Agency (USEPA) maintains a database of hazardous materials as well as radiological materials as part of its RCRAInfo database (USEPA, 2019). The State of California Department of Toxic Substances Control (DTSC) maintains a list of hazardous substances and contaminated sites as part of its Envirostor database (DTSC, 2019), as well as other hazardous and waste sites being overseen by the various State Water Resources Control Board which are inventoried in their Geotracker database (SWRCB, 2019). These databases are available to the public for review. Additionally, the licensing regulations of CDFA [3 CCR § 8102(q), § 8106(a)(3), § 8304(f), and § 8307] spell out site restrictions and protocols to ensure hazardous substances are not discharged into the environment.

No hazardous facilities or sites have been documented to be present at the Project site or in the adjacent area.

The CALFIRE Fire and Resource Assessment Program (FRAP), delineates the Project area as a part of a designated “High Fire Hazard Severity Zone” (HFHSZ). The FRAP designates lands in three general classifications, “Moderate”, “High” and “Very High” Fire Hazard Severity Zones. Fire suppression for the area is provided by a combination of first responders such as CALFIRE (designated as a State Responsibility Area), with additional firefighting support from nearby the US Forest Service (USFS) stations, and local volunteer fire companies.

Additionally, the Trinity County General Plan-Safety Element discusses wildland fires and outlines Wildland Urban Interface Zones Fuels Treatment Goals (Safety Plan, 2002) that describe fuel treatment activities around residential and other structures.

Discussion of Impacts:

- a) Small quantities of potentially hazardous substances (e.g., petroleum-based chemicals used to operate a back-up generator) would be used at the Project site, but none in quantities to be considered a significant hazard. Compliance with standard transport and handling procedures of will ensure that impacts would be less than significant.
- b) The proposed project could expose workers, the public, or the environment to hazardous materials through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Small quantities of potentially hazardous substances (e.g., petroleum products used to operate and maintain equipment) would be used at the proposed project site. Accidental releases of these substances could potentially contaminate soils and degrade the quality of surface water and groundwater, resulting in a public safety hazard. Compliance with standard safety procedures and hazardous materials handling regulations will ensure that impacts would not be significant. Additionally, in accordance with State Water Board requirements any backup generator will be located within a structure that affords secondary containment greater than the volume of the generator fuel tank. A fuel spill containment kit will be located on site and all employees will be trained in its use. An onsite auxiliary fuel tank will not be required for any back-up generator, nor for any vehicles.

The proposed Manufacturing operation will use only non-volatile solvents and, pursuant to state regulations, will utilize a closed-loop system so that any nonvolatile solvents are captured and

reused. Pursuant to state regulations, any nonvolatile solvents and any other chemicals used in any commercial cannabis operation will be stored inside a secured building with secondary containment. Impacts would therefore be less than significant.

- c) While the Project site is located approximately 0.18 mile southwest of the Shasta College – Trinity Campus, the proposed project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste in the vicinity of this school. No impacts would occur in this regard.
- d) The proposed project is not located on a site which is included on a list of hazardous materials sites and would not create a significant hazard to the public or the environment. No impacts would occur in this regard.
- e, f) The proposed project is not located within two miles of a public or private airport; the nearest is Lonnie Pool Field airport (a.k.a. Weaverville Airport, a public facility), located approximately 2.2 miles northeast of the Project site. No impacts would occur in this regard.
- g) There are no indications at this time that the proposed project would impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan. There would be no impact from this Project and there would be no impact to users of the Project site.
- h) The entire site has been previously disturbed by prior industrial activities. Development of the Project will comply with State Fire Safe Standards for protection of life and property from wildfires through maintaining appropriate vegetation management around proposed structures and other actions required for fire protection/suppression actions as may be determined by the County or CALFIRE. Through implementation of fire safe standards, the Project will not be at significant risk of damage from wildfire and the Project would not cause significant wildfire risk to the area from Project related activities and be in compliance with the County General Plan Safety Element. Based on this evaluation the Project would contribute to a less than significant impact related to increased wildfire risk in the area.

Mitigation Measures: No mitigation measures are required. Impacts would be less than significant.

Findings: In the course of the above evaluation impacts associated with *Hazards and Hazardous Materials* were found to be less than significant because of the Project size, location and limited scope of potential impact.

References:

California Department of Toxics Substances Control (DTSC). 2020. *Envirostor Database*.

<https://www.envirostor.dtsc.ca.gov/public/map/?myaddress=311+Industrial+Parkway%2C+Weaverville+CA>. Accessed: October 30, 2020.

State of California Fire and Resource Assessment Program. *State Responsibility Areas*. 2012.

———. *Fire Hazard Severity Zones*. 2007.

State Water Resources Control Board. *Geotracker Database*. 2019.

Trinity County. *General Plan Safety Element*. Revised March 2002.

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———. *General Plan Circulation Element*. Revised 2002.

———. *Cannabis Ordinance No. 315-823*. Enacted October 3, 2017.

———. *Cannabis Ordinance No. 315-829*. Enacted February 6, 2018

———. *Cannabis Ordinance No. 315-830*. Enacted March 6, 2018.

———. *Cannabis Ordinance No. 315-841*. Enacted September 19, 2018.

———. *Cannabis Ordinance No. 315-843*. Enacted March 20, 2019.

USEPA. 2020.. *RCRA Database*. <https://rcrapublic.epa.gov/rcraonline/index.xhtml>. Accessed: October 30, 2020.

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X. Hydrology and Water Quality	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 through the addition of impervious surfaces, in a manner which would:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i. result in substantial erosion or siltation on- or offsite;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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; or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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"/>

Setting:

The Project is on public, industrial-zoned land surrounded by similar development. The nearest water sources are Weaver Creek to the west-southwest and Lance Gulch to the east-northeast. Both watersheds bound the old creek terrace upon which the Project site is situated, approximately 0.3 mile west of area across Highway 299. There are no stream crossings or water diversions proposed as a part of this Project.

- Impacts to water quality associated with cannabis-related activities proposed by the Project are regulated by the State Water Resources Control Board (SWRCB) Order No. WQ 2019-0001-DWQ (previously WQ 2017-0023-DWQ) as well as the licensing requirements of CDFA [3 CCR § 8102(p), § 8102(v), § 8102(w), § 8102(dd), § 8216, and § 8304(a and b)].

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. Additionally, the Cannabis Ordinances developed by the County identify specific requirements for water use and quality, including compliance with Senate Bill 94 (SB 94) and any applicable North Coast Regional Water Quality Control Board or SWRCB regulations in effect. The Project applicant is in the process of completing and submitting a Site Management Plan (SMP) for the operations at the Project site, in compliance with the conditions outlined in General Order 2019-0001-DWQ.

Discussion of Impacts:

- a) The proposed project is served by an existing municipal sewer system connection for the treatment of domestic wastewater. Any wastewater runoff from the Nursery operation will be conducted through floor drains to a cistern that will be pumped and trucked offsite. All proposed uses will take place within enclosed buildings over impermeable floors. No wastewater, other than that generated by sinks and toilets, will be discharged to the Weaverville Sanitary District or the surrounding environment. Additionally, the applicant is completing for submittal to the SWRCB a Site Management Plan for the site and the proposed operations. The plan documents that the applicant has been working on improvements outlined in the plan and there is an agreement in place between the applicant and CDFW. As stated by the SWRCB the applicant is required to comply with the requirements of the Regional Order No. 2019-0001-DWQ which requires dischargers to implement *Appendix B, Best Management Practices for Discharges of Waste Resulting from Cannabis Cultivation and Associated Activities or Operations with Similar Environmental Effects*. Based on the above, the Project will have a less than significant impact.
- b) Water service for the proposed project is provided by the Weaverville Community Services District. There are no additional water sources requested as part of this Project. There will be no impact to groundwater resources.
- c) Land alteration on the Project site is proposed to consist of various small-scale, relatively shallow excavations for the foundations to support the installation of prefabricated buildings of repeating sizes. There will be a less than significant impact.
 - i. The Project activities will be required to comply with the standard provisions of the County Cannabis Ordinances as well as General Order No. 2019-0001-DWQ which requires dischargers to implement *Appendix B: Best Management Practices for Discharges of Waste Resulting from Cannabis Cultivation and Associated Activities or Operations with Similar Environmental Effects*. Implementation of these standard conditions will result in the protection of water quality and not significantly impact drainage patterns or surface runoff.
 - ii. The Project as proposed would install several new buildings which would have roofs that would shed rainwater; however, due to the site being underlain by exceedingly permeable alluvium and fragmental materials that drain directly to the Weaver Creek channel abutting the western and southwestern edge of the Project site, no substantial sheet flow or channelization occurs across the entirety of the nearly flat project site even during heavy, sustained precipitation events. Therefore, the combined effect of the changes to the site from the proposed project would not significantly increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite.

- iii. Due to the location of the Project site, there are no stormwater drainage systems which would be impacted by the proposed project. The Project does not include any features which would cause the addition of polluted runoff to the stormwater runoff or a natural drainage system.
 - iv. The Project does not propose any features which would impede or redirect flood flows.
- d) Flood zones are geographic areas that FEMA has defined according to varying levels of flood risk. These zones are depicted on a community's Flood Insurance Rate Map (FIRM). Each zone reflects the anticipated type of flooding in the area. As depicted on the FEMA Flood Zones maps for the area, the Project site is outside the floodway, 100-year flood zone, and 500-year flood zone of both Weaver Creek and Lance Gulch. Based upon this information and that the location of the Project site is outside of any flood zone, there is no risk of release of pollutants due to Project inundation. The threat of a tsunami wave is not applicable to inland areas; there is no potential for the generation of a seiche. There is no risk of inundation of the site, and as such no impact would occur.
- e) There is no water quality control plan or sustainable groundwater management plan in place for the Lower Bench of the Business Park. There will be no impact.

Mitigation Measures: No mitigation measures are required. Impacts would be less than significant.

Findings: In the course of the above evaluation impacts associated *Hydrology and Water Quality* were found to be less than significant.

References:

Federal Emergency Management Agency. 2010. *Flood Insurance Rate Map (FIRM), Map Number 06105C1035F, Revised July 20, 2016.*

State of California. *State Water Resources Control Board Order No. WQ 2017-0023-DWQ.*

https://www.waterboards.ca.gov/water_issues/programs/cannabis/docs/finaladoptedcango101717.pdf

Trinity County. *Cannabis Ordinance No. 315-823.* Enacted October 3, 2017.

———. *Cannabis Ordinance No. 315-829.* Enacted February 6, 2018.

———. *Cannabis Ordinance No. 315-830.* Enacted March 6, 2018.

———. *Cannabis Ordinance No. 315-841.* Enacted September 19, 2018.

———. *Cannabis Ordinance No. 315-843.* Enacted March 20, 2019.

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XI. Land Use and Planning	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the project:				
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"/>

Setting:

The Project site is located a specially-zoned business park development area downhill from SR 299 in south Weaverville. Development surrounding the subject site is generally limited due to physical constraints of the location (hillside and creek channels) and the types of development allowable by the zoning and Business Park development guidelines and Notice of Environmental Constraint (Attachments A and C, respectively).

The Project site has been designated Industrial (I) land by the County General Plan and zoned as Specific Unit Development (SUD). Both the County General Plan and Zoning Districts did not specifically anticipate development of commercial cannabis when these land use plans and zoning districts were developed, but in response to California State Law that allows commercial cannabis activities under permitted and controlled conditions, Trinity County developed County-specific ordinances to regulate commercial cannabis cultivation, testing, nurseries, manufacturing, distribution, microbusiness, events and sales within the County. Ordinances 315-823, 315-829, 315-830 and 315-841 regulate cultivation and are all specifically titled “An Ordinance of the Board of Supervisors of the County of Trinity Amending Zoning Ordinance No. 315 Creating Section 28: Commercial Cannabis Cultivation Regulations”. All these ordinances are referred to, collectively, in this section as the “Cannabis Ordinance.”

The Cannabis Ordinance, in combination with the provisions of the General Plan and requirements of the Zoning Districts are used to determine appropriate land uses of cannabis operations in Trinity County. An applicant can apply for a Use Permit for cannabis-related operations under the Cannabis Ordinance, including a variance to the provisions and requirements of the Cannabis Ordinance, with approval at the discretion of the County Planning Commission and Board of Supervisors.

Discussion of Impacts:

- a) The Project does not have the potential to physically divide an established community; the Project does not propose to divide land or rezone the parcel. Access to the site is limited and the land surrounding the property is bounded on two sides by riverine, riparian and/or wetland habitat on which development is severely restricted by overlapping federal, state and/or local jurisdictional regulation, to the northwest by a public wastewater treatment facility, and immediately adjacent industrial-zoned parcels. No impact has been identified.
- b) The County’s General Plan serves as the overall guiding policy document for land use and development. The subject property is designated in the General Plan as Industrial (I) land and is

zoned for Specific Unit Development (SUD), of which the Business Park is one of the approved, designated, and applicable units. Commercial cannabis licensing did not exist when the Trinity Alps Business Park was created; nevertheless, “Wholesale Sales and Distribution, conducted within a building” is a permitted use for the Lower Bench area of the Business Park where the Project is proposed. Since the proposed project would use greater than 20,000 sq. ft. of aggregate floor space a Conditional Use Permit would be required for Project approval, per the SUD Guidelines (Attachment A). County ordinances allow the proposed uses in Industrial zones and Specific Unit Development planning areas specifying industrial uses. The Project also would not conflict with any conservation plans or policies as there is no Habitat Conservation Plan or Natural Community Conservation Plan established for the area encompassing the Project site. Consequently, there will be no impacts arising from implementation of the Project in this regard.

Mitigation Measures: No mitigation measures are required. There are no impacts.

Findings: In the course of the above evaluation, no impacts associated with *Land Use and Planning* were identified as the Project is compatible with the current land use designations.

References:

Trinity County. *Cannabis Ordinance No. 315-823*. Enacted October 3, 2017.

———. *Cannabis Ordinance No. 315-829*. Enacted February 6, 2018

———. *Cannabis Ordinance No. 315-830*. Enacted March 6, 2018.

———. *Cannabis Ordinance No. 315-841*. Enacted September 19, 2018.

———. *Cannabis Ordinance No. 315-843*. Enacted March 20, 2019.

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XII. Mineral Resources	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the project:				
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"/>

Setting:

Mineral production has historically been a significant part of the economy of the County but has waned in the last 75 years. Historically, the County has seen a wide array of mineral production, including asbestos, chromite, copper, sand and gravel, limestone and manganese to name a few. The proposed project site has historically been used for gravel extraction and crushing for concrete batch mixing, and earlier timber harvest and industrial gold mining (dredging) purposes. The Project area has not been designated by the State or Trinity County as an area of significant mineral resources or an area of locally important minerals.

Discussion of Impacts:

a, b) A mineral resource is land on which known deposits of commercially viable mineral or aggregate deposits exist. The designation is applied to sites determined by the California Geological Survey as being a resource of regional significance and is intended to help maintain any quarrying operations and protect them from encroachment of incompatible uses. While the land underlying the proposed project site was already subjected to industrial mining for gold (dredging) and then later for gravel extraction, it has nevertheless not been designated as an important mineral resource recovery site by a local general plan, specific plan, or other land use plan or by the State of California. There are not commercially viable amounts of gold remaining and gravel mining activity has ceased.

The Project would not 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 and would not result in the loss of availability of a locally important mineral resource recovery site. No impact has been identified.

Mitigation Measures: No mitigation measures are required.

Findings: In the course of the above evaluation, it was determined that there were no impacts associated with *Mineral Resources*.

References:

California Geological Survey. *Mineral Land Classifications*. 2018.

National Resource Conservation Service. WebSoil Survey.

<https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>. Accessed: August 26, 2020.

Trinity County. *General Plan Open Space and Conservation Element.*

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XIII. Noise	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the project:				
a. Expose persons to or generate noise levels in excess of standards established in a local general plan or noise ordinance or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Expose persons to or generate excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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"/>

Setting:

Noise impacts are those that exceed general plan or other local ordinances developed to provide reasonable control of noise to residences, parks, open spaces and other specific designated sites. Noise sources typically include roadways, freeways, schools, industrial and commercial operations and other facilities that can generate noise. The Trinity County General Plan Noise Element, Cannabis Ordinances, and CDFR licensing regulations [3 CCR § 9304(3)] provide guidelines and direction for noise sources and attenuation requirements for various uses. Projects proposed for development within the County will have their development evaluated to determine potential conformance with the Noise Element and as necessary, specific conditions of approval will be placed on projects.

In the vicinity of the Project, noise generation sources are varied and consist of vehicle traffic along SR 299 and frequenting the various businesses and services of the Business Park, including the busy Shasta College campus and the County Health and Human Services facilities, as well as any maintenance activities on the surrounding resource lands.

Residential developments, schools and hospitals are considered sensitive noise receptors as these are locations where people sleep or typically expect quiet conditions. Sensitive noise conditions are typically at night and measured as indoor levels in decibels (dB). The nearest sensitive receptors to the Project are tenants of three single family residences approximately 693 feet to the northeast, up on a bluff at the end of Davis Road and Ponderosa Lane, and Shasta College – Trinity Campus (1,007 feet northeast),

Discussion of Impacts:

- a) There will be noise generated during construction of the permitted buildings and greenhouses, which may be heard at the residences up on the bluff, but this will be temporary and only occur during normal daylight business hours. The Project will not utilize any onsite generators, therefore there will be no noise associated with stationary generation devices. Based on the temporary scope of the construction, the proximity of the Project to SR 299, and the distance to the nearest sensitive

receptor, implementation of standard conditions of the various ordinances, development standards and review by County for compliance during operations would render impacts to less-than-significant levels.

- b) Groundborne vibrations are usually associated with heavy vehicle traffic (including railroad traffic), and with heavy equipment operations. Proposed project operations do include delivery truck traffic, but this would be intermittent and only during standard daylight business hours. Operations do not include activities that would result in excessive groundborne vibration, such as pile driving or permanent, ongoing heavy construction equipment. Therefore, impacts are expected to be less than significant relative to existing conditions at and surrounding the Project site and Business Park.
- c) The proposed project is not located within the vicinity of a private or public airport or airstrip. No impacts would occur in this regard.

Mitigation Measures: No mitigation measures are required. Impacts would be less than significant.

Findings: In the course of the above evaluation impacts associated with *Noise* were found to be less than significant.

References:

Environmental Protection Agency, *Noise Effects Handbook*. USEPA, Revised 1981.

www.nonoise.org/library/handbook/handbook.htm

Trinity County. *Cannabis Ordinance No. 315-823*. Enacted October 3, 2017.

———. *Cannabis Ordinance No. 315-829*. Enacted February 6, 2018

———. *Cannabis Ordinance No. 315-830*. Enacted March 6, 2018.

———. *Cannabis Ordinance No. 315-841*. Enacted September 19, 2018.

———. *Cannabis Ordinance No. 315-843*. Enacted March 20, 2019.

———. *General Plan Noise Element*. 2003.

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XIV. Population and Housing	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the project:				
a. Induce substantial 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 type="checkbox"/>	<input checked="" type="checkbox"/>
b. Displace a substantial number of people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting:

Trinity County has a population of approximately 13,786 persons based on the 2010 US Census Data. The median household income is \$36,563 per year. Housing throughout the area is primarily individual rural residences on larger parcels of land.

Discussion of Impacts:

- a) Implementation of the proposed project would result in the development and use of existing lands, with no new housing being proposed. A maximum twenty-four (24) permanent workers and approximately twenty-eight (28) seasonal workers maximum are proposed for this Project, the exact configuration varying throughout the year, and the applicant states that these workers will come from the existing local population. If temporary employees do not already live in the area, they would be required to find off-site housing as no additional housing is proposed by the Project. Based on the information provided, and evaluation of the area, there are no growth-inducing impacts associated with this Project.
- b) The Project parcel is currently zoned for industrial uses and associated structures (e.g., shops, garages, warehouses). The proposed project would not displace any people or existing housing, as none is located at the Project site. No impact has been identified.

Mitigation Measures: No mitigation measures are required.

Findings: Based on the information reviewed for the *Population and Housing* resource, the Project will have no impact.

References:

US Census Bureau. American Fact Finder. <https://data.census.gov/cedsci/>. Accessed: November 2, 2020.

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
XV. Public Services				
Would the project:				
a. 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 following public services:				
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Setting:

The Project site is located within the Weaverville town limits, which has public services available to residential, commercial and industrial users. Fire protection is provided to the proposed project site both by the Weaverville Fire Department and CALFIRE in the outlying areas. Law enforcement to the area is provided by the Trinity County Sheriff's Department and the California Highway Patrol. The nearest medical facility is the Trinity Hospital in Weaverville and about 2.6 road miles north of the proposed project. Weaverville Elementary School serves grades K-8, with Trinity High School serving the upper grades.

Discussion of Impacts:

Based on available information as well as information provided by the applicant and observations made on the Project site and in the vicinity, the following findings can be made:

Fire and Police Protection:

Fire and police protection services to the proposed project are currently provided by County, State and Federal agencies and private emergency responders and a local fire department. Development of the Project within the community is not expected to significantly increase the demand for these protection services. A security plan is required for this operation and must be approved by the County Sheriff's Department and/or the County Board of Supervisors as a standard condition of approval after the Conditional Use Permit is issued. The Applicant will coordinate with the Trinity County Sheriff's Department to develop a security system and emergency response plan consistent with state regulatory requirements. The proposed Security and Emergency Response Plan is outlined as follows.

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Pursuant to Bureau of Cannabis Control regulations, only employees or authorized individuals will have access to all limited-access areas of the licensed premises. [16 CCR § 5042]. All employees shall, at all times while engaged in commercial cannabis activities, display a laminated identification badge, including a photograph in accordance with BCC regulations. [16 CCR § 5043]. Individuals not employed by the Licensee(s) shall be escorted at all times while within the limited-access areas. The Licensee shall maintain a log recording the name, affiliation, date, time and reason that any non-employee enters a limited-access area. [16 CCR § 5042]. All limited-access areas shall be secured with commercial-grade, nonresidential door locks pursuant to BCC Regulations. [16 CCR § 5046].

As required by BCC regulations, [16 CCR § 5044] the following locations will be kept under 24-hour, time-stamped, digital video surveillance (retained for at least 90 days):

- 1) Areas where cannabis goods are weighed, packed, stored, loaded and unloaded for transportation, prepared, or moved with the licensed premises;
- 2) Limited-access areas;
- 3) Security rooms;
- 4) Areas storing a surveillance-system storage device with at least one camera recording the access points to the secured surveillance recording area; and
- 5) Entrances and exits to the licensed premises, which shall be recorded from both indoor and outdoor vantage points.

All licensed premises shall maintain an alarm system in accordance with Business & Professions Code § 7590.1(n) and BCC regulations. [16 CCR § 5047]. The alarm records and video recordings are available to BCC agents and employees, additionally the Licensee(s) will make the same information available to the Trinity County Sheriff's Office.

All Licensees shall contract for at least one security guard on the licensed premises at all times. The security guards may be employees or contracted by the Licensee(s) and in all instances shall be licensed by the Bureau of Security and Investigative Services and shall comply with Chapters 11.4 & 11.5 of Division 3 of the Business and Professions Code.

In the event of a security emergency, the security guard will initiate contact with the Trinity County Sheriff's Office and will serve as the point person for any necessary interactions with TCSO deputies or other law enforcement officers. The alarm system shall be designed to allow for silent notification to the TCSO in the event a phone call is not possible. The TCSO emergency response plan can be detailed in Closed Session, if required.

Based on these factors and standard conditions, impacts are considered less than significant.

Schools:

The Trinity Alps Unified District provides primary and secondary education to students in the area. While the development of this Project could attract employees with families from outside the town that may have school age children, and those students may contribute to the total student enrollment in these schools, the applicant still prefers and intends to employ workers from the existing local population;

regardless, implementation of the proposed project is not expected to result in a significant increase in the number of school-age children as the result of twenty-four (24) permanent employees who will work and ideally also reside within the school districts. Therefore, the potential impacts are considered less than significant.

Parks:

There are no developed parks in the vicinity of the Project site, and the proposed project will not increase the intensity of the land use, impacts to parks and recreational facilities in the Project area would remain at existing conditions; no new residential uses are proposed. The proposed project would not include recreational facilities or require the construction or expansion of recreational facilities. Therefore, there is no impact.

Other public facilities:

The proposed project does not involve a substantial change in the land use, does not substantially increase the numbers of people employed in the region, and does not create or require new housing or related facilities, an increased demand on public facilities is unlikely to occur. There would be a less than significant impact to other public services related to this Project.

Mitigation Measures: No mitigation measures are required. Impacts would be less than significant.

Findings: Based on the evaluations above for *Public Services* the impacts associated with development of the Project were found to be less than significant.

References:

California Board of Forestry and Fire Protection. *State Responsibility Area Viewer*.

<https://osfm.fire.ca.gov/divisions/wildfire-prevention-planning-engineering/wildland-hazards-building-codes/fire-hazard-severity-zones-maps/>. Accessed: November 2, 2020.

Trinity County. *General Plan Safety Element*. Revised March 2002.

Trinity County Office of Education. www.tcoek12.org. Accessed: November 2, 2020.

Trinity Alps Unified School District. <https://www.tausd.org/>. Accessed: November 2, 2020.

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
XVI. Recreation				
a. Would the project 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. Does the project 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"/>

Setting:

There are no developed recreation specific parks or facilities near the Project. The nearest developed site is the Lowden Park that has play equipment and sports fields, about two road miles north. Other dispersed recreation facilities are the elementary and high school, as well as day use sites and river access points along the Trinity River.

Discussion of Impacts:

- a) The proposed project does not propose to add significant new numbers of people that would require housing and ancillary recreation facilities; therefore, the proposed project would not 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.
- b) The proposed project would not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

Mitigation Measures: No mitigation measures are required.

Findings: In the course of the above evaluation it was determined that there were no impacts association with *Recreation*.

References:

Trinity County. *General Plan Open Space and Conservation*.

USDA Forest Service, Shasta-Trinity National Forest, Recreation.

<https://www.fs.usda.gov/recmain/stnf/recreation>.

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XVII. Transportation	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
Would the project:				
a. Conflict with an applicable plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
d. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting:

The Project site is located in a municipal business park that has an existing access road which intersects with SR 299, the main east/west transportation route in the region.

The Trinity County General Plan, Circulation Element was last updated in 2002 to address changes to state requirements for regional transportation planning and to address other changes to the Circulation element. The Circulation Element does not address vehicle miles traveled (VMT).

The Governor’s Office of Planning and Research (OPR) has developed a screening threshold to determine when detailed analysis is needed due to the potential for a project to generate a potentially significant level of VMT. The threshold states that projects that generate or attract fewer than 110 trips per day generally may be assumed to cause a less-than-significant transportation impact (OPR, 2018). The proposed project is estimated to generate approximately 106 vehicle/truck trips per day during peak activity and 30 vehicle/truck trips per day during the slowest part of the year. As such, even during the peak activity at the site, the estimated project trips would be below the screening threshold recommended by OPR. For this reason, a detailed analysis of VMT impacts is not included in this Initial Study and it is determined that the project would result in less than significant transportation impacts during operation.

Public transit services are provided by the County through Trinity Transit, which provides daily bus service between Weaverville and Redding, Weaverville and Lewiston and Weaverville and Hayfork. Other private transit carriers also operate in Trinity County to provide services to the elderly, disabled, school children and others.

Discussion of Impacts:

- a, b) Project approval would allow for the development of an industrial operation on an existing industrial site. As this Project does not propose the development of new roads or easements there is no conflict with the current Circulation Element of the General Plan. The facility is expected to employ, during

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highest capacity operations (expected to be in June, July, October, and November) the combined uses could employ up to 52 persons daily. Additionally, pursuant to state regulations, there will always be at least one security guard onsite. During the slowest parts of the year, the combined uses could employ up to 14 persons and one security guard; this change in current site conditions would not, however, require changes to any roadways, public transit, or pedestrian facilities. New permanent employees, as well as seasonal employees, are targeted to be from the local Trinity County population and thereby would not pose a significant additional traffic impact to the area.

In addition to the employee traffic, vans, or panel trucks (two-axle vehicles) working for the Distribution company could make up to 10 roundtrips per day. The entire Project site will be fenced and subject to limited controlled access. No members of the public can be allowed onto the Project site once the licenses are operational, so no additional traffic in this vein is anticipated. Impacts from development of this Project are considered less than significant.

- c) The proposed project has not proposed any new roads and does not propose or require any realignment of existing roads that might cause hazards to geometric design features or have incompatible uses. No significant hazards are anticipated with the development of this Project; the Project would have a less than significant impact.
- d) Adequate existing access is provided to the site with State, County and municipal private roads. The Project does not change the existing access to the Project site; therefore, the ability for emergency vehicles and personnel to access the subject property will remain at existing condition levels upon completion of the proposed project. The Project will be required to comply with State and local Fire Safe Standards and applicable regulations for emergency vehicle access to the Project site including implementation of requirements by the Trinity County Department of Transportation and as directed by CALFIRE for compliance with State Fire Safe Standards. No impacts are anticipated in this regard.

Mitigation Measures: No mitigation measures are required. Impacts would be less than significant.

Findings: In the course of the above evaluation, impacts associated with *Transportation and Traffic* were found to be less than significant.

References:

Governor's Office of Planning and Research (OPR). 2018. *Technical Advisory – On Evaluating Transportation Impacts in CEQA*.

Trinity County. *General Plan Circulation Element*. Revised 2002.

Trinity Transit. <http://trinitytransit.org/>. Accessed: November 2, 2020.

XVIII. Tribal Cultural Resources	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
<p>Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 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:</p>				
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 § 5020.1(k), or	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 § 5024.1. In applying the criteria set forth in subdivision (s) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting:

The Project site and the immediately adjacent and surrounding area is already highly impacted, altered and disturbed and has a documented history of being developed for resource extraction including logging and gravel mining. The entire Trinity Alps Business Park was surveyed for cultural resources prior to the rezoning to establish it as a Specific Use Development area.

The County circulated an AB 52 notification to interested Tribal entities on August 18, 2020 (see Attachment D). The Applicant is not aware of any responses to the inquiry requesting formal consultation under the provision of AB 52.

Discussion of Impacts:

- a) The County circulated an AB 52 notification to interested Tribal entities on August 18, 2020, and to date the Applicant is not aware of any responses to the inquiry. There are no known tribal cultural resources that are listed, or eligible for listing, on the California Register of Historical Resources. Nevertheless, mitigation measures were developed in the event that future discovery and identification of heretofore unknown cultural resources be located on the proposed Project site, and these measures are identified in Section V of this document. Based on the lack of known resources, impacts to tribal cultural resources are anticipated to be less than significant.
- b) Trinity County (as lead agency) determined that there are no resources present that were considered significant enough to preclude development projects in the Trinity Alps Business Park—including the

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proposed project site—and therefore no specific mitigation or Project modifications are required. Nevertheless, the proposed mitigation measures for cultural resources provided in Section V, Cultural Resources, are considered to be sufficient for development of this Project to protect unknown future tribal cultural resources any such be found at the Project site.

Mitigation Measures: With implementation of mitigation measures provided above in Section V, Cultural Resources, potential impacts would be reduced to a less-than-significant level.

Findings: In the course of the above evaluation impacts associated with *Tribal Cultural Resources* were found to be less than significant with the incorporation of mitigation measures for the protection of currently unknown but discovered resources provided for in Section V, Cultural Resources.

References:

Trinity County. 1986. *Initial Study/Negative Declaration, Trinity Alps Business Park, Weaverville*. State Clearinghouse number 1986061002. June 6, 1986.

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
XIX. Utilities and Service Systems				
Would the project:				
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
c. Result in a determination by the wastewater treatment provider, that 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Setting:

Public utilities and service systems are provided and available in the area of the Project. Power is provided to the site by the Trinity Public Utilities District (TPUD) and no additional power sources are proposed for this Project. Wastewater from onsite sinks and toilets are served by the Weaverville Sewer District. The Trinity County Solid Waste Department provides solid waste services at County landfills, with waste disposal by private waste haulers or individuals. Water is provided to the site by the Weaverville Community Services District (Weaverville CSD). CDFA, through its licensing requirements, ensures the availability and reliability of power sources as well as solid waste generation [3 CCR § 8102(s) and § 8108].

Discussion of Impacts:

- a) The proposed project has an existing connection to a municipal sewer system that disposes of domestic wastewater. This system would continue to be utilized all workers at the site and is not proposed to be expanded to accommodate other future onsite uses. While the Nursery business does not anticipate generating wastewater, any that is generated will be conducted through floor drains to a cistern that will be pumped and trucked offsite. There is sufficient power provided by the TPUD

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to the site for the proposed project, and there are no stationary generators proposed for the Project operations other than a backup emergency generator held in reserve should there be a service interruption from TPUD. No natural gas or additional/expanded telecommunication facilities would be required for the Project. Based on the current anticipated uses at the site, impacts would be less than significant.

- b) Water for the Project site is currently provided to the site by Weaverville CSD and no additional water sources are required for the proposed project.

The parcel is served by a 2" water line and meter from the Weaverville Community Services District. Pursuant to Weaverville CSD's Standard Water Service Rates, a 2" meter is allowed 3500 cubic feet of water per month as part of the minimum charge. Water use above the minimum allocation is billed at the rate of \$1.68 per 100 cubic feet.

The Nursery is the only proposed use that will consume substantial amounts of water beyond that required for employee bathrooms and break areas. Immature cannabis plants and clones use significantly less water than plants in vegetative growth and require up to 1" of water per week during the hottest parts of the year. For purposes of conservative calculation, assuming every square inch of the 20,000 sq.ft. allocated to Nursery is occupied by an immature cannabis plant in a container, the maximum monthly water usage would be 6,667 cubic feet [20,000 sq.ft. x 0.33 feet (4 weeks @ 1"/week)] resulting in an additional monthly charge of \$53.76 [6,667 cubic feet – 3500 cubic feet (monthly allocation) x \$1.68/100 cubic feet].

If necessary, the Nursery operations can be curtailed to meet requirements consistent with the most recent Weaverville CSD Irrigation Ordinance as part of the Drought Contingency mandated by the State Water Board during the severe drought in 2015.

Implementation of the proposed project would not require new infrastructure to support water or wastewater treatment service or facilities; accordingly, impacts are anticipated to be less than significant.

- c) Wastewater is treated by a sewer connection to the Weaverville Sewer District, which has adequate capacity to treat wastewater generated by all projected Project employees. As stated above, while the Nursery business does not anticipate generating wastewater, any that is generated will be conducted through floor drains to a cistern that will be pumped and trucked offsite. Based on the water available to the proposed project, impacts are anticipated to be less than significant.
- d) Non-cannabis solid waste produced by the Project would be disposed of at existing solid waste facilities as other residential and commercial solid waste is currently handled in the County. Sending the solid waste stream to existing permitted facilities, either by existing contract haulers or self-disposal, will ensure that the Project does not violate any federal, State or local statutes related to solid waste. The Project will also develop one onsite composting of organic debris from the Nursery operations, which will eliminate any need for offsite disposal. Based on the above, the impact to solid waste services will be less than significant.
- e) The County regulates and operates programs that promote the proper disposal of toxic and hazardous materials from households, including those created by the Project. There are no current waste reduction plans or statues in place in the County; however, should they be implemented the

proposed project would comply with local statutes and regulations related to solid waste. Less than significant impacts are anticipated in this regard.

Mitigation Measures: No mitigation measures are required. Impacts would be less than significant.

Findings: In the course of the above evaluation impacts associated with *Utilities and Service Systems* were found to be less than significant.

References:

Trinity County Solid Waste. <https://www.trinitycounty.org/Solid-Waste>. Accessed: November 2, 2020.

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
XX. Wildfire				
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Setting:

The proposed project is located in an area designated as being in the High Fire Hazard Severity Zone (HFHSZ), as identified by the CALFIRE Fire and Resource Assessment Program (FRAP) Fire Hazard Severity Zones in State Responsibility Areas (SRA) (CALFIRE 2007); however, the majority of land in Trinity County has a designation of VHFHSZ (for both SRA and non-SRA lands) including the existing residential parcels and undeveloped timbered parcels in the area surrounding the Project between Weaverville and the Douglas City areas. Fire hydrants in the County are limited to highly developed areas (which in this case includes the area encompassing the Project); the County General Plan has taken this fact into consideration as a part of the Trinity County General Plan Safety Element. In addition to the local General Plan, the State of California has developed Fire Safe Standards (Public Resource Code Sections 4290 and 4291) which dictate development in rural areas throughout the state, and require vegetation clearing, onsite water storage requirements and other building and development standards.

Discussion of Impacts:

- a) Based on the Trinity County General Plan Safety Element SR-299 is considered a Major Evacuation Route. As the Project will not significantly impact traffic intensity on the roadway or impair access to the roadway or surrounding properties, the Project is not expected to impair the emergency evacuation plan. Due to the location of the Project the impacts are considered to be less than significant.

- b) The Project area has been previously developed and the proposed project does not propose significant changes to the Project site or surrounding property that would exacerbate wildfire risks. Due to the landform of the site occupants could be exposed to elevated concentrations of pollutants from a wildfire as the site sits in a creek channel; however, the development of the Project itself is not anticipated to contribute to any significant elevation in risks to occupants from uncontrolled spread of wildfire. Based on past land uses at the site and in the area that have cleared flammable vegetation, including conformance with State and County fire safe standards, the Project will result in impacts that are less than significant.
- c) The Project does not include the addition of new roads, fuel breaks, emergency water sources, power lines or other utilities. There are no temporary or ongoing activities that will exacerbate the fire risk in the area, and therefore impacts are considered less than significant.
- d) The location of the proposed project is outside the FEMA flood zone, and there are not any sheer or unstable cliffs in the immediate area. There is no reason to believe that occupants or structures would be exposed to significant risks from flooding or landslides as a result of post-fire runoff, and therefore impacts are considered to be less than significant.

Mitigation Measures: No mitigation measures are required. Impacts would be less than significant.

Findings: Based upon the review of the information above the implementation of the Project will have a less-than-significant impact with respect to *Wildfire*.

References:

California Public Resources Code, Division 4, Forests, Forestry and Range and Forage Lands. Part 2
Protection of Forest, Range and Forage Lands. Chapter 2, Hazardous Fire Areas, Sections 4251-4290.5.

———. Chapter 3, Mountainous, Forest-, Brush- and Grass-Covered Lands, Sections 4291-4299.

California Board of Forestry and Fire Protection. *State Responsibility Area Viewer*.

<https://osfm.fire.ca.gov/divisions/wildfire-prevention-planning-engineering/wildland-hazards-building-codes/fire-hazard-severity-zones-maps/>. Accessed: November 2, 2020.

———. *SRA Fire Safe Regulations*. <https://www.rsf-fire.org/wp-content/uploads/2016/10/SRAFireSafeRegulations.pdf>. Accessed: November 2, 2020.

Trinity County. *General Plan Safety Element*. Revised March 2002.

———. *Parcel Viewer*.

<http://trinitycounty.maps.arcgis.com/apps/Viewer/index.html?appid=320cflc1558c43c8b1f2f70c23d35026>. Accessed: November 2, 2020.

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
XXI. Mandatory Findings of Significance				
a. Does the project have the potential to 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 checked="" type="checkbox"/>	<input 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"/>

Based on the analysis undertaken as part of this Initial Study, the following findings can be made:

- a) Evaluation of the proposed project in this document (Section IV, Biological Resources) has shown that the activities of the proposed project do not have the potential to degrade the quality of the environment and will not substantially reduce the habitat or cause wildlife populations to drop below self-sustaining levels.

Based on the discussion and findings in Section V. Cultural Resources, there is evidence to support a finding that the proposed project is not eligible for listing in the NRHP or CRHR under any significance criteria. Considering the history of extensive disturbance within the Project area and all its previous uses, the potential for discovery of intact archaeological deposits or features by implementation of this Project is considered low. Although no archaeological deposits or features are known or have been identified on the Project site, implementation of mitigation measures will ensure that any additional archaeological deposits or features may be discovered are fully protected during implementation of the Project.

- b) As discussed throughout this document, implementation of the proposed project has the potential to result in impacts to the environment that are individually limited including impacts to air quality, cultural and tribal cultural resources.

In all instances where the Project has the potential to contribute to cumulatively considerable impacts to the environment (including the resources listed above) mitigation measures have been imposed to reduce the potential effects to less than significant levels. As such, with incorporation of the mitigation measures imposed throughout this document, the proposed project would not

contribute to environmental effects that are individually limited but cumulatively considerable, and as such impacts would be less than significant.

- c) Based on the discussion and findings in all Sections above, there is no evidence to support a finding that the proposed project has potential environmental effects which may cause substantial adverse effects on human beings, either directly or indirectly.

Findings: Based upon the review of the information above, the implementation of the Project is not anticipated to have a substantial adverse effect on the environment. Therefore, there is no significant impact.

The following technical studies, reference documents, and data sources were utilized as primary references in developing the Trinity Equipment & Materials Conditional Use Permit Application Initial Study:

Bay Area Air Quality Management District. *California Environmental Quality Act Air Quality Guidelines*. 2017.

California Air Resources Board. 2013. "Ambient Air Quality Standards."

<http://www.arb.ca.gov/research/aaqs/aaqs2.pdf>.

———. 2017. *Area Designation Maps/State and National*. <https://www.arb.ca.gov/permits/permits.htm>.

Accessed: October 19, 2020.

———. *2017 Climate Change Scoping Plan: The Strategy for achieving California's 2030 greenhouse gas reduction target*. January 20, 2017.

———. *8th Edition, California Greenhouse Gas Emissions Inventory: 2000-2016. California Greenhouse Gas Emissions for 2000 to 2016, Trends of Emissions and Other Indicators*. 2018.

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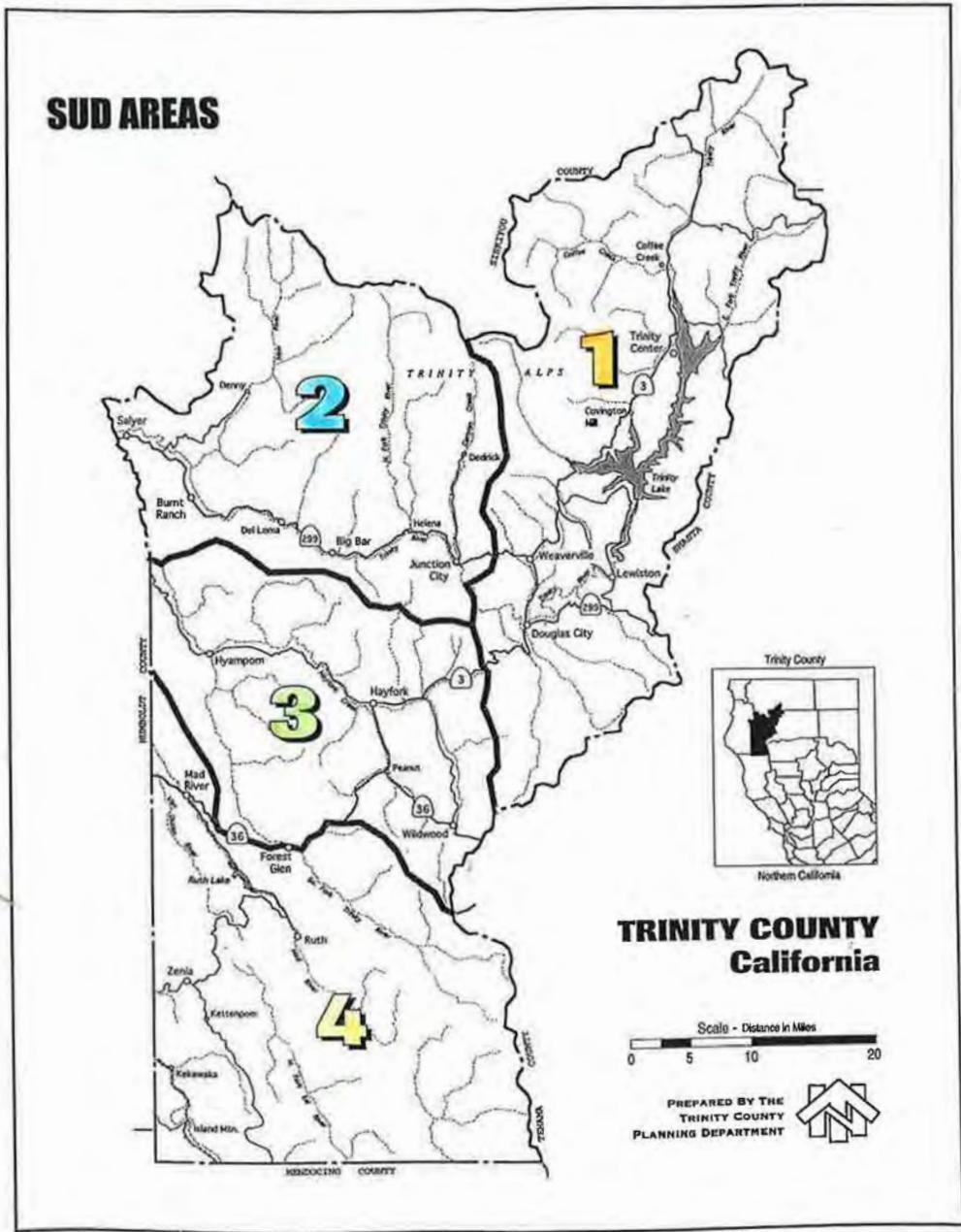
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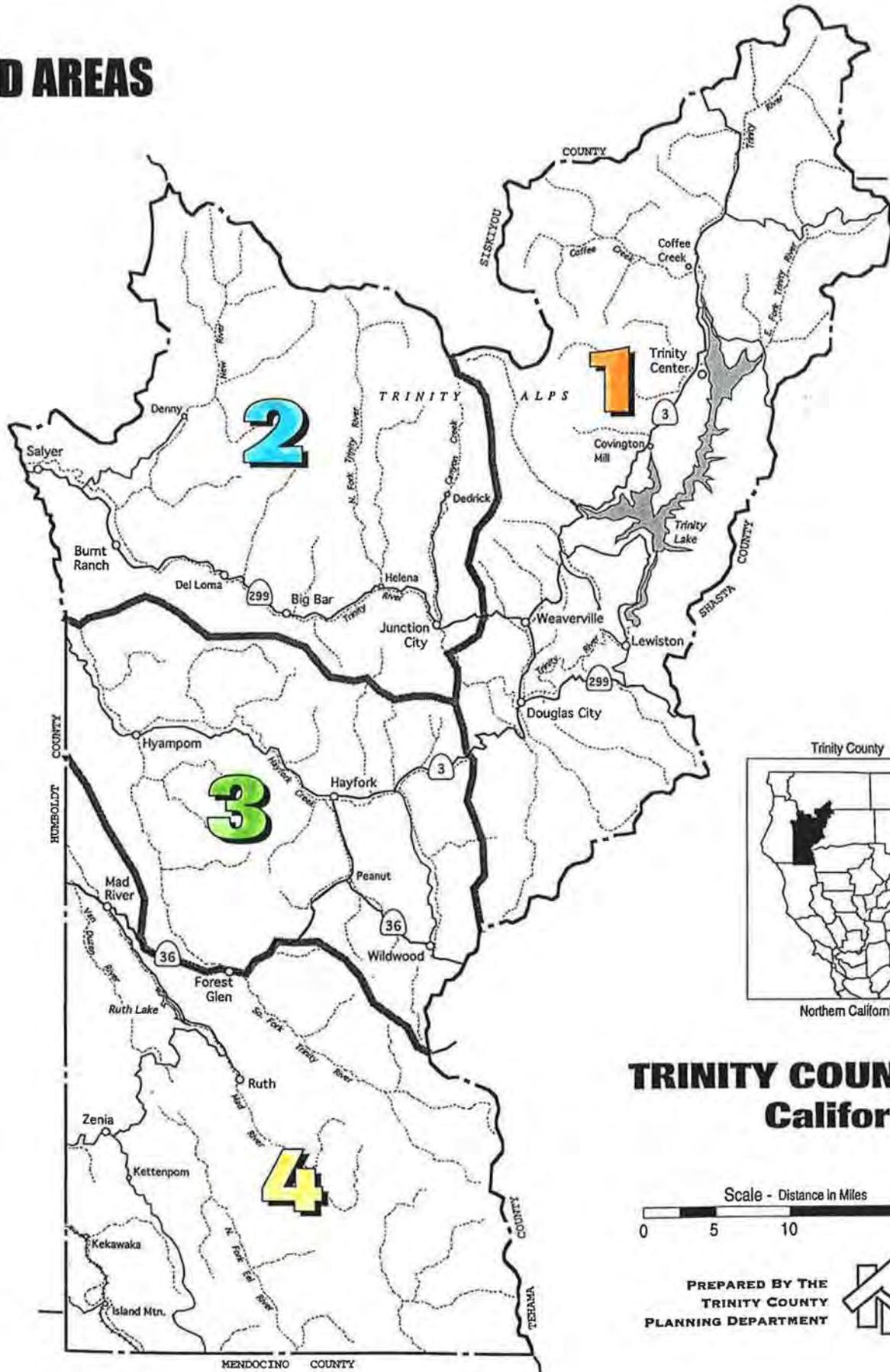
Attachment A

SUD Guidelines

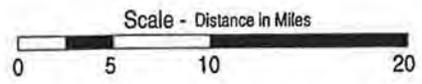
SUD GUIDELINES



SUD AREAS



TRINITY COUNTY California



PREPARED BY THE
TRINITY COUNTY
PLANNING DEPARTMENT



SPECIFIC UNIT DEVELOPMENTS

AREA 1 (Includes north lake area, Weaverville, Douglas city & Lewiston)

Dream Quest Mountain Ranch SUD - Browns Mountain area

^{Ten}
~~Five~~ Cent Gulch SUD - Weaverville (guidelines not yet written)

Golden Age Center SUD - Weaverville

Goldhill Mine SUD - upper East Fork Road, Halls Gulch

Granite Ranch SUD - Stuart Fork Arm of Trinity Lake, off Hwy 3

Mary Kay Brooks SUD - Tucker Hill Road area

Odd Fellows Camp SUD - Lewiston

Optz SUD - Now Southridge SUD (guidelines in book)

Ridgeville SUD - Ridgeville

Trinity Alps Business Park - Weaverville

Trinity Alps Ranch/Eagle Ridge Subdivision - Stuart's Fork

Weaver Bally SUD - Weaverville (guidelines not yet written)

Polka SUD

AREA 2 (Includes Junction City and all down river)

Benjamin Flat SUD - Chagdud Gonpa, Junction City

^{CAMP}
Dredger Flat SUD - Sky Ranch Road, Junction City

Fern P.M.C. SUD - Connor Creek, Junction City,

~~Bractford~~ Underwood - Bractford SUD

Area 3 (Includes Hayfork, Hyampom, Wildwood, to South Fork Mountain)

School House Gulch SUD - Jackson property, North of Hwy 3, center of Hayfork

Airport Business Area SUD - South of Hwy 3, center of Hayfork (guidelines not yet written)

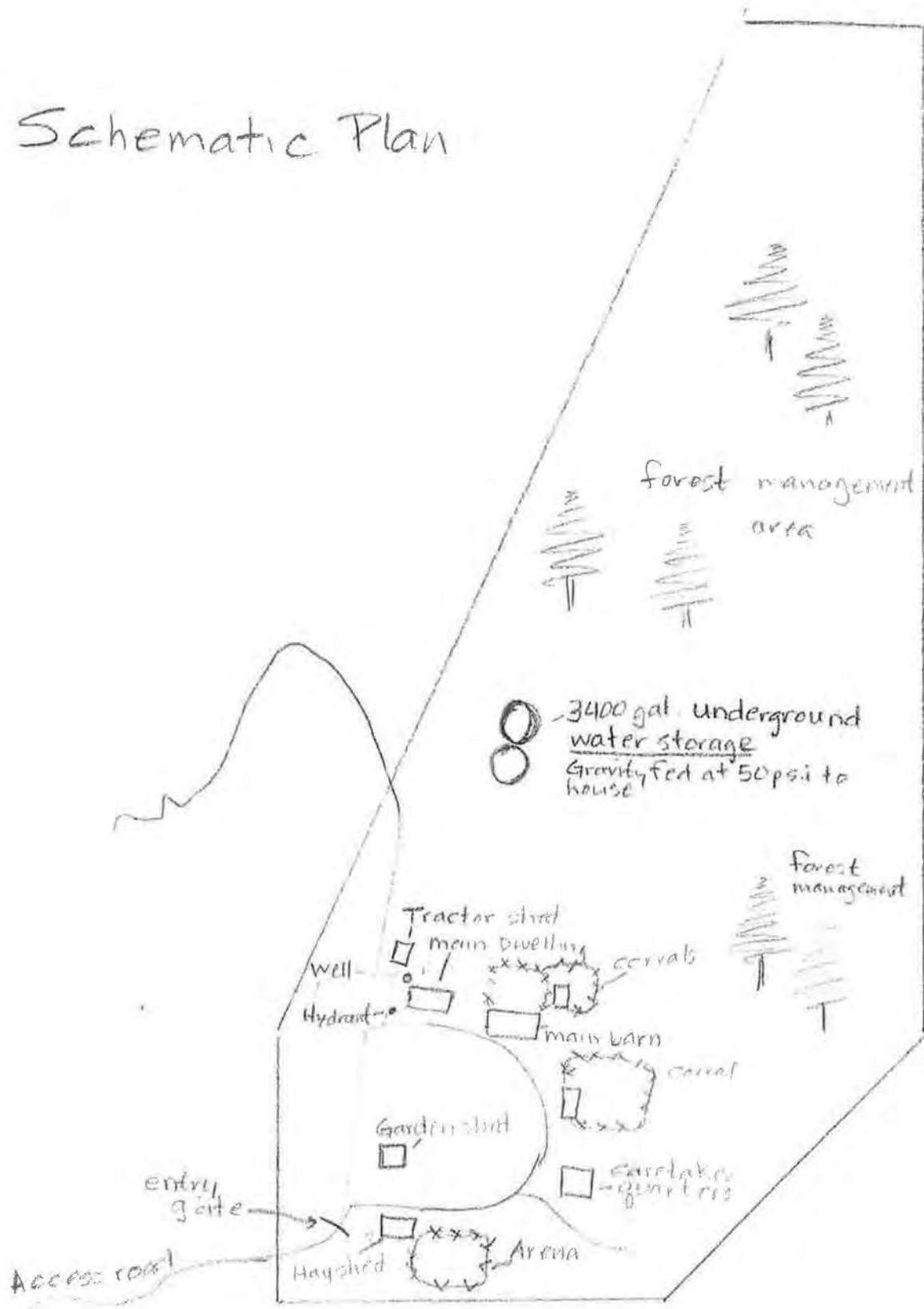
Riverview Drive SUD - just North of the Airport, Hayfork (guidelines not yet written)

Area 4 (Includes everything South of South Fork Mt. Range)

RLCSD SUD - Guidelines not yet written

* COPY OF POLICY HANDBOOK FOR RECREATIONAL LEASE SITES INCLUDED *

Schematic Plan



Schematic Plan

Approx. scale
1" = 200'



Area

1

**DREAM QUEST MOUNTAIN RANCH
SPECIFIC UNIT DEVELOPMENT GUIDELINES**

A. General Description:

The purpose of the “Dream Quest Mountain Ranch Specific Unit Development Guidelines” is to provide standards for the development of a combined horse-boarding facility and ongoing forest management and resource restoration. These SUD Guidelines are a part of Section 24 (specific Unit Development District) of the Trinity County Zoning Ordinance.

B. Development Standards:

1. Permitted Uses:

a. Stables for horse boarding: Parcel is intended for boarding horses (limited to no more than eight) for visitors to the and residents of Trinity County, including overnight visitors. While not intended as a formal training facility, horse safety and riding courtesy will be part of offered services. Stables already exist on the parcel.

b. Timber management: As an existing timber resource parcel with an adjacent Ag/Forest-zoned parcel totaling over 40 acres, forest management and resource restoration are important aspects of this area. Land, timber and trail maintenance will be important as properties also adjoin other forested properties. Timber management activities shall be guided by the visual quality objective of Partial Retention as defined by the US Forest Service, and the Z’berg-Nejedly Forest Practice Act of 1973. The Partial Retention visual quality objective would require a minimum retention of at least 40% crown cover. Management activities are to remain visually subordinate to the desired forest character of the land.

c. Primary residence: One primary residence intended for use by property owner, which already exists.

d. Caretaker’s residence: A caretaker’s quarters is required to house personnel necessary to implementing this SUD plan.

2. Building Standards:

a. Any structures shall be designed to blend with existing structures (board & batten, with natural finishes) and with the surrounding environment. Materials shall be unobtrusive and of a durable nature.

b. Roof pitch shall be not less than 5-in-12 and shall have a minimum 18-inch overhang.

c. Roads shall meet County guidelines and Fire Safe Ordinance 1162 standards.

d. Development within the SUD shall be limited to the permitted uses and structures unless resubmitted for amendment.

3. Building Setbacks:

Buildings shall be situated to comply with C.D.F. Fire Standards (Trinity County Fire Safe Ordinance 1162) and Trinity County Planning requirements, as applicable, and the following setbacks:

- (a) Minimum of 30 feet to all property lines.
- (b) Structures with permanent foundations shall be a minimum of 50 feet from any stream.
- (c) No structures, residential or utilitarian, shall be constructed within a riparian zone.

4. Grading, Drainage, and Erosion Control:

An engineered grading, drainage, and erosion control plan shall be prepared prior to cutting any roads for forest management. Needs for buildings shall be determined on a case-by-case basis, and properly complied with. Any plans shall be updated as necessary and followed accordingly. Earthmoving activity shall be confined to the period from April 15th through October 15th, or as approved by the TC Building Department.

5. Schematic Plan:

The schematic plan identifies existing structures and development, and intended location of Caretaker's Quarters. Additional structures or developments shall be submitted accordingly.

6. Utilities:

All new or upgraded utilities and services to any building or improvement shall be installed underground. Any fuel or propane tank shall meet required setbacks and be screened from view of neighboring property owners.

7. Animals:

This facility is intended for horses or other equine stock. Cattle, goats, sheep, hogs or similar livestock shall not be allowed.

8. Enforcement:

These SUD guidelines are part of the Trinity County Zoning Ordinance. Violations of these development standards will be enforced as a zoning code violation.

Ten Cent Gulch Specific Unit Development

The Ten Cent Gulch Specific Unit Development (SUD) has similar opportunities and constraints as does the Weaver Bally SUD. Prior to further division or development of this area, a detailed SUD schematic plan and development guidelines will need to be prepared. A maximum density of 25 dwelling units should be planned for this area. In addition, existing trails should be retained.

Opitz Specific Unit Development Area

*See New guidelines
TC 2/04*

~~The Opitz Specific Unit Development (SUD) area consists of private holdings around the Timber Ridge Subdivision. This area requires special consideration because it has steep slopes, productive forestlands, and geologically unstable areas. By utilization of the SUD process it is anticipated that a limited amount of residential development can be accommodated despite these constraints.~~

RECOMMENDED GOALS AND OBJECTIVES

The following goals and objectives are intended to provide for future growth while retaining, or improving, upon those community characteristics which make Weaverville a unique place to reside, work, or visit.

Goal # 1:

To develop a land use pattern which implements other elements of the Community Plan.

This Goal is intended to be achieved by the incorporation of the following objectives which have been elsewhere stated in the Plan as well:

Objectives:

- 1.1 Retain the natural characteristics of the main creeks within the Community; West Weaver, Sidney Gulch, East Weaver and Weaver Creeks and Garden Gulch.
- 1.2 Restrict future streetlighting services only where it is desirable to improve the safety of street intersections.
- 1.3 Encourage the expansion of the cultural center complex, i.e. the Jake Jackson Museum, Highland Art Center and supportive uses.
- 1.4 Retain and encourage further development of pathways, as opposed to sidewalks, except along State highways and the central business district, where sidewalks are warranted.

NOTE: TAKEN FROM WEAVERVILLE COMMUNITY PLAN

EXHIBIT B

Development Guidelines

GOLDEN AGE CENTER

DEVELOPMENT GUIDELINES

1. Purpose and Intent

The Golden Age Center is being created as a Specific Unit Development (SUD) composed of the Golden Age Nutrition Center and apartments for Senior Citizens in a setting consistent with the environmental characteristics of Weaverville. All development within the SUD shall be in general conformance with the approved Schematic Plan and these Guidelines. Proposed development not in conformance with the Schematic Plan or Guidelines shall require amendment of these documents by Planning Commission Use Permit.

The Golden Age Center is dedicated to serving the needs of Trinity County Senior Citizens by providing a facility for dining, education, social interaction and housing.

2. Permitted Uses

Uses permitted within the Golden Age Center shall be as follows:

Nutrition Center: The Nutrition Center shall include a multi-purpose hall (used primarily for Dining), full service kitchen, staff offices, and various activity rooms for sewing, television viewing, exercise, card playing, etc.

Senior Citizen Housing: The Senior Citizen Housing shall include a small complex.

Miscellaneous Site Uses: These shall include by way of example a nature walk, vegetable garden and putting green.

These permitted uses and restrictions are intended to act as a supplement to existing County Ordinances and shall prevail when more restrictive than County Ordinance. Nothing in these restrictions or in County Ordinances shall prohibit the County Planning Commission from denying a particular use which is determined to be detrimental to any use within the Center or to the Community at large.

3. Procedures for Approval

Development of the Golden Age Center is subject to the following sequence and permits:

Phase One (The Nutrition Center): Upon adoption of the Schematic Plan and Guidelines by the Planning Commission, and approval of the sewage disposal system by the County Health Department and North Coast Quality Control Board.

Phase Two (Apartment Units and Future Developments): Upon obtaining a Planning Commission Use Permit.

A preliminary review of use permit applications may be required if the Planning Director determines that such review, by County, State, or other agencies is essential to a thorough review.

Drawing Check List

- a. Names and addresses of builder, contractor, developer, etc.
- b. Project site plan with dimensions taken from signed record plan.
- c. Location of existing and proposed buildings.
- d. Proposed landscaping.
- e. Building elevation to include height to top plate and top of roof.
- f. Street and right-of-way widths.
- g. Locations and details of temporary and permanent signs.
- h. Temporary and permanent fences.
- i. Easements and right-of-ways.
- j. Pipes, berms, ditches, swales, retaining walls.
- k. Driveways, parking areas, traffic patterns, pathway and lighting, existing and proposed.
- l. Light poles and transformers within height and type indicated.
- m. Sewer alignments and location of manholes and inverts.
- n. Show existing drainage system inlets, if any.

- o. Land coverage: floor ratios
 - (1) building pad area and % of total lot coverages;
 - (2) landscaped area and %; and
 - (3) paved other area and %.
- p. Dimensions for typical parking stalls and maneuvering areas, indicating setbacks of buildings, building separation, etc.

4. Environmental Standards

a. General

The role of landscaping in the development is important. Landscaping provides a pleasing visual continuity to the development, softens the visual impact of building structures, and ensures the area will be an attractive place to visit.

To the extent practical, native landscaping materials will be employed minimizing irrigation and maintenance requirements.

b. Landscaping Improvements

The entire strip between street line and parking or building areas shall be maintained as natural or landscaped open space. Parking islands and entries shall be landscaped.

c. Natural Landscaping

The eastern depressed segment of the site will be maintained in a natural vegetation state so that a nature walk can be installed. This will also serve as a buffer to uses located east of the site. The extreme northern segment of the site is reserved for gardening. The remainder of the unimproved site will be retained in its natural state as indicated in the Schematic Plan.

d. Floodplain Area of East Weaver Creek

Area located within 100 year floodplain is designated as unbuildable.

e. Light and Glare

Development Plans shall be prepared so as to keep the incidence of light and glare to a minimum.

5. Building Standards

a. Building Setback

A minimum of 25 foot setbacks for all buildings shall be provided adjacent to Browns Ranch Road.

b. Building Height

The building height shall be limited to two stories.

c. Garbage, Loading Dock, and Other Services Screening

These areas shall be screened by landscaping elements or fences from street view. Such treatments shall be compatible with other architectural or landscaping elements.

6. Road Standards

This section shall apply to the improvements necessary to Browns Ranch Road.

a. The mounds and humps within 25 feet of the edge of the road shall be contoured to eliminate potential traffic visibility problems.

b. A 60 foot wide road easement (30 feet on either side of the center line) of Browns Mountain Road (County Road No. 180) shall be granted to the County for that portion of the road within the project site.

c. Drainage improvements and erosion control improvements sufficient for the roadway and site development shall be installed within the project.

d. A ten foot graveled shoulder (15 feet wide) inward from the edge of pavement shall be installed.

These roadway improvements and easements shall be installed or provided for to the satisfaction of the Public Works Department prior to issuance of any building permits.

7. Fire Protection Features

Prior to the issuance of building permits the applicant shall submit plans for the review and approval of the Weaverville Fire Chief. The purpose of this review is to insure that adequate provisions for fire protection are incorporated into the project.

8. Water System and Sewage Disposal

Water system and a sewage disposal system shall be developed for each intended use to the satisfaction of the Health Department or North Coast Water Quality Control Board.

9. Issuance of Building Permits

Except as otherwise provided in the Special Permit, no building permit shall be issued for any building or structure until the plans have been reviewed by the Planning Director and it has been determined that the plans substantially conform to the Special Permit.

10. Building Occupancy

No building or structure unit within a Specific Unit Development may be occupied until an inspection of the project has been made by the Planning Director to see that all conditions of the Special Permit have been complied with.

**GOLDHILL MINE
SPECIFIC UNIT DEVELOPMENT
GUIDELINES
(Project No. P-98-16)**

1. PURPOSE AND INTENT

The Gold Hill Mine property is being developed as a resort, with a lodge, 25 housekeeping cabins, a swimming pool, fishing pond, amphitheater and appurtenant buildings. The purpose and intent of the resort is to provide a vacation destination for visitors by providing recreational opportunities in an ecologically-based facility, with reliance on alternative energy sources for power. The guidelines also insure that the resort will not have adverse environmental or aesthetic impacts on surrounding properties, nor conflict with resource management activities.

2. INTENDED USE IN RESOURCE-DESIGNATED LANDS

The proposed resort is located in resource lands. Activities such as road construction and maintenance, logging practices and related activities are the predominant land uses in this area. Resorts in resource lands are subordinate to the primary land use of timber management. No activities which interfere with the primary land use of timber management should be engaged by the owners, operators or clients of the resort.

3. PERMITTED USES

The following uses shall be permitted without a revised use permit, provided that the conditions of the existing use permit (P-98-16) have been met:

- a. A maximum 7000 square foot lodge with kitchen, dining and restroom facilities. *There will be no sleeping quarters, except for the chef, in the lodge.*
- b. A maximum of 25 stick-built housekeeping cabins of a maximum 1200 square feet each.
- c. A swimming pool and pond.
- d. An amphitheater with seating for a maximum of 300 people.
- e. Keeping of livestock, as defined and limited in the Rural Residential zoning district.
- f. One permanent residence for the owner/manager.
- g. A bunkhouse (12-16 people) for employee housing.

**4. PERMITTED USES AFTER FIRST SECURING A PLANNING COMMISSION-
ISSUED USE PERMIT, IN EACH CASE**

- a. Any use not listed under #3, above.

5. MAXIMUM LOT COVERAGE BY ALL STRUCTURES AND OTHER IMPROVEMENTS

Maximum lot coverage shall be fifteen (15) percent, which includes all improvements (i.e. roads, cabins, resort, outbuildings, amphitheater, decks, parking areas, swimming pool, pond). Any increase in maximum lot coverage shall require an amendment of the Guidelines.

6. MAXIMUM ALLOWABLE HEIGHT

Maximum allowable height shall be forty (40) feet, but not to exceed two stories.

7. PROPERTY LINE SETBACKS AND FUEL BREAKS

The building setbacks from the property line shall be a minimum of 100 feet. Shaded fuel breaks shall be provided in this setback. A shaded fuel break plan shall be designed and approved by a CDF Fire Prevention Officer prior to issuance of the first building permit. The fuel break shall be located within 100 feet of the property lines. The plan shall contain the following:

- Stands with discontinuous canopies
- Eliminate ladder fuels
- Fuelbreaks visible from the resort should be visibly pleasing
- Incorporate designs that imitate forms of natural openings in the forest
- Ground cover (duff, needles, and low grasses) should be maintained to keep soil disturbance to a minimum
- Retain tree species that are adapted to fire and beneficial to wildlife (i.e. Black oak, douglas fir, ponderosa pine, sugar pine and incense cedar) in the fuelbreak area.
- Retain snags if no safety or fire control conflict exists
- Periodic removal of brush and seedlings from the fuelbreak area

8. DEVELOPMENT STANDARDS

Section 26.J.1.a through h of the RD-1 Overlay development standards shall apply to the buildings for the resort prior to issuance of building permits.

Fences should be constructed as to allow the passage of deer, except for those areas used for gardens. In particular, no fences shall be erected or maintained on any parcel except three-member split rail or board fences, or wire fences, which allow deer to crawl under or jump over. Bottom rails or wires shall be smooth and shall not be lower than 18 inches and top rails or wires not more than 48 inches from the ground.

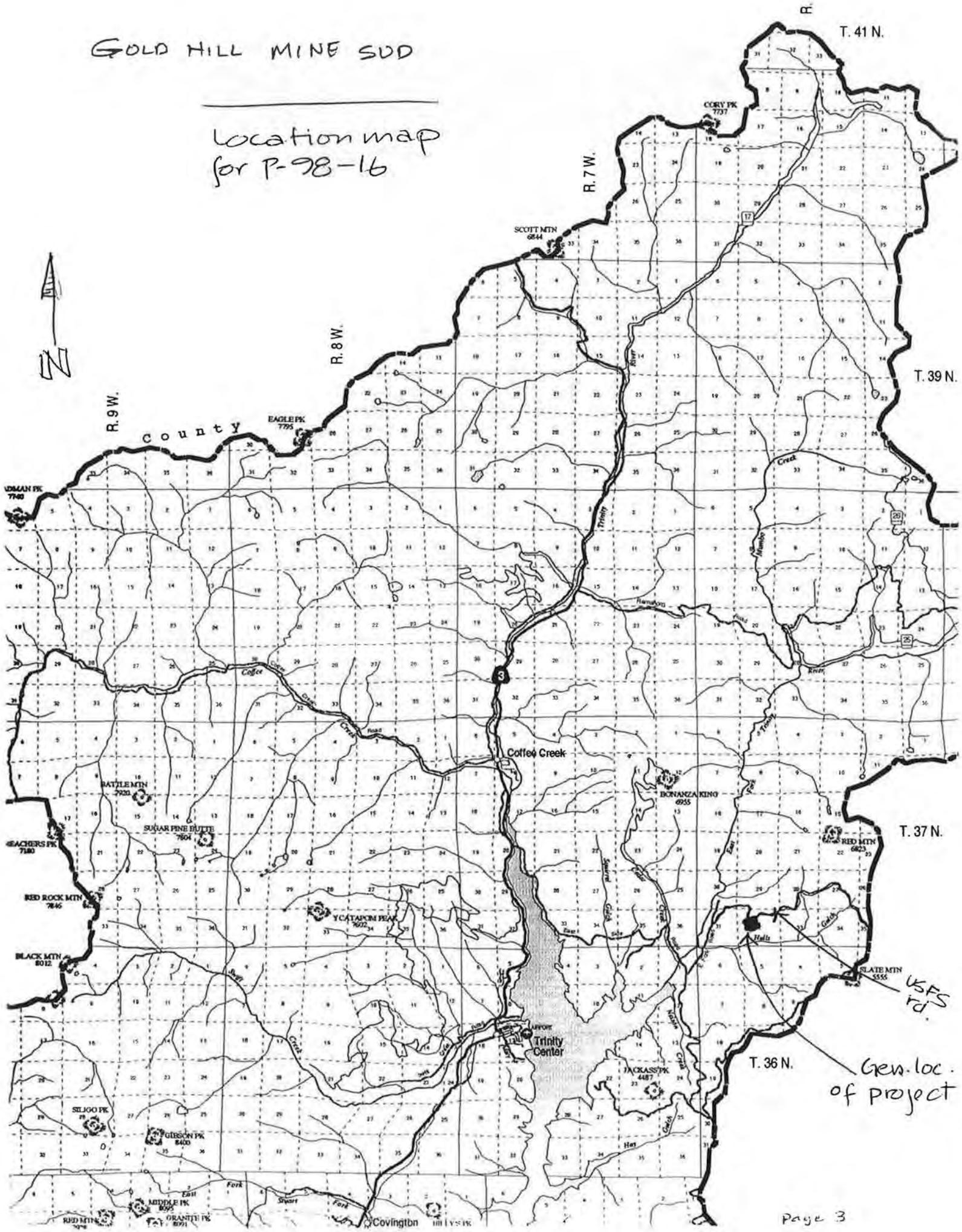
PORTION OF SECTION 26 of the TRINITY COUNTY ZONING ORDINANCE

(For Goldhill Mine SUD)

- J. GENERAL REQUIREMENTS: No structures, including utility lines shall be located closer than three hundred (300) feet from high water line of any reservoir other than structures to service boating or swimming, provided that for allowable commercial uses the front setback shall be a minimum of fifty (50) feet from the center line of any public road.
1. In addition to any other requirements set out in Section 30, the Planning Commission shall require the following:
 - a. Posting of adequate security to insure compliance with conditions of approval.
 - b. Landscaping, screening from roads.
 - c. Architectural and landscaping approval.
 - d. Approval of building materials.
 - e. Approval of site plans, color of exterior (all colors to be neutral, all roofing non-glare).
 - f. Restriction on earth work, or disturbance of streams, vegetation, trees, or other natural material, removal or disposal of slash.
 - g. Any other condition necessary to protect the beauty of the area.
 - h. Location of single family development to be buffered by distance, topography or forest cover from existing or planned public use areas.

GOLD HILL MINE SUD

Location map
for P-98-16



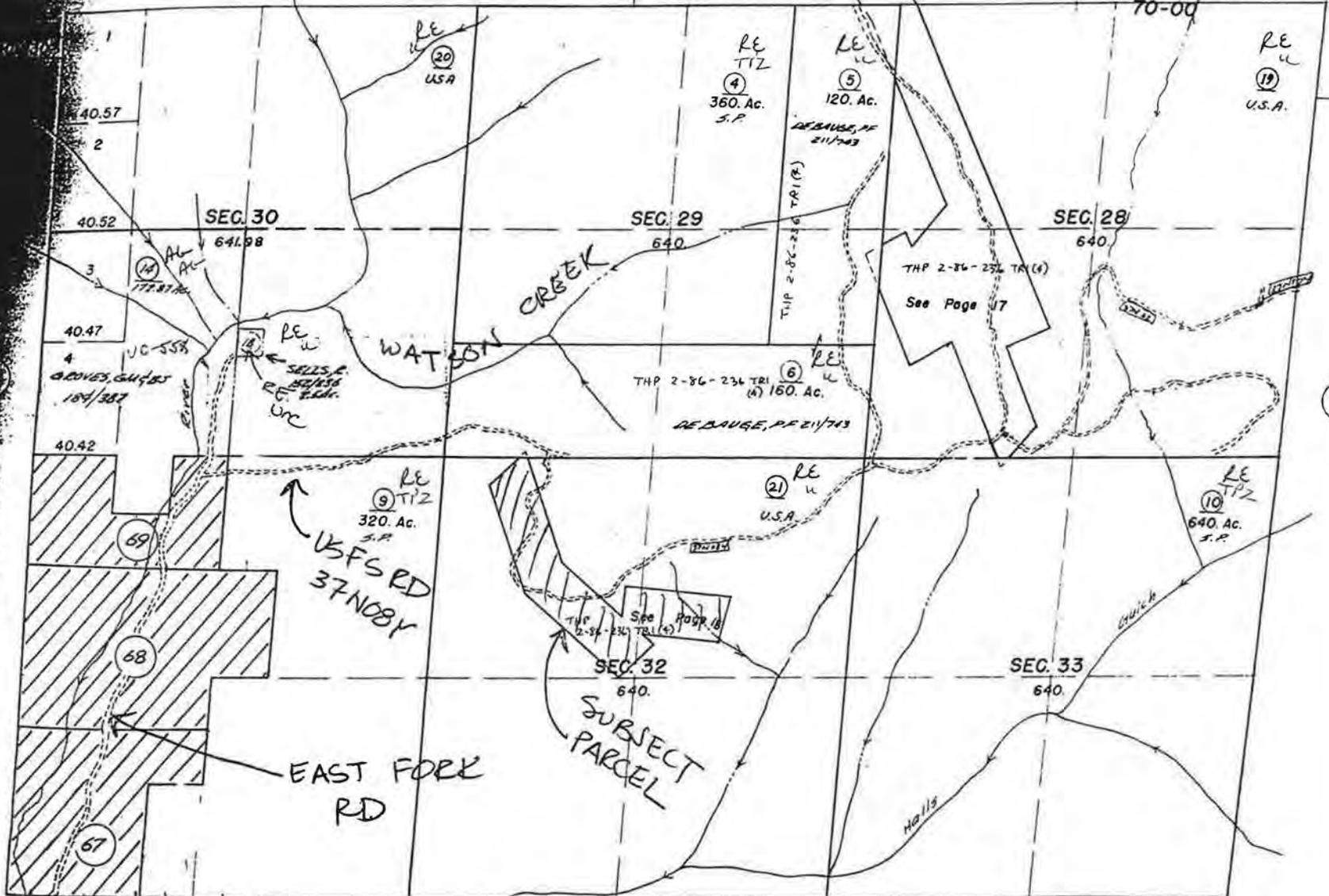
ROAD SYSTEM AND ACCESS TO P-98-16

THIS MAP IS THE PROPERTY OF THE COUNTY OF TRINITY, CALIFORNIA. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

T.37N., R.6W., M.D.B. & M.

Tax Area Code 70-00

7-16



GOLD HILL MINE SUD

19 page 4

(26) 122°55'

NOTE - ASSESSOR'S BLOCK

Assessor's Map 7-16 County of Trinity, Calif.

SPECIFIC UNIT DEVELOPMENT GUIDELINES FOR GRANITE RANCH

AREA OF APPLICATION: THAT PORTION OF SECTION 35, TOWNSHIP 35 NORTH, RANGE 9 WEST, M.D.B.&M., NOW OWNED OR FORMERLY OWNED BY HUMBOLDT INVESTMENT CORPORATION, AND COINCIDENTALLY BEING PROPOSED TO BEING SUBDIVIDED BY AFORESAID OWNER ON A TENTATIVE MAP, P-06-75.

INCORPORATION OF R-D-1 OVERLAY ZONE: The R-D-1 zone that was jointly adopted by Trinity County Board of Supervisors and the Secretary of Agriculture when Trinity Lake was created provides a basis of the types of use and maximum densities appropriate to this land. The "USES PERMITTED" section of the guidelines provide for single-family residences. Any other use requires a Use Permit. This will protect both the property owner and the County from unforeseen development or regulation. A portion of the preamble of R-D-1 Zone clearly sets out the goals of this district:

"General Purpose: The purpose of the following regulations is to establish development standards and to allow uses in the Trinity Unit of the Whiskeytown-Shasta-Trinity National Recreation Area which will be compatible with public and private recreation and enjoyment and the conservation of natural resources and scientific, historic, scenic and other values."

The underlying General Plan Land Use Designation for the area encompassed by the SUD is RESOURCE.

RESIDENTIAL USES: THE EXISTING GENERAL PLAN DESIGNATION IS "RE" RESOURCE. UNDER THIS DESIGNATION THE MINIMUM PARCEL SIZE IS 20 ACRES. THE ONLY EXCEPTION TO THIS WILL BE THE PORTION OF THE PROPERTY THAT LIES BETWEEN HIGHWAY 3 AND TRINITY LAKE TO THE SOUTH. THIS PARCEL IS ABOUT 12 ACRES IN SIZE AND MAY STAND ALONE AS A SEPARATE PARCEL FOR RESIDENTIAL DEVELOPMENT. Future General Plan changes may provide for smaller parcel sizes.

Second dwellings on the same parcel will require separate septic systems.

A. USES PERMITTED:

Single Family Dwellings.

Agricultural Uses except those requiring a use permit as set out in part (B) of Ord. No. 315, provided that the number of animals per square feet of parcel area shall not exceed the following standards unless a use permit is first secured:

1. Horses, mules, cattle, similar livestock - - maximum one (1) animal per acre.
2. Goats, sheep, similar livestock - - maximum of (2) animals per acre.

3. Chickens, ducks, geese, pigeons, pheasants, peafowl, guinea fowl, rabbits, mink chinchilla, similar livestock - - maximum fifty animals per parcel. All such animals must be contained within fenced areas no closer than 50 feet to property lines.

For computational purposes only, acreage used in computing the allowable number of animals for one category of animals may not be used for any other category.

Accessory Buildings and Uses including barns, stables, and other farm buildings, quarters for servants and laborers employed on the premises, and guesthouses.

B. SIGNS:

Signs shall not exceed ten (10) square feet in aggregate advertising the property for sale. All such signs shall be on the parcel being advertised.

The signs shall be subdued in appearance, harmonizing in design and color with surroundings and shall not be attached to any tree or shrub.

C. MINIMUM BUILDING SITE REQUIRED ON ALL LOTS:

ALL USES: 20 ACRE MINIMUM UNLESS THE GENERAL PLAN IS AMENDED.

D. MAXIMUM LOT WIDTH TO DEPTH RATIO:

Three to one (3:1). Odd shaped lots may exceed this ratio if the minimum width of 100 feet is maintained on lots of less than one acre.

E. MINIMUM PROPERTY LINE SETBACK TO BUILDINGS:

Front Yard: Minimum 150-foot setback from centerline of Highway 3 and Stonewall Pass Road. Otherwise, thirty feet (30').

F. FENCING:

In order to allow for the free movement of animals across this land after development, no fence shall be erected or maintained on any lot except three member split rail, board fences, or wire fences. Bottom rails or wires shall be smooth and at least eighteen (18) inches above the ground. Top rails or wires shall not be more than forth-eight (48) inches above the ground. A maximum of one-half acre on each parcel may be fenced for gardening as a deer exclusion area. Swimming pools shall comply with required fencing per Section 30 of Ord. 315.

G. UTILITIES:

All new utilities shall be underground to the extent feasible.

H. STONEY CREEK AS A WATER SOURCE:

The use of Stoney Creek as a riparian water source for Parcel 3 or 4, shall require the following:

1. A Streambed Alteration Agreement (1600 Permit) from the California Department of Fish and Game.
2. Preparation of a development plan for the water system that shows where trenches are to be dug and the location of water lines, tanks, pump, etc. The preparation of this plan is required as a protection measure for rare plants (*Penstamon filiformes* and *Smilax jamesii*) growing within the area. The plan is to be reviewed and approved by the Department of Fish and Game prior the start of work on the system. A copy of the plan shall be provided to the Trinity County Planning Department.
3. Any earthwork to be done in conjunction with the water system shall be done between April 15 and October 15 of any year in order to reduce chances of sedimentation being washed into the creek.

I. ROAD MAINTENANCE:

Lots using Stonewall Pass Road (USFS Road No. 35N72Y) for access from Highway 3 shall be responsible for maintaining the road. A road maintenance organization shall be recorded specifying the responsibilities of the owners.

Stonewall Pass Road is a public use road that accesses both public and private landholdings beyond the subdivision. The road is used for recreation and agricultural activities such as logging. Homeowners need to be aware that these uses will, at times, create traffic that produces noise, vibration, dust and/or odors.

J. GRADING PLAN:

A grading, drainage and erosion control plan is required prior to any ground disturbance. The plans are to be submitted to the Planning and Building Departments for review and approval prior to issuance of Building Permits.

K. LANDSCAPING:

Retention of natural vegetation is encouraged as desired landscaping. Additional landscaping is required if development of structures necessitates removal of natural vegetation. Submission of building permits to the County will require a landscaping plan as part of the building permit approval. The landscaping is required to help screen structures from the roadways and lake, keeping in mind that this is a National Recreation Area set aside for its recreational use. All landscaping plans should contain an element for the continued maintenance and watering of the plantings.

L. ARCHITECTURAL REQUIREMENTS:

The main concept is to remember that visitors to the area are coming to be in the natural environment. When materials are used that compliment nature in color, shape and form, it will enhance and support the visitors experience.

Materials:

High Quality materials will result in high quality facilities: avoid using recycled items that would otherwise be discarded. Metal, recycled plastic, and concrete may be used if they support the natural look in form and color.

Color:

In forested areas utilize neutral colors such as beige, tan, brown and dark green. On or adjacent to the lake, weathered blue and gray are acceptable. No shiny aluminum surfaces and bright colors.

Roofs:

Avoid the use of flat roofs and gambrel roofs.
Roofing materials can be cedar shakes, patterned asphalt shingle, textured colored concrete or standing-seam metal.
All roofs shall be in neutral colors, e.g. gray or brown, not pastels, such as blue.
Roofs in forested areas shall be brown or dark green.
Roofs on or near the water may be light gray.
No shiny aluminum surfaces and bright colors.

Massing and Scale:

When feasible, use building materials in scale with the surrounding environment. For instance, in areas with large trees, larger dimensioned timbers reflect the natural environment. Close to and on the lakes, smaller timbered structures are appropriate.

Height:

Maximum allowable height of structures is two (2) stories, but not to exceed forty (40) feet.

Outdoor lighting:

Because of the location in the National Recreation Area, outdoor lighting is discouraged. If any type of outdoor lighting is to be used for security or other purposes, it shall be muted and directed downward by using shoe-box type lighting.

M. NO DEVELOPMENT AREAS:

The Schematic Plan shows "No Development Areas" that are set aside as environmentally sensitive areas. No disturbance shall occur within these areas except for fences, wells, septic tanks and leach fields, and underground utilities, with access limited to servicing these features. The areas are to remain in their natural state, and shall not be used for pasture or any other use which could disturb the site.

MARY KAY BROOKS
Development Guidelines

1. PURPOSE AND INTENT

The Brooks Property is being created as a Specific Unit Development (S.U.D.) composed of 8 parcels ranging from 2.0 to 23.8 acres. The entire S.U.D. ownership consists of 80 acres. The location of the homesites is arranged in such a manner so as to:

- ~ ~ ~ Insure homesite development does not result in significant reductions of wildlife usage of the site;
- ~ ~ ~ Insure general development activities do not result in adverse aesthetic impacts;

2. PERMITTED USES:

Uses permitted within the S.U.D. shall be as follows:

- A. ONE SINGLE-FAMILY DWELLING.
- B. MOBILE HOMES STANDARDS-Mobile Homes placed within the S.U.D. shall comply with the Mobile Home Standards overlay zone, as provided in Section 27.C of the Trinity County Zoning Ordinance.

3. USES PERMITTED, SUBJECT TO SECURING A USE PERMIT, IN EACH CASE

The following agricultural uses may be allowed within the S.U.D., subject to securing a Use Permit:

- A. Horses, mules, cattle, similar livestock.
- B. Goats, sheep, similar livestock.
- C. Chickens, ducks, geese, pigeons, pheasants, peafowl, guinea fowl, rabbits, mink, chinchilla, similar livestock.

4.. ACCESSORY BUILDINGS AND ACCESSORY USES:

- A. Accessory buildings normally incidental to single-family dwellings, if constructed simultaneously with or subsequent to the main building on the same lot. Accessory buildings as necessary to facilitate the agricultural uses specified in Section 3, contingent upon issuance of a Use Permit.

5. MAXIMUM LOT COVERAGE BY ALL STRUCTURES: Thirty-five (35) percent.

6. MAXIMUM ALLOWABLE HEIGHT: Forty (40) feet, or not too exceed 2 stories.

7. MINIMUM FRONT YARD REQUIRED: Twenty (20) feet.

8. MINIMUM SIDE YARD REQUIRED: Exterior, or interior lot - Twenty (20) feet.

MINIMUM REAR YARD REQUIRED: Twenty (20) feet.

9. MARY KAY BROOKS HOMEOWNERS ASSOCIATION:

The formation of a Homeowners Association is required as part of this S.U.D. The duties and responsibilities of the Homeowners Association shall include, but not be limited to:

- A. Maintenance of Murphy Lane and the emergency escape route.
- B. Management of community domestic water system.
- C. Correspondence with the Planning Department, Planning Commission and Board of Supervisors on matters pertaining to the S.U.D.
- D. Maintenance of fire protection facilities and improvements.

10. On parcels with Site Class III or better timber land that are ten acres in size or larger a Timber Management Plan shall be prepared.

ODD FELLOWS CAMP S.U.D.

1. PERMITTED USES.

Uses permitted within the Odd Fellows Camp S.U.D. shall be as follows:

-Single Family Residences

2. PROCEDURES FOR APPROVAL

Development of lease lots within the S.U.D. is subject to use permit approval by the County Planning Director.

(does not apply to accessory bldgs to an existing dwelling)

The following information shall be included in the application for a Planning Director's Use Permit and Building Permit:

Drawing Check List:

- a. Names and addresses of builder, contractor and permit holder.
- b. Project site plan with dimensions, grading and drainage specifications.
- c. Locations of existing and proposed improvements, including locations and depth of waterlines, septic tanks, leach fields, all underground utilities.
- d. Building elevation from ground level to top plate and peak of roof.
- e. Driveways and parking areas.
- f. Approval letter from IOOF Board of Trustees.

REVIEW AND APPROVAL BY I.O.O.F. TRUSTEES REQUIRED.

Prior to approval of a Use Permit/Building Permit application by the Planning Director the Applicant shall transmit a copy of the site plan and other information as deemed appropriate to the I.O.O.F. Board of Trustees for informational and approval purposes.

3. ENVIRONMENTAL STANDARDS.

a. Designated Open Space Areas.

Development within the designated open space areas shall be prohibited except for the installation of underground facilities such as sewage disposal systems, waterlines and utility lines.

b. Water. Domestic water will be supplied by the IOOF water system.

c. Use of Grass Valley Creek for irrigation purposes requires approval of IOOF Board of Trustees.

4. BUILDING STANDARDS.

Building shall comply with the requirements of the Building Department, and building permits shall be obtained for all structures.

a. Building Setback.

A minimum building setback of 10 (Ten) feet from all lot line boundaries shall be provided.

b. Building Height.

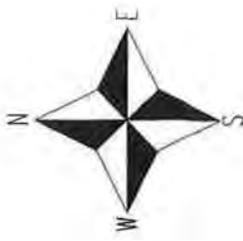
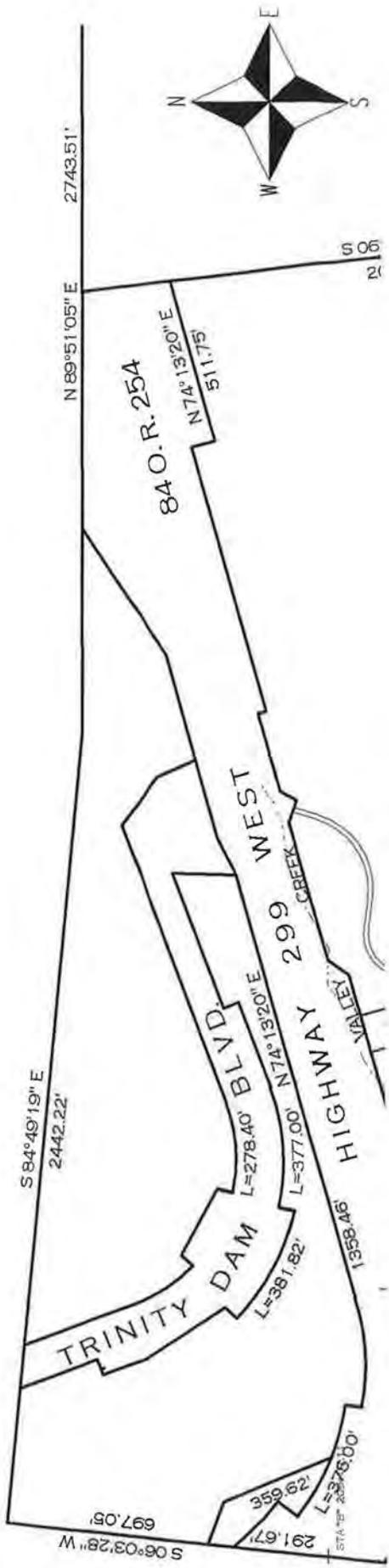
The building height shall be limited to two stories, not to exceed 26 (twenty six) feet at the highest point.

c. Fencing:

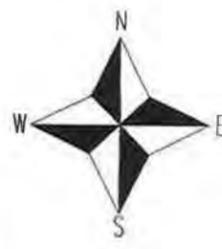
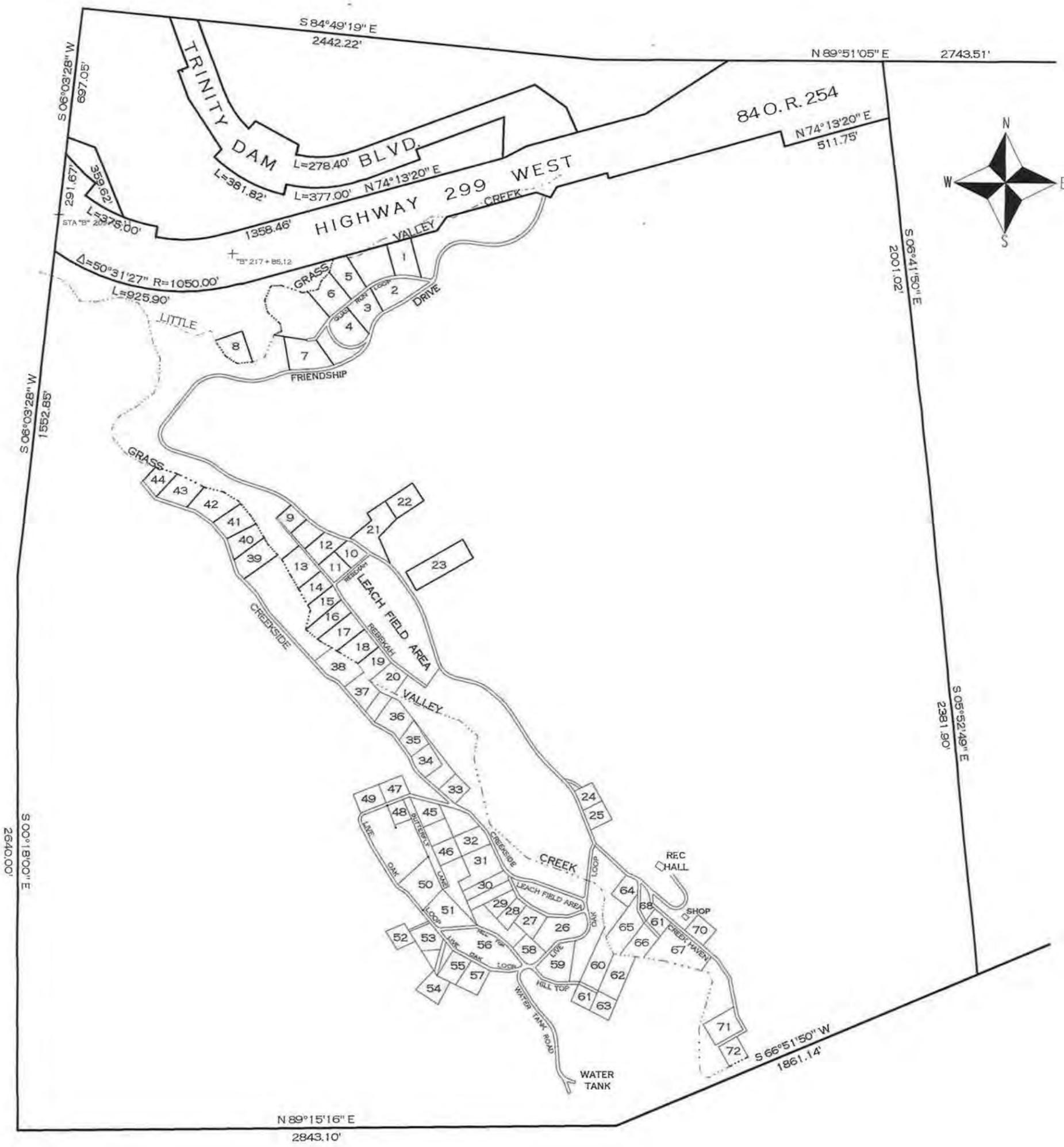
Fencing shall be limited to the dwelling unit boundary, height and material subject to approval of the I.O.O.F. Board of Trustees.

5. ISSUANCE OF BUILDING PERMITS.

No building permits shall be issued for any building or structure, and no fencing shall be erected, until the plans have been reviewed by the Planning Director and reviewed and approved by the I.O.O.F. Board of Trustees and determined to be in conformance with the S.U.D. and local codes.



ODD FELLOWS
 CAMP



ODD FELLOWS
 CAMP

**SOUTHRIDGE
SPECIFIC UNIT DEVELOPMENT GUIDELINES**

A. General Description:

The purpose of the “Southridge Specific Unit Development Guidelines” is to provide standards for the development of a limited amount of residential use in the area above Timber Ridge Subdivision having steep slopes, productive forest lands and geologically unstable areas. These SUD Guidelines are a part of Section 24 (Specific Unit Development District) of the Trinity County Zoning Ordinance

B. Southridge Permitted Uses:

1. Permitted Uses: All parcels are to be used for single-family residential purposes only. All commercial, industrial, or manufacturing uses are prohibited. Timber management and/or timber harvest shall be permitted with a timber management plan approved by the California Department of Forestry and Fire Protection, in concurrence with the Trinity County Planning Department. Development standards applicable to the Rural Residential zoning district shall apply to all parcels except where these S.U.D. Guidelines are more restrictive. The addition of a maximum of one additional dwelling or parcel may be allowed from each original parcel created by the parcel map for Michael and Jennifer Plotzke (P-03-42), up to a maximum of six dwellings or parcels within the specific unit development area. (Note: additional environmental review may be required prior to parcel map approval or development.)

2. Building Standards:

- a. All structures shall be designed to blend with the surrounding environment. Colors of siding and roof shall blend with the natural surroundings. Roofs shall be non-reflective and colored to blend with the surrounding environment.
- b. Accessory buildings shall conform in architectural design and exterior material finish with the residential structure on the parcel.
- c. Roof pitch shall not be less than 6 and 12 and shall have a minimum 18-inch eave overhang.

3. Building Setbacks: Buildings shall be spaced to comply with C.D.F. Fire standards (Trinity County Fire Safe Ordinance 1162) or the Weaverville Fire District standards, as applicable, and the following setbacks:

- (a) Minimum of 30 feet from property lines.
- (b) Structures with permanent at-grade foundations shall be a minimum of 50 feet from the top of the bank of any stream.
- (c) No structures, permanent or seasonal, shall be constructed within the riparian zone of any stream.

4. **Grading, Drainage, and Erosion Control:** An engineered grading, drainage, and erosion control plan shall be required prior to any ground disturbance and/or prior to issuance of building permits. The plan shall be subject to approval by the Chief Building Inspector/Engineer, with concurrence by the Planning Director. The grading, drainage, and erosion control plans shall be updated as necessary and followed for all earth moving activities. Earthmoving Activities will be confined to the period from April 15th through October 15th unless a plan of operation is approved by the Chief Building Inspector specifying conditions under which winter period operations may occur. Each property owner, their assignees, and/or the Homeowner's Association will be responsible for the continued maintenance of drainage and erosion control measures.
5. **Schematic Plan:** The parcel map identifies approved locations (one for each of the three parcels) for homesite development and for access roads and driveways. Proposals for any type of development activity located outside of these areas will require a grading, drainage and erosion control plan prior to any earth-disturbing activities.
6. **Fencing:** Fences shall allow for the safe passage of deer. Deer-proof fencing is allowed in garden areas.
7. **Utilities:** All utilities and services to any building or improvement on any parcel shall be installed underground. Any fuel or propane tank shall be screened from view of neighboring property owners.
8. **Animals:** Barnyard animals and other large animals are not allowed, with the exception of the keeping of a maximum of six small farm animals including; chicken hens, pigeons, and similar fowl, or rabbits and similar small animals. The keeping of roosters, quacking ducks, geese, guinea fowl, peafowl, goats, sheep, hogs, horses, mules, cattle, or similar livestock shall not be allowed.
9. **Southridge Association:** The formation of an association is required at the time of subdivision. The duties and responsibilities of the Homeowner's Association shall include but not be limited to:
 - (a) Maintenance of roads and drainage and erosion control features. Responsibilities of the association and those of individual homeowners are to be addressed in the document creating the association. This document shall be recorded following review and approval by both the County Planning Director and the Director of Building and Development Services.

10. **Enforcement:** These SUD guidelines are part of the Trinity County Zoning Ordinance. Violations of these development standards will be enforced as a zoning code violation.

LEGEND

- [] INDICATES DATA PER BOOK 5, MAPS & SURVEYS, PAGE 20, 21 & 22
- () INDICATES DATA PER BOOK 18, MAPS & SURVEYS, PAGE 68
- INDICATES POINTS AS SHOWN ON BOOK 5, MAPS & SURVEYS, PAGE 20, 21 & 22 AND MARKED BY A T-BAR & CAP STAMPED LS 2985 UNLESS OTHERWISE NOTED
- INDICATES A 5/8" REBAR & CAP STAMPED LS 4569 SET BY THIS SURVEY
- ◆ INDICATES POINTS AS SHOWN ON BOOK 18, MAPS & SURVEYS, PAGE 68 AND MARKED BY A 5/8" REBAR & CAP STAMPED LS 4569 UNLESS OTHERWISE NOTED

NOTE: THE "W.C.S.D. EASEMENT" AS SHOWN HEREON, IS AN EASEMENT FOR WATER LINE AND MAINTENANCE ACCESS ROAD AND MAINTENANCE OF THE EXISTING WATER TANK IN FAVOR OF THE WEAVERVILLE COMMUNITY SERVICES DISTRICT (W.C.S.D.)

TIMBER RIDGE SUBDIVISION

BOOK 5, MAPS & SURVEYS, PAGE 21 - 23

APN 24-053, 054, 055

BASIS OF BEARINGS:
BOOK 18, MAPS & SURVEYS, PAGE 68
TRINITY COUNTY RECORDS

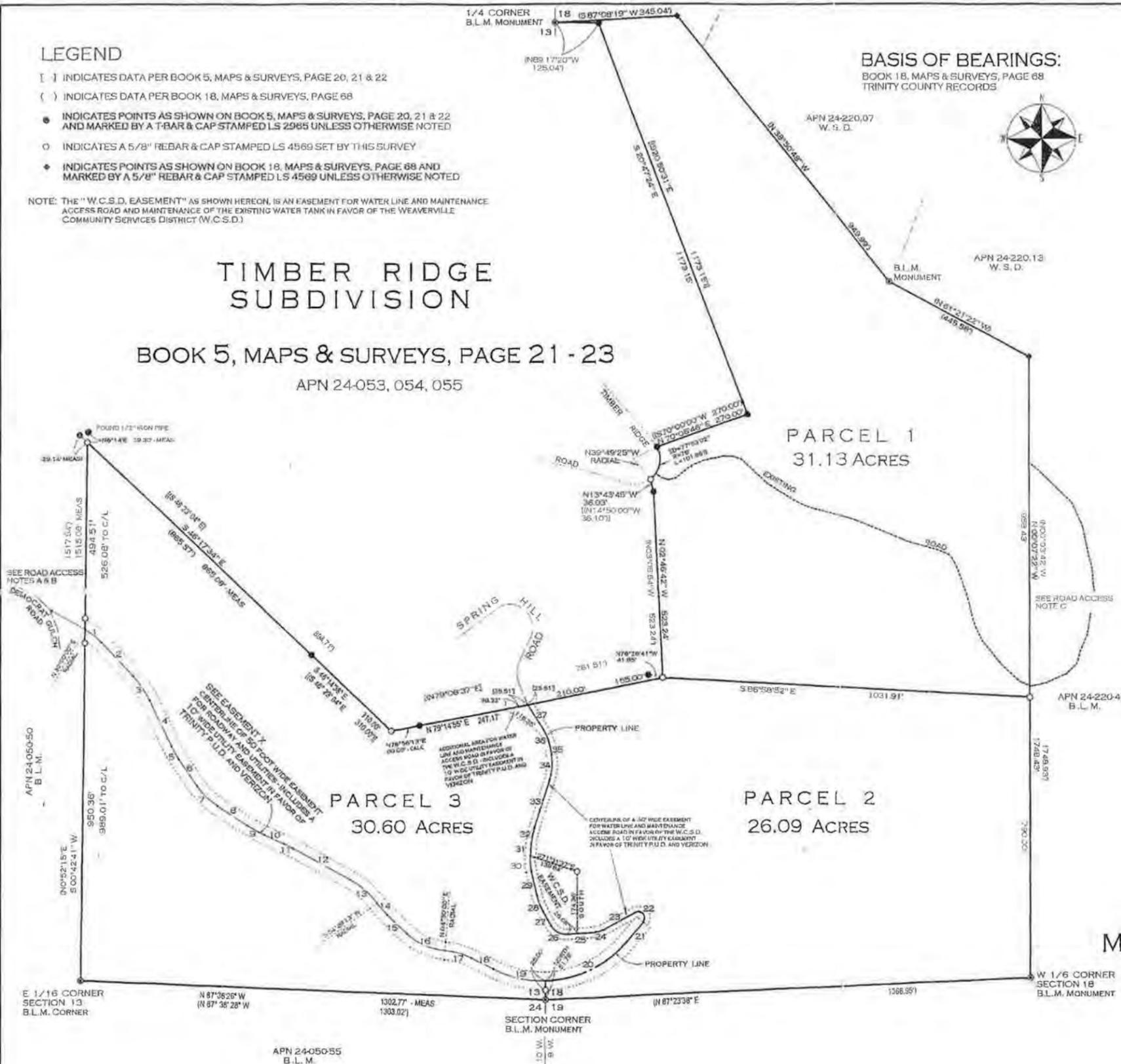


EASEMENT X

- 1 DELTA = 16°58'29"
RADIUS = 200'
LENGTH = 59.25'
- 2 S 43°01'31"E 129.72'
- 3 DELTA = 18°14'04"
RADIUS = 260'
LENGTH = 82.74'
- 4 S 24°47'27"E 142.77'
- 5 DELTA = 8°54'57"
RADIUS = 275'
LENGTH = 42.79'
- 6 S 33°42'24"E 90.63'
- 7 DELTA = 23°12'56"
RADIUS = 200'
LENGTH = 81.04'
- 8 S 56°55'21"E 101.44'
- 9 DELTA = 8°42'44"
RADIUS = 350'
LENGTH = 53.22'
- 10 S 65°38'05"E 60.41'
- 11 DELTA = 4°12'08"
RADIUS = 375'
LENGTH = 27.50'
- 12 S 61°25'56"E 183.12'
- 13 DELTA = 25°54'09"
RADIUS = 225'
LENGTH = 101.72'
- 14 DELTA = 10°38'28"
RADIUS = 230'
LENGTH = 42.71'
- 15 S 46°10'13"E 76.93'
- 16 DELTA = 39°19'47"
RADIUS = 175'
LENGTH = 120.13'
- 17 DELTA = 22°24'26"
RADIUS = 200'
LENGTH = 78.22'
- 18 S 63°05'34"E 68.74'
- 19 DELTA = 27°56'07"
RADIUS = 310'
LENGTH = 151.14'
- 20 DELTA = 48°58'18"
RADIUS = 310'
LENGTH = 264.96'
- 21 N 40°00'01"E 72.08'

PROPERTY LINE COMMON TO PARCELS 2 AND 3

- 20 DELTA = 48°58'18"
RADIUS = 310'
LENGTH = 264.96'
- 21 N 40°00'01"E 72.08'
- 22 DELTA = 158°23'56"
RADIUS = 18'
LENGTH = 49.76'
- 23 S 61°36'05"W 102.50'
- 24 DELTA = 23°26'15"
RADIUS = 60'
LENGTH = 24.54'
- 25 N 85°02'20"E 79.05'
- 26 DELTA = 66°05'24"
RADIUS = 50'
LENGTH = 37.67'
- 27 N 28°52'17"W 45.46'
- 28 DELTA = 15°56'36"
RADIUS = 180'
LENGTH = 50.09'
- 29 N 12°55'40"W 87.61'
- 30 DELTA = 17°41'51"
RADIUS = 140'
LENGTH = 43.24'
- 31 N 4°46'11"E 34.20'
- 32 DELTA = 12°58'06"
RADIUS = 200'
LENGTH = 45.27'
- 33 N 17°44'17"E 143.07'
- 34 DELTA = 27°49'39"
RADIUS = 150'
LENGTH = 72.25'
- 35 N 10°05'22"W 24.20'
- 36 DELTA = 22°26'35"
RADIUS = 125'
LENGTH = 48.96'
- 37 N 32°32'20"W 84.32'



ROAD ACCESS NOTE A
ACCESS OVER DEMOCRAT GULCH ROAD TO OREGON MOUNTAIN ROAD IS BY BUREAU OF LAND MANAGEMENT USE PERMIT NUMBER CA 27965

ROAD ACCESS NOTE B
ACCESS IS BY BUREAU OF LAND MANAGEMENT USE PERMIT NUMBER CACA - 45104

ROAD ACCESS NOTE C
ACCESS IS BY BUREAU OF LAND MANAGEMENT USE PERMIT NUMBER CACA - 45104

PARCEL MAP No. P-2003-42
FOR
MICHAEL A. AND JENNIFER A. PLOTZKE, ET AL

SECTION 13, T. 33 N., R. 10 W., M.D.M.
SECTION 18, T. 33 N., R. 9 W., M.D.M.
SCALE: 1" = 200'
APN 24-220-32

MAY, 2004
APN 24-050-26
HUNT LAND SURVEYING, INC.
246 MAIN STREET. / P.O. BOX 1622
WEAVERVILLE, CA 96093
(530) 623-6022

RIDGEVILLE S.U.D.

DEVELOPMENT GUIDELINES

1. PURPOSE AND INTENT

The Old Ridgeville Townsite and adjoining area is being created as a Specific Unit Development (S.U.D.) composed of 18 homesites ranging from 1.0 to 2.8 acres, and parcel sizes of 4 to 17 acres. The entire SUD ownership consists of 172 acres, of which 138 acres is designated open space. The location of the homesites and open space areas are arranged in such a manner so as to:

- Insure homesite development does not result in significant reductions of wildlife usage of the site; especially use of the Ridge area as a migration route for the Weaverville deer herd;
- Protect historical sites located within the S.U.D.;
- Insure general development activities do not result in adverse aesthetic impacts;
- Provide for future timber harvesting.

2. PERMITTED USES

Uses permitted within the Ridgeville S.U.D. shall be as follows:

- Single Family Residences;
- Timber Harvesting or Management Activities.

3. PROCEDURES FOR APPROVAL

Development of parcels within the S.U.D. is subject to use permit approval by the County Planning Director.

The following information shall be included in the application for a Planning Director's Use Permit:

Drawing Check List:

- a. Names and addresses of builder, contractor, and home owner.
- b. Project site plan with dimensions.
- c. Locations of existing and proposed improvements, including locations and depth of waterlines.

- d. Proposed or future garden areas, if any.
- e. Building elevation from ground level to top plate and peak of roof.
- f. Temporary and permanent fences, including type of fencing material.
- g. Easements, rights-of-way and widths.
- h. Driveways, parking areas, existing and proposed.
- i. Description of roofing material.
- j. Color of exterior.

Review By Homeowners Association Required

Prior to approval of a Use Permit application, the Planning Director shall transmit a copy of the site plan and other information as deemed appropriate by the Applicant to the Homeowners Association for informational purposes.

4. ENVIRONMENTAL STANDARDS

Development within the S.U.D. shall adhere to the following standards:

- a. Highway 3 setback and vegetative retention area:

A fifty foot setback adjacent to the right-of-way of Highway 3 shall be retained in its natural state.

- b. Ridgeville Cemetary Site:

A twenty foot setback adjacent to this site shall be maintained.

- c. Ridgeville Townsite:

Prior to any development for or on any homesite an archaeological study which defines the extent and significance of the Ridgeville Townsite shall be submitted for the review and approval of the Planning Director.

- d. Designated Open Space Areas:

Development within the designated open space areas shall be prohibited except for the installation of underground facilities such as sewage disposal systems, waterlines, and utility lines.

e. Timber Management Activities:

Timber management activities shall be guided by the U.S. Forest Services Visual Quality Objectives and

f. Timber Management Plan

Prior to any development, a timber management plan must be prepared and presented to the Planning Commission

5. BUILDING STANDARDS:

a. Building Setback:

A minimum buiding setback of 25 feet from all dwelling unit boundaries shall be provided.

b. Building Height:

The building height shall be limited to two stories.

(CCR's allow up to 40')

c. Roofing:

Roofing materials used shall consist of nonglare type, neutral colored materials.

d. Garbage:

Containers shall be in-ground facilities, and "bear-proof" in accordance with the State Department of Fish and Game recommendations.

e. Fencing:

Fencing shall be limited to the dwelling unit boundary and then such fencing shall conform to Fish and Game standards to provide for unrestricted movement of wildlife. Gardens, etc. comprising of an area no greater than 1/4 acre may be protected with restrictive fencing.

f. Building Color

Exterior color shall be neutral (e.g., earth tone, wood tone).

6. Exceptions

Exceptions to the standards listed in sections 4 and 5 shall be limited to emergency activities such as, but not limited to, fire suppression and erosion protection activities.

7. RIDGEVILLE HOMEOWNERS ASSOCIATION

The formation of a Homeowners Association is required as part of this S.U.D. The duties and responsibilities of the Homeowners Association shall include, but not be limited to:

- a. Maintenance of Ridgeville Road and the emergency escape route.
- b. Coordination of future mutual water systems.
- c. Administration of the comprehensive timber management plan for the open space areas.
- d. Correspondence with the Planning Department, Planning Commission, and Board of Supervisors on matters pertaining to the S.U.D.
- e. Maintenance of fire protection facilities and improvements.
- f. Maintenance of pedestrian paths .
- g. Provision and maintenance of the required bear-proof garbage bins.

8. ISSUANCE OF BUILDING PERMITS

Except as otherwise provided in the Use Permit, no building permits shall be issued for any building or structure, and no fencing shall be erected, until the plans have been reviewed by the Planning Director and determined to be in substantial conformance with the Use Permit.

PORTIONS OF SECTIONS 29 & 32, T. 35 N., R. 8 W., M.D.B. & M.
(OLD RIDGEVILLE AREA)

10-700

T.A.C. 70-000

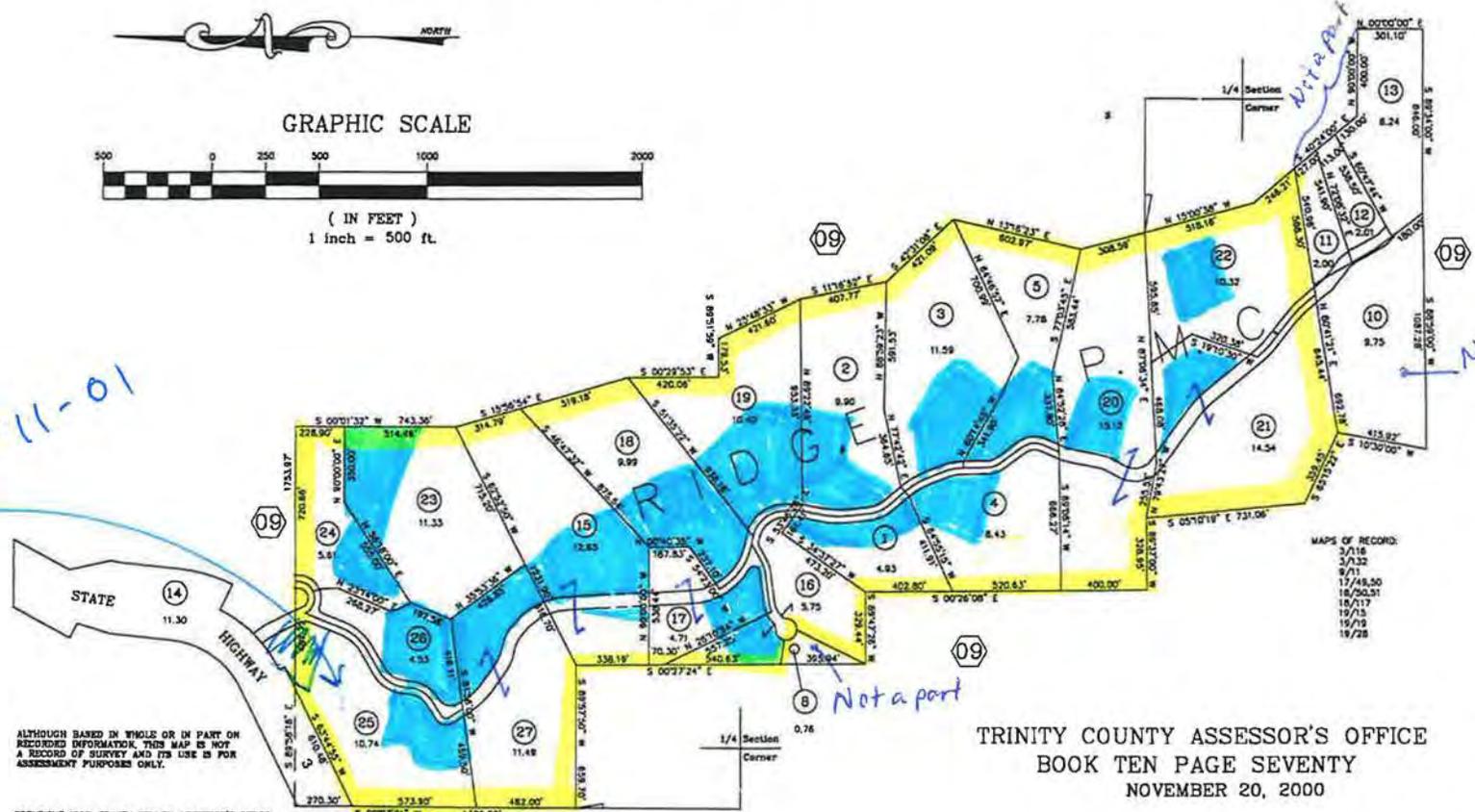


GRAPHIC SCALE



(IN FEET)
1 inch = 500 ft.

see DP 11-01



MAPS OF RECORD:

3/16
3/22
9/11
17/48,20
18/24,31
18/17
19/15
19/19
19/28

ALTHOUGH BASED IN WHOLE OR IN PART ON RECORDED INFORMATION, THIS MAP IS NOT A RECORD OF SURVEY AND ITS USE IS FOR ASSESSMENT PURPOSES ONLY.

COPYRIGHT 1998, TRINITY COUNTY ASSESSOR'S OFFICE

TRINITY COUNTY ASSESSOR'S OFFICE
BOOK TEN PAGE SEVENTY
NOVEMBER 20, 2000

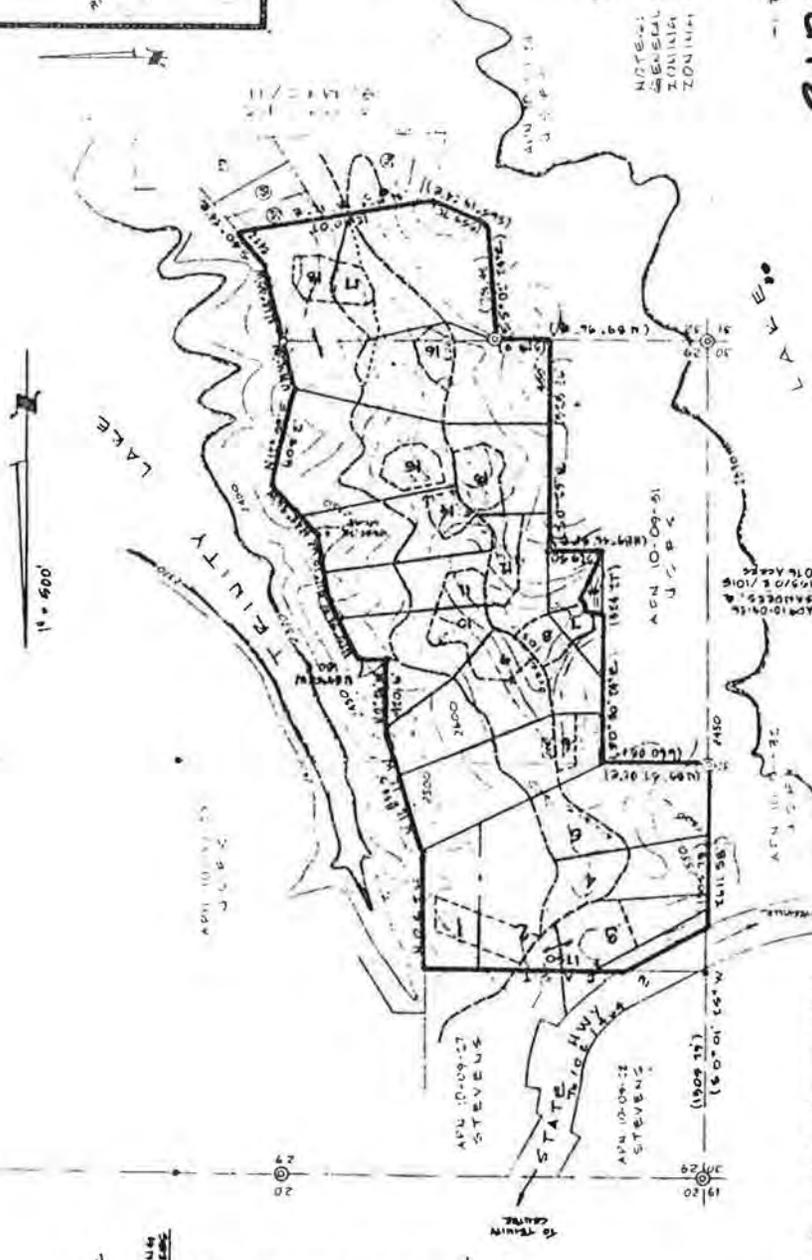
 SUR Boundary
 Dwelling Unit Boundaries



LOCATION MAP
SCALE 1" = 1000'

- APN 10-09-09
- APN 10-09-10
- APN 10-09-11
- APN 10-09-12

NOTES:
GENERAL EXAMINATION IS "EE"
ZONING IS "R-1"
ZONING ESQUEL - "EE-5"



1" = 500'

PARCEL ACREAGE SCHEDULE

NO.	PARCEL	ACRES	DWELLING UNIT	ACRES
1	6	1.9	1	1.9
2	9	2.1	1	2.1
3	8	2.4	1	2.4
4	12	1.8	1	1.8
5	15	1.0	1	1.0
6	4.5	1.2	1	1.2
7	11	2.2	1	2.2
8	7	1.8	1	1.8
9	6.6	1.4	1	1.4
10	8	2.0	1	2.0
11	14	1.7	1	1.7
12	15	1.8	1	1.8
13	17	2.5	1	2.5
14	11	1.5	1	1.5
15	172	172	0	172
16				
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OPEN SPACE = 128 ACRES

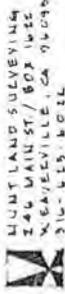


(Ref: Rolling, R+5
W-86-02
(2-86-07)

RIDGEVILLE S.U.D.

FOR
RON & SUSAN K. BOLLING

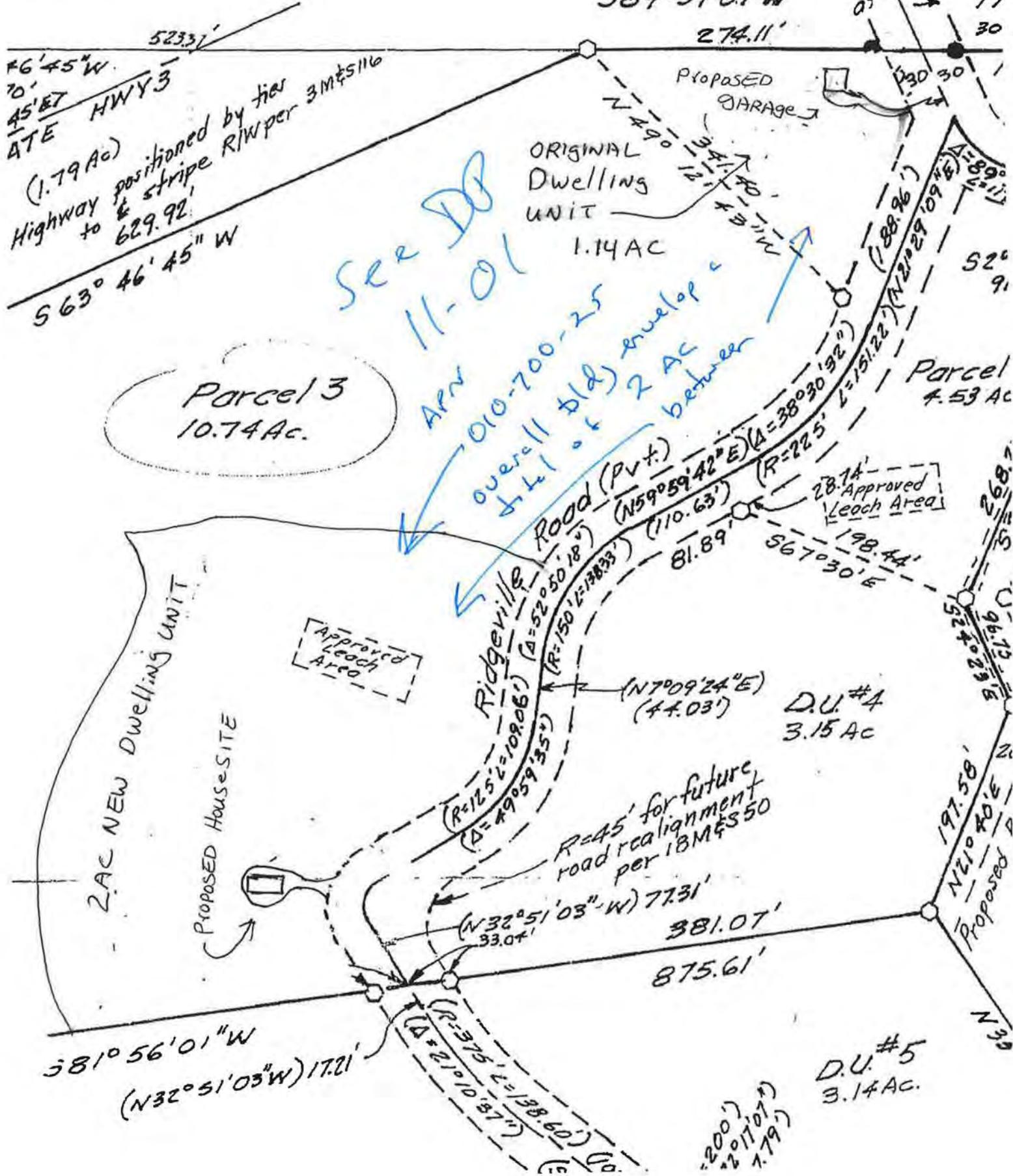
SECTION 29 & 32, T.35N, R.8W, MPM.
SCALE 1" = 500'
APRIL 1985
APR 10-09-17



HUNT LAND SURVEYING
246 MAIN ST / BOX 1002
KEARNEYVILLE, CA 94549
310-653-6022

Book 19 of Maps + Surveys Pg 28

0.01 ac.



Trinity Alps Business Park Development Standards

A. General Description:

The purpose of these development standards is to create a setting conducive to the development of general commercial and industrial uses, which encourage industrial diversification of the local economy and enhance employment opportunities in the area.

All projects will be reviewed by the Director of Planning (60 Glenn Rd Weaverville, CA 96093 (530) 623-1351) or his designee prior to issuance of a building permit or as stipulated in the use permit. If neither a building nor a commission issued use permit are required for a project, then a Planning Director's use permit shall be obtained prior to site disturbance.

These development guidelines supplement the Trinity County Zoning Ordinance. Where conflict may arise, they supersede the provisions of Zoning Ordinance and / or Sign Ordinance will apply.

B. Uses Permitted Without A Use Permit (Upper Level):

(Note: Any use with more than 20,000 Sq. Ft. or floor areas requires a use permit.)

Upper Level

Auto Service Station

Building materials Supply, conducted within a building

Cabinet Manufacturing, conducted within a building

Catalog Sales, Billing, or Distribution Center

Financial Institution, With/without drive-thru service

Hotel/Motel (40 units or less)

Low Intensity Manufacturing, conducted within a building

Office(s)

Office Equipment Services or Distribution Center

Plumbing Supply, conducted within a building

Printing Shop

Restaurant, with/without drive-thru services

Retail Sales and Services, conducted within a building

Telecommunication Services

Welding/Machine Shop/Metal Fabrication, conducted within a building

Wholesale Sales and Distribution, conducted within a building

Wood Products Manufacturing, conducted within a building

Community Collage and Technical Schools less than 6,000 square feet (Reso PC-2006-02)

Other uses found to be similar in nature by the Planning Commission.

Lower Level

Auto Repair
Cabinet Shop
Fire House
Lumber yard / Building Materials Supply
Truck / heavy Equipment Repair
Welding / Machine Shop / Metal Fabrication
Wholesale Sales and Distribution, conducted within a building
Wood Products manufacturing, conducted within a building
Other uses found to be similar in nature by the Planning Commission.

C. Uses Permitted Subject To First Securing a Use Permit:

Upper Level

Any use listed in Subsection B (Upper Level) with more than 20,000 sq. ft. of floor Area.
Building Materials Supply, indoor/outdoor
Cabinet Manufacturing, indoor/outdoor
Hotel / Motel (41 units or more)
Low Intensity Manufacturing, indoor/outdoor
Plumbing Supply, indoor/outdoor
Welding Sales and Distribution, indoor/outdoor
Wood products Manufacturing, indoor/outdoor
Performing Arts Theater (Reso 2005-025)
Other uses found to be similar in nature by the Planning Commission

Lower Level

Any use with more than 20,000 sq. ft. of floor
Any use requiring an "Authority to Construct Permit" from the North Coast unified Air Quality Control Board.
Any use requiring a "Discharge Permit" from the Regional Water Quality Control Board.
Any Use Which would exceed 60 decibels at the property line of the use.
Any use which generates air emissions, liquid, solid or hazardous wastes, noise, Offensive odors, smoke, dust or glare in a manner which may be detrimental to the Public health, safety or welfare.
Batch Plant
Rock Crushing

D. Accessory Buildings and Uses:

Accessory buildings and uses are permitted which are normally incidental to the Uses permitted, including watchman's quarters.
(Accessory uses may not be established prior to the main use.)

- E. Minimum Lot Size: ½ acre
- F. Minimum Lot Width: 100 ft
- G. Maximum Allowable lot Coverage By All Structures: 60 percent
- H. Maximum Allowable Height: Upper Level: 25 ft not to exceed two stories
Lower Level: 45 ft
- I. Minimum Front Yard Required: 20 ft
- J. Exterior Side Yard Setback: 20ft
- K. Minimum Rear Yard Required: Upper Level: 20ft
Lower Level: 10ft

L. GRADING/DRAINING

An engineered grading and drainage plan (including erosion control measures where necessary) shall be submitted to and issuance of building or use permit(s)The plan shall not only address on-site improvements, but also the impacts of additional drainage waters and grading on neighboring parcels, streams, waterways, and wetland areas. The property owner(s) is responsible for maintaining drainage ways carrying drainage through and from his development.

M. ENCROACHMENT PERMIT/CIRCULATION PLAN:

An encroachment permit shall be obtained and a circulation plan (including sidewalk improvements on the Upper Level) shall be submitted and approved by the Department of Transportation and Planning prior to issuance of building or use permit(s). All improvements shall be designed, installed and inspected as shown on the approved plans and/or encroachment permit. Projects generating a high ADT may require a traffic analysis and off-site improvements prior to approval.

N. LANDSCAPING:

A landscape plan identifying size, location and plant name (common name to be included), plans for irrigation and a maintenance program to ensure success of the landscaped area shall be provided for the review and approval of the Director of Transportation and Planning, or his designee. It shall be the responsibility for the property owner to maintain the landscaping in a healthy condition. All required yard areas abutting public roads should be landscaped with trees, shrubs or ground cover. Shade trees shall be provided in parking lots with more than twenty (20) spaces. In order to provide for more flexibility in project design; parking may be provided within the road setback areas provided that the following criteria are met:

1. A landscaped area equal to the square footage of the front yard setback is provided within the same development; and
2. A minimum landscaped setback of five (5) feet is provided along the affected yard area.

O. SEWER:

Sewer service lines shall be installed in accordance with Sewer System Standard Specifications for the Weaverville Sanitary District and Development Requirements for the Weaverville Sanitary District's Sewer System. All improvements (and any necessary easements) shall be engineered and subject to the approval of the General Manager of the Weaverville Sanitary District.

P. WATER:

If water service by Weaverville Community Services District is to be provided, water line connections, line extensions and water box locations shall be engineered and subject to the approval of the General Manager of the Weaverville Community Services District and in accordance with adopted District standards. If the structure(s) will include an automatic sprinkler system for fire protection, an approved "Backflow Prevention Device" will also be required. If alternate sources of domestic water are to be used, the source, design, and installation shall be subject to the inspection and approval of the Health Department. Alternative water sources shall not result in dewatering of the wetlands.

Q. FIRE PROTECTION:

Hydrant (if necessary) location and design shall be subject to the approval of the Fire Chief for the Weaverville Fire Department. The building shall meet District's code requirements for fire suppression features and access by emergency response personnel.

R. BUILDING AND GROUNDS STANDARDS:

UPPER LEVEL

- 1) The building plans shall clearly indicate building design, Materials, colors, location of utilities, signage and landscaping, which will be subject to the review and approval other Director of Transportation and Planning. Building design and materials shall compliment the rural character and history of the area (e.g. Spanish adobe and art deco would not be appropriate). Colors shall be subdued natural tones (e.g. shocking pink and school bus yellow would not be appropriate)
- 2) Light standards shall be clearly identified in the building plans and include: location, type of lighting, design and color of lamp standards. The lighting plan will be subject to the review and approval of the Director of Transportation and Planning. All lighting shall be directed away from neighboring parcels and public roadways.
- 3) Signs

- a) Freestanding Signs: One freestanding sign may be placed on each parcel, provided that it is no higher than ten (10) feet from the level of the nearest public road. The sign shall not exceed sixty square feet in area and shall not be located nearer than ten feet from any property line or road right-of-way.

- b) Attached Signs: Attached signs shall not exceed the following specifications:
 - (1) The horizontal dimension of signs shall not exceed fifty percent (50%) of the building frontage nor be greater than twenty-five feet, whichever is less.
 - (2) The total area of any sign shall be no greater than 10 percent (10%) of the total area of the building face to which it is attached or 120 square feet, whichever is less.

- c) General Standards: No moving or flashing signs are permitted. No signs shall be permitted on canopy roofs or building roofs, nor project above the top plate line of the building. No signs which are perpendicular to the face of the building shall be permitted, except for under canopy signs. All electrical signs shall bear the UL label, and their installation must comply with all local building and electrical codes.

- 4) All utilities shall be underground.

- 5) Garbage containers, loading docks, mechanical equipment, utility meters, storage tanks or other accessory facilities shall be concealed or screened from public view with materials which are similar to and compatible with those of the main building. No exposed conduit, tubing or raceway shall be permitted.

LOWER LEVEL

- 1) Security lighting shall be directed away from neighboring parcels and public roadways.
- 2) One free standing sign may be placed on each parcel, (provided that it is no higher than ten (10) feet from the level of the nearest public road.

S. COUNTY RETAINED LANDS:

The County of Trinity shall retain: All lands lying within the 100 year floodplain of Weaver Creek, wetland areas, wetland mitigation banks and a 10 foot buffer strip bordering all wetlands and wetland mitigation banks. The Wetlands Mitigation Plan approved and adopted by the Trinity County Board of Supervisors on October 4, 1988 (Res. 112-88) shall be implemented. All wetlands shall be maintained in their existing natural state. Only minor trail and observatory blind construction shall be permitted within wetlands, subject to prior approval of the Planning Director and the

California Department of Fish and Game Warden. Any modifications to wetlands will require approval from the U.S. Army Corps of Engineers and the California Department of Fish and Game.

T. DEVIATIONS:

- 1) Major deviations from these development standards require the approval of the Planning Commission. The Planning Director may approve minor deviations if they do not substantially deviate from these development standards. A "substantial deviation" is one that will result in a material change in the nature of the development when all the circumstances surrounding the deviation are considered.
- 2) Determination of Substantiality by Planning Commission. The Planning Director may, at his or her discretion, request a determination by the Planning Commission as to whether a proposed change is a substantial deviation. If the Planning Commission determines that the change is substantial, a public hearing shall be set for the purpose of considering the deviation.
- 3) Mandatory Finding of Substantial Deviation. The Planning Director shall find the following changes to be substantial deviations. This list is not intended to be inclusive and the fact that a particular deviation is not included on this list shall in no way limit the authority of the Planning Director to, in his or her discretion, determine that a change is a substantial deviation.
 - a) Any major change in the pattern or volume of traffic flow either on or off any property covered by the use permit.
 - b) Any increase in height, setbacks or lot coverage of a Structure.

BOARD OF SUPERVISORS
COUNTY OF TRINITY, STATE OF CALIFORNIA

19th DAY OF APRIL, 2005

RESOLUTION NO. 2005-025

**RESOLUTION TO AMEND SPECIFIC UNIT DEVELOPMENT GUIDELINES
FOR TRINITY ALPS BUSINESS PARK**

The following Resolution is now offered and read:

WHEREAS, on December 3, 1986 the Board of Supervisors amended the land use element of the General Plan by changing the land use designation of the area now referred to as the "Trinity Alps Business Park", resulting in a "Commercial" designation for the Upper Level and an "Industrial" designation for the Lower Level;

WHEREAS, the Trinity Alps Business Park was zoned "Specific Unit Development" (SUD) by the Board of Supervisors on December 16, 1986 (Ord. 315-435); and

WHEREAS, the land use designation and zoning remained unchanged when the Board of Supervisors adopted the Weaverville Community Plan on October 16, 1990; and

WHEREAS, Section 24, "Specific Unit Development (SUD) District", of the Trinity County Zoning Ordinance sets forth the requirements for designation of land as a "SUD" and vests with the Planning Commission the authority to review and approve the schematic plan and development guidelines for an SUD; and

WHEREAS, on September 10, 1992 the Planning Commission approved the revised development guidelines for the "Trinity Alps Business Park", which have been amended by the Planning Commission as it deemed appropriate (a current copy of the guidelines are attached hereto); and

WHEREAS, the Planning Commission received a request to amend the "Trinity Alps Industrial Park Development Standards" to add: "Performing Arts Theater" to Section C. Upper Level (Uses Permitted Subject to First Securing a Use Permit) (File # PW-05-01); and

WHEREAS, the Weaverville Community Plan includes land use objective 1.1 "encourage the expansion of the cultural center complex, i.e. the Jake Jackson Museum, Highland Arts Center and supportive uses"; and

WHEREAS, efforts to locate a performing arts theater within the "cultural center complex" located in the central area of Weaverville have been unsuccessful due to the size requirements and parking needs of the facility; and

WHEREAS, on March 10, 2005, the Planning Commission held a public hearing on the request to modify the SUD guidelines for the "Trinity Alps Business Park" and following the public hearing denied the requested amendment; and

WHEREAS, on March 14, 2005, the decisions of the Planning Commission was appealed to the Board of Supervisors; and

WHEREAS, on April 5, 2005 and April 19, 2005, the Board of Supervisors held a public hearing on the proposal; and

WHEREAS, the Board of Supervisors has determined that the proposed project, including conversion of the existing 15,000 square foot building to a performing arts theater, will not have a significant effect on the environment, and has provided notice to the public of the preparation of a Negative Declaration.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the Board of Supervisors of the County of Trinity, State of California, that said Board hereby adopts the following amendment to the "Trinity Alps Business Park Development Standards" by adding "Performing Arts Theater" to the list of uses permitted on the Upper Level, subject to first securing a use permit.

Upon motion of Supervisor Jaegel, seconded by Supervisor Chambers, and on the following vote, to-wit:

AYES: Supervisors Chambers, Jaegel, Morris and Freeman

NOES: None

ABSENT: None

ABSTAINING: None

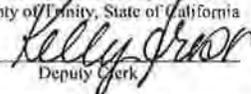
The foregoing resolution is hereby adopted;



Howard Freeman, Chairman of the
Board of Supervisors, County of Trinity, State of
California

ATTEST:

DERO B. FORSLUND
County Clerk/Recorder, Ex-Officio
Clerk of the Board of Supervisors,
County of Trinity, State of California

By: 

Deputy Clerk

APPROVED AS TO FORM AND LEGAL EFFECT:


Jeanette Palla, County Counsel,
County of Trinity, State of California
Planning/jaj

TRINITY ALPS RANCH
SPECIFIC UNIT DEVELOPMENT
GUIDELINES

A. GENERAL DESCRIPTION:

The purpose of this Specific Unit Development District is to create a recreational property which maximizes the utility and pleasure derived from the land while minimizing negative environmental effect. The Trinity Alps Ranch Specific Unit Development (SUD) is made up of the Trinity Alps Ranch Resort and the Eagle Ridge Residential Development. The Trinity Alps Ranch Resort is designed to promote recreation on the property. It includes a variety of guest accommodations, employee housing, trails, an arena area, bathhouses, a swimming pool, and related facilities. The Eagle Ridge Residential Area is made up of four parcels created for single family residential use.

The Specific Unit Development shall consist of land use guidelines for two areas. (See attached site plan.)

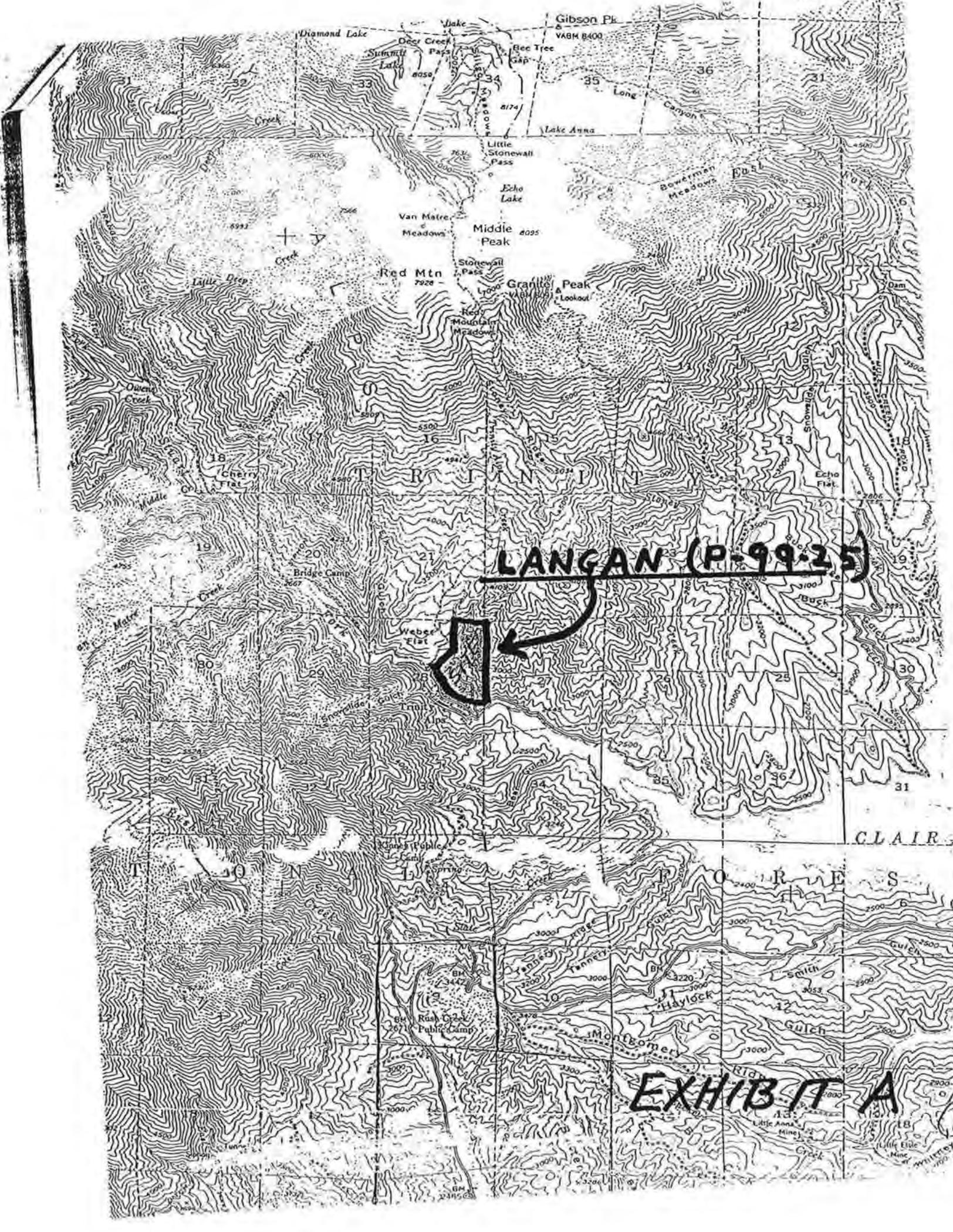
1. TRINITY ALPS RANCH RESORT
2. EAGLE RIDGE RESIDENTIAL AREA

All development in the Specific Unit Development areas shall meet the standards of the Trinity County Building Department, Trinity County Health Department, Trinity County Fire Safe Ordinance No. 1162, California Department of Forestry and Fire Protection Revised Standard Conditions for Trinity Alps Ranch dated January 10, 2000, Trinity County Zoning Ordinance and Trinity County Department of Transportation.

B. TRINITY ALPS RANCH RESORT:

1. USES PERMITTED: The following uses shall be permitted in the Trinity Alps Ranch Resort area without a use permit:
 - (a) Two (2) guest lodge structures designed to accommodate a maximum of twenty (20) guests in ten (10) guest units plus a manager's residence for up to six (6) persons.
 - (b) A maximum of 20 seasonal guest-housing structures designed to accommodate a maximum of four (4) persons each.
 - (c) One (1) seasonal bathhouse adjacent to the lower pond containing a sauna, changing rooms, showers, and open deck space.
 - (d) One (1) to four (4) seasonal bath houses designed to accommodate the needs of up to 80 people with showers, sinks, and toilets.
 - (e) One (1) to four (4) cooking facilities with bar-b-que areas and dining areas to accommodate up to 80 people.
 - (f) Two (2) year-round employee-housing units with plumbing, heating and cooking facilities, to accommodate up to 6 people per unit.

EXHIBIT B
1



- (g) Two (2) seasonal employee-housing structures to accommodate up to eight (8) employees each.
- (h) Three (3) garage/equipment storage structures of a maximum of 1,200 square feet each.
- (i) One (1) covered riding arena of a maximum of 125' by 200' with stalls to accommodate a maximum of 30 horses on a permanent basis. (Events may attract additional animals for short periods of time.)
- (j) One (1) hay storage building of 1,200 square feet maximum.
- (k) One (1) composting structure of 600 square feet maximum.
- (l) One (1) structure for of 1,000 square feet maximum to accommodate up to 50 poultry.
- (m) Two (2) covered shelter structures of a maximum of 450 square feet each for livestock.
- (n) Two (2) greenhouse structures for the growing of vegetables, fruit, and plants up to a maximum of 1,000 square feet each.
- (o) Open garden and orchard areas protected by deer/animal proof fencing.
- (p) One (1) kennel structure with a maximum of 600 square feet for up to 20 animals.
- (q) Grazing/pasture areas for up to a maximum of 50 hooved animals in any combination on a permanent basis. (Special events may attract additional animals for short periods of time.)
- (r) Three (3) ponds.
- (s) One (1) tennis court.
- (t) Parking facilities to accommodate 100 guests and 29 employees (see Parking subsection).
- (u) Timber Harvesting as and resource management activities described in the timber harvest plan and Stewardship Incentive Program prepared for Langan and Gray.
- (v) Trails for hiking, biking and horseback riding throughout the property and connecting to the Forest Service trails system and the Trinity Alps Wilderness Area.

2. BUILDING STANDARDS:

- (a) All buildings shall comply with the requirements of the Building Department, and building permits shall be obtained for all buildings with the exception of exclusive agriculture only use structures and seasonal structures without bathing, cooking or heating facilities.
- (b) All permanent building foundations (excluding platforms for seasonal structures) shall be engineered by a California-licensed engineer in accordance with the recommendations in the Geotechnical Investigation Report prepared for the Lodge and Arena, or subsequent soils reports prepared for other permanent structures as required by the Chief Building Inspector.
- (c) Disabled access must be provided to all public buildings as required by the Americans with Disabilities Act (ADA) and the Uniform Building Code.

A handicap-accessible parking space, entrance ramp and a paved path between the parking space and the entrance ramp shall be provided at:

- (i) At least one guest cabin per 20 guest cabins
 - (ii) At least one employee housing unit
 - (iii) All community buildings, including the lodge, arena and any other community area of the resort.
- (d) Arena area: The arena will be a manufactured steel structure. The roof and sides shall be designed to blend with the surrounding environment.
 - (e) Agricultural buildings and out buildings shall be of complimentary color and design.
 - (f) Other year-round structures shall be constructed and colored to blend with the surrounding environment. Natural wood siding and river rock will be the predominant building materials.
 - (g) Roofs shall be non-reflective and factory colored to blend with the surrounding environment.
 - (h) Seasonal structures shall be erected on a platform not to exceed 30" from the ground. These structures will have fabric roofs. Seasonal structures will only be utilized from late Spring through early Fall. Seasonal structures may be converted to year-round use by obtaining a building permit and meeting the building requirements and the standards for permanent structures stated herein.
 - (i) Commercial kitchens shall meet the Health Department requirements
 - (j) The swimming pool and bath houses shall meet Health Department requirements
3. BUILDING SETBACKS: Buildings shall be spaced to comply with CDF Fire Standards, Trinity County Fire Safe Ordinance 1162, and the following setbacks:
- (a) Minimum of 50' from property lines
 - (b) Structures with permanent at-grade foundations shall be a minimum of 50' from the top of bank of any stream
 - (c) No structures, permanent or seasonal, shall be constructed within the riparian zone of any stream.
 - (d) Structures shall be allowed adjacent to ponds.
4. BUILDING HEIGHT: The maximum building height for any structure shall be 40 feet.
5. MAXIMUM LOT COVERAGE: Total lot coverage by structures shall not exceed 40 percent.
6. STORAGE AREAS: All storage areas, garbage cans, dumpsters, etc. shall be animal proof and shielded from view by landscaping, fencing or other means.
7. PARKING: At a minimum, on site parking shall be provided as follows:
- (a) Parking shall be provided to accommodate 12 horse trailers and trucks.
 - (b) One parking space shall be provided for each permanent employee

- (c) Two parking spaces shall be provided for each three seasonal employees.
 - (d) One parking space shall be provided adjacent to each guest unit.
 - (e) One additional parking space shall be provided for every two guest units.
8. GRADING, DRAINAGE, AND EROSION CONTROL: The grading, drainage, and erosion control plan prepared for construction of resort facilities shall be updated as necessary and followed for all earth moving activities. Earthmoving activities will be confined to the period from April 15th through October 15th unless a plan of operation is approved by the Chief Building Inspector specifying conditions under which winter period operations may occur. Each property owner, their assignees, or the Homeowner's Association will be responsible for the continued maintenance of erosion control measures.
9. ROADS:
- (a) Alps Ranch Road will be the main access road for the Ranch. It will be built to meet C.D.F. fire safe standards (Revised Standard Conditions dated January 10, 2000) and Category 1 County Road Standards, or alternative standards approved by the Trinity County Department of Transportation.
 - (b) Roads currently existing on the property will be maintained to C.D.F. Revised Standard Conditions dated January 10, 2000 and in accordance with the grading, drainage, and erosion control plan.
 - (c) Any roads accessing multiple use areas shall be two lane roads.
10. TRAILS: Trails for hiking, biking and horseback riding will be provided throughout the property and connect to the U.S. Forest Service trail system.
- (a) The resort owner/operator, in cooperation with the U.S. Forest Service, will develop a plan to prevent degradation of Forest Service trails.
11. FENCING: Perimeter fencing shall consist of three (3) strands of Bayco™ vinyl material with a top strand of electric tape. The bottom strand will be set a minimum of 18" from the ground with the top strand a maximum of 54", to allow for easy migration for deer and other wildlife, while maintaining control of horses. Interior fencing may utilize decorative materials, but shall still follow the above design specifications with animal safety in mind. Garden areas may have deer proof fencing. Pool areas shall be fenced.
12. UTILITIES: All new utilities shall be installed underground when physically possible.

13. WATER SYSTEM:

- (a) Water for irrigation, fire suppression and all other non-potable uses shall be supplied by an existing 20" water line which travels the length of the property.
- (b) Domestic water shall be supplied by a small private water system using either wells or surface water. At full build out, the resort shall have 9,000 gallons of water storage to supply domestic water.
- (c) At or before the time when the resort serves 25 or more guests for 60 or more days per year, a domestic water supply permit shall be obtained from the California Department of Health Services, and the water supply system shall meet the standards of the Trinity County Health Department and the California Department of Health Services. The resort owner or operator shall comply with all conditions of the water supply permit.
- (d) A minimum of 3 fire hydrants shall be provided, in accordance with the C.D.F. Revised Standard Conditions for Trinity Alps Resort, dated January 10, 2000.

14. WASTE WATER DISPOSAL:

- (a) Sufficient area for sewage disposal systems shall be proven as required by the Trinity County Health and Human Services Department, Environmental Health Section, in their letter dated January 10, 2000, prior to the issuance of any building permits for buildings with sanitary facilities.
- (b) Septic tanks with leach lines will be installed per Health Department specifications to meet the needs of each phase of development. The waste water system shall meet the standards of the Trinity County Health Department and the North Coast Regional Water Quality Control Board.

15. PROTECTION OF CULTURAL RESOURCES:

- (a) In the event that previously unidentified cultural or paleontological resources are encountered during construction, there shall be no further excavation or disturbance of that area. The Trinity County Planning Director shall be notified immediately. A qualified archaeologist shall evaluate the find to determine its historical or archaeological significance. If the find is determined to be a significant historical or archaeological resource, the archaeologist shall make recommendations for appropriate mitigation. Work in the area shall not resume until the mitigation measures recommended by the archaeologist have been implemented.
- (b) In the event that previously unidentified evidence of human burial or human remains are discovered, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains. The Trinity County Coroner must be informed and consulted, per State law. If the coroner determines the remains to be Native American, he or she shall contact the Native American Heritage Commission within 24 hours. The Native American Heritage Commission shall identify

the person or persons it believes to be the most likely descendent. The most likely descendent will be given an opportunity to make recommendations for means of treatment of the human remains and any associated grave goods. Work in the area shall not continue until the human remains are dealt with according to the recommendations of the County Coroner, Native American Heritage Commission and/or the most likely descendent have been implemented.

C. EAGLE RIDGE RESIDENTIAL AREA:

1. **PERMITTED USES:** All parcels are to be used only for single-family residential purposes. All commercial, industrial, or manufacturing uses are prohibited. County Ordinances applicable to the Rural Residential (RR-2 1/2) zoning district shall apply to all parcels except where these S.U.D. guidelines are more restrictive. All development shall be in accordance with Trinity County Fire Safe Standards (Ordinance No. 1162), and California Department of Forestry and Fire Protection Standard Conditions for Four Parcel Land Division dated May 4, 1999.
2. **BUILDING STANDARDS:**
 - (a) All buildings must comply with the Trinity County Building Department regulations.
 - (b) All structures on the property shall be attached to a permanent perimeter foundation
 - (c) All structures shall be designed to blend with the surrounding environment. Colors shall be earthtones designed to blend with the natural surroundings.
 - (d) Accessory buildings shall conform in architectural design and exterior material finish with the residential structure on the parcel
 - (e) Roof pitch will not be less than 4 and 12 with a minimum 18-inch eave overhang.
 - (f) Roofs shall be non-reflective and factory colored to blend with the surrounding environment.
3. **BUILDING HEIGHT:** The maximum building height for any structure shall two (2) stories and shall not exceed 30 feet in height above the lowest adjacent grade.
4. **BUILDING SETBACKS:** Buildings shall be spaced to comply with CDF Fire Standards, Trinity County Fire Safe Ordinance 1162, and the following setbacks:
 - a) Minimum of 30' from property lines
 - b) Structures with permanent at-grade foundations shall be a minimum of 50' from the top of bank of any stream

5. No structures, permanent or seasonal, shall be constructed within the riparian zone of any stream.
6. **MAXIMUM LOT COVERAGE:** Maximum lot coverage by structures shall not exceed 35 percent.
7. **MINIMUM FRONT YARD REQUIRED:** Twenty (20) feet from road easement.
8. **STORAGE AREAS:** Any and all tents, campers, boats, inoperable vehicles, trailers, motor homes, etc. stored or placed on the parcel shall be entirely screened from view from neighboring properties and roads. No materials, supplies, or equipment shall be stored in any area except in a manner which shall not be visible from adjoining parcels. Service yards, including, but not limited to, clothes lines, storage for trash, and debris, shall be enclosed and screened from view. These areas shall be secured against entry by wild animals including bear, raccoon, etc.
9. **GRADING, DRAINAGE, AND EROSION CONTROL:** The grading, drainage, and erosion control plans prepared for construction of private homesites shall be updated as necessary and followed for all earth moving activities. Earthmoving activities will be confined to the period from April 15th through October 15th unless a plan of operation is approved by the Chief Building Inspector specifying conditions under which winter period operations may occur. Each property owner, their assignees, or the Homeowner's Association will be responsible for the continued maintenance of erosion control measures.
10. **FENCING:** All fencing materials shall be natural and unpainted. Fences shall allow for the safe passage of deer and other mammals. Deer-proof fencing shall be allowed for garden areas.
11. **UTILITIES:** All utilities and services to any building or improvement on any parcel shall be installed underground. Any fuel or propane tank must be stored in an enclosed or fenced area and screened from view of the neighboring properties and roads.
12. **DOMESTIC WATER:** Domestic water shall be supplied by a small private water system using either wells or surface water.
13. **WASTE WATER DISPOSAL:** Septic tanks with leach lines shall be installed per Health Department specifications.
14. **ROADS:**
 - a) All roads and driveways shall be designed to meet C.D.F. and Trinity County Fire Safe Ordinance 1162 standards.

b) Each parcel shall have rights of access to Eagle Ridge Road

15. ANIMALS: Barnyard animals and other large animals are not allowed.



**TRINITY COUNTY
HEALTH & HUMAN SERVICES DEPARTMENT**

#1 Industrial Park Way, PO Box 1470, Weaverville, CA 96093 (530) 623-1459; Fax: (530) 623-1353

Jeannie Nix-Temple, CAO/Exec. Direc
Linda Wright, Direc
Donald E. Krouse, M.D., Health Offi

DATE: JANUARY 10, 2000
TO: PLANNING DEPT.
FROM: HEALTH DEPT., ENVIRONMENTAL HEALTH SECTION
SUBJECT: **COMMENTS on P-99-25, SUD Guidelines for Trinity Alps Resort expansion**

1. WATER: will be provided from either a proposed deep well, or existing surface water sources. A sufficient amount of water already exists from the surface water sources, however, the owner has stated that deep wells are preferred and has plans to install a new well in the very near future. Future regulation of this water system will either fall under this local agency, or the California Department of Health Services, Division of Drinking Water, depending on the number of persons served. **Therefore, sufficient potable water** shall be proven to the satisfaction of this agency prior to issuance of any building permits for those buildings that will serve water. As previously discussed with the owner, proof-of-water availability tests must be performed between July 15 and September 30.

2. SEWAGE DISPOSAL: on-site sewage disposal systems shall be used. The owner has identified known wet meadow areas, and has no plans to install the disposal fields in those areas. However, the extent of those areas has not yet been fully identified. For the purpose of these SUD guidelines, it appears that two large, suitable sewage disposal areas have been identified; one below the former house site, and another below the proposed arena. **Therefore, sufficient area for sewage disposal systems** shall be proven to the satisfaction of this agency prior to the issuance of any building permits for those buildings with sanitary facilities. As previously discussed with the owner, sewage system capabilities can only be determined following receipt of additional soil and groundwater information, which should include, but is not limited to, a representative number of percolation tests, profile test pits, and groundwater monitoring wells, all performed during wet-weather testing periods, described as between January 1 and April 30; and following ten (10) inches of rain in a thirty (30) day period, or after half of the seasonal normal precipitation has fallen.

3. COMMERCIAL KITCHEN: must be approved by this agency and the Building Dept., and must meet all current CURFFL regulations (California Uniform Retail Food Facilities Law).

4. PUBLIC SWIMMING POOL: must be approved by this agency and the Building Dept., and must meet all current local and state Health & Safety Code regulations for the design, maintenance, and operation of a public swimming pool.

By: *Pete Health, R.E.H.S.*

Adult Services & VSO PO Box 1470 Weaverville, CA 96093 (530) 623-1265 FAX: (530) 623-1353	Child Protective Services PO Box 1470 Weaverville, CA 96093 (530) 623-1314 FAX: (530) 623-1488	Fraud /Collections PO Box 1470 Weaverville, CA 96093 (530) 623-1265 FAX: (530) 623-1488	Health Services PO Box 1470 Weaverville, CA 96093 (530) 623-1459 FAX: (530) 623-1353	Public Guardian PO Box 1470 Weaverville, CA 96093 (530) 623-1265 FAX: (530) 623-1353	Tobacco Education PO Box 1257 Weaverville, CA 96093 (530) 623-1450 FAX: (530) 623-1480	WIC PO Box 1261 Weaverville, CA 96093 (530) 623-2238 FAX: (530) 623-3240
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**CALIFORNIA DEPARTMENT OF FORESTRY
AND FIRE PROTECTION
TRINITY COUNTY FIRE CHIEF'S ASSOCIATION**

MEMORANDUM

DATE: January 10, 2000

TO: John Jelcich, Director
Trinity County Planning Department

FROM: Fred Fortes, Fire Protection Planner
CDF/Trinity County Fire Chief's Association

SUBJECT: FIRE PREVENTION
Fire Safe and Land Use Planning
Project # 99-25 / TRINITY ALPS RANCH

RECEIVED
JAN 11 2000
TRINITY CO. PLANNING DEPT.

PROJECT LOCATION: Trinity Alps Road

PROJECT DESCRIPTION: SUD Guidelines for proposed Trinity Alps Ranch

The California Department of Forestry and Fire Protection/Trinity County Fire Chief's Association (CDF/TCFCA) has reviewed the above referenced project. The following conditions are in accordance with the Trinity County Fire Safe Standards (Ordinance No. 1162):

***REVISED* STANDARD CONDITIONS**

- Newly created public or private roads, or an extension of an existing road shall be designed and constructed to meet the following requirements prior to recording the final map.
Excerpts:
 - Roadway surface, minimum of 18 feet in width.
 - Surface materials (road base/shale) shall support a 40,000-pound vehicle load.
 - Grades shall not exceed 16%.
 - Turnarounds shall be provided at the terminus of the road or building sites. Bulb turnarounds shall have a minimum 40-foot radius.

NOTE: During a field inspection conducted this date, I took grade readings in 4 locations of the existing road system. I found that all locations were less than 16%, and acceptable to the CDF/TCFCA.

- Newly created public or private roads, or an extension of an existing road shall be identified with a name or number. Signs shall be installed prior to recording the final map.

- A centralized water system for fire protection is required for this development. The system shall provide:
 - A minimum of 3 fire hydrants. One hydrant each, to be located at the proposed lodge site, at the road intersection (old existing barn site), and at the proposed arena site.
 - Each fire hydrant shall be supplied by a minimum 4-inch water main. Each 4-inch water main shall be supplied from the existing 20-inch water main.
 - The system shall be installed and in service prior to final building inspection of the first building constructed on the property.
- The applicant shall dispose of any vegetation cleared for construction and/or land development purposes prior to requesting a final inspection from the Trinity County Building Department. Disposal shall be in accordance with Air Quality Management District regulations and State or Local Fire Department burning permit regulations.
- Bridges and culverts shall be designed and constructed in accordance with the Standards, and shall be capable of supporting a 40,000 pound vehicle load.
- Structures shall be provided with street address markers located with respect to the nearest roadway and to be clearly visible at all times. Numbers shall be a minimum of three inches in height, reflectorized, and shall contrast in color with the background.
- Any building constructed on parcels one acre or larger in size shall be setback a minimum of 30 feet from all property lines.

Further questions or comments may be directed to County Fire Prevention Officer Fred Fortes at (530) 623-4226.

Sincerely,



Fred Fortes
Fire Prevention Officer

cc: P-99-25
Trinity Alps Resort



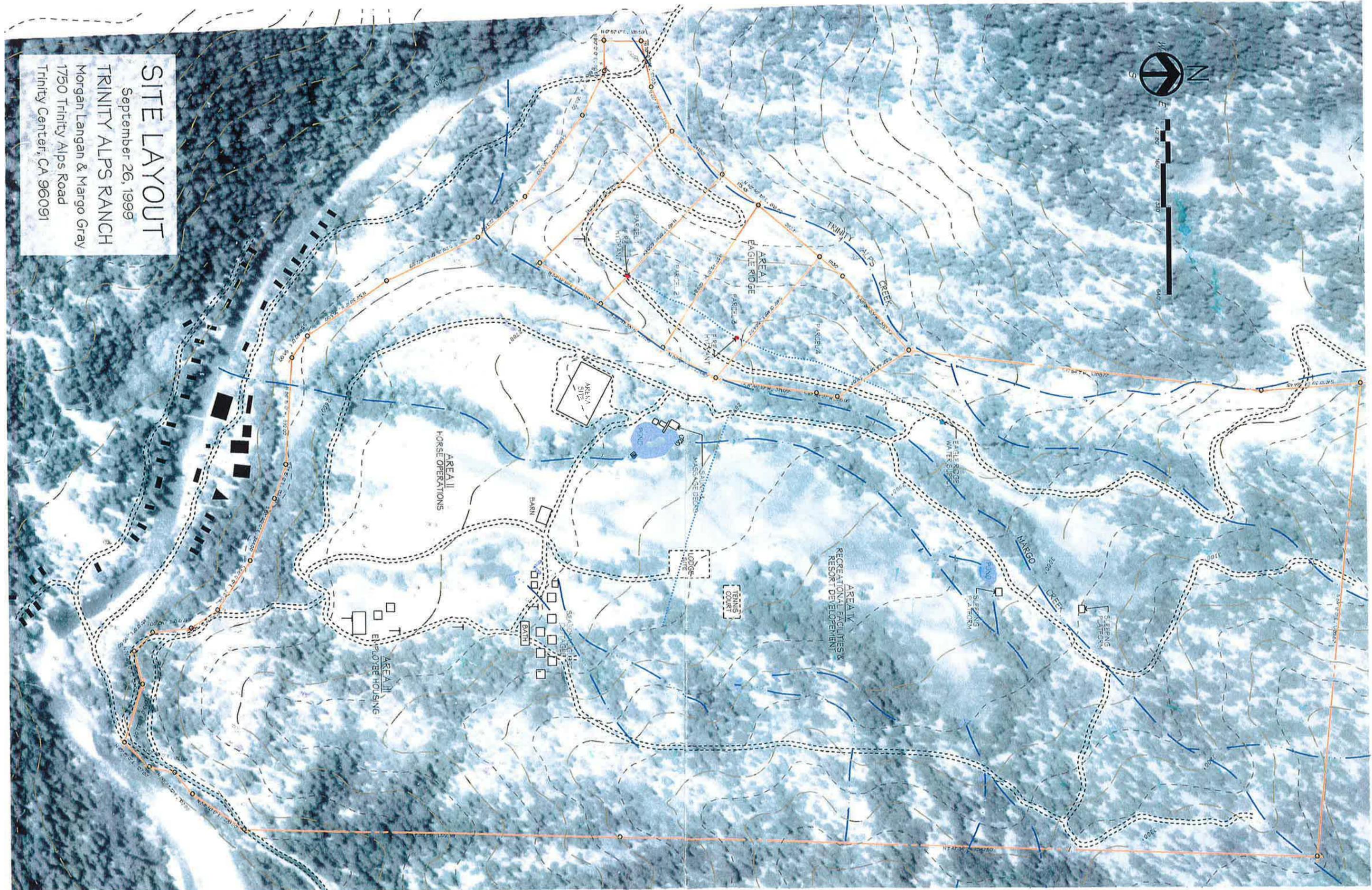
SITE LAYOUT

September 26, 1999

TRINITY ALPS RANCH
Morgan Langan & Margo Gray
1750 Trinity Alps Road
Trinity Center, CA 96091



SITE LAYOUT
September 26, 1999
TRINITY ALPS RANCH
Morgan Langan & Margo Gray
1750 Trinity Alps Road
Trinity Center, CA 96091



WEAVER BALLY SUD

Central Business District:

Weaverville Central Business District is commonly referred to as "downtown" or "the Historic District". It includes homes and retail businesses dating back to the last century. Due to its relationship to the Courthouse, the area which includes the C.D. Hall, Superintendent of Schools Office, and Sheriff's office has been included in the Central Business District. The Plan proposes to retain the Historic Designation of this area as well as increase parking in the general area. The Transportation Chapter of the Plan further addresses proposed parking and circulation improvements here.

Straight Stretch:

The Straight Stretch area includes retail commercial and general commercial (auto repair) uses. Characteristics and concerns in regard to this commercial strip are further discussed in subsection 7, Visual Impact Areas, Entryways.

In order to address aesthetic concerns within this area, the proposed zoning incorporates a Plan-Review Overlay which emphasizes landscaping and improved site design.

Trinity Lakes Blvd. Area:

The Trinity Lakes Blvd. area is the commercial strip along Highway 3 between Highway 299 and the airport. The characteristics and concerns along this corridor were further addressed in subsection 7, Visual Impact Areas/Entry Ways. In addition to those concerns and plans outlined in subsection 7, the Plan proposes office zoning along the area approaching Highway 3. This proposed Office District is consistent with existing uses and is generally more compatible with adjacent residential uses.

Weaver Bally Specific Unit Development Area

The Weaver Bally Specific Unit Development (SUD) area consists of lands designated for tradeout purposes by the Forest Service. The Plan proposes residential development within the central portion of Sections 1 and 36 while reserving habitat areas for open space purposes. Parcel sizes should consist of one acre minimums near the high school, with 2 1/2 and 5 acre minimums along the existing road system for a total build out of 86 residential lots.

Due to restrictive soils, this area will need sewer mains prior to development. At area buildout, it is envisioned that this area will have community water and county maintained asphalt roads as well.

Prior to further development in this area, a detailed schematic plan and development guidelines will need to be prepared.

Area

2

Wyn Fischel
Chagdud Gonpa
Foundation
12-12-33

EXHIBIT "C"

BENJAMIN FLAT S.U.D.
DEVELOPMENT GUIDELINES

Amended August 9, 1990

1. Purpose and Intent

The Benjamin Flat Specific Unit Development is being created to provide for a limited use religious retreat and conference center in a manner so that this use is consistent and nondisruptive to the balance of the Community. As such the S.U.D. Guidelines require extensive setbacks and open space areas as well as provide for development.

2. Amendment of Guidelines

These guidelines shall be binding on the development of this area and may only be amended by a Planning Commission Use Permit.

3. Permitted Uses

a. Uses permitted within the Benjamin Flat S.U.D. may be realized only upon development of the necessary supportive infrastructure and shall be limited to the following:

- A maximum of eight (8) single family residences for staff purposes.
- A maximum of two dormitories capable of accommodating no more than thirty (30) individuals each.
- A religious temple or facility with a usable occupancy of 125 persons.
- A central kitchen facility capable of meeting the needs of the above uses.
- Open space uses in accordance with the Open Space District Standards.

Permitted Uses Requiring a Use Permit

b. Campgrounds (tent sites).

4. Frequency of Use

Due to the specialized nature of the intended use, it is important that the frequency of use be determined as well. Therefore, use of the facility is limited as follows:

- Group gatherings for religious ceremonies shall be limited to no more than six times a year and no more than 125 persons per event.

- Use of the grounds and structures for conference purposes shall be limited to a maximum of Forty (40) persons per week.

5. Phasing of Improvements

It is important that improvements necessary to accommodate uses identified in Section 3 be provided both to address the needs of the proposed development as well as to protect the general public. The following subsections address these special infrastructure needs as well as when these improvements will be required to be installed.

a. Circulation Improvements:

Primary Access to the site will be along the road designated as the main road on the Schematic Plan. This road must be constructed to the County Subdivision Category 3 standard with a cul-de-sac prior to issuance of an occupancy permit for the dormitories or temple facility. In addition, no conference activity religious gatherings of more than Forty (40) persons independent of staff shall occur until this road is constructed.

Secondary Access to the site shall be along the road designated as the secondary road on the Schematic Plan.

Red Hill Road Bicycle/Pedestrian shall be provided for as part of this project. Specifically, prior to issuance of building permits, an irrevocable offer of dedication shall be made to Trinity County for such purposes in accordance with that design represented on the Schematic Plan. In addition, the applicant shall assist in the development of this pathway.

b. Fire Protection:

Fire protection features will be required prior to issuance of any building permits. The Junction City Fire Protection District may allow incremental phasing of the water storage facilities as deemed appropriate by that agency. In any event, improvements required prior to occupancy of the temple facility shall consist of:

- The installation of at least a 25,000 gallon static water tank or equivalent combination of tanks up to 25,000 gallons.
- The installation of water hydrant delivery system to a point within 500 feet of the temple site. At least two hydrants must be provided and be located and constructed per the requirements of the Junction City Fire Protection District.

- In the case of the temple facility, the installation of an automatic sprinkler system in accordance with NFPA No. 13.

c. Sewage Disposal:

A sewage disposal system capable of serving all the uses identified in Section 3 shall be designed and approved by the North Coast Regional Water Quality Control Board and the Health Department. A sewage disposal system capable of serving all the uses identified in Section 3, shall be installed, wither as a whole or individual, prior to the issuance of dormitory structures as deemed appropriate by the County Health Department.

d. Domestic Water:

A community water system for all identified uses in Section 3 shall be installed and approved by the Health Department prior to the issuance of any occupancy permits.

6. Issuance of Building Permits

Except as otherwise provided in the proceeding sections, no building permits, or other entitlements shall be issued for any building or structure until the plans have been reviewed by the Director of Transportation & Planning and determined to be in substantial conformance with the Schematic Plan and these Development Guidelines.

ORDINANCE NO. 315 -514

AN ORDINANCE AMENDING TRINITY COUNTY
ZONING ORDINANCE NO. 315

THE BOARD OF SUPERVISORS OF THE COUNTY OF TRINITY, STATE OF CALIFORNIA, DOES ORDAIN AS FOLLOWS: (FISCHEL Chagdud Gonpa Foundation)

SECTION 1. That the real property situated in the County of Trinity, State of California, located and more particularly described as follows:

BEGINNING at a point in the westerly right of way line of Red Hill Road (County Road Number 415) per document recorded in Book 72 at Page 7, Official Records of Trinity County, said Placer Mine per Book 2 at Page 471 of Patents; thence of the power and telephone pole line as it existed on December 1, 1983; thence

North 4 East 970 feet along said pole line; thence
North 48 East leaving said pole line, 221.4 feet; thence
North 24 West parallel with said pole line, 210 feet; thence
South 66 West 210 feet to said pole line; thence
North 24 West along said pole line 550 feet; thence
South 88 47' West 360 feet more or less to a point from which a B.L.M Monument dated 1986 as shown on that Record of Survey filed in Book 17 of Maps and Surveys at Page 198 bears North 200 feet more or less; thence
North 200 feet more or less to said B.L.M. Monument; thence following courses shown on said Record of Survey North 74 23' West 147.53 feet; thence
North 87 38' 50" West 663.96 feet; thence
South 25 07' 00" West 913.32 feet; thence
North 50 11' 03" West 1828.93 feet; thence
West 438.9 feet; thence
South 33 18' 33" East 3528.79 feet; thence
South 22 19' 18" East 500.00 feet; thence
North 72 40' 04" East 711.48 feet; thence
South 76 16" 15" East 131.50 feet; thence
North 80 09" 57" East 153.03 feet; thence
North 70 35" 50" East 115.97; thence
North 79 04" 05" East 121.59 feet; thence
South 36 26" 54" East 118.18 feet; thence
South 46 59" 19" East 204.16 feet; thence
North 32 04" 53" East 239.97 to a point in the westerly right of way line of Red Hill Road per said document filed in Book 72 at Page 7, Trinity County Records; thence
Northerly along said westerly right of way line 1030 feet more or less to the POINT OF BEGINNING.

heretofore, zoned and classified as Agriculture Forest - 40 Ac. Min. (AF-40) Rural Residential-10 and 2 1/2 Ac. Min. (RR-10 and 2 1/2); be and the same hereby is rezoned and reclassified as "Specific Unit Development (SUD)".

SECTION 2. This Ordinance shall take effect thirty (30) days after its passage and shall be published at least once in the Trinity Journal within fifteen (15) days after its passage.

PASSED AND ADOPTED by the Board of Supervisors of the County of Trinity, State of California, at a regular meeting of said Board, held on the 17th day of January, 1989, by the following vote:

AYES: Supervisors Whitridge, Mortensen, Potter, Myrick and Plowman.
NOES: None.
ABSENT: None.

/s/S.V. Plowman
CHAIRMAN -Patricia Garrett Mortensen
Board of Supervisors of the County
of Trinity, State of California

ATTEST:

BARBARA M. RHODES
County Clerk and Ex-Officio Clerk
of the Board of Supervisors of the
County of Trinity

By /s/Donna Reqnani
Deputy

DREDGER CAMP S.U.D

Development Guidelines

1. Purpose and Intent

The Old Dredger Camp and adjoining area is being created as a Specific Unit Development to provide for a mixture of homesite development, wildlife open space areas, and agricultural areas suitable for livestock use or farming. The location of the areas committed to homesite development, open space areas and agricultural use areas are arranged in such a manner so as to:

- Insure homesite development does not result in significant reductions of wildlife usage of the site.
- Insure that, as the area develops, the high visual quality of the area, especially Sky Ranch Road, is retained.
- Provide for a transition in uses between homesite areas, agricultural areas, and open space areas.

2. Uses permitted within the Dredger Camp S.U.D. shall be as follows:

a. Areas 1, 2, 3, 4

Single family residences or mobile homes to the maximum density indicated on the schematic plan. Mobile homes placed within the S.U.D. must, as a minimum, meet the MH-S standards of the Zoning Ordinance.

Uses, setbacks, and other standards for development or use within these areas shall be in accordance with the Rural Residential Zoning District provisions as set forth in the Zoning Ordinance.

b. Areas A, B, C, D

Agriculture uses, setbacks, and other standards for development or use within these areas shall be in accordance with the Agriculture Zoning District provisions as set forth in the Zoning Ordinance. However, no homesite development will be permitted in these areas.

Setbacks: Follow setbacks for RR as that is what the General Plan is for this area - 50 ft from road (p. 4 map)
Front - 20' Rear - 20' (or 10' providing maintaining 1500' sq ft yard)
Side - 6'

- c. Areas E, F, and the Scenic Setback from Sky Ranch Road.

Open Space uses, and other standards for use or development within these areas shall be in accordance with the Open Space provisions as set forth in the Zoning Ordinance. However, no fences shall be erected within areas E and F unless written authorization is obtained from the Planning Director. This is to insure that future fence construction does not create a barrier to wildlife movement.

3. Procedures for Approval

Development of residences and accessory buildings within the S.U.D. shall require the submittal of the following information in addition to the standard building permit or installation permit requirements:

- a. The proposed location(s) of such structures on the Schematic Plan.
- b. Sufficient information as to how the minimum standards for mobile homes dwelling unit(s), as set forth in the MH-S Overlay Zoning Standards, will be satisfied, if applicable.

4. Dredger Camp Homeowners Association

The formation of a Homeowners Association is required as part of this S.U.D. The duties and responsibilities of the Homeowners Association shall include, but not be limited to:

- a. Maintenance of on-site roads.
- b. Correspondence with the Planning Department, Planning Commission, and Board of Supervisors on matters pertaining to the S.U.D.

5. Development Standards:

The following development standards shall be adhered to in addition to those standards or provisions included or referred to in other sections:

- a. Prior to the issuance of building permits for a second dwelling unit on an individual parcel the Applicant will comply with the onsite sewage disposal provisions of the Subdivision Ordinance Improvement Standards.
- b. Prior to the issuance of building permits, onsite fire protection features shall be installed in accordance with the fire protection provision of the Subdivision Ordinance Improvement Standards.

- c. Fencing for each proposed parcel shall meet the following standards:

In order not to restrict intra-site deer movement within the subdivision, no fence shall be erected or maintained on any parcel except three-member split rail or board fences, or wire fences, which allow deer to crawl under or jump over. Bottom rails or wires shall be smooth and shall not be lower than eighteen inches (18") and top rails or wires not more than forty-eight inches (48") from the ground. Other types of fencing may only be used to enclose vegetable or ornamental gardens, fruit trees and new growth trees.

- d. Water pipe shall be installed in accordance with the following standards:

In order to reduce attractive nuisances of bear, all plastic water pipe shall be buried in the ground at a minimum depth of twelve inches.

- e. Garbage containers shall be constructed, located and maintained as follows:

It is the responsibility of the homeowner to ensure that all garbage is placed in enclosed containers and that the containers are constructed or located such that wildlife cannot gain access to the refuse. The Department of Fish and Game should be contacted for advice on the construction or location of garbage containers.

- f. Department of Fish and Game depredation permits shall not be obtained unless, in the judgement of the Department of Fish and Game, humans are in physical danger.

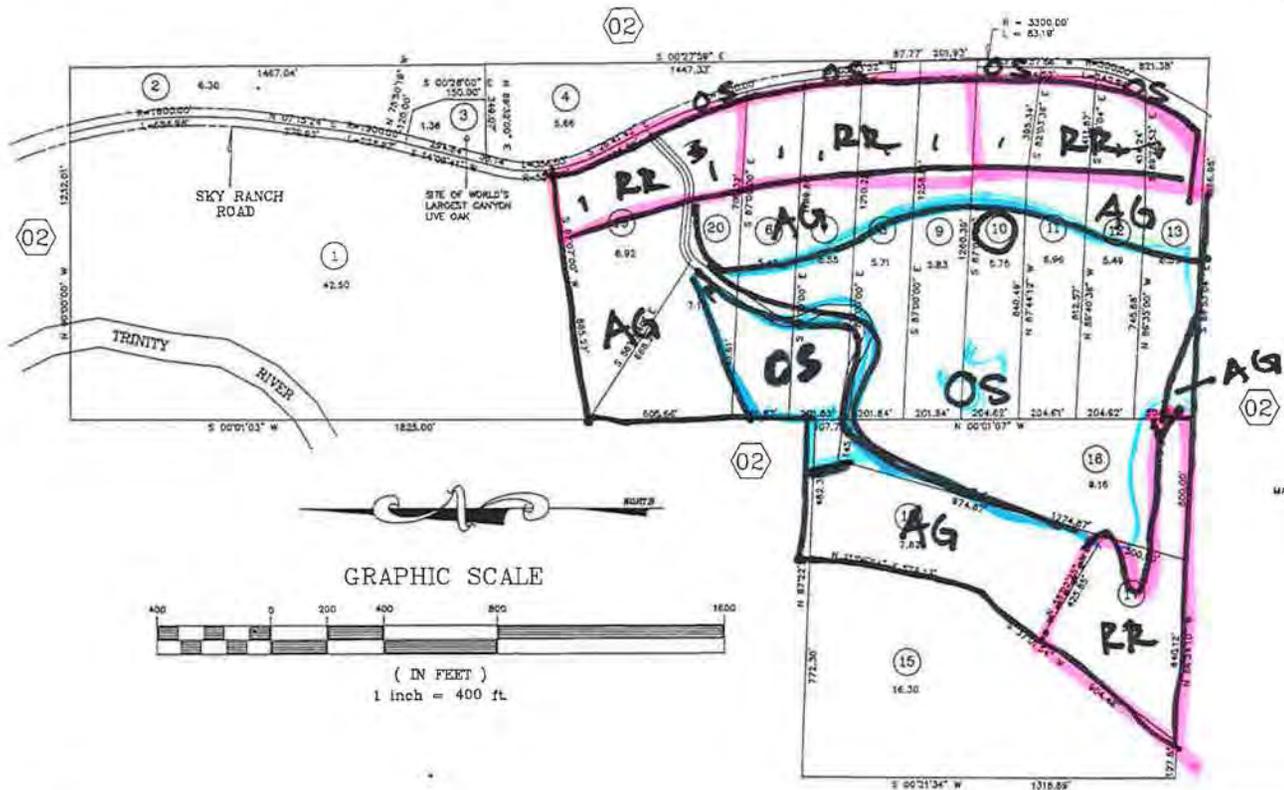
6. Issuance of Building Permits

Except as otherwise provided in the preceding sections, no building permits, or other entitlements shall be issued for any building or structure until the plans have been reviewed by the Planning Director and determined to be in substantial conformance with the Schematic Plan and these Development Guidelines.

PORTION OF SECTION 18, T. 33 N., R. 10 W., M.D.B. & M.

24-690

T.A.C. 61-001



MAPS OF RECORD:
12/80
17/84
17/87
17/88
17/82

THIS MAP IS LEGAL FOR
ASSESSMENT PURPOSES ONLY

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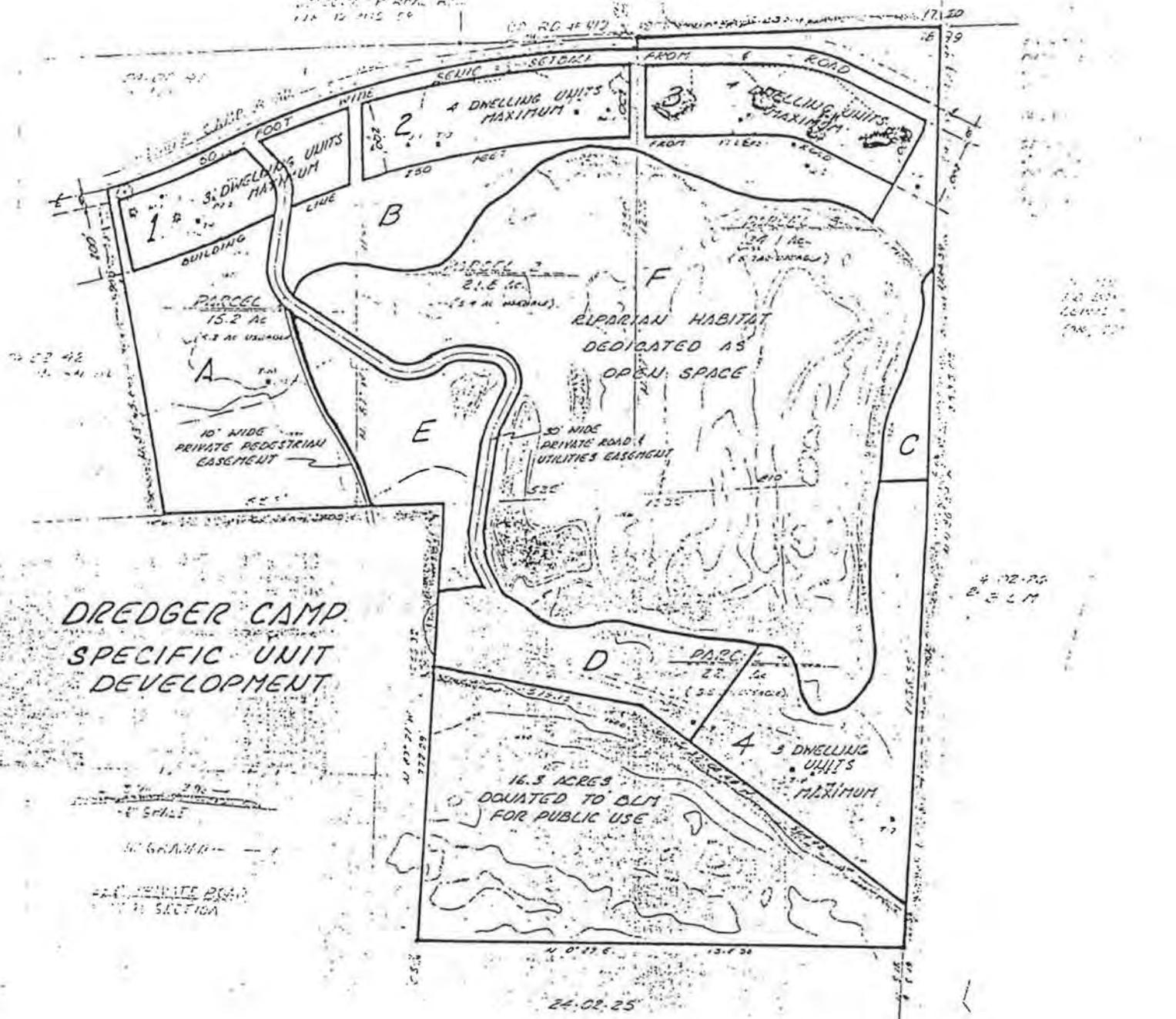
TRINITY COUNTY ASSESSOR'S OFFICE
BOOK TWENTY-FOUR PAGE SIXTY-NINE
SEPTEMBER 11, 1991

96

24-02-07
B.C.M.

24-02-25
B.C.M.

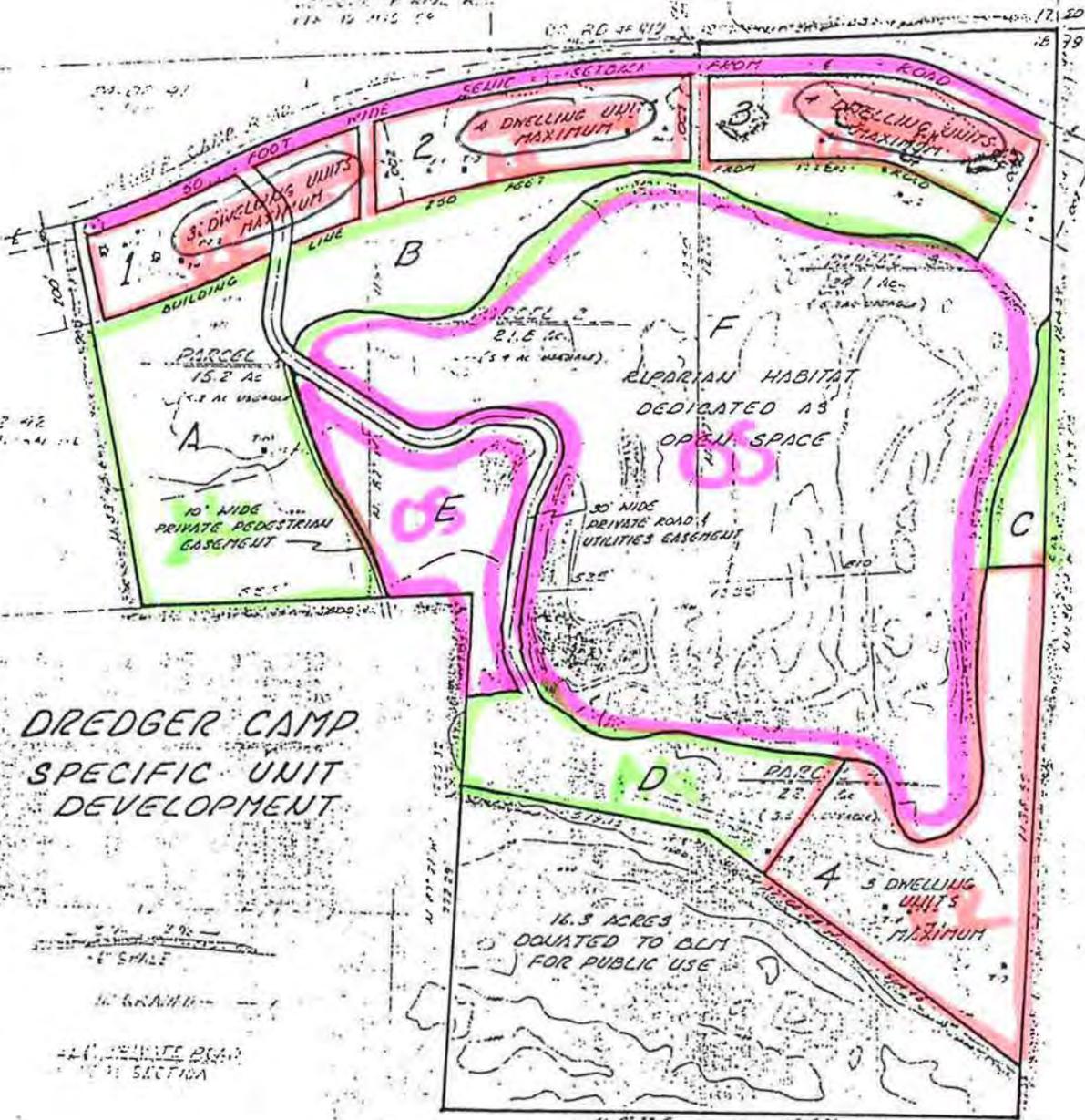
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B L M



DREDGER CAMP SPECIFIC UNIT DEVELOPMENT

- RR
- RH
- OS

FERN P.M.C.
SPECIFIC UNIT DEVELOPMENT

Development Guidelines

*** AMENDED ***

P-92-71
Frasz/Mills
P-95-24
Bellus

1. Purpose and Intent

A. Introduction

The Fern Placer Mining Claim is being created as a Specific Unit Development to provide for a mixture of homesite development, archaeological site preservation and wildlife open space areas. The location of the areas set aside for these uses have been dictated by topography resulting from past mining, restrictions placed on the property when sold by the U.S. Forest Service, and required sanitary setbacks from Connor Creek.

The sale of the property was conditioned such that the archaeological site would be preserved in its existing state until such time that the U.S. Forest Service is able to perform archaeological exploration. When the exploration has been completed, the site will be turned over to the fee owners.

B. Fern Prehistoric Site

The study of Trinity County's prehistory -- the unwritten legacy before the influx of miners and settlers -- is still new. Theories have been formulated by anthropologists regarding what groups of people lived here and when, but not much on-the-ground investigation has been conducted to prove or disapprove these theories.

It is generally maintained that the Wintu's occupied the Junction City area at the time of the Euro-American immigration. Earlier, however, the Chimariko may have lived here. The Chimariko were more centered around the Big Bar-Burnt Ranch area at the time of "contact" with whites. It is speculated, however, that the Chimariko once covered a much larger area, including Junction City.

The Chimariko people were of Hokan language stock. They were a very small tribe that had limited trading activity and depended mostly on local resources. Their stone tool culture included mostly river cobbles, basalt, and chert. Some obsidian was utilized but in small amounts as it had to be procured by trading from long distances.

NOTE: The guidelines were amended by the Board of Supervisors on 2/3/93. The previous wording was deleted and replaced by the wording in underline.

The Wintu people, of Penutian language stock, were a large tribe, numbering possibly 14,250 at contact and encompassing portions of Trinity and Shasta Counties. They enjoyed a large trading network that enhanced their living conditions, and they obtained high quality obsidian. Because they had easy access to obsidian and it shaped and cut better than native chert, they used more obsidian than the neighboring Chimariko.

The Fern Prehistoric Site along Connor Creek is a rare example of a Native American camp or village site in this area. In spite of large scale mining and then residential development right alongside it, this site has remained mostly intact. Depressions, or circular "house pits," showing the locations of now-disintegrated living quarters are still noticeable. These are very fragile and easy to destroy. That they have survived possibly hundreds of years of disturbance by humans and by mother nature is a major feat.

Little is known about the Fern site beyond that it was occupied by Native Americans. A few small samples were dug by archaeologists in the process of checking the site for scientific integrity. The fact that only obsidian flakes were found supports the idea that this was a Wintu occupancy.

Whether the site perhaps was occupied even earlier by the Chimariko could only be guessed at, and then only after excavation by qualified archaeologists. Artifacts and stone flakes, strata and color of the soil, and other things found at measured levels during an excavation would all offer clues as to who people were and what they did on this terrace along Connor Creek hundreds and maybe even thousands of years ago.

Digging, removing artifacts, or disturbing the surface of the Fern site would be illegal except by special permit through the Forest Service and only by qualified archaeologists. Digging up and/or collecting artifacts can be a felony punishable under the 1979 Archaeological Resources Protection Act. Other laws that protect archaeological sites include the 1906 Antiquity Act and Title 36 of the Code of Federal Regulations, Section 261.9G which prohibits "digging in, excavating, disturbing, injuring, destroying, or in any way damaging any paleontological, prehistoric, historic or archaeological resource, structure, site, artifact or property."

2. Uses Permitted in the Fern P.M.C. S.U.D. shall be as follows:

A. Residential Areas (1 & 2):

*** One Single Family residence may be located on the parcel. Additional dwellings may be located in the s.U.D. upon subdivision of the property. Maximum density shall be as shown on the schematic plan. Any mobile home shall meet the MH-S standards of the Trinity County Zoning Ordinance.

Uses, setbacks and other standards for development or use within this area shall be in accordance with the Rural Residential Zoning District provisions of the Zoning Ordinance. In addition, 50 foot building setbacks shall be established along the bluff in area 3, and drainage from construction shall be directed away from the bluff.

B. Open Space Areas (3 & 4):

No structures shall be allowed in the open space areas (except as noted in 2.C. below).

C. Archaeological Site:

No disturbances of this area, including grading, grazing, or construction, is to be allowed until the site is turned over to the fee owners by the U.S. Forest Service. After the site is turned over to the owners, a Planning Director's Use Permit shall be required before construction of any structures or other land disturbing activities occur, such as road construction or grading.

3. Procedures for Approval:

Development of residences and necessary and accessory buildings within the S.U.D. shall require the submittal of the following information in addition to the standard building permit or installation permit requirements:

- A. The proposed location(s) of the structures on the schematic plan.
- B. Sufficient information as to how the minimum standards for mobile home dwelling units as set forth within the MH-S Overlay Zoning Standards of the Zoning Ordinance will be satisfied, if applicable.
- C. No structures shall be allowed in the open space areas (except as noted in 2.C. above).
- D. The proposed domestic water source (surface water sources will not be accepted).

4. Fern P.M.C. Homeowner's Association

The formation of a Homeowner's Association is required as part of this S.U.D. and the Association shall record such agreement with the clerk of the county of Trinity prior to the division of such parcel. The duties and responsibilities of the Homeowner's Association shall include, but not be limited to:

- A. Maintenance of on-site roads and bridges.
- B. Maintenance of fences around archaeological sites on-site.

- C. Correspondence with the Planning Commission, Planning Department, U.S. Forest Service and Board of Supervisors on matters pertaining to the S.U.D.

5. Development Standards

The following development standards shall be adhered to in addition to those standards or provisions included or referred to in other sections:

- A. Prior to issuance of a building permit for dwellings the applicant shall comply with the onsite sewage disposal provisions of Section 16.48.122(B) of the Subdivision Ordinance.
- B. Prior to the issuance of building permits, onsite fire protection features shall be installed in accordance with the fire protection provisions of the Subdivision Ordinance Improvement Standards.
- C. Prior to issuance of building permits for more than one dwelling unit on an individual parcel, the applicant shall comply with the road standard provisions of the Subdivision Ordinance.
- D. To protect and maintain water quantity and quality of Connor Creek, the following provisions shall also be met prior to the issuance of building permits:

*** 1. Connor Creek shall not be the primary domestic water source.

*** 2. All dwellings, other than the one whose parcel fronts on Connor Creek, shall obtain domestic water from an on-site well located a minimum of one hundred (100) feet from Connor Creek and drilled to a minimum depth of fifty (50) feet.

- E. Fencing for each proposed parcel shall meet the following standards:

In order not to restrict intra-site deer movement within the subdivision, no fence shall be erected or maintained on any parcel except three-member split rail or board fences, or wire fences, which allow deer to crawl under or jump over, with bottom rails or wires not more than forty-eight inches (48") from the ground. Other types of fencing may only be used to enclose vegetable or ornamental gardens.

- F. Water pipe shall be installed in accordance with the following standards:

In order to reduce attractive nuisances of bear, all plastic water pipe shall be buried in the ground at a minimum depth of twelve inches.

- G. Garbage containers shall be constructed, located and maintained as follows:

It is the responsibility of the homeowner to ensure that all garbage is placed in enclosed containers and that the containers are constructed or located such that wildlife cannot gain access to the refuse. The Department of Fish and Game should be contacted for advice on the construction or location of garbage containers.

H. Department of Fish and Game depredation permits shall not be obtained unless, in the judgement of the Department of Fish and Game, humans are in physical danger.

*** I. Any subdivision of the property shall be designed so that only one parcel fronts on Connor Creek. The purpose of this standard is to protect fisheries and neighboring property owners from over-consumption of a limited water resource.

6. Issuance of Building Permits

Except as otherwise provided in the preceding sections, no building permits, or other entitlements shall be issued for any building or structure until the plans have been reviewed by the Planning Director and determined to be in substantial conformance with the Schematic Plan and these Development Guidelines.

Area

3

EXHIBIT "2"

SCHOOL HOUSE GULCH S.U.D.
DEVELOPMENT GUIDELINES

1. Purpose and Intent

The School House Gulch property north of Hwy. 3 in Hayfork is being designated as a Specific Unit Development to provide for a mixture of homesite development, wildlife areas, and agricultural areas suitable for livestock use or farming. The location of the areas and these development guidelines are arranged in such a manner so as to:

- Insure homesite development does not result in significant reductions of wildlife usage of the site.
- Provide for a transition in uses between homesite areas, areas and agricultural.
- Maintain an overall density of no less than 10 acres per residence on the 115 +/- acres of the S.U.D. as follows:
 - a. Area 1: a maximum of 5 homesites are permitted which shall be clustered such that all structures are located within 300 feet of Brady Road.
 - b. Area 2: a maximum of 5 homesites are permitted which shall be clustered near the center of the area such that each buildable area is contained within 1 acre and undeveloped areas are maintained to the north and south.
 - c. Area 3: no homesites maybe developed. Any future divisions shall maintain area 3 as a single unit, provided that it maybe incorporated with a building site from either area 1 or 2.

2. Uses permitted within this S.U.D. shall be as follows:

a. Areas 1 and 2

Single family residences or mobile homes to the maximum density indicated on the schematic plan. Mobile homes placed within the S.U.D. must, as a minimum, meet the MH-S standards of the Zoning Ordinance.

Uses, setbacks, and other standards for development or use within these areas shall be in accordance with the Rural Residential Zoning District provisions as set forth in the Zoning Ordinance.

b. Areas 3

Agriculture uses, setbacks, and other standards for development for use within this area shall be in accordance with the Agriculture Zoning District provisions as set forth in the Zoning Ordinance. However, no homesite development will be permitted in this area.

3. Procedures for Approval

Development of residences and accessory buildings within the S.U.D. shall require the submittal of the following information in addition to the standard building permit or installation permit requirements:

- a. The proposed location(s) of such structures on the Schematic Plan.
- b. Sufficient information as to how the minimum standards for mobile homes dwelling unit(s), as set forth in the MH-S Overlay Zoning Standards, will be satisfied, if applicable.

4. Development Standards:

The following development standards shall be adhered to in addition to those standards or provisions included or referred to in other sections:

- a. Prior to the issuance of building permits for a dwelling unit on an individual parcel the Applicant shall comply with the following:
 1. Onsite sewage disposal provisions of the Subdivision Ordinance Improvement Standards.
 2. Homesites located outside of Trinity County Waterworks District shall meet the Critical Water Resources (CWR) standards. Homesites located inside the Trinity County District No. 1 shall meet adopted District standards or CWR standards.
- b. Prior to the issuance of building permits, onsite fire protection features shall be installed in accordance with the fire protection requirements of the Subdivision Ordinance Improvement Standards or adopted standards of the Hayfork Fire District, whichever is more restrictive.
- c. Fencing for each proposed parcel shall meet the following standards:

In order not to restrict intra-site deer movement within the SUD, no fence shall be erected or maintained on any parcel except three-member split rail or board fences, or wire fences, which allow deer to crawl under or jump over. Bottom rails or wires shall be smooth and shall not be lower than eighteen inches (18") and top rails or wires not more than forty-eight inches (48") from the ground. Other types of fencing may only be used to enclose vegetable or ornamental gardens, fruit trees and new growth trees. Livestock fences shall have a height limitation of 48 inches.

5. Issuance of Building Permits

No building permits, or other entitlements shall be issued for any building or structure until the plans have been reviewed by the Director of Transportation & Planning and determined to be in substantial conformance with the Schematic Plan and these Development Guidelines.

MITIGATION MEASURES

1. Proposed densities should be consistent with sewage disposal capabilities of the site.
2. Approval of the tentative map should be contingent upon meeting fire protection requirements of the Subdivision Ordinance.
3. Those parcels with proposed building sites outside of the district service area should meet proof of water requirements of the CWR ordinance.
4. Fencing should provide access for deer migration, and proposed area 2 should not exceed densities recommended by the Department of Fish and Game for maintenance of deer habitat.

RESOLUTION NO. 128-89

A RESOLUTION ADOPTING A SCHEMATIC PLAN AND
DEVELOPMENT GUIDELINES FOR A SPECIFIC UNIT
DEVELOPMENT TO BE KNOWN AS SCHOOLHOUSE SUD
(JACKSON P-89-43)

WHEREAS, on July 21, 1989, the Trinity County Planning Commission unanimously recommended that the Board of Supervisors approve and adopt the attached schematic plan and development guidelines for the Schoolhouse SUD; and

WHEREAS, the Schematic Plan and development guidelines provides for the protection of wildlife habitat, agricultural uses, riparian habitat, water quality and quantity; and

WHEREAS, the Schematic Plan and development guidelines are necessary to facilitate the rezoning of the subject site from Unclassified (CWR) to Specific Unit Development, Critical Water Resources Overlay.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the County of Trinity, State of California, that said Board hereby approves and adopts the schematic plan and development guidelines attached hereto as Exhibit 1 and 2, as Specific requirements and zoning for the area known as the Schoolhouse Specific Unit Development.

PASSED AND ADOPTED by the Board of Supervisors of the County of Trinity, State of California, at a regular meeting of said Board held on the 6th day of September, 1989, by the following vote:

AYES: Supervisors Mortensen, Potter and Plowman

NOES: None

ABSENT: Supervisors Whitridge and Myrick

/s/ S.V. Plowman

CHAIRMAN - S. V. Plowman
Board of Supervisors of the
County of Trinity, State of
California

ATTEST:

BARBARA M. RHODES

County Clerk and Ex-Officio Clerk
of the Board of Supervisors of the
County of Trinity

By /s/ Jeanne Gravette
Deputy

The foregoing is a correct copy of the original instrument on file in this office.

Attest SEP 12 1989

BARBARA M. RHODES
COUNTY CLERK AND EX-OFFICIO CLERK
OF THE BOARD OF SUPERVISORS OF
THE COUNTY OF TRINITY, STATE OF
CALIFORNIA

BY Jeanne Gravette
DEPUTY

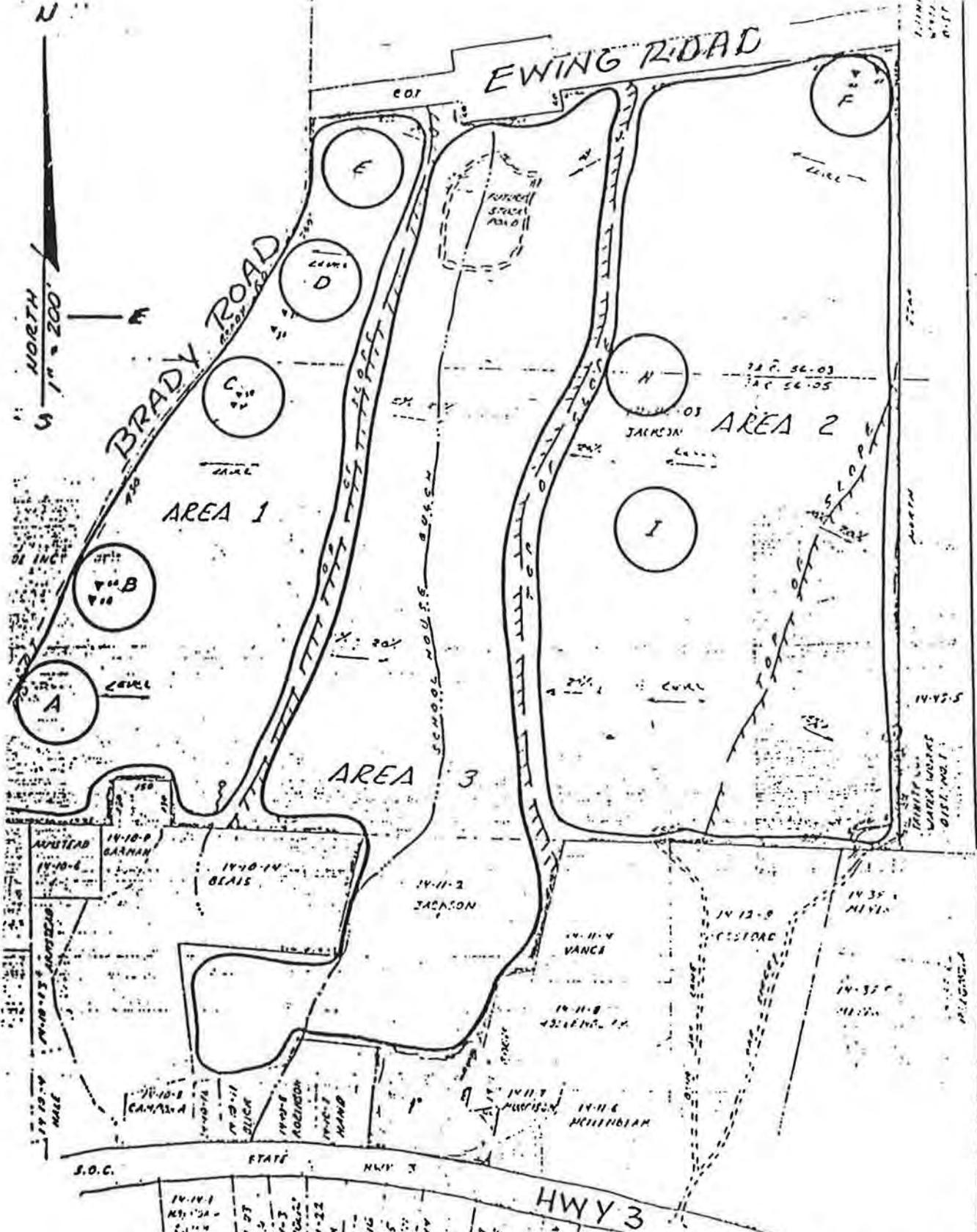


EXHIBIT "1"

SPECIFIC UNIT DEVELOPMENT

FOR
GLENN & SHIRLEY JACKSON
 1412 S. 12th St., P.O. Box 12, N. 12th St.
 TRINITY AVENUE, CALIFORNIA

HUBBERT ENGINEERING

1. OWNER INFORMATION
 2. OWNER'S PROPERTY ADDRESS
 3. ADDRESS OF THE
 4. (400) 200-1100
 5. (400) 200-1100
 6. (400) 200-1100

12. Tule Creek Road Industrial Area.

This industrial area lies between Highway 3 and Salt Creek, bounded on the north by Tule Creek Road and the south by agricultural lands. While no industrial uses are currently located in this area, it has historically supported an industrial use (sawmill), is within the water district and will likely be served by the community sewer system (once developed). It is important to note that all of the potential location sites for the proposed sewage treatment facility are located in (or adjacent to) this area. Not only is sufficient land available to accommodate such a facility, it could very well be the incentive necessary to attract industrial users to the Tule Creek site (i.e., industrial user could locate adjacent to waste treatment facility).

13. Hayfork Airport and the Fairgrounds.

The Hayfork Airport and County fairgrounds are designated "Public Facility" to reflect the public ownership and use of both facilities. The portion of any parcel of land that lies within Airport Safety Area 1 and 2 (see Figure 3.2) is designated "Plan Review" in addition to the underlying designation in order to assure compliance with policies 1.2.b.&c. in Chapter 2 (Population and Housing) and Policies 2.2.a.&b. in Chapter 3 (Transportation).

14. Airport Business Area Specific Unit Development.

The area between the Hayfork Airport, Riverview Drive and Highway 3 is designated "Light Industrial" and will be zoned "Specific Unit Development" SUD in order to provide for airport-compatible light industrial development and commercial services. The "Light Industrial" designation allows industrial activities such as welding shops and aircraft repair facilities but not more intensive activities such as a sawmill or manufacturing plant. Limited commercial type development may also occur here (restaurant, fuel facility, parts supply house).

15. Riverview Drive Specific Unit Development.

The parcel between Riverview Drive, Hayfork Creek (on the south side of Hayfork Creek) and the airport is designated "Commercial" and will be zoned "Specific Unit Development" (SUD) to provide for recreation and/or airport-oriented ("fly-in") residential use. The SUD zoning provides for both greater flexibility (in terms of mix of uses and development pattern) as well as greater control over the type of use (specific types of uses allowed will be defined in the SUD guidelines).

16. Multi-Family Areas.

Chapter 2 in this plan (Population and Housing) documents that there is a substantial shortage of low and lower income (including multi-family) housing in the Hayfork Planning Area. For this reason, several areas within central Hayfork are designated for multi-family residential development (even though sufficient infrastructure [i.e., sewer] is not currently available). The benefit of designating these areas Multi-Family now is that it will allow them to develop for current residential use (up to the density which on-site soils will support) but also allows land-owners, developers and community members to prepare for the future (when sewer service is available).

RUTH LAKE COMMUNITY SERVICES DISTRICT
Policy Handbook

POLICY TITLE: Recreational Lease Site Standards

POLICY NUMBER: 6000

6000.00 Purpose: The purpose of this policy is to guide development and use on recreational sublease sites within the buffer strip around Ruth Lake. It also provides some direction on identifying and correcting deficiencies on existing structures and sites.

6000.01 Need: These standards provide a framework for the district administration to guide development around the lake. As the lake becomes more popular, the actions of individual leaseholders increasingly impact the sites and users around them. Environmental concerns of development are receiving more attention and regulation. State and County health, building, planning, and fire safe codes and laws are becoming ever stricter and are being increasingly aggressively enforced. The subleases, although the sub-leaseholders individual responsibility, are collectively and ultimately RLCSO's responsibility.

6000.02 Philosophy: Use of the buffer strip is recreational in nature.

A. Development will be controlled to the extent that it will encourage recreational, part time use, and not allow full time residential use.

B. Development will be designed to minimize impact on the "view shed" from the lake and the road.

C. Development will also be guided by the philosophy exemplified by the statement that one well designed small garage is preferable to several small storage sheds.

D. Some sites will not support even this much development, and all development will be addressed on a case by case basis.

E. It is acknowledged that these guidelines will permit some types of development on some lease sites and prohibit the same type and extent of development on other sites. What was allowed in the past is not necessarily acceptable practice today.

F. All development shall be as non-invasive as possible, blending in with the natural surroundings as much as possible.

G. All projects are considered on a case by case basis. Approval at one site does not imply approval at another site.

6000.03 Existing development: Structures which have been previously approved by RLCSO, HBMWD and Trinity County (as appropriate), which may otherwise appear to violate this policy, shall be allowed to remain unless they present a safety or other hazard, or are being maintained so poorly they become unsightly.

A. If a leaseholder wishes to construct a new structure, he may be required to remove an existing structure of similar use even if previously approved, as is consistent with paragraph 6000.02C above.

6000.04 Use: Ruth Lake is an artificial impoundment of water created primarily for municipal and industrial purposes and any recreational use of the water is subordinate to such uses.

A. Recreational sub-lease sites shall not be used for residential purposes or become the domicile of the lessee. Policy 6010 addresses this topic.

6000.05 The standards for **boat access only leases** are further guided by policy 6400.

6000.10 Maintenance: The sublease contract requires that the lease site be maintained in good condition and kept in a clean and sightly condition and in as good of condition as when possession was delivered to sublessee.

6000.11 Trash and garbage: The lease site will be free of visible garbage at all times. Trash and garbage will be stored in rigid containers, with tight fitting lids, not plastic garbage bags, and all trash and garbage will be removed when the site is unoccupied. The Ruth Lake area is home to many wild and feral animals which will be happy to make a mess for you. Disposing of trash or garbage on the buffer strip either in trash cans (other than their own), dumpsters, or outright dumping is prohibited, and may result in prosecution and loss of the lease.

6000.12 Building materials may only be stored on the site if a project has been approved and is under construction. Any lease holder found to be dumping construction debris in campground, marina, day use areas, including dumpsters, or any undeveloped portion of the buffer strip will be subject to prosecution, and may lose their lease.

6000.13 Structures of all types shall be maintained in good condition. Broken windows, railings, stairs, structures that pose a safety hazard, do not meet current standards because of age or wear must be repaired or removed within the time limit set by the administrator.

6000.14 Trees and Brush All trees and brush remain the property of HBMWD under the provisions of the master lease and the sublease contract. Cutting of trees is prohibited without prior written permission of RLCSD and HBMWD (see policy #6350). Trimming of limbs and brush for fire safety, and around roads and structures is permitted as maintenance. Debris must be disposed of as soon as possible by burning. Burn permits are required and enforced.

6000.15 Gardens: Gardens are specifically prohibited on leases using water from the lake by the lake water lease addendum. It is the philosophy of both the HBMWD and RLCSD Board of Directors that the areas around the lake remain as natural as possible.

6000.151 Areas away from the lake, such as the Rodeo grounds and Holly Creek, have developed differently, and shall be allowed to have small flower gardens. Vegetable gardens are prohibited as they are more residential in nature.

6000.16 Vehicles: Excessive numbers of cars, boats, trailers, recreational and other types of vehicles shall not be stored on the lease. All such vehicles shall be in working order, well maintained and be neat in appearance. See para. 6000.27 regarding recreational vehicles.

6000.17 Propane and other fuel tanks must be secured to a solid post or structure if not designed to be free standing.

6000.18 Firearms: The shooting of firearms is prohibited on lease sites except when legally taking waterfowl during waterfowl season.

6000.19 Fireworks: Fireworks shall not be used on the buffer strip.

6000.20 Development and improvement:

6000.21 The Buffer strip was developed to provide recreational opportunities for local residents and visitors to the area.

6000.22 Extent: Development will generally be limited to one dwelling, one bath facility if not provided for in dwelling (i.e.: primary dwelling is an RV which is intended to be moved regularly), one storage building, one water storage or pumping structure if necessary, and one temporary RV for a guest (see para. 6000.27 below and para. 6000.02C, above).

6000.23 Placement: No structure shall be placed at an elevation less than 2675 ft. (spillway level plus 21 ft.). Horizontal setback (from the 2675 ft level) must be 20 feet. Side and back lot line spacing shall not be less than 30 feet. Lease lots wishing improvements but not able to meet all of these requirements must be considered and approved on an individual basis by both the RLCSD and the HBMWD Board of Directors.

6000.24 Permission: The recreational sublease (Para 17), requires that the sublease holder gain the written consent of both RLCSD and HBMWD before any alteration, addition, or improvement be made to the lease site. According to the Master Lease, HBMWD has up to 45 days to consider the project, plan accordingly.

6000.25 Approval: Approval of a project by RLCSD and HBMWD means only that the improvement appears not to interfere with RLCSD or HBMWD activities on the buffer strip. It does not imply that the project design and engineering is proper or safe. It does not imply that the project is acceptable to Trinity County or other agencies. All projects are considered on a site specific basis, what is suitable on one site may not be allowed on another.

6000.26 Insurance: since all structures must be insured against fire hazard, now is a good time to ensure your insurance policy will cover the proposed improvement. The district will ensure a current, valid, and acceptable certificate of insurance, which includes the appropriate amount of fire and liability insurance as stated in the sublease contract, is on file in the district office before approving any project.

6000.27 Recreational vehicles are defined as vehicles designed or capable of being dwelt in.

- a. Are limited to one per lease site,
- b. Must remain capable of being moved,
- c. If intended or allowed to remain longer than fourteen days, must have the written permission of RLCSD.
- d. Any RV on a lease site is considered at least one extra bedroom, and the septic tank must be sized to accept the additional load. This must be considered by the District when considering this kind of request.

- e. Under special circumstances, more than one unit will be allowed on a temporary basis, again with written permission in advance obtained from RLCSD.
- f. A recreational vehicle that functions as the main dwelling unit must have a Trinity County Planning Department Directors use permit.

6000.28 Process for obtaining approval for improvements:

A. The sublease holder submits the project to RLCSD for approval. The application must include:

1. A written description of the project, including type of construction, dimensions, materials, and colors proposed.
2. A site map indicating where on the site the project will be located
3. Time table to start and finish project
4. Who will be doing the project.

B. The Administrator has authority to approve any project he feels complies with the lease site standards, county, state, and federal laws, and other guidance provided by the Board of Directors. If the Administrator feels that the project is not consistent with the guidance provided, the Administrator is directed to make the objections known to the leaseholder, and work with them to achieve the goal of the project if at all possible. If the sublease-holder feels the project does meet the guidelines, or that compelling reasons exist for the project to be completed as requested, he may ask the Board of Directors to approve the project.

C. Things for the Administrator to consider when reviewing a project.

1. Does the project fit in to the guidelines outlined.
2. Is the project appropriate to the specific lease site and the area
3. Effect the project will have on the immediate neighbors
4. Effect project has on the view shed from the lake and road.
5. Effect project will have on the operations of HBMWD and RLCSD uses and projects at the lake.
6. Effect project will have on other recreational lake users.
7. Amount and type of insurance coverage required.

D. If approved, the project documents are forwarded by RLCSD to HBMWD for their review and approval. Copies of RLCSD and HBMWD approvals will be forwarded to the leaseholder by RLCSD when obtained. Because environmental and building conditions can change quickly, the project must be begun within one year and substantial progress made or the permission of RLCSD and HBMWD for the project will expire.

E. The applicant may then apply to the appropriate Trinity County department for permits. Trinity County will not issue a permit until it has RLCSD and HBMWD permission on file. Copies of the Trinity County permits shall be forwarded to RLCSD prior to beginning work on the project, and copies of the completed permits must be filed with RLCSD when the project is complete.

F. Building Permits: Building permits are required by Trinity County for any structure larger than 120 square feet, including eaves; any structure with plumbing or electricity, and any structure intended for human habitation regardless of size. Decks may need a permit as well. It is the leaseholders' responsibility to determine the need. RLCSD will assume a building permit

is required for all projects unless otherwise notified. No project may begin until a copy of the permit is on file with RLCSD.

6000.29 Utilities: Both electrical and telephone connections require a utility easement between the utility provider and Humboldt Bay MWD before installation. HBMWD charges a fee of one hundred dollars (\$100) to cover their costs in establishing the easement. Please contact RLCSD prior to contacting the utility company. Policy 6300 applies.

6000.30 Water:

6000.31 Lake Water: HBMWD and RLCSD prohibit water diversion from Ruth Lake Reservoir without proper permits. Lake water is defined as any surface water gathered within the flood level of Ruth Lake, determined to be below elevation 2674, 20 feet above the current spillway elevation, and between the Matthews Dam and the Ruth-Zenia Bridge. Policy 8100 and 8110 refer.

6000.32 Well water: Wells must be located at least 100 feet from the high water mark of the Ruth Lake reservoir. Previous permission of RLCSD, HBMWD and a permit and inspection from the Trinity County Health Department are required. A copy of the well drillers report must be forwarded to RLCSD.

6000.33 Surface water: taken from rivers, creeks or springs located above the flood level within the buffer strip are not regulated, however both RLCSD and HBMWD strongly recommend filtration and disinfection before any type of use. This water may contain contaminants which are harmful to humans.

6000.40 Sewage disposal systems: No lease site shall be used until an approved sewage disposal system is in place and approved by Trinity County. This prohibition includes self contained RV's and tent camping. Policies 6220 and 6225 provide guidance on this topic.

6000.50 Roads: Roads are becoming a controversial topic nationwide and within Trinity County. Roads must be maintained to the standard they were originally built and may be required to be upgraded as use increases, drainage patterns emerge or change, or for other reasons. Expect to have to upgrade your road as a condition of your Trinity County building permit. Encroachment permits are required wherever a private driveway intersects with a county road. California Fire Safe requirements have a great impact on road design and may well influence where you can place a dwelling or make significant improvements to it. Erosion control must be maintained.

Roads and drainage must be well maintained. See the "Ruth Lake Buffer Strip Road and Lease Site Standards for further information."

6000.501 Road names: Any driveway serving more than one dwelling must have a sign post if it intersects a county road. All road names must be approved by Trinity County.

6000.502 Shared roads: Shared roads are a shared responsibility of the leaseholders who access it. Culverts and side drains must be cleaned throughout the year. RLCSD does not maintain any roads, but may require work to be done.

6000.51 Gates: Requests for gates will be considered on an individual basis. All gates must be approved by RLCSD and HBMWD prior to installation. Chain and cable gates are not acceptable or permissible.

6000.52 Locks: All gates if locked must have a lock keyed to the RLCSD master. Master keys are provided to fire, medical, law enforcement agencies, and utility companies that serve the area. If the administrator or any of the above can not open a gate because of an un-approved or non functioning lock, they have permission to cut the lock and the leaseholder must replace it at their expense. Providing a copy of an individual lock key to the RLCSD office does not meet this requirement.

6000.53 Fences: Are not allowed except for guarding against an unsafe condition, and only with prior approval.

6000.54 Signs:

6000.541 Street signs: Each road or driveway serving more than two dwellings must have a street sign if it intersects with a county road. All road names must be approved by Trinity County.

6000.542 Address signs: Each dwelling must have its lease number or an address assigned by Trinity County posted on it, or at the driveway entrance that serves that individual dwelling if it will be more visible to emergency vehicles.

6000.543 No trespassing signs are not allowed on recreational sub lease site.

6000.544 You may place "**Private lease**" signs. You may not impede access along the waters edge to 100 feet above it.

6000.60 Erosion Control: All lease sites, roads and trails will be constructed and maintained to minimize erosion into the lake, river, and other water courses. RLCSD or HBMWD may require modifications to proposed projects, maintenance or repair work to be done as necessary to ensure erosion control. The Trinity County Building and Planning Departments have final approval on all projects and may require additional mitigations, engineering documentation, and permits.

6000.70 Boat or swimming docks: may be placed only with the advance written permission of RLCSD and HBMWD, policies number 6100, 6110, and 6120 apply.

6000.80 Inspections: The Administrator or designee may conduct a formal inspection of a lease site when:

1. A proposed assignment is received.
2. The Sublease contract is to be renewed within one year of renewal.
3. A major improvement project is requested.
4. A violation is noticed or reported.

A formal inspection will be documented in the lease file and a copy of the inspection report sent to the leaseholder.

The Administrator may make an informal (or walk through) inspection at any time. This may be followed up with no action, a telephone call, a letter, or a formal inspection.

Approved by the RLCSD Board of Directors: 7/24/2003

Revisions to 6000.23; approved by the Board of Directors 8/10/2006

Attachment B

**Biological Assessment
and CNDDDB Data**

BIOLOGICAL ASSESSMENT

Prepared for:

TRINITY EQUIPMENT AND MATERIALS, LLC

311 Industrial Park Way
Weaverville, CA 96093

Prepared by:



FLOWRA

821 Main Street
Weaverville, CA 96093

DECEMBER 9TH, 2020



ACRONYM KEY

- APN**...Assessor's Parcel Number
- BA**...Biological Assessment
- CDFW**...California Department of Fish & Wildlife
- CEQA**...California Environmental Quality Act
- CESA**...California Endangered Species Act
- CFGC**...California Fish & Game Commission
- CNPS**...California Native Plant Society
- CWA**...Clean Water Act
- CWB**...California Water Boards
- E**...Endangered
- EIR**...Environmental Impact Report
- FESA**...Federal Endangered Species Act
- FWS**...US Fish & Wildlife Service
- IS**...Initial Study
- MBTA**...Migratory Bird Treaty Act
- ND**...Negative Declaration
- NSO**...Northern spotted owl
- NOAA**...National Oceanic & Atmospheric Administration
- RWQCB**...Regional Water Quality Control Board
- S**...Sensitive
- SCC**...Species of Conservation Concern
- SSS**...Special Status Species
- T**...Threatened
- USACE**...United State Army Corps of Engineers



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1.0 INTRODUCTION

1.1 Purpose

The purpose of this biological assessment (BA) is to evaluate the impact of the proposed project on existing biological resources, and to characterize the ecology of the Project site. This assessment identified and evaluated: 1) natural and/or sensitive plant communities; 2) special-status plant and wildlife species; 3) habitats with the potential to support special-status species (SSS); and 4) watercourses, jurisdictional wetlands and other waters of the United States.

This BA was prepared for Trinity Equipment and Materials, LLC (“T.E.A.M.”) at 311 Industrial Park Way, Weaverville, CA by Flowra in accordance with legal requirements set forth under the Endangered Species Act (ESA), California Endangered Species Act (CESA) (Fish and Game Code § 2050 et seq.), California Environmental Quality Act (CEQA) [Public Resources Code, Division 13, § 21000-21178.1], Migratory Bird Treaty Act (MBTA) [16 US Code 703], California Fish & Game Code (§ 3503.5), Clean Water Act (Section 401 & 404), and the Porter-Cologne Act.

1.2 Methods

1.2.1 Databases & Literature Review

Prior to an onsite survey, a database and literature review were conducted to identify special-status species (SSS) that are known to occur within the vicinity of the Project site. Databases referenced include:

- California Natural Diversity Database (CNDDDB)³
- California Native Plant Society (CNPS) *A Manual of California Vegetation* Online Database¹²
- CNPS Inventory of Rare and Endangered Plants¹⁰
- California Department of Fish & Wildlife (CDFW) Special Animals List⁶
- CDFW State and Federally Listed Rare, Threatened & Endangered Plants List⁷
- CDFW Natural & Sensitive Communities Lists²
- USGS Web Soil Survey²⁰
- FWS National Wetlands Inventory¹⁹

1.2.2 Site Surveys

Site surveys for plant and animal species were conducted on October 23, 2020 by Dale Pooley, Environmental Services Consultant at Flowra. It should be noted that given the seasonality of the survey, it is possible that certain species were inactive and therefore not accounted for in this report; however, given the high level of disturbance of the site, it is highly unlikely that seasonality would make a significant difference in the survey findings with regards to sensitive species. The entire property was surveyed northwest to southeast on foot. The weather was warm and sunny with little cloud cover, and wind speed was negligible. See Table 1 for weather variables at the time of the survey.



1.2.3 Regulatory Compliance

Endangered Species Act (ESA)

The ESA was signed into law in 1973, and serves to protect threatened and endangered species and their habitats. The main agencies associated with implementation of the ESA are the US Fish & Wildlife Service (FWS) and the National Oceanic and Atmospheric Administration (NOAA) Fisheries Service. Per FWS:

Under the ESA, species may be listed as either endangered or threatened. "Endangered" means a species is in danger of extinction throughout all or a significant portion of its range. "Threatened" means a species is likely to become endangered within the foreseeable future. All species of plants and animals, except pest insects, are eligible for listing as endangered or threatened. For the purposes of the ESA, Congress defined species to include subspecies, varieties, and, for vertebrates, distinct population segments.¹⁷

The ESA prohibits "take" of any species listed under this act, which includes harassment, harm, pursuit, hunting, shooting, wounding, killing, trapping, capturing, or collecting, or to attempt to engage in any such conduct, or the degradation of habitat which results in the harm of a listed species. Candidate species, or species that are not currently listed but are proposed for listing due to population declines and/or severe habitat loss, and are often given special consideration during project review under the premise that they may become federally protected in the near future. Federal agencies reviewing projects must determine whether any ESA-listed species are present on the project site, and if so, evaluate whether the proposed project will significantly impact the species.

California Endangered Species Act (CESA) (Fish and Game Code § 2050 et seq.)

The CESA, similar to the federal ESA, legislates conservation and protection of declining species at risk of extinction, and their habitats. Species protected under CESA also undergo a listing process similar to the federal ESA, as well as the process for candidate species. Per CDFW:

Approximately 250 species are currently listed under CESA. A CESA-listed species, or any part or product of the plant or animal, may not be imported into the state, exported out of the state, "taken" (i.e., killed), possessed, purchased, or sold without proper authorization.⁴

CESA requires that any public agency permitting projects must evaluate whether CESA-protected species are present on the project site, and whether the project will have a significant impact on those species. CDFW maintains an online database known as the California Natural Diversity Database (CNDDDB) that maps known occurrences of SSS, including CESA-listed species. Both private organizations and public agencies cooperate under CESA to implement conservation programs that conserve and restore listed species across their historic ranges.

California Environmental Quality Act (CEQA) [Public Resources Code, Division 13, § 21000-21178.1]



The California Environmental Quality Act serves to evaluate significant environmental impacts of projects reviewed by state governments and agencies issuing permits. The Act dictates that the significant environmental impacts of a proposed project are disclosed to the public through an Initial Study (IS), Negative Declaration (ND), or Environmental Impact Report (EIR). Per CDFW, CEQA requires that projects:

- *Prevent or minimize damage to the environment through development of project alternatives, mitigation measures, and mitigation monitoring*
- *Disclose to the public the agency decision making process utilized to approve discretionary projects through findings and statements of overriding consideration*
- *Enhance public participation in the environmental review process through scoping meetings, public notice, public review, hearings, and the judicial process*
- *Improve interagency coordination through early consultations, scoping meetings, notices of preparation, and State Clearinghouse review¹*

CEQA compliance is required for both private and public projects, with review typically conducted by the regional CDFW office.

Migratory Bird Treaty Act (MBTA) [16 US Code 703]

The Migratory Bird Treaty Act (MBTA) of 1918 is a statute implementing four separate treaties between the US and Canada, Russia, Japan, and Mexico to protect migratory birds. In summary, the Act prohibits the take of any migratory bird species, or of their nests. Code 16 U.S.C. 703 prohibits the following:

... to "pursue, hunt, take, capture, kill, attempt to take, capture or kill, possess, offer for sale, sell, offer to purchase, purchase, deliver for shipment, ship, cause to be shipped, deliver for transportation, transport, cause to be transported, carry, or cause to be carried by any means whatever, receive for shipment, transportation or carriage, or export, at any time, or in any manner, any migratory bird, included in the terms of this Convention . . . for the protection of migratory birds . . . or any part, nest, or egg of any such bird."¹⁶

California Fish & Game Code (§ 3503.5)

Specific code within the California Fish & Game code protects raptors (birds of prey), and their respective nests. The code states:

It is unlawful to take, possess, or destroy any birds in the orders Falconiformes or Strigiformes (birds-of-prey) or to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by this code or any regulation adopted pursuant thereto.⁸

In compliance with this code, proposed projects on either private or public land must identify and prevent actions that would cause harm to these species.



California Fish & Game Code (§ 1601 & 1603)

Code 1601 & 1603 mandates CDFW as the regulatory and jurisdictional body for lake or stream beds and banks throughout the state. To conserve and protect water quality and wildlife resources, CDFW requires notification of such projects, and potentially a Lake and Streambed Alteration (LSA) Agreement, that may significantly impact fish and wildlife by:

- *diverting or obstructing the natural flow of any river, stream, or lake*
- *changing the bed, channel, or bank of any river, stream, or lake*
- *using material from any river, stream, or lake*
- *depositing or disposing of material into any river, stream, or lake*⁵

Projects that plan to conduct such activity must notify CDFW prior to project commencement.

Clean Water Act (CWA) Section 401 & 404

Section 401 of the CWA (33 USC 1341)¹⁵ requires any applicant for a federal license or permit to conduct any activity that may result in a discharge of a pollutant into Waters of the U.S. to obtain a certification from the state in which the discharge originates or would originate, that the discharge will comply with the applicable effluent limitations and water quality standards. A certification obtained for the construction of any facility must also pertain to the subsequent operation of the facility. The responsibility for the protection of water quality in California rests with the State Water Resources Control Board (SWRCB) and its nine Regional Water Quality Control Boards (RWQCB).

Under Section 404 (33 U.S. Code (USC) 1344)¹⁵ of the Clean Water Act (CWA), the US Army Corps of Engineers (USACE) retains primary responsibility to permit projects discharging dredged or fill material into Waters of the U.S. A permit from the USACE must be obtained before placing fill or grading in wetlands or other Waters of the U.S., unless the activity is exempt from CWA Section 404 regulation. The USACE defines wetlands as:

*...those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.*¹⁴

Porter-Cologne Water Quality Control Act

The Porter-Cologne Water Quality Control Act mandates that the Regional Water Quality Control Board (RWQCB) review and verify proposed projects, or aspects of projects, that are regulated by the USACE. Projects that are regulated by the Corps must obtain water quality certification from one of nine Regional Water Quality Control Board (RWQCB) in the state, which ensures that projects will abide by quality standards set forth by the state.¹¹

1.3 Site Description

1.3.1 Overview



The Project is located at 311 Industrial Park Way, Weaverville in Trinity County, CA at approximately (40.71, -122.93) in Township 33N, R9W, Section 18, on the Mount Diablo Meridian (USGS Weaverville 7.5-Minute Quadrangle Map).

<p>Assessor's Parcel Number (APN): 024-220-56-00 Acreage: 70.25 Zoning: Specific Unit Development (SUD) RWQCB: North Coast Region</p>

The property is exceedingly disturbed due to its prior use for timber harvest, gravel mining, and other industrial activities since being rezoned and designated for industrial purposes, the most recent of which was a gravel-crushing operation for concrete batch mixing and soil products sorting and storage. The property is currently vacant.

The parcel is a highly disturbed, graveled lot with little native vegetation. Species observed on the parcel were mainly early-successional invasives and exotics highly adapted to disturbance, including mustard (*Brassica* spp.) knotweeds (*Polygonum* spp.), Himalayan blackberry (*Rubus armeniacus*), yellow starthistle (*Centaurea solstitialis*), common mullein (*Verbascum thapsus*) and Scotch broom (*Cytisus scoparius*). The site contains other non-natives, including black locust (*Robinia pseudoacacia*) and Tree-of-Heaven (*Ailanthus altissima*).

The parcel is essentially flat, with some grades between 2% and 9%. The location is an old creek terrace formed between the floodplains of Weaver Creek to the southwest and Lance Gulch to the northeast. These two streams form a confluence approximately 862 feet (0.16 mile) southeast of the Project site. While the banks and streambed of Weaver Creek have been historically impacted and altered by dredging activities, the stream still maintains a healthy and substantial riparian corridor and is a perennial, anadromous salmonid-bearing watercourse. The immediate surrounding area is industrial in nature, and zoned Specific Unit Development (SUD). To the west of the parcel beyond the Weaver Creek Riparian area is intact forest, zoned for open space, with Rural Residential parcels just east of Lance Gulch.

Trinity County purchased about 86 acres of land, including the Project area, to develop the Business Park in 1986, and shortly thereafter the land was surveyed and determined to be either wetlands, floodplain, or hillside. A small amount of wetland habitat had been created east across the road from the parcel when the earlier gravel mining activity left a series of ponds that had developed over time in some abandoned excavation pits. In 2000, the County Board of Supervisors authorized a permanent conservation easement over 54.7 acres of the area and facilitated the construction of wetlands habitat within this easement area. The Trinity Alps Industrial Park's goals for the wetland project was to restore 5.5 acres of wetlands with revegetation, and to establish a functioning wetlands system typical of the annual flood zone of the area. The wetlands are now known as the Weaver Basin Wetlands.

The vegetation offsite, but in the immediate vicinity of the parcel, is primarily riparian and wetland-associated assemblages, with dominant species being red alder (*Alnus rubra*), Fremont cottonwood

(*Populus fremontii*), and willow (*Salix* spp.). Forested areas to the west and south of the Project site include lower-montane woodland species such as ponderosa pine (*Pinus ponderosa*) and Oregon oak (*Quercus garryana*).

1.3.2 Regional Ecological Setting

Trinity County is a rural community, largely supported by a natural resource-based economy. Trinity County has a population of 12,535, with Weaverville constituting approximately 3500 of those residents. The town can be characterized as a rural, natural resource community developed largely around the major state highways, CA-3 and CA-299. Weaverville was historically a California gold rush and mining town, set at the base of the Trinity Alps Wilderness near the Shasta-Trinity National Forest—the largest National Forest in the state, comprising 2.2 million acres. Logging was, and to an extent continues to be, a significant economic contributor to the community, as well as eco-tourism. Gravel mining, outdoor recreation, and cannabis cultivation are additional current land uses.

The ecology of the region can be broadly characterized as mixed conifer and hardwood woodlands in the lower montane regions, and white fir (*Abies concolor*) dominated or co-dominated forest in the mid-upper montane zones.¹² Broadly, the region experiences environmental pressures of deforestation from logging, increased wildfire intensity and seasonality associated with climate change, gravel mining, over-fishing, dewatering of streams and rivers for agriculture, toxicant bioaccumulation in wildlife populations, wildlife disease, and general disturbance from human activity.

1.3.3 Project Description

The proposed project is a cannabis distribution, nursery, non-volatile manufacturing, processing, and testing facility, which will be operating in 40,000 ft² (3.5 acres) of several steel buildings. The buildings have not yet been constructed, as the Project site is presently undeveloped. The site, designated Industrial (I) by the General Plan, currently consists of crushed gravel on 0% grades. The proposed buildings will be on-grid and powered by the Trinity Public Utilities District, as well as on city water through the Weaverville Community Services District. No wastewater, other than that generated by sinks and toilets, will be discharged to the Weaverville Sanitary District. The following are specifics regarding individual license types for the Project:

Distribution: Operations will be conducted inside 2 enclosed steel buildings, each up to 5,000 ft². Pursuant to state license conditions, the interior environment will be strictly controlled including temperature, humidity, and airflow. Any exhaust will be subjected to carbon filtration prior to venting to the atmosphere. All entrances, exits, cannabis storage facilities, administrative hold areas, packaging operations and loading docks will be covered by video monitoring and 24-hour onsite security. The Distribution operation will employ 6-12 persons through the year.

Nursery:

Operations will be conducted inside ten 2,000 ft² greenhouses totaling 20,000 ft² with impermeable floors. Pursuant to state license conditions, cannabis plants cultivated under a Nursery license are not permitted to flower. Accordingly, the discernible odor from the Nursery



operation will be negligible. The Nursery will employ 2 people for 4 months of the year, and 8 people for 8 months of the year.

Non-Volatile Manufacturing:

Operations will be conducted inside an enclosed steel building up to 5,000 ft². Pursuant to state license conditions, the interior environment will be strictly controlled including temperature, humidity, and airflow. Any exhaust will be subjected to carbon filtration prior to venting to the atmosphere. All entrances, exits, cannabis storage facilities, administrative hold areas, packaging operations and loading docks will be covered by video monitoring and 24-hour onsite security. The Manufacturing operation will employ 4-8 persons throughout the year.

Processing:

Operations will be conducted inside an enclosed steel building up to 5,000 ft². Pursuant to state license conditions, the interior environment will be strictly controlled including temperature, humidity, and airflow. Any exhaust will be subjected to carbon filtration prior to venting to the atmosphere. The Processing operation will employ 0-20 persons throughout the year, with the greatest number expected between June-December.

Testing:

Operations will be conducted inside an enclosed steel building up to 2,000 ft². Pursuant to state license conditions, the interior environment will be strictly controlled including temperature, humidity, and airflow. Entrance will be strictly controlled by a key card system and, as required by state regulation, any cannabis remaining after testing will be destroyed. The Testing operation will employ 2-4 persons annually.

1.3.4 Critical Habitat Designations

Critical Habitat, by definition in the ESA, is a specified area of habitat that is “essential to the conservation of the species, which may require special management considerations or protection”. A critical habitat designation may be proposed simultaneously with a proposed species listing, or it may be designated following a species listing. It is the jurisdiction of FWS to designate Critical Habitat. These designations do not necessarily inhibit further development on a property, but rather require an evaluation to determine if development actions will adversely affect the critical habitat. If the proposed development will adversely impact the habitat, the development plan must be altered or changed so that the critical habitat can remain unmodified and un-impacted.

While critical habitat designations can be on either private or public lands, they do not impact land ownership, or the ability for landowners to carry out projects that don’t require federal funding or permits. The designations do, however, require federal agencies to consult with FWS on any projects that may impact critical habitat.

This Project site does not have critical habitat designations.

1.2.5 Potential for Special-Status Species Presence



Special-status species are plant or animal species that are listed by either the state, federal government, or scientific organizations that are priority species for conservation due to habitat destruction, range restrictions, diseases, or other pressures causing population decline. Common designations for these species include Sensitive (S), Species of Conservation Concern (SCC), Threatened (T), or Endangered (E).

The CNDDDB provides positively-identified SSS and their known locations throughout the state. We reviewed the CNDDDB, CNPS Inventory of Rare and Endangered Plants, CDFW's Special Animal and Plant Lists, and CDFW's State and Federally Listed Rare, Threatened, and Endangered Plants List to determine any known occurrences of SSS within a 9-Quad radius with the potential to occur onsite, listed below. These species and their potential to occur onsite are documented in Tables 2 and 3, and further detail for those species is provided in Tables 4 & 5 (SS animal and plant species in Trinity County).

1.3.6 Topography & Geomorphology

The Project is situated in the Western Paleozoic and Triassic Belt of the Klamath Mountains province. The majority (approximately 80%-85%) of the northwest portion of the Project area is underlain by sedimentary rocks such as sandstone, conglomerate and mudstone of the Weaverville Formation, dating from the Oligocene to Miocene epochs, and approximately two-thirds of the southwestern portion of the "panhandle" section of the parcel is underlain by Devonian-period metamorphic rocks such as quartz-mica schist and calc-schist. All these are overlain by Quaternary (Pleistocene and Holocene) alluvium and terrace deposits consisting of sand, silt, and gravel beds, including debris from both placer mining gold dredging activity. Soils across the Project site are Atter-Dumps, Dredge Tailings-Xerofluvents complex, 2%-9% slopes. This complex is composed of extremely gravelly loamy sand, coarse gravelly sand, and fragmental material and are well drained to somewhat excessively drained.

1.3.7 Wetlands & Waterways

No wetlands or watercourses exist on the Project site.

It is worth noting that a Class I, fish-bearing stream (Weaver Creek) exists just west of the parcel, as do restored wetlands (Weaver Basin Wetlands) directly east of parcel. The Project activities are neither within the wetland nor riparian setbacks.

1.3.8 Parcel Structures & Roads

The Project area contains to existing structures (residuals from prior businesses on the site) and is in the process of acquiring county permits to construct new, additional structures. The Project is expecting to build several large, pre-fabricated steel buildings totaling approximately 20,000 ft², and several greenhouses comprising up to 20,000 ft².

The parcel can be accessed on its eastern boundary by Industrial Park Way, a partially well-maintained and paved road. Industrial Park Way is bordered by strips of vegetation, comprised of



native and non-native grasses, forbs, and shrubs. The road is a county-maintained road and provides access to other parcels in the Business Park.

2.0 RESULTS

2.1 Natural Plant Communities

No natural plant communities exist in the Project site proper; however a few early-colonizing invasive plants are persisting onsite. Most of these plants are common early-successional species adapted to disturbance, including mustard (*Brassica* spp.), knotweeds (*Polygonum* spp.), Himalayan blackberry (*Rubus armeniacus*), yellow starthistle (*Centaurea solstitialis*), common mullein (*Verbascum thapsus*) and Scotch broom (*Cytisus scoparius*). The adjacent riparian area also contains some non-natives such as black locust (*Robinia pseudoacacia*) and Tree-of-Heaven (*Ailanthus altissima*). The Project site itself generally lacks any suitable habitat for wildlife.

While not onsite, it is worth noting there is some habitat suitable for certain wildlife within the immediate vicinity of the site. Directly west of the site is a riparian plant community surrounding the Weaver Creek drainage, comprised mostly of red alder (*Alnus rubra*), Fremont cottonwood (*Populus fremontii*), and willow (*Salix* spp.). Forested areas further west and south of the Project site include lower-montane woodland species such as ponderosa pine (*Pinus ponderosa*) and Oregon oak (*Quercus garryana*). The Weaver Basin Wetlands east of the parcel are primarily dominated by willow thickets (*Salix* spp.), as well as other emergent vegetation common in wetlands.

2.2 Wildlife

No special status wildlife was observed onsite whatsoever. Given the industrial nature of the Business Park, its history of disturbance, and high levels of commercial anthropogenic activity, the lack of observable species was not surprising. Additionally, the survey took place in late October, when many species have migrated, gone into hibernacula, or generally exhibit less activity in preparation for winter. Given the high level of disturbance of the site, it is highly unlikely that seasonality would make a significant difference in the survey findings with regards to sensitive species.

3.0 IMPACTS & RECOMMENDATIONS

3.1 Impacts to Special-Status Species

3.1.1 Impacts to Special-Status Plants

No special-status plant species were observed onsite, and therefore no significant impacts should occur from the proposed project. This site, being a highly disturbed site with Industrial zoning, entirely lacks native plant communities.

3.1.2 Impacts to Special-Status Animals

No special-status animal species were observed, neither through track, sign, suitable habitat, or known database locations. No significant impacts are expected to occur to special status animal species from the proposed project.

The species that are assigned "Moderately Likely" are not species that would use the site as actual primary habitat, but rather fly-over, dispersal, or migratory habitat between suitable habitats. At the time of this BRA, there was not clarification on whether dispersal habitat would be treated as "suitable" habitat for SSS, hence the likelihood classifications. Now, we know that Trinity County is using nesting habitat parameters as the requirement for what constitutes NSO habitat determinations, which is not dispersal habitat, this qualifier will be applied to other SSS habitat determinations for consistency. Pre-construction surveys are not required for any SSS with a "Moderately likely" designation, and the mitigation measures described herein are sufficient to mitigate any potential impacts to species using this site as dispersal habitat. Again, this site is a *highly* disturbed industrial site, whose only habitat is a few invasive plant species and a gravel yard.

3.2 Impacts to Other Wildlife

Observations and monitoring efforts by the County and Trinity County Resource Conservation District staff have reported at least 65 bird species, both migratory and resident, utilizing the Weaver Basin Wetlands conservation area, east of the Project site, establishing this as a baseline. While there will be some increased commercial and operational traffic resulting from development and operation of the Project as proposed relative to baseline conditions, it is unlikely to be a substantial enough increase such that it would inhibit the ongoing levels of use at these wetland areas by resident or migratory wildlife to a significant degree. Migratory birds have increasingly utilized the Weaver Basin wetlands despite the commercial activity that has continuously occurred in the Business Park. Additionally, as time has progressed, species that rely more heavily on vegetative cover are expected to do better as the plant populations have expanded, increased in size, and diversified over the ensuing 16 years since the initial construction of the wetlands. Therefore, impacts from the adjacent Project to movement of native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors are not considered to be significant.

Light pollution from greenhouses can cause significant impacts to nocturnal foraging and migrating wildlife; however, with adherence to applicable General Plan/Town Plan policies and provisions of the Cannabis



Cultivation Ordinance as regards impacts related to light pollution and glare, impacts would be less than significant with mitigation incorporated.

Arguably the greatest impact from the Project to neighboring wildlife would be the construction of the buildings, which would temporarily lead to an increase in noise, anthropogenic activity, and potential light pollution. Given the temporary nature of this activity and the distance from which it will occur from suitable habitat, no significant impacts are expected with mitigation incorporated.

Furthermore, the riparian zone of Weaver Creek has a physical barrier between it and the Project site: a 10- to 12-foot-high (possibly as high as 14 feet in places) levee made up of dredge tailings. There are no direct views of the Project from the creek channel, and no views of the creek from the Project site due to the presence of the visual barrier of the dredge tailings and/or the thick riparian corridor. This physical boundary separating the Project area from the riparian area furthers the case for no significant impacts to wildlife.

3.3 Mitigation & Avoidance Measures

While the Project will not generate significant impacts to any existing species onsite, the following are the recommended mitigation and avoidance measures for resident and migratory wildlife utilizing habitat around the Project site:

- All buildings and Project activity on the parcel should remain within a 150-foot disturbance buffer of the Class I stream, Weaver Creek, as per regulatory statutes.
- The County Cannabis Cultivation ordinance (Ordinance No. 315-823 and amendments) as well as CDFA licensing regulations [3 California Code of Regulations (CCR) § 8304(c) and (g)] require light generated by the proposed project would be required to be both (1) downcast, shielded and/or screened to keep light from emanating offsite or into the sky, and (2) light uses for operations require that lighting in greenhouses is shielded so that little to no light escapes, and light shall not escape at a level that is visible from neighboring properties between sunset and sunrise.
- The Nursery should utilize only low-intensity lighting, and the greenhouses should be covered at dusk so that no light/glare escapes, per county requirements.
- Security lighting should be directional and motion activated, and generally downcast to avoid any light and/or glare impacts. This implementation of the standard requirements of the County's General Plan and Weaverville Town Plan provides a uniform standard for reduction and minimization of light trespass.
- All hazardous and non-hazardous waste should be collected and disposed of or recycled offsite. All trash should be disposed of regularly, so as not to attract wildlife.
- Placement of temporary staging areas and other facilities shall avoid or minimize disturbance to habitat, and remain outside of the 150-foot riparian buffer.
- Vehicle speed shall be kept to a maximum of 10 mph while onsite to minimize dust generation.
- All fuel sources and chemicals shall be stored and handled properly to prevent leakage into the environment, and refueling and storage shall occur greater than 100 feet away from any creeks, or natural areas.



- All refueling and pesticide and chemical storage and transfer should occur on top of an impermeable surface capable of completely containing any spillage.
- Containers including buckets should be turned over on their sides to allow animals to escape when not in use.
- Excavation and grading activities should be scheduled for dry weather periods to prevent additional sedimentation and erosion.
- Project-generated sound must not exceed ambient nesting conditions by 20-25 dBA.
- Project-generated sound, when added to existing ambient conditions, must not exceed 90 dBA.
- Noise from construction activity should be limited between the hours of 7 a.m. and 7 p.m., and should not exceed 90 dbA during the nesting season for most migratory birds (April 15- July 31).
- Special care should be given to activity and disturbance during peak migration periods (Spring and Fall) to reduce disturbance to other migratory bird species utilizing adjacent habitat.
- If shrubs and non-woody riparian vegetation are disturbed, they shall be replaced with similar native species appropriate to the site.
- All vegetation shall be surveyed on foot once a year by staff and new outbreaks of any invasive weeds identified by the California Invasive Plant Council as noxious or invasive to be removed by the owner or qualified landscaping professionals.
- The spread or introduction of exotic plant species shall be avoided to the maximum extent possible by avoiding areas with established native vegetation during cleanup/restoration activities, restoring disturbed areas with appropriate native species, and post-Project monitoring and control of exotic species.
- Removal of invasive exotic species after construction activities is strongly recommended. Mechanical removal (hand tools, weed whacking, hand pulling) of exotics should be done in preparation for establishment of native plantings, if appropriate.



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5. TABLES & FIGURES

**TABLE 1. WEATHER VARIABLES AT TIME OF SITE SURVEY FOR
311 INDUSTRIAL PARK WAY.**

Variable	Units
Temperature	61°F
Humidity	30%
Wind Speed	0 mph
Precipitation in last 30 days	0.02 inches



TABLE 2. POTENTIAL FOR ON-SITE OCCURENCES OF SPECIAL STATUS ANIMAL SPECIES WITHIN A 9-QUAD RADIUS OF 311 INDUSTRIAL PARK WAY, WEAVERVILLE, CA.

Species	Federal/State Status	Global/State Ranking	Habitat	Potential to Occur Onsite	Supporting Evidence
Northern goshawk <i>Accipiter gentilis</i>	—/—	G5/S3	Within, and in vicinity of, coniferous forest. Uses old nests, and maintains alternate sites.	Moderately Likely	Some marginal forest habitat exists south and west of the site.
Hooded lancetooth <i>Antotrema voyanum</i>	—/—	GIG2/S1S2	Occurs mostly in the Shasta-Trinity National forests in the northern half of Trinity County. Associated with limestone substrates, mostly in an elevation range of 168-960 meters.	Unlikely	No suitable habitat observed.
Pallid bat <i>Antrozous pallidus</i>	—/—	G5/S3	Deserts, grasslands, shrublands, woodlands and forests. Most common in open, dry habitats with rocky areas for roosting.	Unlikely	No suitable habitat observed.
Golden eagle <i>Aquila chrysaetos</i>	—/—	G5/S3	Rolling foothills, mountain areas, sage-juniper flats, and desert.	Unlikely	No suitable habitat observed.
Great blue heron <i>Ardea herodius</i>	—/—	G5/S4	Colonial nester in tall trees, cliffsides, and sequestered spots on marshes.	Moderately likely	Suitable wetland habitat available east of site.
Pacific tailed frog <i>Ascaphus truei</i>	—/—	S3/S4	Occurs in montane hardwood-conifer, redwood, Douglas-fir & ponderosa pine habitats.	Unlikely	No suitable habitat observed.
Western bumble bee <i>Bombus occidentalis</i>	—/CE	G2G3/S1	Once common and widespread, species has declined precipitously from central CA to	Moderately Likely	Minimal foraging habitat (flowering plants) exists



Species	Federal/State Status	Global/State Ranking	Habitat	Potential to Occur Onsite	Supporting Evidence
			southern B.C., perhaps from disease.		onsite, and some directly adjacent to the site.
Townsend's big-eared bat <i>Coryhinorhinus townsendii</i>	_/ _	G3G4/S2	Throughout California in a wide variety of habitats. Most common in mesic sites.	Unlikely	No suitable habitat observed.
Western pond turtle <i>Emys marmorata</i>	_/ _	G3G4/S3	A thoroughly aquatic turtle of ponds, marshes, rivers, streams and irrigation ditches, usually with aquatic vegetation, below 6000 ft elevation.	Moderately Likely	Suitable habitat (restored wetlands) exists directly across from site (~750 feet).
North American porcupine <i>Erethizon dorsatum</i>	_/ _	G5/S3	Forested habitats in the Sierra Nevada, Cascade, and Coast ranges, with scattered observations from forested areas in the Transverse Ranges.	Moderately likely	Suitable habitat exists south and west of the site, but none directly onsite.
Bald eagle <i>Haliaeetus leucocephalus</i>	D/E	G5/S3	Ocean shore, lake margins, and rivers for both nesting and wintering. Most nests within 1 mile of water.	Unlikely	No suitable habitat observed.
Trinity shoulderband <i>Helminthoglypta talmadgei</i>	_/ _	G2/S2	Restricted to the Klamath Mountains.	Unlikely	No suitable habitat observed.
Oregon snowshoe hare <i>Lepus americanus klamathensis</i>	_/ _	G5T3T4Q/S2	Above the yellow pine zone in Canadian and Hudsonian provinces in Northern California.	Moderately likely	Some suitable willow habitat exists east of site.
Pacific marten <i>Martes caurina</i>	_/ _	G5/S3	Mixed evergreen forests with more than 40% crown closure	Unlikely	No suitable habitat observed.



Species	Federal/State Status	Global/State Ranking	Habitat	Potential to Occur Onsite	Supporting Evidence
			along North Coast and Sierra Nevada, Klamath and Cascade mountains.		
Long-eared myotis <i>Myotis evotis</i>	___	G5/S3	Found in all brush, woodland and forest habitats from sea level to about 9000 ft. Prefers coniferous woodlands and forests.	Moderately likely	Some suitable foraging and potential roosting habitat exist east and south of the site.
Summer-run steelhead trout <i>Oncorhynchus mykiss irideus pop. 36</i>	___/CE	G5T4Q/S2	Northern California coastal streams south to Middle Fork Eel River. Within range of Klamath Mtns province DPS & Northern California DPS.	Moderately likely	Class I (fish bearing) Weaver Creek adjacent to site.
Chinook salmon (Upper Klamath & Trinity River ESU) <i>Oncorhynchus tshawytscha pop. 30</i>	PE/CE	G5/S1S2	Spring-run chinook in the Trinity River and the Klamath River upstream of the mouth of the Trinity River.	Unlikely	Outside of known population range.
Pacific fisher <i>Pekania pennanti</i>	___	G5/S2S3	Intermediate to large-tree stages of coniferous forests and deciduous-riparian areas with high percent canopy closure.	Unlikely	No suitable habitat observed.
Trinity spot <i>Punctum hannai</i>	___	G1G2/S1S2	Uncommon localized species with a disjunct range divided between the Klamath Mountains and Sierra Nevada.	Unlikely	No suitable habitat observed.
Foothill yellow-legged frog <i>Rana boylei</i>	___/E	G3/S3	Partly-shaded, shallow streams and riffles with a rocky substrate in a variety of habitats.	Moderately likely	Some potentially suitable habitat exists west of site.



Species	Federal/State Status	Global/State Ranking	Habitat	Potential to Occur Onsite	Supporting Evidence
Northern spotted owl <i>Strix occidentalis caurina</i>	T/T	G3T3/S2	Conifer-dominated forests characterized by dense canopy closure of mature and old-growth trees, abundant logs, standing snags, and live trees with broken tops.	Unlikely	No suitable habitat observed.



TABLE 3. POTENTIAL FOR ON-SITE OCCURENCES OF SPECIAL STATUS PLANT SPECIES WITHIN A 9-QUAD RADIUS OF 311 INDUSTRIAL PARK WAY, WEAVERVILLE, CA.

Species	Federal/State Status	Global/State Ranking	Habitat	Potential to Occur Onsite	Supporting Evidence
Rattlesnake fern <i>Botrypus virginianus</i>	—/—	G5/S2/2B.2	Bog and fen, lower montane coniferous forest, meadow & seep, riparian forest, upper montane coniferous forest, or wetland	Moderately likely	Some suitable habitat observed west and east of site.
Indian Valley brodiaea <i>Brodiaea rosea</i>	—/E	G2Q/S2/3.1	Chaparral, cismontane woodland, closed-cone coniferous forest, ultramafic, or valley and foothill grassland	Unlikely	No suitable habitat observed.
Porcupine sedge <i>Carex hystericina</i>	—/—	G5/S2/2B.1	Freshwater marsh, marsh, swamp, or wetland	Moderately likely	Some suitable habitat observed east of site.
Shasta chaenactis <i>Chaenactis suffrutescens</i>	—/—	G2G3/S2S3/1B.3	Lower montane coniferous forest, ultramafic, or upper montane coniferous forest	Unlikely	No suitable habitat observed.
Oregon fireweed <i>Epilobium oreganum</i>	—/—	G2/S2/1B.2	Bog and fen, lower montane coniferous forest, meadow and seep, ultramafic, upper montane coniferous forest, or wetland	Unlikely	No suitable habitat observed.
Niles' harmonia <i>Harmonia doris-nilesiae</i>	—/—	G2G3/S2S3/1B.1	Chaparral, cismontane woodland, lower montane coniferous forest, or ultramafic	Unlikely	No suitable habitat observed.
Dudley's Rush <i>Juncus dudleyi</i>	—/—	G5/S1/2B.3	Lower montane coniferous forest or wetland	Moderately Likely	Suitable habitat observed west, south, and east of site.



Species	Federal/State Status	Global/State Ranking	Habitat	Potential to Occur Onsite	Supporting Evidence
Heckner's lewisia <i>Lewisia cotyledon</i> var. <i>heckneri</i>	—/—	G4T3/S3/1B.2	Lower montane coniferous forest	Unlikely	No suitable habitat observed.
Thread-leaved beardtongue <i>Penstemon filiformis</i>	—/—	G4/S4/4.2	Cismontane woodland, lower montane coniferous forest, or ultramafic	Unlikely	No suitable habitat observed.
Klamath Mountain catchfly <i>Silene salmonacea</i>	—/—	G3/S3/1B.2	Lower montane coniferous forest or ultramafic	Unlikely	No suitable habitat observed.
English Peak greenbrier <i>Smilax jamesii</i>	—/—	G3G4/S3S4/4.2	Broadleaved upland forest, lower montane coniferous forest, marsh and swamp, north coast coniferous forest, upper montane coniferous forest, or wetland	Unlikely	No suitable habitat observed.



TABLE 4. SPECIAL STATUS ANIMAL SPECIES OF TRINITY COUNTY

Species	County Occurrences	Federal/State Status	BLM/USFS Status	Global/State Ranking	Habitat	Microhabitat
Northern goshawk <i>Accipiter gentilis</i>	11	—/—	BLM Sensitive; USFS Sensitive	G5/S3	Within, and in vicinity of, coniferous forest. Uses old nests, and maintains alternate sites.	Usually nests on north slopes, near water. Red fir, lodgepole pine, Jeffrey pine, and aspens are typical nest trees.
Southern long-toed salamander <i>Ambystoma macrodactylum sigillatum</i>	30	—/—	—	G5T4/S3	High elevation meadows and lakes in the Sierra Nevada, Cascade, and Klamath mountains.	Aquatic larvae occur in ponds and lakes. Outside of breeding season adults are terrestrial and associated with underground burrows of mammals and moist areas under logs and rocks.
Hooded lancetooth <i>Ancotrema voyanum</i>	79	—/—	—	G1G2/S1S2	Occurs mostly in the Shasta-Trinity National forests in the northern half of Trinity County. Associated with limestone substrates, mostly in an elevation range of 168-960 meters.	All known occurrences are near streams or in draws (intermittent stream channel). Needs permanent dampness. Late successional conditions provide suitable habitat conditions.
Pallid bat <i>Antrozous pallidus</i>	1	—/—	—	G5/S3	Deserts, grasslands, shrublands, woodlands and forests. Most common in open, dry habitats with rocky areas for roosting.	Roosts must protect bats from high temperatures. Very sensitive to disturbance of roosting sites.



Species	County Occurrences	Federal/State Status	BLM/USFS Status	Global/State Ranking	Habitat	Microhabitat
Golden eagle <i>Aquila chrysaetos</i>	2	—/—	BLM Sensitive	G5/S3	Rolling foothills, mountain areas, sage-juniper flats, and desert.	Cliff-walled canyons provide nesting habitat in most parts of range; also, large trees in open areas.
Sonoma tree vole <i>Arborimus pomo</i>	3	—/—	—	G3/S3	North coast fog belt from Oregon border to Sonoma County. In Douglas-fir, redwood & montane hardwood-conifer forests.	Feeds almost exclusively on Douglas-fir needles. Will occasionally take needles of grand fir, hemlock or spruce.
Great blue heron <i>Ardea herodias</i>	1	—/—	—	G5/S4	Colonial nester in tall trees, cliffsides, and sequestered spots on marshes.	Rookery sites in close proximity to foraging areas: marshes, lake margins, tide-flats, rivers and streams, wet meadows.
Pacific tailed frog <i>Ascaphus truei</i>	44	—/—	—	G4/S3S4	Occurs in montane hardwood-conifer, redwood, Douglas-fir & ponderosa pine habitats.	Restricted to perennial montane streams. Tadpoles require water below 15 degrees C.
Wawona riffle beetle <i>Atractelmis wawona</i>	8	—/—	—	G3/S1S2	Aquatic; found in riffles of rapid, small to medium clear mountain streams; 2000-5000 ft elev.	Strong preference for inhabiting submerged aquatic mosses.
Obscure bumble bee <i>Bombus caliginosus</i>	3	—/—	—	G4/S1S2	Coastal areas from Santa Barbara county to north to Washington state.	Food plant genera include Baccharis, Cirsium, Lupinus, Lotus, Grindelia and Phacelia.
Franklin's bumble bee <i>Bombus franklini</i>	1	PE/CE	—	G1/S1	Species has precipitously declined since 1998; found only in southern Oregon/northern California between the coast and Sierra-Cascade ranges.	Relies upon floral plants, such as <i>Lupinus</i> , <i>Eschscholzia</i> , <i>Agastache</i> , <i>Monardella</i> , and <i>Vicia</i> , and abandoned rodent burrows for its habitat.



Species	County Occurrences	Federal/State Status	BLM/USFS Status	Global/State Ranking	Habitat	Microhabitat
Western bumble bee <i>Bombus occidentalis</i>	15	_/CE	—	G2G3/S1	Once common and widespread, species has declined precipitously from central CA to southern B.C., perhaps from disease.	Relies on flowering plants, and abandoned rodent burrows or birds' nests for hive sites.
Brigg's leptonetid spider <i>Calileptoneta briggsi</i>	1	_/_	—	G1/S1	Known only from the type locality, Indian Valley Creek Cave, and nearby Butter Creek Cave, Trinity County.	Troglobitic species.
Leech's chaetarthrian water scavenger beetle <i>Chaetarthria leechi</i>	1	_/_	—	G1?/S1?	Aquatic; known only from Hayfork Creek, Trinity County.	Only known from Hayfork Creek, Trinity County.
Townsend's big-eared bat <i>Coryhinorhinus townsendii</i>	8	_/_	BLM Sensitive/USFS Sensitive	G3G4/S2	Throughout California in a wide variety of habitats. Most common in mesic sites.	Requires caves, mines, tunnels, buildings, or other human-made structures for roosting. May use separate sites for night, day, hibernation, or maternity roosts. Hibernation sites are cold, but not below freezing. Individuals may move within the hibernaculum to find suitable temperatures. Roosting sites limiting. Extremely sensitive to human disturbance.
Black swift <i>Cypseloides niger</i>	1	_/_	—	G4/S2	Coastal belt of Santa Cruz and Monterey counties; central & southern Sierra	Breeds in small colonies on cliffs behind or adjacent to waterfalls in



Species	County Occurrences	Federal/State Status	BLM/USFS Status	Global/State Ranking	Habitat	Microhabitat
					Nevada; San Bernardino & San Jacinto mountains.	deep canyons and sea-bluffs above the surf; forages widely.
Western pond turtle <i>Emys marmorata</i>	28	—/—	BLM Sensitive/USFS Sensitive	G3G4/S3	A thoroughly aquatic turtle of ponds, marshes, rivers, streams and irrigation ditches, usually with aquatic vegetation, below 6000 ft elevation.	Needs basking sites and suitable (sandy banks or grassy open fields) upland habitat up to 0.5 km from water for egg-laying.
North American porcupine <i>Erethizon dorsatum</i>	10	—/—	—	G5/S3	Forested habitats in the Sierra Nevada, Cascade, and Coast ranges, with scattered observations from forested areas in the Transverse Ranges.	Wide variety of coniferous and mixed woodland habitat.
Western ridged mussel <i>Gonidea angulata</i>	1	—/—	—	G3/S1S2	Primarily creeks, rivers & less often lakes. Originally in most of state, now extirpated from Central & Southern California.	Low shear stress, stable substrate, and presence of host fish.
Wolverine <i>Gulo gulo</i>	6	PT/T	—	G4/S1	Found in the north coast mountains and the Sierra Nevada. Found in a wide variety of high elevation habitats.	Needs water source. Uses caves, logs, burrows for cover and den area. Hunts in more open areas. Can travel long distances.
Bald eagle <i>Haliaeetus leucocephalus</i>	15	D/E	BLM Sensitive/USFS Sensitive	G5/S3	Ocean shore, lake margins, and rivers for both nesting and wintering. Most nests within 1 mile of water.	Nests in large, old-growth, or dominant live tree with open branches, especially ponderosa pine. Roosts communally in winter.



Species	County Occurrences	Federal/State Status	BLM/USFS Status	Global/State Ranking	Habitat	Microhabitat
Trinity shoulderband <i>Helminthoglypta talmadgei</i>	15	—/—	—	G2/S2	Restricted to the Klamath Mountains.	Limestone rockslides, litter in coniferous forests, old mine tailings, and along shaded streams in the Klamath Mountains.
Highcap lanx <i>Lanx alta</i>	1	—/—	—	G2G3/S1S2	Occurs in portions of the mainstem Klamath River and possibly large tributaries to Upper Klamath Lake, Trinity River & Smith River.	There appears to be some evidence that this species is now extirpated from California, and may be limited to approximately 10 sites in Oregon.
Silver-haired bat <i>Lasionycteris noctivagans</i>	4	—/—	—	G5/S3S4	Primarily a coastal and montane forest dweller, feeding over streams, ponds & open brushy areas.	Roosts in hollow trees, beneath exfoliating bark, abandoned woodpecker holes, and rarely under rocks. Needs drinking water.
Hoary bat <i>Lasiurus cinereus</i>	2	—/—	—	G5/S4	Prefers open habitats or habitat mosaics, with access to trees for cover and open areas or habitat edges for feeding.	Roosts in dense foliage of medium to large trees. Feeds primarily on moths. Requires water.
Oregon snowshoe hare <i>Lepus americanus klamathensis</i>	2	—/—	—	G5T3T4Q/S2	Above the yellow pine zone in Canadian and Hudsonian provinces in Northern California.	Alder and willow thickets in riparian zone, also thickets of young conifers.
Western pearlshell <i>Margaritifera falcata</i>	1	—/—	—	G4G5/S1S2	Freshwater.	Prefers lower velocity waters.
Pacific marten <i>Martes caurina</i>	12	—/—	USFS Sensitive	G5/S3	Mixed evergreen forests with more than 40% crown closure along North Coast and Sierra Nevada,	Needs variety of different-aged stands, particularly old-growth conifers and



Species	County Occurrences	Federal/State Status	BLM/USFS Status	Global/State Ranking	Habitat	Microhabitat
					Klamath and Cascade mountains.	snags which provide cavities for dens/nests.
Humboldt marten <i>Martes caurina humboldtensis</i>	5	PT/E	USFS Sensitive	G5T1/S1	Occurs only in the coastal redwood zone from the Oregon border south to Sonoma County.	Associated with late-successional coniferous forests, prefer forests with low, overhead cover.
Natural Bridge megomphix <i>Megomphix californicus</i>	1	—/—	—	G2G1/S1S2	Forested areas.	In moist leaf litter & under rotting logs on streambanks. Associated with perennial seeps and springs.
Trinity bristle snail <i>Monadenia infumata setosa</i>	32	—/T	—	G2T2/S2	Known only from along a few streams in the Trinity River drainage.	Juveniles are found under bark of standing dead broadleaf trees, and the species may require this habitat.
Long-eared myotis <i>Myotis evotis</i>	7	—/—	BLM Sensitive	G5/S3	Found in all brush, woodland and forest habitats from sea level to about 9000 ft. Prefers coniferous woodlands and forests.	Nursery colonies in buildings, crevices, spaces under bark, and snags. Caves used primarily as night roosts.
Fringed myotis <i>Myotis thysanodes</i>	2	—/—	BLM Sensitive/USFS Sensitive	G4/S3	In a wide variety of habitats, optimal habitats are pinyon-juniper, valley foothill hardwood, and hardwood-conifer.	Uses caves, mines, buildings or crevices for maternity colonies and roosts.
Long-legged myotis <i>Myotis volans</i>	2	—/—	—	G5/S3	Most common in woodland and forest habitats above 4000 ft. Trees are important day roosts; caves and mines are night roosts.	Nursery colonies usually under bark or in hollow trees, but occasionally in crevices or buildings.



Species	County Occurrences	Federal/State Status	BLM/USFS Status	Global/State Ranking	Habitat	Microhabitat
Yuma myotis <i>Myotis yumanensis</i>	1	—/—	BLM Sensitive	G5/S4	Optimal habitats are open forests and woodlands with sources of water over which to feed.	Distribution is closely tied to bodies of water. Maternity colonies in caves, mines, buildings or crevices.
Siskiyou ground beetle <i>Nebria gebleri</i> <i>siskiyouensis</i>	1	—/—	—	G4G5T4/SIS2	California and Oregon.	Restricted to the Klamath Mountain system in northwestern California and southwestern Oregon.
Trinity Alps ground beetle <i>Nebria sahlbergii triad</i>	3	—/—	—	G1T1/S1	California.	Restricted to the Klamath Mountain system of northwestern California.
Summer-run steelhead trout <i>Oncorhynchus mykiss</i> <i>irideus pop. 36</i>	6	—/CE	—	G5T4Q/S2	Northern California coastal streams south to Middle Fork Eel River. Within range of Klamath Mtns province DPS & Northern California DPS.	Cool, swift, shallow water & clean loose gravel for spawning, & suitably large pools in which to spend the summer.
Chinook salmon (Upper Klamath & Trinity River ESU) <i>Oncorhynchus tshawytscha pop. 30</i>	3	PE/CE	USFS Sensitive	G5/SIS2	Spring-run chinook in the Trinity River and the Klamath River upstream of the mouth of the Trinity River.	Major limiting factor for juvenile chinook salmon is temperature, which strongly effects growth and survival.
Osprey <i>Pandion haliaetus</i>	15	—/—	—	G5/S4	Ocean shore, bays, freshwater lakes, and larger streams.	Large nests built in tree-tops within 15 miles of a good fish-producing body of water.
Pacific fisher <i>Pekania pennanti</i>	128	—/—	BLM Sensitive/USFS Sensitive	G5/S2S3	Intermediate to large-tree stages of coniferous forests and deciduous-riparian areas with high percent canopy closure.	Uses cavities, snags, logs and rocky areas for cover and denning. Needs large areas of mature, dense forest.



Species	County Occurrences	Federal/State Status	BLM/USFS Status	Global/State Ranking	Habitat	Microhabitat
Del Norte salamander <i>Plethodon elongatus</i>	6	_/ _	—	G4/S3	Old-growth associated species with optimum conditions in the mixed conifer/hardwood ancient forest ecosystem.	Cool, moist, stable microclimate, a deep litter layer, closed multi-storied canopy, dominated by large, old trees.
Trinity spot <i>Punctum hannai</i>	1	_/ _	—	G1G2/S1S2	Uncommon localized species with a disjunct range divided between the Klamath Mountains and Sierra Nevada.	In moist leaf litter in forests, and in more areas, along streams or near seeps, springs, bogs and swamps.
Foothill yellow-legged frog <i>Rana boylei</i>	173	_/E	BLM Sensitive/USFS Sensitive	G3/S3	Partly-shaded, shallow streams and riffles with a rocky substrate in a variety of habitats.	Needs at least some cobble-sized substrate for egg-laying. Needs at least 15 weeks to attain metamorphosis.
Cascades frog <i>Rana cascadae</i>	123	_/CE	USFS Sensitive	G3G4/S3	Montane aquatic habitats such as mountain lakes, small streams, and ponds in meadows; open coniferous forests.	Standing water required for reproduction. Hibernates in mud on the bottom of lakes and ponds during the winter.
Southern torrent salamander <i>Rhyacotriton variegatus</i>	13	_/ _	USFS Sensitive	G3G4/S2S3	Coastal redwood, Douglas-fir, mixed conifer, montane riparian, and montane hardwood-conifer habitats. Old growth forest.	Cold, well-shaded, permanent streams and seepages, or within splash zone or on moss-covered rocks within trickling water.
Northern spotted owl <i>Strix occidentalis caurina</i>	0	T/T	—	G3T3/S2	Conifer-dominated forests characterized by dense canopy closure of mature and old-growth trees, abundant logs,	Nests in cavities or on platforms in large, mature trees, or abandoned nests of other species. Habitual species that typically



Species	County Occurrences	Federal/State Status	BLM/USFS Status	Global/State Ranking	Habitat	Microhabitat
					standing snags, and live trees with broken tops.	remain in the same locations unless forced out by unsuitable conditions or lack of food.
Trinity County amphipod <i>Stygobromus trinus</i>	1	—/—	—	G1/S1	Range restricted to Trinity County.	Known only from the type locality, Hall City Cave, in Trinity County.
American badger <i>Taxidea taxus</i>	2	—/—	—	G5/S3	Most abundant in drier open stages of most shrub, forest, and herbaceous habitats, with friable soils.	Needs sufficient food, friable soils and open, uncultivated ground. Preys on burrowing rodents. Digs burrows.
Tehama chaparral <i>Trilobopsis tehamana</i>	1	—/—	USFS Sensitive	G2/S1	Endemic to Butte, Tehama, and Siskiyou counties.	Usually found in rocky talus, but has also been found under leaf litter or woody debris within 100 meters of limestone outcrops.
Big Bar hesperian <i>Vespericola pressleyi</i>	5	—/—	USFS Sensitive	G1/S1	Only found in Trinity County, within the boundaries of Shasta-Trinity National Forest.	Found in conifer or hardwood forests in permanently damp areas within 200 meters of stable streams, seeps, and springs.
Benson Gulch Hesperian <i>Vespericola scotti</i>	1	—/—	—	G1/S1	Known only from mixed hardwood conifer forest at the type locality, Benson Gulch, Trinity County.	Most adults were found under large pieces of alder bark kept partially wet by the stream water. Dominant trees nearby were Douglas-fir, Ponderosa pine, and



Species	County Occurrences	Federal/State Status	BLM/USFS Status	Global/State Ranking	Habitat	Microhabitat
						incense cedar, with an understory of big-leaf maple, red alder, and Pacific dogwood.
Sierra Nevada red fox <i>Vulpes vulpes necator</i>	3	PE/T	USFS Sensitive	G5T1T2/S1	Historically found from the Cascades down to the Sierra Nevada. Found in a variety of habitats from wet meadows to forested areas.	Use dense vegetation and rocky areas for cover and den sites. Prefer forests interspersed with meadows or alpine fell-fields.



TABLE 5. SPECIAL STATUS PLANT SPECIES OF TRINITY COUNTY

Species	County Occurrences	Federal/State Status	BLM/USFS Status	Global/State/CNPS Ranking	Habitat	Microhabitat
Subalpine fir <i>Abies lasiocarpa</i> var. <i>lasiocarpa</i>	1	—/—	—	G5T5/S3/2B.3	Meadow and seep, subalpine coniferous forest, or upper montane coniferous forest	Known only from Siskiyou County in California. 1215-2195 m.
Scabrid alpine tarplant <i>Anisocarpus scabridus</i>	6	—/—	USFS Sensitive	G3/S3/1B.3	Upper montane coniferous forest	Open stony ridges, metamorphic scree slopes of mountain peaks, and cliffs in or near red fir forest. 1550-2350 m.
Sawyer's pussy-toes <i>Antennaria sawyeri</i>	2	—/—	—	G2/S2/1B.2	Subalpine coniferous forest or ultramafic	Serpentine, rocky or gravelly. Usually north-facing slopes with late spring snowpack. 2075-2430 m.
Trinity Mountains rockcress <i>Arabis rigidissima</i> var. <i>rigidissima</i>	4	—/—	—	G3T3/S3/1B.3	Upper montane coniferous forest	Open, rocky places. 1265-2075 m.
Klamath manzanita <i>Arctostaphylos klamathensis</i>	33	—/—	—	G2G3/S2S3/1B.2	Chaparral, lower montane coniferous forest, subalpine coniferous forest, ultramafic, or upper montane coniferous forest	Rocky outcrops and slopes. On gabbro or serpentine. 1380-2250 m.
Konocti manzanita <i>Arctostaphylos manzanita</i> ssp. <i>elegans</i>	4	—/—	—	G5T3/S3/1B.3	Chaparral, cismontane woodland, or lower montane coniferous forest	Volcanic soils. 225-1830 m.
Woolly balsamroot <i>Balsamorhiza lanata</i>	1	—/—	BLM Sensitive	G3/S3/1B.2	Cismontane woodland	Open woods, grassy slopes. Volcanic substrates. 575-1830 m.
Silky balsamroot <i>Balsamorhiza sericea</i>	4	—/—	—	G4Q/S3/1B.3	Lower montane coniferous forest, or ultramafic	Collections from Douglas-fir forest and Jeffrey pine forest. Can be on serpentine. 850-2135 m.



Species	County Occurrences	Federal/State Status	BLM/USFS Status	Global/State/CNPS Ranking	Habitat	Microhabitat
Serpentine rockcress <i>Boechera serpenticola</i>	4	—/—	—	G1/S1/1B.2	Lower montane coniferous forest, ultramafic, or upper montane coniferous forest	Serpentine ridges and talus. 1125-2090 m.
Scalloped moonwort <i>Botrychium crenulatum</i>	1	—/—	USFS Sensitive	G4/S3/2B.2	Bog and fen, lower montane coniferous forest, marsh & swamp, meadow and seep, upper montane coniferous forest, or wetland	Moist meadows, freshwater marsh, and near creeks. 1185-3110 m.
Mingan moonwort <i>Botrychium minganense</i>	2	—/—	USFS Sensitive	G4G5/S3/2B.2	Bog and fen, lower montane coniferous forest, meadow and seep, upper montane coniferous forest, or wetland	Creekbanks in mixed conifer forest. 1190-3295 m.
Western goblin <i>Botrychium montanum</i>	1	—/—	USFS Sensitive	G3/S2/2B.1	Lower montane coniferous forest, meadow and seep, old growth, or upper montane coniferous forest	Creekbanks in old-growth forest. 1430-2430 m.
Rattlesnake fern <i>Botrypus virginianus</i>	4	—/—	—	G5/S2/2B.2	Bog and fen, lower montane coniferous forest, meadow & seep, riparian forest, upper montane coniferous forest, or wetland	710-1405 m.
Watershield <i>Brasenia schreberi</i>	1	—/—	—	G5/S3/2B.3	Marsh, swamp, and wetland	Aquatic known from water bodies both natural and artificial in California. 1-2180 m.
Indian Valley brodiaea <i>Brodiaea rosea</i>	1	—/E	BLM Sensitive; USFS Sensitive	G2Q/S2/3.1	Chaparral, cismontane woodland, closed-cone coniferous forest, ultramafic, or valley and foothill grassland	Serpentine gravelly creek bottoms, and in meadows and swales. 340-1195 m.
Buxbaumia moss <i>Buxbaumia viridis</i>	1	—/—	BLM Sensitive; USFS Sensitive	G3G4/S2/2B.2	Lower montane coniferous forest, subalpine coniferous forest, or upper montane coniferous forest	Well-rotted logs, and in peaty soil and humus. 300-2225 m.
Small-flowered calycadenia	8	—/—	USFS Sensitive	G2/S2/1B.2	Chaparral, meadow & seep, ultramafic, or valley and foothill grassland	Rocky talus or scree; sparsely vegetated areas. occasionally on



Species	County Occurrences	Federal/State Status	BLM/USFS Status	Global/State/CNPS Ranking	Habitat	Microhabitat
<i>Calycadenia micrantha</i>						roadsides; sometimes on serpentine. 435-1405 m.
Wilkin's harebell <i>Campanula wilkinsiana</i>	7	—/—	USFS Sensitive	G2/S2/1B.2	Meadow and seep, subalpine coniferous forest, or upper montane coniferous forest	Often on streambanks in meadows. 1265-2590 m.
Flagella-like atractyllocarpus <i>Campylopodia stenocarpa</i>	2	—/—	—	G5/S1?/2B.2	Cismontane woodland	All California populations are on roadsides. The ID of the California populations is under question, but whatever this is, it is rare. 285-430 m.
Oregon Sedge <i>Carex halliana</i>	1	—/—	—	G4/S2/2B.3	Meadow and seep, subalpine coniferous forest, upper montane coniferous forest, or wetland	Often on pumice. 1460-2105 m.
Porcupine sedge <i>Carex hystericina</i>	1	—/—	—	G5/S2/2B.1	Freshwater marsh, marsh, swamp, or wetland	Wet places, such as stream edges. 225-2400 m.
Bristle-stalked sedge <i>Carex leptalea</i>	1	—/—	—	G5/S1/2B.2	Bog and fen, freshwater marsh, marsh, swamp, meadow and seep, or wetland	Mostly known from bogs and wet meadows. 3-1395 m.
Northern meadow sedge <i>Carex praticola</i>	1	—/—	—	G5/S2/2B.2	Meadow and seep, or wetland	Moist to wet meadows. 15-3200 m.
Shasta chaenactis <i>Chaenactis suffrutescens</i>	17	—/—	BLM Sensitive	G2G3/S2S3/1B.3	Lower montane coniferous forest, ultramafic, or upper montane coniferous forest	Sandy or serpentine soils. 730-2255 m.
Northern clarkia <i>Clarkia borealis</i> ssp. <i>borealis</i>	12	—/—	BLM Sensitive; USFS Sensitive	G4T4/S4/4.3	Chaparral, cismontane woodland, or lower montane coniferous forest	Often seen in roadcuts. 345-1540 m.
Jepson's dodder <i>Cuscuta jepsonii</i>	7	—/—	—	G3/S3/1B.2	Broadleaved upland forest, lower montane coniferous forest, or upper montane coniferous forest	Primary host species are <i>Ceanothus diversifolius</i> and <i>Ceanothus prostratus</i> . 1200-2745 m.



Species	County Occurrences	Federal/State Status	BLM/USFS Status	Global/State/CNPS Ranking	Habitat	Microhabitat
Golden alpine draba <i>Draba aureola</i>	1	—/—	—	G4/S2/1B.3	Alpine, alpine boulder and rock field, subalpine coniferous forest, or ultramafic	On serpentine or volcanic outcrops. 2315-3050 m.
Mt. Eddy draba <i>Draba carnosula</i>	6	—/—	BLM Sensitive; USFS Sensitive	G2/S2/1B.3	Subalpine coniferous forest, ultramafic, or upper montane coniferous forest	On talus or small boulder-fields; known from both serpentine and granite. 1645-2560 m.
Snow Mountain willowherb <i>Epilobium nivium</i>	1	—/—	USFS Sensitive	G2G3/S2S3/1B.2	Chaparral or upper montane coniferous forest	Crevices of volcanic and metavolcanic rock outcrops and associated talus. 1400-2200 m.
Oregon fireweed <i>Epilobium oreganum</i>	33	—/—	USFS Sensitive	G2/S2/1B.2	Bog and fen, lower montane coniferous forest, meadow and seep, ultramafic, upper montane coniferous forest, or wetland	In and near springs and bogs; at least sometimes on serpentine. 575-2075 m.
Siskiyou fireweed <i>Epilobium siskiyouense</i>	23	—/—	—	G3/S3/1B.3	Alpine boulder and rock field, subalpine coniferous forest, ultramafic, or upper montane coniferous forest	On slopes in gravelly, serpentine soils. 1675-2440 m.
Tracy's eriastrum <i>Eriastrum tracyi</i>	5	—/—	USFS Sensitive	G3Q/S3/3.2	Chaparral, cismontane woodland, or valley and foothill grassland	Gravelly shale or clay; often in open areas. 315-2400 m.
Waldo daisy <i>Erigeron bloomeri</i> <i>var. nudatus</i>	1	—/—	—	G5T4/S3/2B.3	Lower montane coniferous forest, ultramafic, or upper montane coniferous forest	In open areas on dry rocky outcrops on serpentine. 730-1740 m.
Mad River fleabane daisy <i>Erigeron maniopotamicus</i>	1	—/—	USFS Sensitive	G2?/S2?/1B.2	Lower montane coniferous forest, or meadow and seep	Open slopes, disturbed areas (road cuts); tan-colored, rocky soils. 1280-1505 m.
Trinity Buckwheat <i>Eriogonum alpinum</i>	9	—/—	USFS Sensitive	G2/S2/1B.2	Alpine, alpine boulder and rock field, subalpine coniferous forest, ultramafic, or upper montane coniferous forest	Rocky soils and scree slopes in open and windswept areas on serpentine substrate. 1990-2625 m.



Species	County Occurrences	Federal/State Status	BLM/USFS Status	Global/State/CNPS Ranking	Habitat	Microhabitat
Jaynes Canyon buckwheat <i>Eriogonum dielinum</i>	2	—/—	—	G3/S3/2B.3	Ultramafic or upper montane coniferous forest	Often on serpentine. 1735-2440 m.
Blushing wild buckwheat <i>Eriogonum ursinum</i> <i>var. erubescens</i>	11	—/—	USFS Sensitive	G3G4T3/S3/1B.3	Chaparral or lower montane coniferous forest	Rocky sites including scree and talus. 790-2120 m.
Pink-margined monkeyflower <i>Erythranthe trinitensis</i>	2	—/—	—	G2/S2/1B.3	Cismontane woodland, lower montane coniferous forest, meadow and seep, ultramafic, or upper montane coniferous forest	Often on serpentine and along roadsides. 1370-1950 m.
Scott Mountains fawn lily <i>Erythronium citrinum</i> <i>var. roderickii</i>	58	—/—	—	G4T3T4/S3S4/4.3	Lower montane coniferous forest or ultramafic	Serpentine; rocky sites. 545-1435 m.
Giant fawn lily <i>Erythronium oregonum</i>	1	—/—	—	G4G5/S2/2B.2	Cismontane woodland, meadow and seep, or ultramafic	Openings. Sometimes on serpentine; rocky sites. 300-1435 m.
Coast fawn lily <i>Erythronium revolutum</i>	3	—/—	—	G4G5/S3/2B.2	Bog and fen, broadleaved upland forest, north coast coniferous forest, or wetland	Mesic sites; streambanks. 60-1405 m.
Subalpine aster <i>Eurybia merita</i>	1	—/—	—	G5/SH/2B.3	Upper montane coniferous forest	1300-2000 m.
Modoc green-gentian <i>Frasera albicaulis</i> <i>var. modocensis</i>	1	—/—	—	G5T3T4/S2S3/2B.3	Great basin scrub or upper montane coniferous forest	Openings. 900-1750 m.
Umpqua green-gentian <i>Frasera umpquaensis</i>	6	—/—	—	G3/S1/2B.2	Chaparral, lower montane coniferous forest, meadow and seep, or north coast coniferous forest	Mountain meadows; openings in forest. 1550-1830 m.



Species	County Occurrences	Federal/State Status	BLM/USFS Status	Global/State/CNPS Ranking	Habitat	Microhabitat
Scott Mountain Bedstraw <i>Galium serpenticum</i> <i>ssp. scotticum</i>	21	—/—	BLM Sensitive	G4G5T2/S2/1B.2	Lower montane coniferous forest or ultramafic	Generally on north-facing slopes on serpentine in mixed conifer forest. 950-2225 m.
Klamath Gentian <i>Gentiana plurisetosa</i>	1	—/—	—	G2G3/S2/1B.3	Lower montane coniferous forest, meadow and seep, upper montane coniferous forest, or wetland	Meadows in red fir and yellow pine forests; mesic sites. 1215-1950 m.
Pacific gilia <i>Gilia capitata</i> <i>ssp. pacifica</i>	1	—/—	—	G5T3/S2/1B.2	Chaparral, coastal bluff scrub, coastal prairie, or valley and foothill grassland	5-1345 m.
Niles' harmonia <i>Harmonia doris-nilesiae</i>	20	—/—	USFS Sensitive	G2G3/S2S3/1B.1	Chaparral, cismontane woodland, lower montane coniferous forest, or ultramafic	Serpentine barrens. 650-1660 m.
Stebbins' harmonia <i>Harmonia stebbinsii</i>	12	—/—	BLM Sensitive; USFS Sensitive	G2/S2/1B.2	Chaparral, lower montane coniferous forest, or ultramafic	Serpentine soils; often along roads. 120-1585 m.
Buttercup-leaf suksdorfia <i>Hemieva ranunculifolia</i>	2	—/—	—	G5/S2/2B.2	Meadow and seep, upper montane coniferous forest, or wetland	Mesic sites; rocky. 1825-2075 m.
Jepson's horkelia <i>Horkelia daucifolia</i> <i>var. indicta</i>	1	—/—	—	G4T1/S1/1B.1	Cismontane woodland	Quaternary pyroclastic flows, volcanic or clay soils. Vernal mesic, openings. 240-670 m.
Yolla Bolly Mountains' bird's-foot trefoil <i>Hosackia yollabollensis</i>	6	—/—	—	G2/S2/1B.2	Meadow and seep or upper montane coniferous forest	1580-2135 m.
Scott Mountain howellanthus <i>Howellanthus dalesianus</i>	34	—/—	—	G3/S3/4.3	Lower montane coniferous forest, meadow and seep, subalpine coniferous forest, ultramafic, or upper montane coniferous forest	Dry meadows or openings in coniferous forest community on serpentine soil. 1025-2105 m.



Species	County Occurrences	Federal/State Status	BLM/USFS Status	Global/State/CNPS Ranking	Habitat	Microhabitat
Water howellia <i>Howellia aquatilis</i>	1	T/_	—	G3/S2/2B.2	Aquatic, freshwater marsh, marsh and swamp, or wetland	In clear ponds with other aquatics and surrounded by ponderosa pine forest and sometimes riparian associates. 1080-1375 m.
Little hulsea <i>Hulsea nana</i>	2	_/_	—	G4/S3/2B.3	Alpine boulder and rock field or subalpine coniferous forest	Rocky or gravelly sites; on volcanic substrates. 1705-3170 m.
Baker's globe mallow <i>Iliamna bakeri</i>	1	_/_	—	G4/S3/4.2	Chaparral or piñon and juniper woodlands	Often in burned areas. Volcanic substrates. 1000-2500 m.
California globe mallow <i>Iliamna latibracteata</i>	10	_/_	USFS Sensitive	G2G3/S2/1B.2	Chaparral, lower montane coniferous forest, north coast coniferous forest, or riparian scrub	Seepage areas in silty clay loam. 60-1655 m.
Pickering's ivesia <i>Ivesia pickeringii</i>	4	_/_	USFS Sensitive	G2/S2/1B.2	Lower montane coniferous forest, meadow and seep, ultramafic, or wetland	Mesic clay; usually serpentine seeps. 850-1525 m.
Dudley's rush <i>Juncus dudleyi</i>	6	_/_	—	G5/S1/2B.3	Lower montane coniferous forest or wetland	Wet areas in forest. 455-1910 m.
Regel's rush <i>Juncus regelii</i>	2	_/_	—	G4/S1/2B.3	Meadow and seep, upper montane coniferous forest, or wetland	Mesic sites. 1520-2045 m.
Small groundcone <i>Kopsiopsis hookeri</i>	2	_/_	—	G4?/S1S2/2B.3	North coast coniferous forest	Open woods, shrubby places, generally on Gaultheria shallon. 120-1435 m.
Heckner's lewisia <i>Lewisia cotyledon</i> <i>var. heckneri</i>	31	_/_	BLM Sensitive	G4T3/S3/1B.2	Lower montane coniferous forest	Rocky places. 225-2100 m.
Stebbins' lewisia <i>Lewisia stebbinsii</i>	1	_/_	USFS Sensitive	G2/S2/1B.2	Lower montane coniferous forest, ultramafic, or upper montane coniferous forest	Relatively barren exposed ridges and slopes in nutrient poor soils (mostly serpentine). 1675-2065 m.



Species	County Occurrences	Federal/State Status	BLM/USFS Status	Global/State/CNPS Ranking	Habitat	Microhabitat
Woolly meadowfoam <i>Limnanthes floccosa</i> <i>ssp. floccosa</i>	1	—/—	—	G4T4/S3/4.2	Chaparral, cismontane woodland, valley and foothill grassland, vernal pool, or wetland	Vernally wet areas, ditches, and ponds. 60-1335 m.
Peck's lomatium <i>Lomatium</i> <i>peckianum</i>	1	—/—	—	G4/S1/2B.2	Chaparral, cismontane woodland, lower montane coniferous forest, piñon and juniper woodlands	Rocky slopes, flats, & sometimes grassy openings, in yellow pine-black oak woodland, on volcanic soils. 685-1180 m.
Anthony Peak lupine <i>Lupinus antoninus</i>	1	—/—	USFS Sensitive	G2/S2/1B.2	Lower montane coniferous forest, or upper montane coniferous forest	Open areas with surrounding forest; rocky sites. 1215-2255 m.
The Lassics lupine <i>Lupinus constancei</i>	1	—/E	USFS Sensitive	G1/S1/1B.1	Lower montane coniferous forest or ultramafic	Serpentine barrens. 1685-1740 m.
South Fork Mountain lupine <i>Lupinus elmeri</i>	9	—/—	—	G2/S2/1B.2	Lower montane coniferous forest	1340-1800 m.
Elongate copper moss <i>Mielichhoferia</i> <i>elongata</i>	2	—/—	USFS Sensitive	G5/S3S4/4.3	Cismontane woodland	Moss growing on very acidic, metamorphic rock or substrate; usually in higher portions in fens. Often on substrates naturally enriched with heavy metals (e.g. copper) such as mine tailings. 5-1085 m.
Leafy-stemmed mitrewort <i>Mitellastra</i> <i>caulescens</i>	1	—/—	—	G5/S4/4.2	Broadleaved upland forest, lower montane coniferous forest, meadow and seep, or north coast coniferous forest	Mesic sites. 5-1700 m.
Howell's montia <i>Montia howellii</i>	4	—/—	—	G3G4/S2/2B.2	Meadow and seep, north coast coniferous forest, vernal pool, or wetland	Vernally wet sites; often on compacted soil. 10-1215 m.



Species	County Occurrences	Federal/State Status	BLM/USFS Status	Global/State/CNPS Ranking	Habitat	Microhabitat
Wolf's evening primrose <i>Oenothera wolfii</i>	2	—/—	—	G2/S1/1B.1	Coastal bluff scrub, coastal dunes, or coastal prairie	Sandy substrates; usually mesic sites. 0-125 m.
Cascade grass-of-Parnassus <i>Parnassia cirrata</i> <i>var. intermedia</i>	18	—/—	USFS Sensitive	G5T4/S3/2B.2	Bog and fen, meadow and seep, or wetland	Rocky serpentine soil. 775-2000 m.
Thread-leaved beardtongue <i>Penstemon filiformis</i>	50	—/—	—	G4/S4/4.2	Cismontane woodland, lower montane coniferous forest, or ultramafic	Dry stony sites, grassy openings, & meadows, often along trails & logging roads; sometimes on serpentine. 180-2135 m.
Tracy's beardtongue <i>Penstemon tracyi</i>	8	—/—	USFS Sensitive	G2/S2/1B.3	Upper montane coniferous forest	Dry rocky ridges, ledges, and cliffs, often in crevices. 1995-2195 m.
Scott Valley phacelia <i>Phacelia greenei</i>	1	—/—	BLM Sensitive; USFS Sensitive	G2/S2/1B.2	Closed-cone coniferous forest, lower montane coniferous forest, subalpine coniferous forest, ultramafic, or upper montane coniferous forest	Bare serpentine ridges and openings in yellow pine and red fir forest communities. 850-2380 m.
Siskiyou phacelia <i>Phacelia leonis</i>	13	—/—	—	G3/S2?/1B.3	Meadow and seep, ultramafic, or upper montane coniferous forest	Sandy, moist soil, sometimes on serpentine. 1085-2195 m.
Engelmann spruce <i>Picea engelmannii</i>	1	—/—	—	G5/S2/2B.2	Upper montane coniferous forest	Slopes and hillsides, often on alluvial terrace. 1065-2135 m.
White-flowered rein orchid <i>Piperia candida</i>	7	—/—	—	G3/S3/1B.2	Broadleaved upland forest, lower montane coniferous forest, north coast coniferous forest, or ultramafic	Sometimes on serpentine. Forest duff, mossy banks, rock outcrops, and muskeg. 20-1615 m.
Mt. Eddy sky pilot <i>Polemonium eddyense</i>	2	—/—	—	G1/S1/1B.2	Alpine boulder and rock field or ultramafic	Serpentinite or peridotite, rocky. 2620-2685 m.



Species	County Occurrences	Federal/State Status	BLM/USFS Status	Global/State/CNPS Ranking	Habitat	Microhabitat
White-stemmed pondweed <i>Potamogeton praelongus</i>	1	—/—	—	G5/S2/2B.3	Marsh and swamp or wetland	Deep water, lakes. 1650-2065 m.
Crested potentilla <i>Potentilla cristae</i>	2	—/—	—	G2/S2/1B.3	Alpine boulder and rock field, subalpine coniferous forest, or ultramafic	Seasonally wet swales and seeps; gravelly or rocky sites; often on serpentine. 1825-2560 m.
Pacific fuzzwort <i>Ptilidium californicum</i>	9	—/—	BLM Sensitive	G4G5/S3S4/4.3	Lower montane coniferous forest, or upper montane coniferous forest	Epiphytic on fallen and decaying logs and stumps. Rarely on boulders over humus. 340-1860 m.
Showy raillardella <i>Raillardella pringlei</i>	14	—/—	USFS Sensitive	G2G3/S2S3/1B.2	Bog and fen, meadow and seep, ultramafic, upper montane coniferous forest, or wetland	Streambanks, wet meadows, and bogs in areas of serpentinized rock. 1295-2135 m.
White beak-rush <i>Rhynchospora alba</i>	2	—/—	—	G5/S2/2B.2	Bog and fen, marsh and swamp, meadow and seep, or wetland	Freshwater marshes and sphagnum bogs. 60-1875 m.
Brownish beak-rush <i>Rhynchospora capitellata</i>	1	—/—	—	G5/S1/2B.2	Lower montane coniferous forest, marsh and swamp, meadow and seep, upper montane coniferous forest, or wetland	Mesic sites. 45-1710 m.
The Lassics sandwort <i>Sabulina decumbens</i>	2	—/—	USFS Sensitive	G1/S1/1B.2	Lower montane coniferous forest, ultramafic, or upper montane coniferous forest	Endemic to serpentine. Only known from upper, north-facing slopes under Jeffrey pines. 1580-1680 m.
Tracy's sanicle <i>Sanicula tracyi</i>	46	—/—	USFS Sensitive	G4/S4/4.2	Cismontane woodland, lower montane coniferous forest, or upper montane coniferous forest	Dry gravelly slopes or flats, usually in or at the margin of oak woodland with scattered trees. In openings. 100-1585 m.
Water bulrush <i>Schoenoplectus subterminalis</i>	4	—/—	—	G4G5/S3/2B.3	Bog and fen, marsh and swamp, or wetland	Montane lake margins, in shallow water. 880-2425 m.
Cascade stonecrop <i>Sedum divergens</i>	1	—/—	—	G5?/S2/2B.3	Alpine boulder and rock field	Rocky alpine slopes and cool cliffs. 1525-2335 m.



Species	County Occurrences	Federal/State Status	BLM/USFS Status	Global/State/CNPS Ranking	Habitat	Microhabitat
Pale yellow stonecrop <i>Sedum laxum</i> ssp. <i>flavidum</i>	33	—/—	—	G5T3Q/S3/4.3	Broadleaved upland forest, chaparral, cismontane woodland, lower montane coniferous forest, ultramafic, or upper montane coniferous forest	Serpentine or basalt outcrops. 455-2000 m.
Canyon Creek stonecrop <i>Sedum obtusatum</i> ssp. <i>paradisum</i>	11	—/—	BLM Sensitive; USFS Sensitive	G4G5T3/S3/1B.3	Broadleaved upland forest, chaparral, lower montane coniferous forest, or subalpine coniferous forest	Rock faces, in crevices of exposed granite. 850-1890 m.
Coast checkerbloom <i>Sidalcea oregana</i> ssp. <i>eximia</i>	1	—/—	—	G5T1/S1/1B.2	Lower montane coniferous forest, meadow and seep, north coast coniferous forest, or wetland	Near meadows, in gravelly soil. 5-1805 m.
Klamath Mountain catchfly <i>Silene salmonacea</i>	69	—/—	USFS Sensitive	G3/S3/1B.2	Lower montane coniferous forest or ultramafic	Openings, usually serpentine. 775-1345 m.
English Peak greenbrier <i>Smilax jamesii</i>	68	—/—	—	G3G4/S3S4/4.2	Broadleaved upland forest, lower montane coniferous forest, marsh and swamp, north coast coniferous forest, upper montane coniferous forest, or wetland	Along streams and lake margins, sometimes mesic depressions. 505-1975 m.
Trinity River jewelflower <i>Streptanthus ob lanceolatus</i>	2	—/—	USFS Sensitive	G1/S1/1B.2	Cismontane woodland	20-420 m.
Robust false lupine <i>Thermopsis robusta</i>	1	—/—	USFS Sensitive	G2/S2/1B.2	Broadleaved upland forest, north coast coniferous forest, or ultramafic	Ridgetops; sometimes on serpentine. 365-1405 m.
Lyall's tonestus <i>Tonestus lyallii</i>	3	—/—	—	G5/S1/2B.3	Alpine boulder and rock field	Alpine talus, barrens. 2435-2685 m.



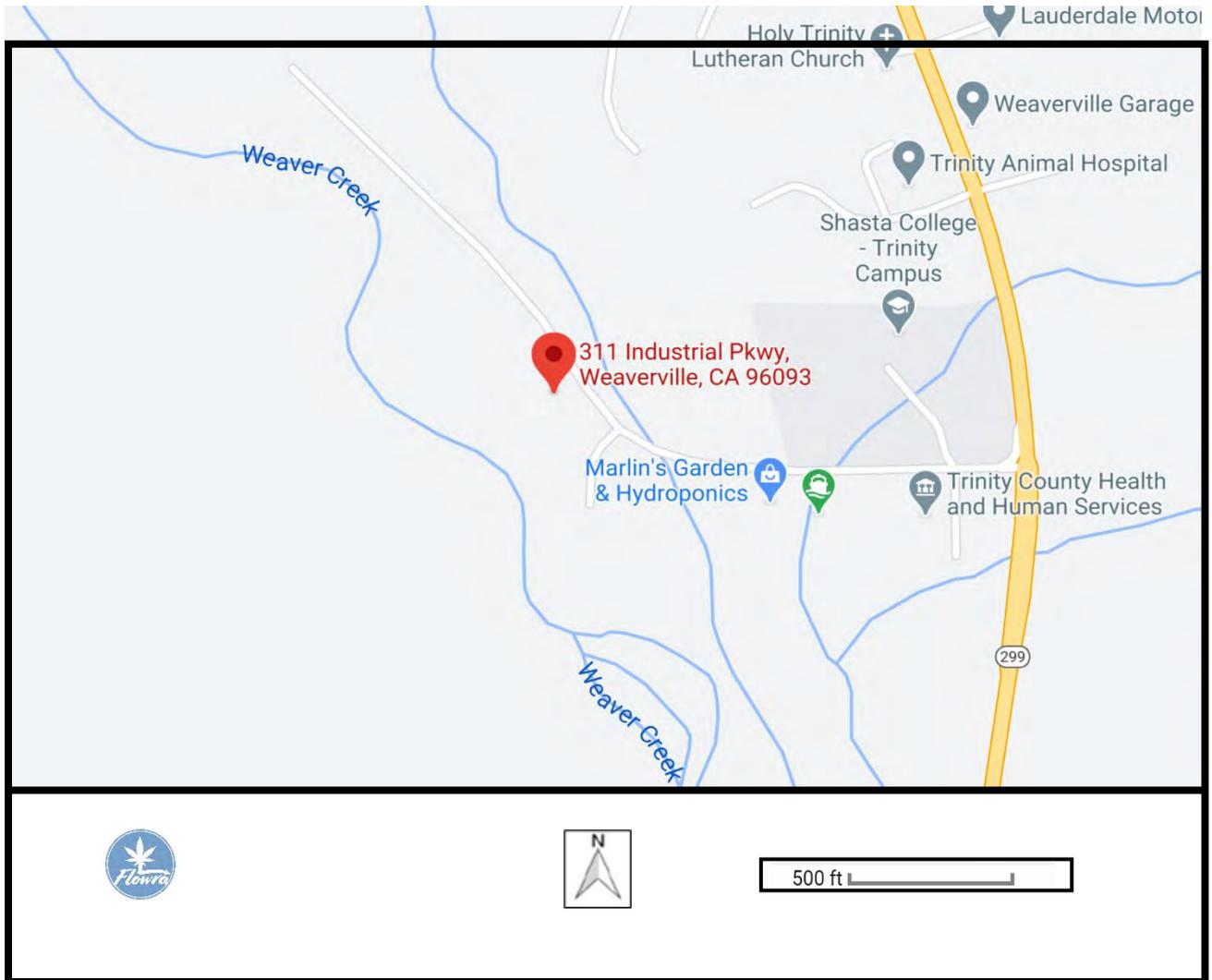
Species	County Occurrences	Federal/State Status	BLM/USFS Status	Global/State/CNPS Ranking	Habitat	Microhabitat
Beaked tracyina <i>Tracyina rostrata</i>	1	—/—	USFS Sensitive	G2/S2/1B.2	Chaparral, cismontane woodland, or valley and foothill grassland	Open grassy meadows usually within oak woodland and grassland habitats. 150-795 m.
Little-leaved huckleberry <i>Vaccinium scoparium</i>	1	—/—	—	G5/S3/2B.2	Subalpine coniferous forest	Rocky, subalpine woods. Sometimes serpentine. 1035-2200 m.



**TABLE 6. SPECIES OBSERVED DURING RECONNAISSANCE SURVEY OF 311 INDUSTRIAL PARK WAY,
WEAVERVILLE, CA (OCT 23 2020)**

Species Observed
Black locust (<i>Robinia pseudoacacia</i>)
Common mullein (<i>Verbascum thapsus</i>)
Fremont cottonwood (<i>Populus fremontii</i>)
Himalayan blackberry (<i>Rubus armeniacus</i>),
Knotweeds (<i>Polygonum</i> spp.),
Mustard (<i>Brassica</i> spp.)
Oregon oak (<i>Quercus garryana</i>).
Ponderosa pine (<i>Pinus ponderosa</i>)
Red alder (<i>Alnus rubra</i>)
Tree of Heaven (<i>Ailanthus altissima</i>)
Willow (<i>Salix</i> spp.)
Yellow starthistle (<i>Centaurea solstitialis</i>)

FIGURE 1. MAP OF 311 INDUSTRIAL PARK WAY, WEAVERVILLE, CA.



**FIGURE 2. PROJECT SITE MAP OF 311 INDUSTRIAL PARK WAY,
WEAVERVILLE, CA.**

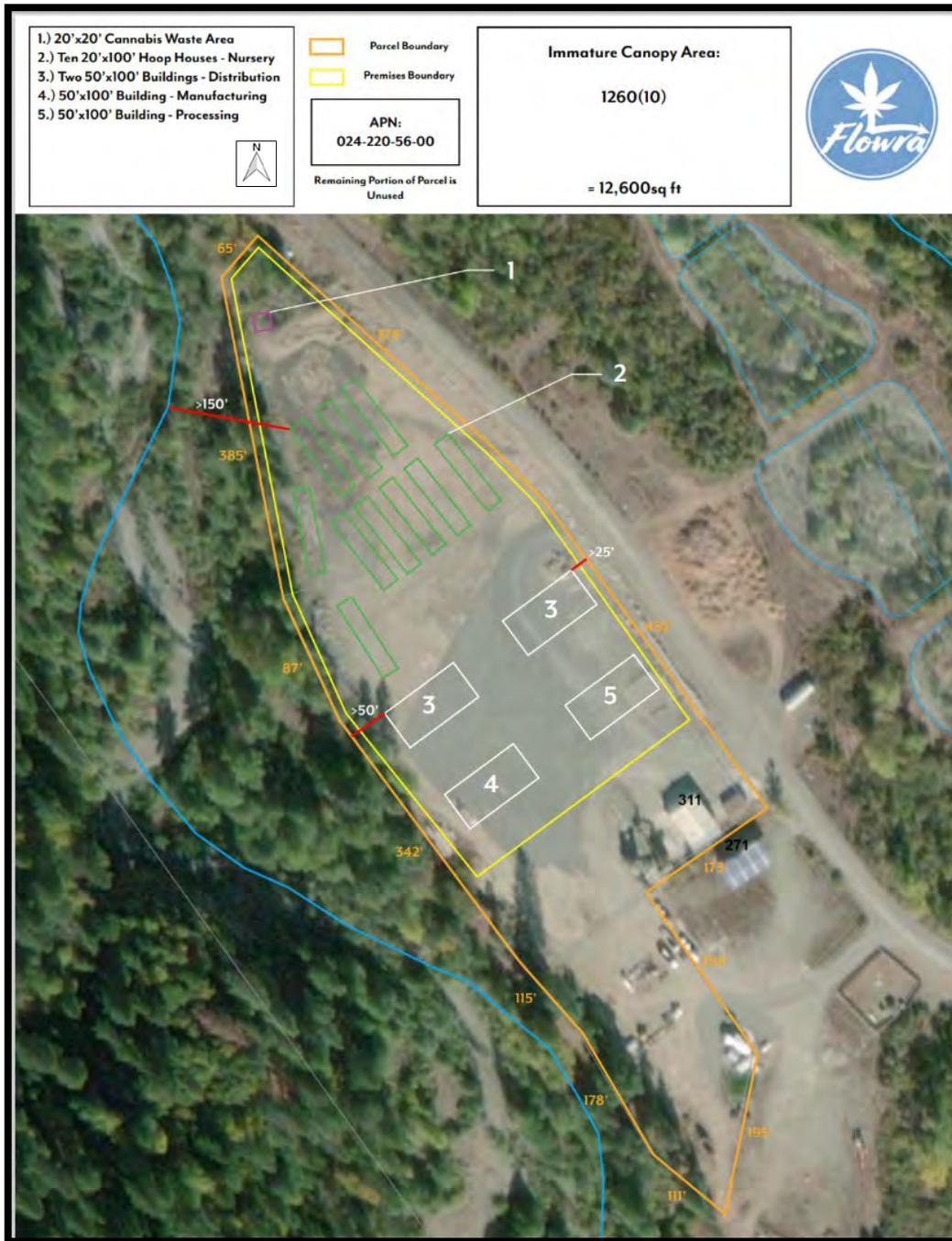
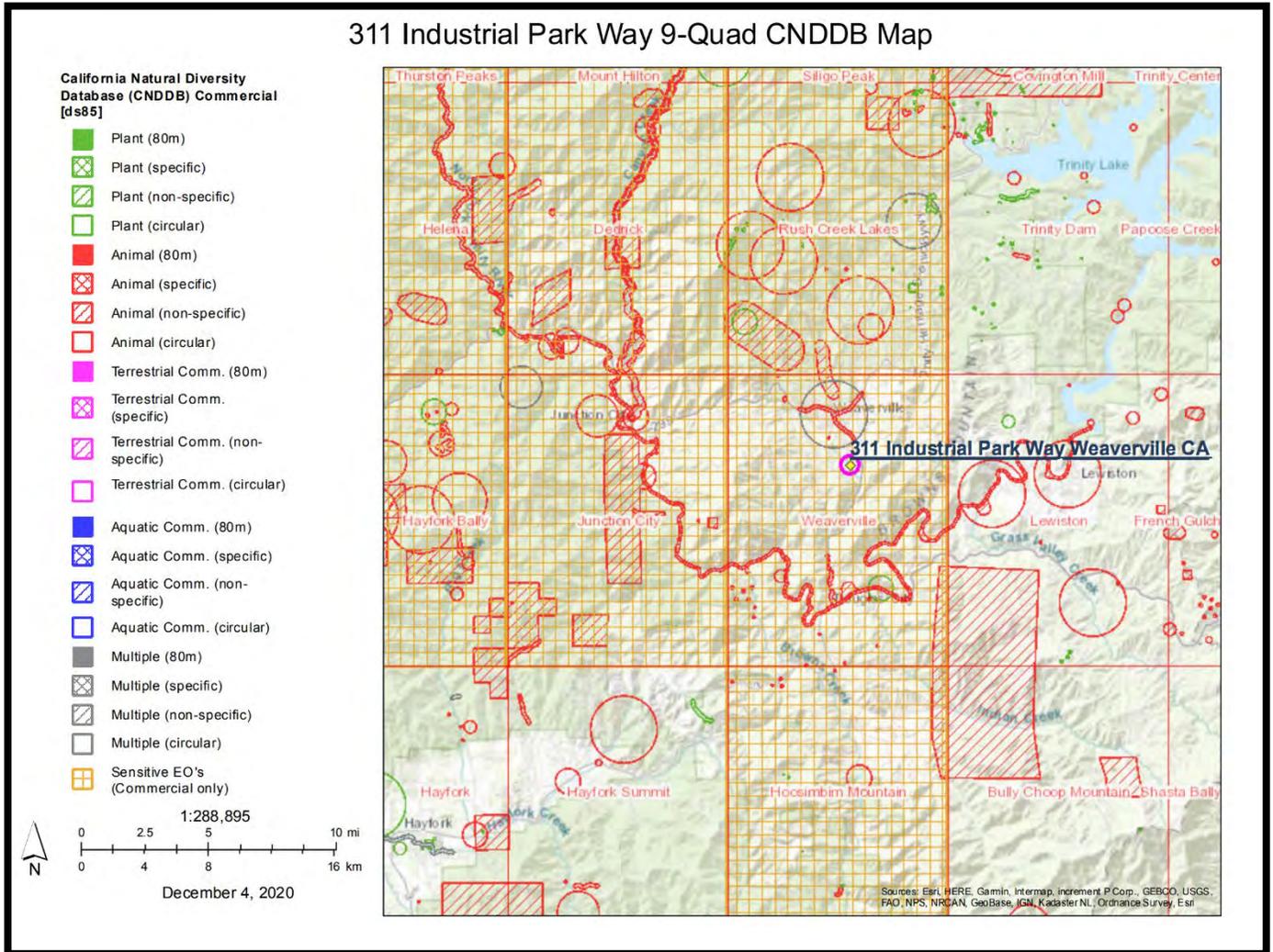


FIGURE 3. MAP OF REGIONAL CNDDDB OCCURRENCES WITHIN A 9-QUAD AD RADIUS OF 311 INDUSTRIAL PARK WAY, WEAVERVILLE, CA.



**FIGURE 4. SITE PHOTO OF 311 INDUSTRIAL PARK WAY,
WEAVERVILLE, CA.**



**FIGURE 5. RIPARIAN HABITAT ADJACENT TO
311 INDUSTRIAL PARK WAY, WEAVERVILLE, CA.**



**FIGURE 6. LEVEE SEPARATING ADJACENT RIPARIAN HABITAT AT
311 INDUSTRIAL PARK WAY, WEAVERVILLE, CA.**



**FIGURE 7. WETLAND HABITAT EAST OF
311 INDUSTRIAL PARK WAY, WEAVERVILLE, CA.**



**FIGURE 8. PARCEL ACCESS ROAD,
INDUSTRIAL PARK WAY, WEAVERVILLE, CA.**





6. APPENDICES

6.1 Appendix A: Species Rankings

CNPS Rare Plant Ranking

- 1A. Plants presumed extirpated in California and either rare or extinct elsewhere
- 1B. Plants rare, threatened, or endangered in California and elsewhere
- 2A. Plants presumed extirpated in California but common elsewhere
- 2B. Plants rare, threatened, or endangered in California but more common elsewhere
- 3. Plants about which more information is needed
- 4. Watch List: Plants of limited distribution

NatureServe Network Conservation Ranking System

- GX = Presumed Extinct
- GH = Possibly Extinct (Historical Occurrences)
- G1 = Critically Imperiled
- G2 = Imperiled
- G3 = Vulnerable
- G4 = Apparently Secure
- G5 = Secure
- GNR = Global Rank Not Assessed
- SX = Presumed Extirpated
- SH = Possibly Extirpated
- S1 = Critically Imperiled
- S2 = Imperiled
- S3 = Vulnerable
- S4 = Apparently Secure
- S5 = Secure
- SNR = State Rank Not Yet Assessed



NatureServe Rank Qualifiers:

T = Taxa which are subspecies receive a taxon rank (T-rank) in addition to the G-rank. Whereas the G-rank reflects the condition of the entire species, the T-rank reflects the global status of just the subspecies. For example, the Point Reyes mountain beaver, *Aplodontia rufa* ssp. *phaea*, is ranked G5T2. The G-rank refers to the whole species, i.e., *Aplodontia rufa*; the T-rank refers only to the global condition of ssp. *phaea*.

C = Captive or Cultivated Only. Taxon at present is presumed or possibly extinct or eliminated in the wild across their entire native range but is extant in cultivation, in captivity, as a naturalized population (or populations) outside their native range, or as a reintroduced population not yet established. The “C” modifier is only used at a global level and not at a state level. Possible ranks are GXC or GHC.

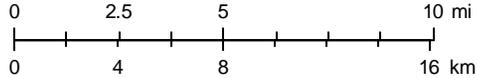
Q = Questionable taxonomy. May reduce conservation priority. Distinctiveness of this entity as a taxon at the current level is questionable; resolution of this uncertainty may result in change from a species to a subspecies or hybrid, or inclusion of this taxon in another taxon, with the resulting taxon having a lower-priority (numerically higher) conservation status rank. The “Q” modifier is only used at the global level, not at the state level.

311 Industrial Park Way 9-Quad CNDDDB Map

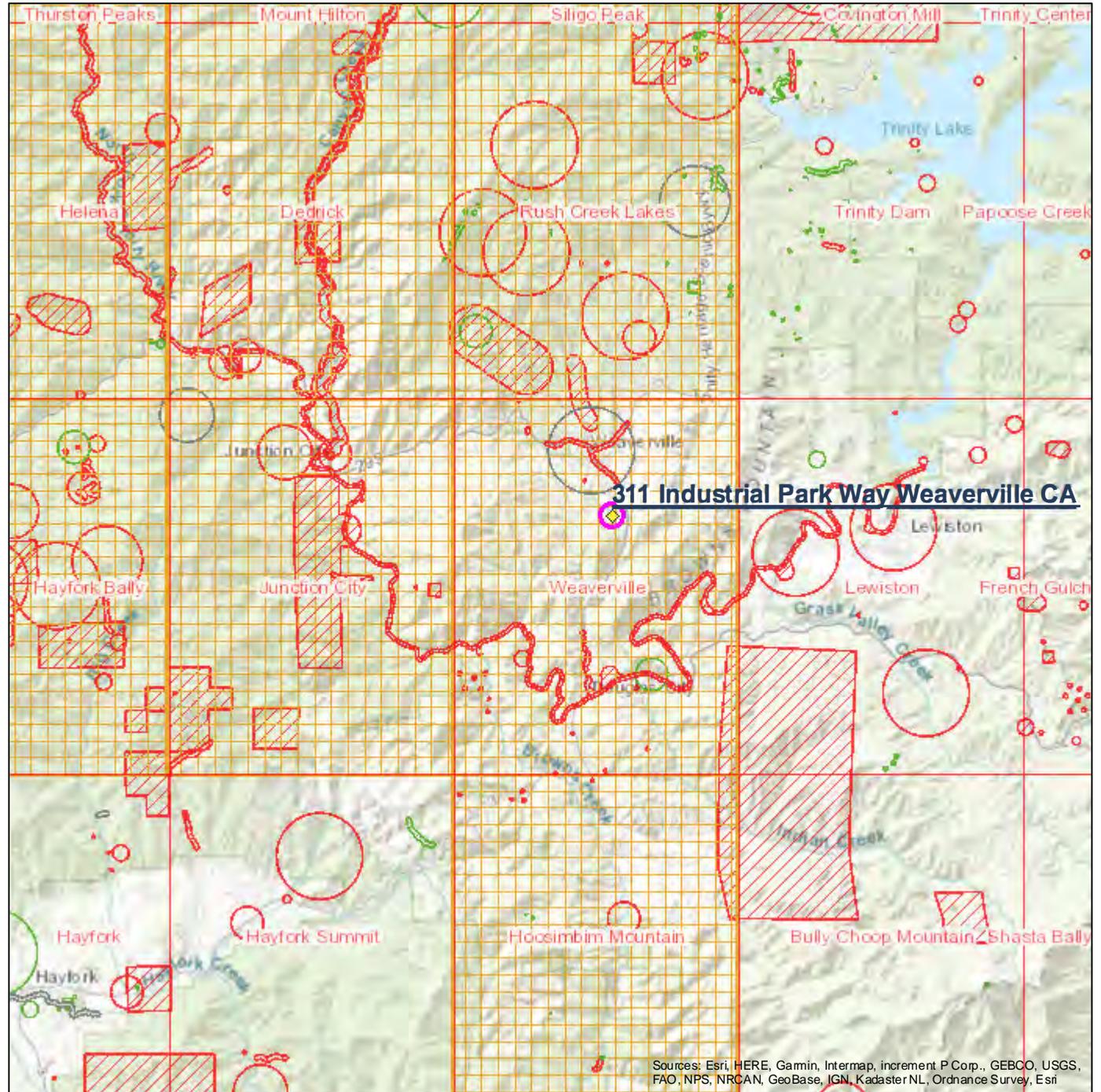
California Natural Diversity Database (CNDDDB) Commercial [ds85]

- Plant (80m)
- Plant (specific)
- Plant (non-specific)
- Plant (circular)
- Animal (80m)
- Animal (specific)
- Animal (non-specific)
- Animal (circular)
- Terrestrial Comm. (80m)
- Terrestrial Comm. (specific)
- Terrestrial Comm. (non-specific)
- Terrestrial Comm. (circular)
- Aquatic Comm. (80m)
- Aquatic Comm. (specific)
- Aquatic Comm. (non-specific)
- Aquatic Comm. (circular)
- Multiple (80m)
- Multiple (specific)
- Multiple (non-specific)
- Multiple (circular)
- Sensitive EO's (Commercial only)

1:288,895



December 4, 2020



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri

Scientific Name	Common Name	Occ Number	Accuracy	Occ Rank	Sens-itive	Site Date	Owner Mngmnt	Federal Status	State Status	CDFW Status	State Rank	Rare Plant Rank
Pekania pennanti	Fisher	305	1 mile	Unknown	N	19841001	USFS-SHASTA-TRINITY NF	None	None	S2S3		SSC
Pekania pennanti	Fisher	346	1 mile	Unknown	N	19XXXXXX	USFS-SHASTA-TRINITY NF	None	None	S2S3		SSC
Smilax jamesii	English Peak greenbrier	2	80 meters	Fair	N	19961008	USFS-SHASTA-TRINITY NF	None	None	S3S4	4.2	
Pekania pennanti	Fisher	403	80 meters	Excellent	N	19941207	BLM	None	None	S2S3		SSC
Haliaeetus leucocephalus	bald eagle	146	1/5 mile	Unknown	N	1997XXXX	USFS-SHASTA-TRINITY NF	Delisted	Endangered	S3		FP
Haliaeetus leucocephalus	bald eagle	123	1/5 mile	Excellent	N	1997XXXX	NPS-WHISKEYT OWN NRA	Delisted	Endangered	S3		FP
Haliaeetus leucocephalus	bald eagle	70	1/10 mile	Good	N	1997XXXX	PVT; USFS-SHASTA-TRINITY NF	Delisted	Endangered	S3		FP
Oncorhynchus mykiss irideus pop. 36	summer-run steelhead trout	9	specific area	Unknown	N	1993XXXX	USFS-SHASTA-TRINITY NF; PVT	None	Candidate Endangered	S2		SSC
Pekania pennanti	Fisher	394	1/5 mile	Excellent	N	19970121	BLM	None	None	S2S3		SSC
Juncus dudleyi	Dudley's rush	1	1 mile	Unknown	N	18790920	UNKNOW N	None	None	S1	2B.3	
Pekania pennanti	Fisher	375	non-specific area	Excellent	N	20020206	BLM	None	None	S2S3		SSC
Smilax jamesii	English Peak greenbrier	30	non-specific area	Unknown	N	20010823	USFS-SHASTA-TRINITY NF	None	None	S3S4	4.2	
Aquila chrysaetos	golden eagle	83	80 meters	Fair	N	200307XX	PVT-SIERRA PACIFIC	None	None	S3		FP; WL
Martes caurina	Pacific marten	132	1 mile	Unknown	N	XXXXXXXX	USFS-SHASTA-TRINITY NF	None	None	S3		
Martes caurina	Pacific marten	133	1 mile	Unknown	N	XXXXXXXX	USFS-SHASTA-TRINITY NF	None	None	S3		

Lepus americanus klamathensis	Oregon snowshoe hare	6	1 mile	Unknown	N	19221112	UNKNOW N	None	None	S2		SSC
Helminthoglypta talmadgei	Trinity shoulderband	11	2/5 mile	Unknown	N	19780312	USFS-SHASTA-TRINITY NF	None	None	S2		
Helminthoglypta talmadgei	Trinity shoulderband	12	2/5 mile	Unknown	N	19780313	BLM; OTHERS	None	None	S2		
Pekania pennanti	Fisher	514	non-specific area	Excellent	N	19941201	BLM	None	None	S2S3		SSC
Pekania pennanti	Fisher	516	non-specific area	Excellent	N	19941201	BLM	None	None	S2S3		SSC
Antrozous pallidus	pallid bat	303	1 mile	Unknown	N	19390817	UNKNOW N	None	None	S3		SSC
Emys marmorata	western pond turtle	411	non-specific area	Unknown	N	20060720	USFS-SHASTA-TRINITY NF	None	None	S3		SSC
Emys marmorata	western pond turtle	721	80 meters	Unknown	N	20060726	USFS-SHASTA-TRINITY NF	None	None	S3		SSC
Pekania pennanti	Fisher	531	80 meters	Unknown	N	20080904	BLM	None	None	S2S3		SSC
Ardea herodias	great blue heron	129	1/5 mile	Unknown	N	198XXXXX	UNKNOW N	None	None	S4		
Ascaphus truei	Pacific tailed frog	180	3/5 mile	Unknown	N	19670505	USFS-SHASTA-TRINITY NF	None	None	S3S4		SSC
Rana boylei	foothill yellow-legged frog	576	non-specific area	Unknown	N	19650201	USFS-SHASTA-TRINITY NF	None	Endangered	S3		SSC
Rana boylei	foothill yellow-legged frog	580	3/5 mile	Unknown	N	19670505	UNKNOW N	None	Endangered	S3		SSC
Rana boylei	foothill yellow-legged frog	587	80 meters	Good	N	20071003	USFS-SHASTA-TRINITY NF	None	Endangered	S3		SSC
Juncus dudleyi	Dudley's rush	2	2/5 mile	Unknown	N	19780621	UNKNOW N	None	None	S1	2B.3	
Smilax jamesii	English Peak greenbrier	58	80 meters	Good	N	20060608	USFS-SHASTA-TRINITY NF	None	None	S3S4	4.2	
Pekania pennanti	Fisher	672	80 meters	Unknown	N	20060322	USFS-SHASTA-TRINITY NF	None	None	S2S3		SSC
Pekania pennanti	Fisher	673	80 meters	Unknown	N	20060324	PVT-SIERRA PACIFIC	None	None	S2S3		SSC
Pekania pennanti	Fisher	674	80 meters	Unknown	N	20060326	PVT-SIERRA PACIFIC	None	None	S2S3		SSC

Pekania pennanti	Fisher	675	specific area	Unknown	N	20051219	PVT; USFS-SHASTA-TRINITY NF	None	None	S2S3		SSC
Pekania pennanti	Fisher	676	80 meters	Unknown	N	20060325	BLM	None	None	S2S3		SSC
Pekania pennanti	Fisher	677	80 meters	Unknown	N	20060327	BLM	None	None	S2S3		SSC
Pekania pennanti	Fisher	678	80 meters	Unknown	N	20051214	BLM	None	None	S2S3		SSC
Oncorhynchus tshawytscha pop. 30	chinook salmon - upper Klamath and Trinity Rivers ESU	5	non-specific area	Unknown	N	199311XX	PVT; BLM; USFS-S/T NF	Candidate	Candidate Endangered	S1S2		SSC
Pekania pennanti	Fisher	345	non-specific area	Unknown	N	1984XXXX	USFS-SHASTA-TRINITY NF	None	None	S2S3		SSC
Pekania pennanti	Fisher	347	non-specific area	Unknown	N	19XXXXXX	USFS-SHASTA-TRINITY NF; PVT	None	None	S2S3		SSC
Pekania pennanti	Fisher	329	non-specific area	Unknown	N	19681205	BLM; PVT	None	None	S2S3		SSC
Pekania pennanti	Fisher	323	2/5 mile	Unknown	N	19690310	PVT; USFS-SHASTA-TRINITY NF	None	None	S2S3		SSC
Pekania pennanti	Fisher	302	non-specific area	Unknown	N	19850619	USFS-SHASTA-TRINITY NF	None	None	S2S3		SSC
Pekania pennanti	Fisher	710	non-specific area	Unknown	N	198XXXXX	UNK; USFS-SHASTA-TRINITY NF	None	None	S2S3		SSC
Pekania pennanti	Fisher	301	non-specific area	Unknown	N	1984XXXX	USFS; BLM; PVT	None	None	S2S3		SSC
Pekania pennanti	Fisher	714	non-specific area	Unknown	N	198XXXXX	USFS-SHASTA-TRINITY NF; PVT	None	None	S2S3		SSC
Pekania pennanti	Fisher	715	non-specific area	Unknown	N	197XXXXX	BLM	None	None	S2S3		SSC
Smilax jamesii	English Peak greenbrier	1	specific area	Fair	N	19961010	USFS-SHASTA-TRINITY NF	None	None	S3S4	4.2	
Smilax jamesii	English Peak greenbrier	14	specific area	Fair	N	20031020	USFS-SHASTA-TRINITY NF	None	None	S3S4	4.2	
Smilax jamesii	English Peak greenbrier	99	specific area	Good	N	20031006	USFS-SHASTA-TRINITY NF	None	None	S3S4	4.2	

Smilax jamesii	English Peak greenbrier	100	specific area	Fair	N	20031002	USFS-SHASTA-TRINITY NF	None	None	S3S4	4.2	
Smilax jamesii	English Peak greenbrier	101	specific area	Poor	N	20060609	PVT-SIERRA PACIFIC	None	None	S3S4	4.2	
Smilax jamesii	English Peak greenbrier	102	specific area	Fair	N	20030821	PVT	None	None	S3S4	4.2	
Smilax jamesii	English Peak greenbrier	103	specific area	Poor	N	20031012	USFS-SHASTA-TRINITY NF	None	None	S3S4	4.2	
Smilax jamesii	English Peak greenbrier	104	specific area	Fair	N	20090527	PVT-SIERRA PACIFIC	None	None	S3S4	4.2	
Smilax jamesii	English Peak greenbrier	105	80 meters	Fair	N	20030908	USFS-SHASTA-TRINITY NF	None	None	S3S4	4.2	
Smilax jamesii	English Peak greenbrier	106	specific area	Fair	N	20030911	USFS-SHASTA-TRINITY NF	None	None	S3S4	4.2	
Silene salmonacea	Klamath Mountain catchfly	7	specific area	Good	N	20090605	PVT-SIERRA PACIFIC	None	None	S3	1B.2	
Silene salmonacea	Klamath Mountain catchfly	8	specific area	Good	N	20110610	PVT-SIERRA PACIFIC	None	None	S3	1B.2	
Silene salmonacea	Klamath Mountain catchfly	9	specific area	Good	N	20110609	PVT-SIERRA PACIFIC	None	None	S3	1B.2	
Eriogonum ursinum var. erubescens	blushing wild buckwheat	2	specific area	Excellent	N	20160803	PVT-SIERRA PACIFIC	None	None	S3	1B.3	
Corynorhinus townsendii	Townsend's big-eared bat	495	non-specific area	Unknown	N	19980711	BLM	None	None	S2		SSC
Corynorhinus townsendii	Townsend's big-eared bat	497	1/5 mile	Unknown	N	19970729	USFS-SHASTA-TRINITY NF	None	None	S2		SSC
Corynorhinus townsendii	Townsend's big-eared bat	598	1/5 mile	Unknown	N	19971020	BLM	None	None	S2		SSC
Chaenactis suffrutescens	Shasta chaenactis	29	non-specific area	Unknown	N	20020627	PVT-SIERRA PACIFIC	None	None	S2S3	1B.3	
Sedum obtusatum ssp. paradisum	Canyon Creek stonecrop	19	2/5 mile	Unknown	N	20110618	USFS-SHASTA-TRINITY NF	None	None	S3	1B.3	
Penstemon tracyi	Tracy's beardtongue	5	80 meters	Good	N	19910708	USFS-SHASTA-TRINITY NF	None	None	S2	1B.3	
Silene salmonacea	Klamath Mountain catchfly	3	non-specific area	Unknown	N	20130522	USFS-SHASTA-TRINITY NF	None	None	S3	1B.2	

Penstemon filiformis	thread-leaved beardtongue	98	specific area	Fair	N	20130522	USFS-SHASTA-TRINITY NF	None	None	S4	4.2	
Bombus occidentalis	western bumble bee	67	1 mile	Unknown	N	193106XX	UNKNOW N	None	Candidate Endangered	S1		
Bombus occidentalis	western bumble bee	68	4/5 mile	Unknown	N	19800822	USFS-SHASTY-TRINITY NF	None	Candidate Endangered	S1		
Bombus occidentalis	western bumble bee	79	1 mile	Unknown	N	19670627	UNKNOW N	None	Candidate Endangered	S1		
Smilax jamesii	English Peak greenbrier	162	specific area	Good	N	20150514	PVT-SIERRA PACIFIC; USFS	None	None	S3S4	4.2	
Smilax jamesii	English Peak greenbrier	161	specific area	Poor	N	20150514	PVT-SIERRA PACIFIC	None	None	S3S4	4.2	
Juncus regelii	Regel's rush	3	non-specific area	Unknown	N	19770629	USFS-SHASTA-TRINITY NF	None	None	S1	2B.3	
Myotis evotis	long-eared myotis	132	1 mile	Unknown	N	19390817	UNKNOW N	None	None	S3		
Rana boylei	foothill yellow-legged frog	1139	non-specific area	Unknown	N	20160912	BLM; USFS-SHASTA-TRINITY NF	None	Endangered	S3		SSC
Rana boylei	foothill yellow-legged frog	1141	2/5 mile	Unknown	N	19630909	UNKNOW N	None	Endangered	S3		SSC
Rana boylei	foothill yellow-legged frog	1144	non-specific area	Unknown	N	20140721	USFS-SHASTA-TRINITY NF	None	Endangered	S3		SSC
Rana boylei	foothill yellow-legged frog	1152	80 meters	Fair	N	20150921	PVT	None	Endangered	S3		SSC
Rana boylei	foothill yellow-legged frog	1153	non-specific area	Unknown	N	20160831	USFS-SHASTA-TRINITY NF	None	Endangered	S3		SSC
Rana boylei	foothill yellow-legged frog	1154	80 meters	Unknown	N	20010725	PVT	None	Endangered	S3		SSC
Rana boylei	foothill yellow-legged frog	1155	2/5 mile	Unknown	N	19940928	UNKNOW N	None	Endangered	S3		SSC
Rana boylei	foothill yellow-legged frog	1175	specific area	Fair	N	20170813	USFS-SHASTA-TRINITY NF	None	Endangered	S3		SSC
Rana boylei	foothill yellow-legged frog	1195	4/5 mile	Unknown	N	19591030	UNKNOW N	None	Endangered	S3		SSC
Erethizon dorsatum	North American porcupine	461	non-specific area	Unknown	N	196110XX	UNKNOW N	None	None	S3		

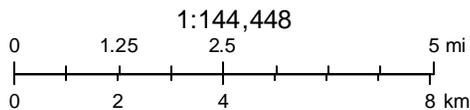
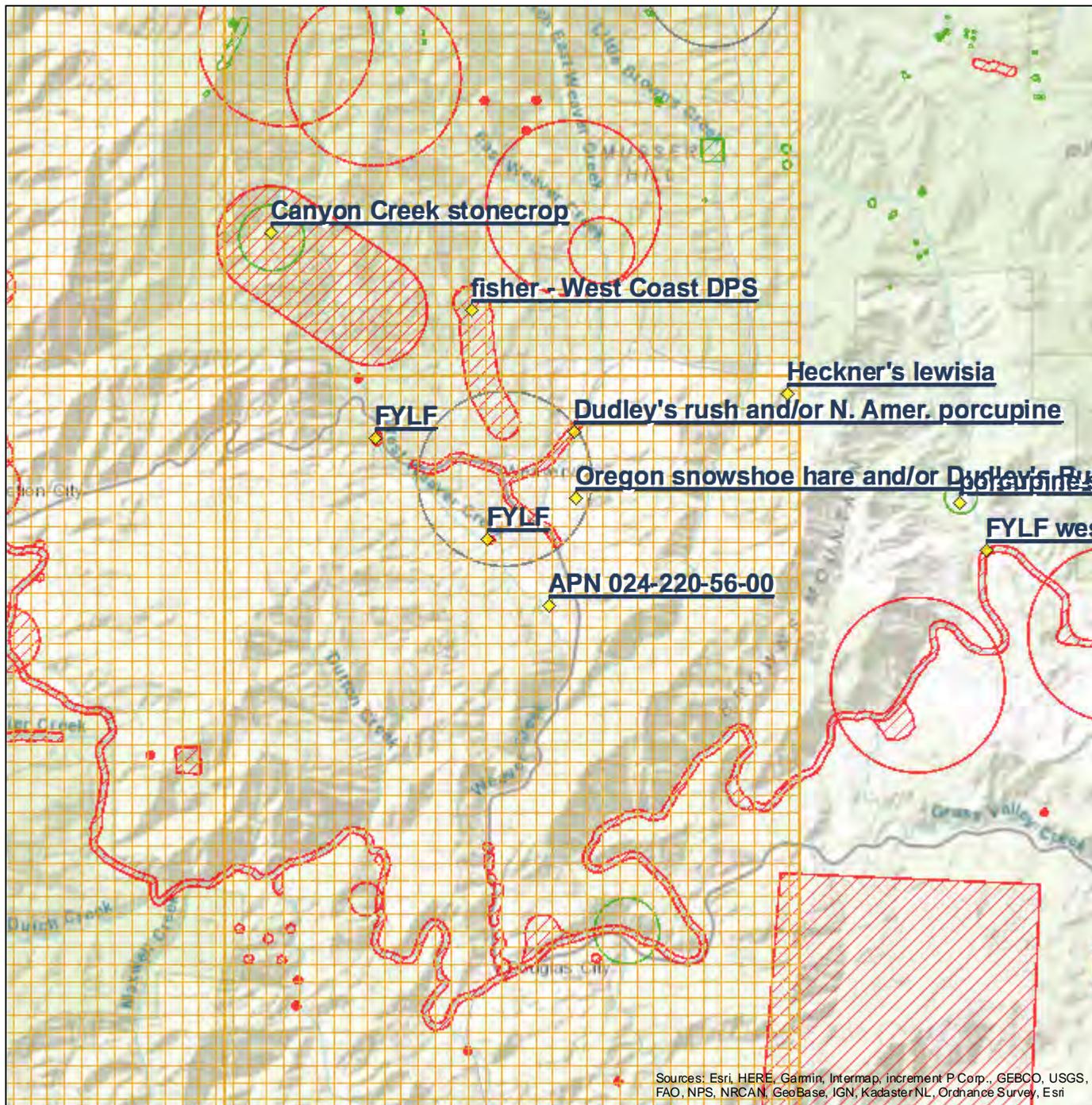
Carex hystericina	porcupine sedge	1	1/5 mile	Unknown	N	19140614	USFS-SHASTA-TRINITY NF	None	None	S2	2B.1	
Ascapus truei	Pacific tailed frog	182	1 mile	Unknown	N	19630909	USFS-SHASTA-TRINITY NF; PVT	None	None	S3S4		SSC
Rana boylei	foothill yellow-legged frog	2154	80 meters	Good	N	20180423	PVT	None	Endangered	S3		SSC
Rana boylei	foothill yellow-legged frog	2155	80 meters	Fair	N	20180424	BLM	None	Endangered	S3		SSC
Epilobium oregonum	Oregon fireweed	66	specific area	Good	N	20160812	PVT-SIERRA PACIFIC	None	None	S2	1B.2	
Silene salmonacea	Klamath Mountain catchfly	2	non-specific area	Unknown	N	20130522	USFS-SHASTA-TRINITY NF	None	None	S3	1B.2	
Silene salmonacea	Klamath Mountain catchfly	4	specific area	Good	N	20120530	USFS-SHASTA-TRINITY NF	None	None	S3	1B.2	
Silene salmonacea	Klamath Mountain catchfly	5	specific area	Good	N	20110610	USFS-SHASTA-TRINITY NF	None	None	S3	1B.2	
Silene salmonacea	Klamath Mountain catchfly	68	specific area	Good	N	20150603	PVT-SIERRA PACIFIC	None	None	S3	1B.2	
Rana boylei	foothill yellow-legged frog	2457	80 meters	Good	N	20180720	PVT	None	Endangered	S3		SSC
Rana boylei	foothill yellow-legged frog	2498	80 meters	Fair	N	20190509	UNKNOW N	None	Endangered	S3		SSC
Rana boylei	foothill yellow-legged frog	2499	80 meters	Good	N	20190509	UNKNOW N	None	Endangered	S3		SSC
Rana boylei	foothill yellow-legged frog	2500	specific area	Good	N	20190509	UNKNOW N	None	Endangered	S3		SSC
Botrypus virginianus	rattlesnake fern	39	80 meters	Unknown	N	20180622	PVT-SIERRA PACIFIC	None	None	S2	2B.2	
Ancotrema voyanum	hooded lancetooth	160	3/5 mile	Unknown	N	19591228	USFS-SHASTA-TRINITY NF	None	None	S1S2		
Penstemon tracyi	Tracy's beardtongue	4	specific area	Good	N	20171208	USFS-SHASTA-TRINITY NF	None	None	S2	1B.3	
Penstemon tracyi	Tracy's beardtongue	6	specific area	Unknown	N	20180703	USFS-SHASTA-TRINITY NF	None	None	S2	1B.3	
Ancotrema voyanum	hooded lancetooth	161	non-specific area	Unknown	N	XXXXXXXX	USFS-SHASTA-TRINITY NF	None	None	S1S2		

Rana boylei	foothill yellow-legged frog	69	non-specific area	Good	N	20180511	PVT; BLM; USFS	None	Endangered	S3		SSC
Lewisia cotyledon var. heckneri	Heckner's lewisia	1	specific area	Good	Y	19940619		None	None	S3	1B.2	
Lewisia cotyledon var. heckneri	Heckner's lewisia	3	specific area	Good	Y	19880627		None	None	S3	1B.2	
Lewisia cotyledon var. heckneri	Heckner's lewisia	4	non-specific area	Unknown	Y	19520513		None	None	S3	1B.2	
Lewisia cotyledon var. heckneri	Heckner's lewisia	8	3/5 mile	Unknown	Y	188305XX		None	None	S3	1B.2	
Lewisia cotyledon var. heckneri	Heckner's lewisia	9	1 mile	Unknown	Y	188007XX		None	None	S3	1B.2	
Lewisia cotyledon var. heckneri	Heckner's lewisia	15	1 mile	Unknown	Y	XXXXXXXX		None	None	S3	1B.2	
Lewisia cotyledon var. heckneri	Heckner's lewisia	24	80 meters	Excellent	Y	20050517		None	None	S3	1B.2	
Lewisia cotyledon var. heckneri	Heckner's lewisia	25	non-specific area	Unknown	Y	19750518		None	None	S3	1B.2	
Lewisia cotyledon var. heckneri	Heckner's lewisia	27	80 meters	Unknown	Y	19951101		None	None	S3	1B.2	
Lewisia cotyledon var. heckneri	Heckner's lewisia	28	80 meters	Good	Y	19951101		None	None	S3	1B.2	

CNDDDB SSS 024-220-56-00

California Natural Diversity Database (CNDDDB) Commercial [ds85]

- Plant (80m)
- Plant (specific)
- Plant (non-specific)
- Plant (circular)
- Animal (80m)
- Animal (specific)
- Animal (non-specific)
- Animal (circular)
- Terrestrial Comm. (80m)
- Terrestrial Comm. (specific)
- Terrestrial Comm. (non-specific)
- Terrestrial Comm. (circular)
- Aquatic Comm. (80m)
- Aquatic Comm. (specific)
- Aquatic Comm. (non-specific)
- Aquatic Comm. (circular)
- Multiple (80m)
- Multiple (specific)
- Multiple (non-specific)
- Multiple (circular)
- Sensitive EO's (Commercial only)



October 15, 2020

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri

CNDDDB Species Occurrences Within A Two-Mile Radius of APN 024-220-56-00 Trinity County

Scientific Name	Common Name	Occ Number	Accuracy	Occ Rank	Sensitive	Site Date	Owner Management	Federal Status	State Status	CDFW Status	State Rank	Rare Plant Rank
<i>Juncus dudleyi</i>	Dudley's rush	1	1 mile	Unknown	N	18790920	UNKNOWN	None		None	S1	2B.3
<i>Lepus americanus klamathensis</i>	Oregon snowshoe hare	6	1 mile	Unknown	N	19221112	UNKNOWN	None	SSC	None	S2	
<i>Pekania pennanti pop. 1</i>	fisher - West Coast DPS	347	non-specific area	Unknown	N	19XXXXXX	USFS-SHASTA-TRINITY NF; PVT	Endangered	SSC	Threatened	S2S3	
<i>Erethizon dorsatum</i>	North American porcupine	461	non-specific area	Unknown	N	196110XX	UNKNOWN	None		None	S3	
<i>Rana boylei</i>	foothill yellow-legged frog	2155	80 meters	Fair	N	20180424	BLM	None	SSC	Endangered	S3	
<i>Lewisia cotyledon var. heckneri</i>	Heckner's lewisia	25	non-specific area	Unknown	Y	19750518		None		None	S3	1B.2

Attachment C

**Notice of Environmental
Constraint**

Attachment D

AB 52 Project Notification letter



TRINITY COUNTY
COMMUNITY DEVELOPMENT SERVICES
BUILDING ♦ PLANNING ♦ ENVIRONMENTAL HEALTH
P.O. BOX 2819, WEAVERVILLE, CALIFORNIA 96093
PHONE (530) 623-1351 ♦ FAX (530) 623-1353

Kim Hunter, Director

August 18, 2020

RE: AB 52 Project Notification for Trinity Equipment & Materials, LLC. Use Permit P-19-38

SENT USPS CERTIFIED MAIL

Dear Tribal Representative:

The Trinity County Planning Department has accepted an application for a Conditional Use Permit for a commercial cannabis nursery, processing, non-volatile manufacturing, distribution and testing facility in Weaverville, Trinity County, located in Section 18, Township 33 North, Range 9 West MDBM as shown on the attached Project Location Map. The site address is 311 Industrial Park Way, Weaverville, CA 96093 and identified as Trinity County Assessor's Parcel Number 024-220-56. The project site consists of approximately 6.9 acres within the Trinity Alps Business Park Specific Unit Development (SUD). The project site was previously occupied by a concrete plant and gravel yard. Please see the attached project description.

The project site is classified as being part of the Industrial (I) land use designation of the County's General Plan, with a zoning designation of SUD (Trinity Alps Business Park). The parcels immediately surrounding the project are identified in the General Plan as being part of the Industrial (I) land use designation as well as Commercial (C) and are zoned as SUD. The land that surrounds the parcel is a mix of privately and publicly owned parcels.

This serves as notification to California Native American Tribes that are traditionally and culturally affiliated within the geographic area of the proposed project, pursuant to Public Resources Code 21080.3.1 [Assembly Bill (AB) 52]. If your tribe wishes to consult on this project, please request consultation with Trinity County regarding this project within 30 days, as specified in AB 52. Any request for consultation should be addressed to Trinity County Planning Department, P.O. Box 2189, Weaverville, CA 96093 by September 25, 2020. All correspondence should reference the project as follows: Trinity Equipment & Materials, LLC. P-19-38.

Best Regards,

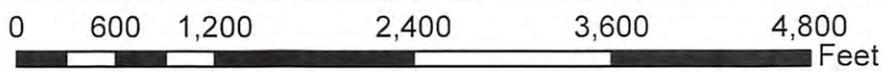
A handwritten signature in blue ink, appearing to read 'Kimberly Hunter', is written over a horizontal line.

Kimberly Hunter
Director of Building & Planning
Trinity County Planning Department
61 Airport Rd
P.O. Box 2819
Weaverville, CA 96093

Enc:

1. Project Location Map
2. Project Description
3. Copy of Application Page

P-19-38 | Trinity Equipment & Materials, LLC.
APN 024-220-56-00
Property Location Map





Application Number: P-19-38

**TRINITY COUNTY
PLANNING DEPARTMENT**

61 AIRPORT ROAD
P.O. BOX 2819
WEAVERVILLE, CA 96093
(530) 623-1351 FAX (530) 623-1353

Application Form For:
**COMMERCIAL CANNABIS
USE PERMIT and/or VARIANCE**

Conditional Use Permit Variance

APPLICANT

Email: HarmonicEngineering@gmail.com

Name: Trinity Equipment & Materials, LLC by Thomas J. Ballanco, Manager Day Phone: 660-296-9782

Address: P.O. Box 2878

City: Weaverville State: CA Zip: 96093

PROPERTY OWNER Check if same as Applicant (If more than one property owner is involved, attach list.)

Name: Gina & Casey Massei Day Phone: 530-739-8669

Address: P.O. Box 3212

City: Weaverville State: CA Zip: 96093

REQUEST / INFORMATION

Property Location / Address: 311 Industrial Park Way, Weaverville, CA 96093

Assessor's Parcel Number: 024-220-56 Present Zoning: SUD

Present General Plan: Industrial Proposed Zoning if Rezone is required: N/A

Conditional Use Permit Indicate Proposed Use: Commercial cannabis Nursery, Processing, Manufacturing (Non-Volatile),
Distribution and Testing.

Project Information / Development Plans: _____

See attached Project Description, CEQA Considerations, Site Plan and Circulation Plan

FOR OFFICE USE ONLY

Application Received by: BH

Date: 11/4/19

First Hearing: _____

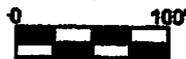
Application Fee: \$4089.00

Receipt No.: PL2019-00096 & PL2019-00097

I hereby certify that I am the owner of record of the property described above or have authorization to act in behalf of the owner of the owner (note attached), and that this application and all other documents submitted are true and correct to the best of my knowledge and belief.

[Signature] 11/4/19
Applicant's Signature Date

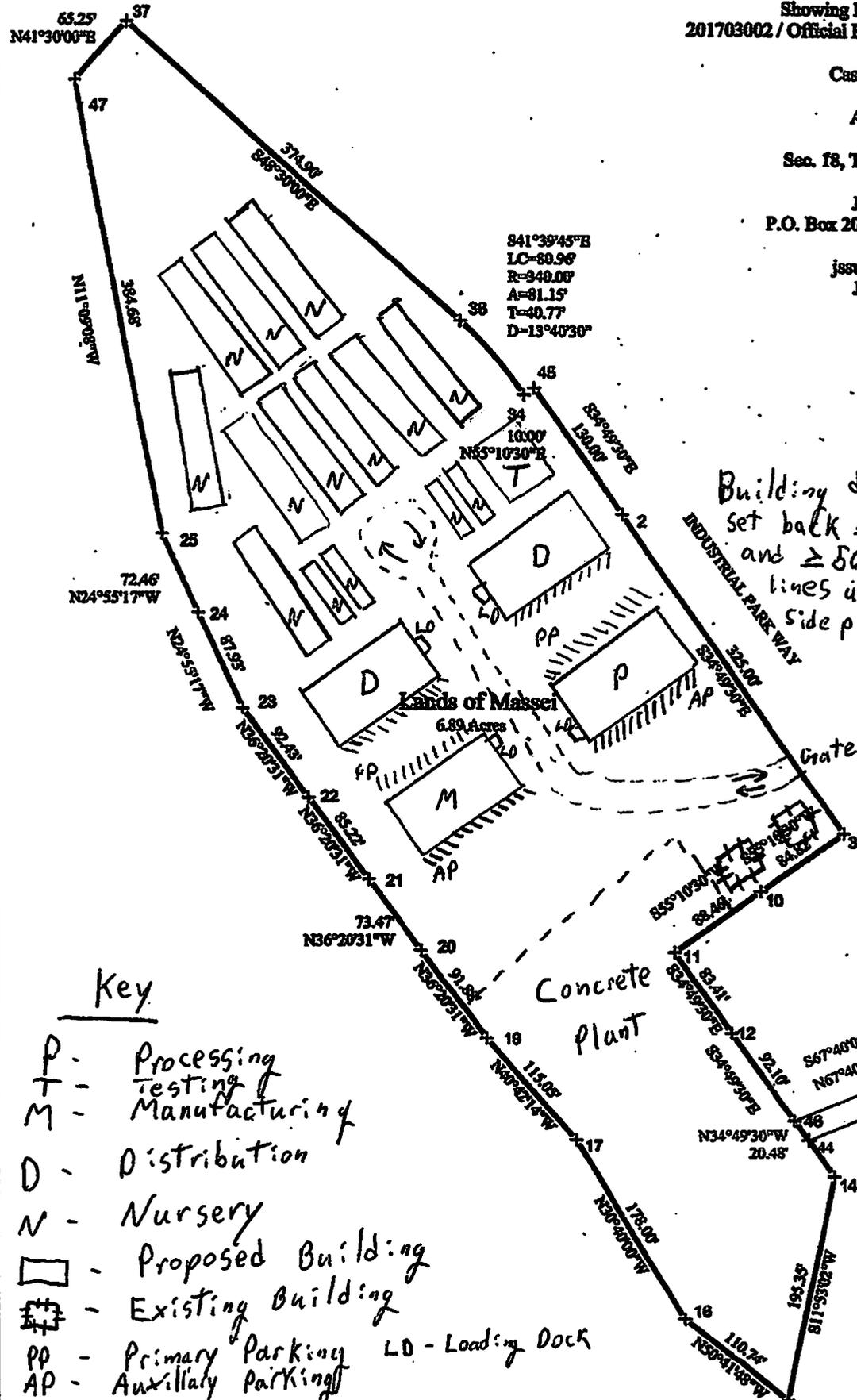
Site Plan



Sketch
 Showing Record Boundary Data per
 201703002 / Official Records, 20 M&S 136, & 19
 for
 Casey and Gina Massci
 of
 APN: 024-220-56
 in
 Sec. 18, T. 33 N., R. 9 W., M.D.M.
 by
 Joslyn Surveying
 P.O. Box 2011, Weaverville, CA 96093
 (530) 739-9288
 jssurvey3@gmail.com
 January 16, 2019



Buildings drawn to scale and set back $\geq 25'$ from front and $\geq 50'$ from rear property lines and $\geq 100'$ from side property lines.



Access Easement
 5415 Sq Ft
 0.124 Acres

The proposed project involves locating licensed commercial cannabis activities entirely inside enclosed buildings to be constructed on a currently undeveloped industrial site on the Lower Bench of the Trinity Alps Business Park in Weaverville.

The commercial cannabis license types to be permitted include:

Nursery: Operations will be conducted inside propagation chambers in buildings up to 2,000 sq. ft. and in up to 20,000 sq. ft. of enclosed greenhouses, with impermeable floors. Pursuant to state license conditions, cannabis plants cultivated under a Nursery license are not permitted to flower. Accordingly the discernible odor from the Nursery operation will be negligible. The Nursery will employ 2 people for 4 months of the year and 8 people for 8 months of the year (2-8 persons).

Processor: Operations will be conducted inside an enclosed steel building up to 5,000 sq. ft. Pursuant to state license conditions the interior environment will be strictly controlled including temperature, humidity and airflow. Any exhaust will be subjected to carbon filtration prior to venting to the atmosphere. The Processor operation will employ 0 - 20 persons, with the largest numbers expected between June-December (0-20 persons).

Non-Volatile Manufacturing: Operations will be conducted inside an enclosed steel building up to 5,000 sq.ft. Pursuant to state license conditions the interior environment will be strictly controlled including temperature, humidity and airflow. Any exhaust will be subjected to carbon filtration prior to venting to the atmosphere. All entrances, exits, loading docks, cannabis storage facilities and related operations will be covered by video monitoring and 24-hour onsite security. The Manufacturing operation will employ 4-8 persons throughout the year (4-8 persons).

Distribution: Operations will be conducted inside 1 - 2 enclosed steel buildings, each up to 5,000 sq.ft. Pursuant to state license conditions the interior environment will be strictly controlled including temperature, humidity and airflow. Any exhaust will be subjected to carbon filtration prior to venting to the atmosphere. All entrances, exits, cannabis storage facilities, administrative hold areas, packaging operations and loading docks will be covered by video monitoring and 24-hour onsite security. The Distribution operation will employ 6-12 persons throughout the year (6-12 persons).

Testing: Operations will be conducted inside an enclosed steel building up to 2,000 sq. ft. Pursuant to state licensing conditions the interior environment will be strictly controlled for temperature, humidity and airflow. Entrance will be strictly controlled by a key card system and, as required by state regulation, any cannabis remaining after testing must be destroyed. The Testing operation will employ 2-4 persons throughout the year (2-4 persons).

Additional descriptions of the commercial cannabis activities can be found in the CalCannabis Cultivation Licensing Program Environmental Impact Report

prepared by CDFA and the Bureau of Cannabis Control's Commercial Cannabis Business Licensing Program Regulations Initial Study/Negative Declaration which are incorporated by reference.

CEQA Considerations

The parcel hosting the project site for the proposed uses is located on the Lower Bench in the Trinity Alps Business Park on the site of a former concrete aggregate operation. The previous parcel was subdivided and the 1.8 acre parcel that was split off was approved for a Conditional Use Permit for Commercial Cannabis Nursery on May 24, 2017. A Mitigated Negative Declaration (State Clearinghouse No. 2018042058) was adopted on the same date and is hereby incorporated by reference.

Aesthetics

Due to the location of the proposed activities on the Lower Bench of the Trinity Alps Business Park, there will be no visibility from Hwy. 299.

Other than Nursery cultivation inside greenhouses that are clear during daylight hours, all the proposed activities will take place inside permitted structures away from public view. While the Nursery will only involve low-intensity lighting, the greenhouses will be covered at dusk so that no glare escapes. Security lighting will be directional and generally downcast to avoid any glare impacts on surrounding residential areas.

Agricultural Resources

The parcel hosting the proposed project site is zoned Industrial, within the Trinity Alps Business Park. The entire surface area of the proposed project site is compacted crushed gravel with no topsoil. There will be no impact to any agricultural lands or resources based on the proposed uses.

Air Quality

The parcel that will host the proposed uses already features an industrial power hook-up to the Trinity Public Utilities District. Based on state regulatory requirements to maintain positive control of environmental conditions for stored commercial cannabis and cannabis products and electricity dependent security systems, a back-up generator may be required for times when TPUD service is interrupted. Pursuant to state regulations, any generator used for commercial cannabis operations must meet or exceed current CARB standards.

Other than Nursery, all proposed uses will take place inside steel buildings that are required to maintain positive control of the internal environment. Air exhaust from all buildings, including greenhouses used for Nursery, will be vented through carbon filters.

Biological Resources

The entirety of the project site is compacted gravel left over from the previous aggregate concrete operation that was itself located on top of an industrial mining operation. There are no plants growing on the project site and no suitable habitat for any State or Federal threatened, endangered, candidate, rare or special status wildlife.

The parcel hosting the project site borders Weaver Creek, an anadromous stream, and wetlands owned by Trinity County. The proposed project site maintains a 100' setback from the riparian edge of Weaver Creek. Pursuant to CDFG licensing regulations, Applicants for a Nursery license must provide either an LSAA or written verification that an LSAA is not required.

Cultural Resources

The entire parcel hosting the project site was subjected to industrial mining prior to the establishment of the aggregate concrete plant. Additionally, the area now comprising the Trinity Alps Business Park was surveyed for cultural resources prior to the rezoning establishing it as a Special Use District. No cultural resources are expected to be encountered during the construction of any of the buildings housing the proposed uses.

Geology and Soils

There are no known faults in the project area and the proposed project site is flat, compacted gravel. The only land disturbing activities will be laying the foundations of permitted buildings and greenhouses with impermeable floors. There is no topsoil in the proposed project site.

The parcel hosting the proposed project site is served by the Weaverville Sewer District and all sinks and toilets in the proposed buildings will connect to the sewer system for disposal of any wastewater generated by employees. The greenhouses proposed for the Nursery will have impermeable floors with drains that conduct liquid runoff, if any, into a cistern that will be pumped and trucked offsite.

Greenhouse Gas Emissions

The proposed operations will all utilize electricity provided by TPUD. In the event of a blackout, a backup generator may be utilized that will be required to meet current CARB standards. Any generator will only be used until grid power is restored and is unlikely to impact greenhouse gas emissions.

Hazards and Hazardous Materials

In accordance with State Water Board requirements any back-up generator will be located within a structure that affords secondary containment in excess of the volume of the generator fuel tank. Additionally a fuel spill containment kit will

be located on site and all employees will be trained in its use. An onsite auxiliary fuel tank will not be required for any back-up generator, nor for any vehicles.

The proposed Manufacturing operation will use only non-volatile solvents and, pursuant to state regulations, will utilize a closed-loop system so that any non-volatile solvents are captured and reused. Pursuant to state regulations, any non-volatile solvents and any other chemicals used in any commercial cannabis operation will be stored inside a secured building with secondary containment.

The parcel hosting the proposed uses is not within 1 mile of any airport or airstrip. The proposed project does not require the closure of any public road and none of the proposed uses would interfere with any evacuation routes or emergency response services.

Hydrology and Water Quality

The parcel hosting the proposed uses is served by the Weaverville Community Services District and will not require the use of any ground water or other water resources.

Any wastewater runoff from the Nursery operation will be conducted through floor drains to a cistern that will be pumped and trucked offsite. All proposed uses will take place within enclosed buildings over impermeable floors. No wastewater, other than that generated by sinks and toilets, will be discharged to the Weaverville Sanitary District or the surrounding environment.

The Trinity Alps Business Park Development Standards require a Grading and Drainage Plan prior to the issuance of any building or use permits. Since all proposed activities will take place within permitted buildings, the Grading and Drainage Plan attendant to those building permits should cover all aspects. There is limited likelihood of significant erosion based on the flat topography, lack of topsoil and compacted gravel in the project site.

Land Use and Planning

Commercial cannabis licensing did not exist when the Trinity Alps Business Park was created. However, "Wholesale Sales and Distribution, conducted within a building" is a permitted use for the Lower Level where the project is proposed. Since the proposed project uses greater than 20,000 sq. ft. of aggregate floor space a Conditional Use Permit would be required regardless. County ordinances allow the proposed uses in Industrial zones and Special Use Districts, specifying industrial uses.

Minerals and Energy Resources

The land underlying the proposed project site was already subjected to industrial mining for gold. There are not commercially viable amounts of gold remaining.

All energy used will be provided by TPUD. Only when grid power is not available will a back-up generator be utilized.

Noise

There will be noise generated during construction of the permitted buildings and greenhouses. Noise levels during operation of the proposed uses will not result in an increase in ambient noise levels.

Population and Housing

The proposed uses will not effect any existing housing nor displace any persons and is not expected to induce substantial population growth.

Public Services

The Applicant will coordinate with the Trinity County Sheriff's Department to develop a security system and emergency response plan consistent with state regulatory requirements.

Recreation

The proposed uses will not impact any recreational facilities or uses.

Transportation/Traffic

During highest capacity operations, expected to be June, July, October and November the combined uses could employ up to 52 persons daily. Additionally, pursuant to state regulations, there will be at least one security guard onsite at all times. During the slowest parts of the year, the combined uses could employ up to 14 persons and one security guard.

In addition to the employee traffic, vans or panel trucks (2 axle vehicles) working for the Distribution company could make up to 10 roundtrips per day. The entire project site will be fenced and subject to limited controlled access. No members of the public can be allowed onto the project site once the licenses are operational so no additional traffic is anticipated.

An internal circulation and parking plan is included.

Utilities and Service Systems

While the Nursery does not anticipate generating wastewater, any that is generated will be conducted through floor drains to a cistern that will be pumped and trucked offsite. All other wastewater will be from sinks and toilets connected to the Weaverville Sewer District.