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

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)

AREA 2 (Includes Junction City and all down river)

Benjamin Flat SUD - Chagdud Gonpa, Junction City

Dredger Flat SUD - Sky Ranch Road, Junction City

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

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 *
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 15\(^{th}\), 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

The Opitz Specific Unit Development (SUD 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

107
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.
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.
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.
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 COINCIDENTLY 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 to 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.

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.
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, quaking 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.
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 Cemetery 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 building 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 4V)

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)

GRAPHIC SCALE

1 inch = 500 ft.

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

SND Boundary
DwellingUnit Boundaries
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
Pluming 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: 20 ft
K. Minimum Rear Yard Required: Upper Level: 20 ft
     Lower Level: 10 ft
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 anyone 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.
RESOLUTION TO AMEND SPECIFIC UNIT DEVELOPMENT GUIDELINES
FOR TRINITY ALPS BUSINESS PARK

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:

ATTEST:

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

By: Kelly Jones
Deputy Clerk

APPROVED AS TO FORM AND LEGAL EFFECT:

Jeannette Filla, County Counsel,
County of Trinity, State of California
Planning
NOTICE OF ENVIRONMENTAL CONSTRAINT

Pursuant to Resolution No. 157-89 approving that PARCEL MAP for COUNTY OF TRINITY, Recorded in Book 18, Maps & Surveys, Pages 190 - 191, Trinity County Records.

The following conditions are imposed on the parcels described thereon and shall be binding upon the owners of said lands and their successors and assigns.

1. A "Notice of Environmental Constraint" shall be recorded which includes the language listed below. The Notice shall be submitted to the Director of Transportation and Planning for review and approval prior to recordation.

   a. A fence of substantial construction may be required for development of any lot, which abuts a wetland, wetland buffer strip, or area within the 100 year flood plain exhibiting wetland characteristics.

   b. Water withdrawals from surface, or subsurface drainage which could affect the wetlands is prohibited. Wells shall not be drilled without prior written approval of the Director of Transportation and Planning.

   c. A preliminary soils report has been prepared for this subdivision. Additional engineering may be required prior to issuance of building permits. Requirements will be dependent upon the type of construction, use, location and findings of the preliminary soils report. The preliminary report is available for review at the Trinity County Transportation and Planning Department.

   d. Zoning requirements affecting the subdivision (Trinity Alps Business Park Specific Unit Development) contain development standards which shall be met by all property owners and lessees.

   e. No encroachment onto State Hwy. 299 shall be allowed within 350 feet of Industrial Way (the main road).

S. V. Flowman, Chairman of the Board of Supervisor of Trinity County

STATE OF CALIFORNIA  )
COUNTY OF TRINITY  ) ss.

On July 13, 1994, before me, the undersigned Notary Public, PATRICIA A. HYMAS, personally appeared STAN FLOWMAN personally known to me to be the person whose name is subscribed to the within instrument; and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

PATRICIA A. HYMAS
My Commission Expires: 04/22/98
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.
(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 hoofed 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 BaycoTM 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 be 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.
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.
MEMORANDUM

TO: John Jelicich, 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

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
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.

NOTE: TAKEN FROM WEAVERVILLE COMMUNITY PLAN
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, whether 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 38 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 Regnani
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' (go 10' providing maintaining 1500' 5 ft yard)

Side - 10'
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.
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.
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 I 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).

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).
Area 4
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 RLCSD'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 RLCSD, 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 eves; 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