

TRINITY COUNTY PLANNING COMMISSION

STAFF REPORT

PROJECT TITLE: Post-Subdivision Modification Request of Tentative Parcel Map P-17-36

APPLICANT: Kris Yordanov

PROPERTY OWNER: Zhulieta Shushkova

REPORT BY: Skylar Fisher, Associate Planner

LOCATION: 420 Blake Mountain Trl., Hyampom (APN 011-210-035)

ZONING DISTRICT: Rural Residential with a 20-acre minimum

GENERAL PLAN DESIGNATION: Rural Residential

PROJECT DESCRIPTION:

The applicant is requesting a post-subdivision modification of P-17-16, a tentative parcel map to create four parcels and a remainder. The request is for the minimum road width over a 108-foot stretch over a dam be 16-feet. This request is filed pursuant to Trinity County Subdivision Ordinance Chapter 16.50 – Subdivision Modifications

Location	Land Use	Zoning District	General Plan Designation
North	Single Family Residential/Forest Service	Unclassified	Resource
South	Timber Preserve	Timber Production Zone	Resource
East	Residential Mobile/Manufactured Homes/Vacant/Forest Service	Rural Residential/Unclassified	Resource/Rural Residential
West	Forest Service	Unclassified	Resource

Table 1: Surrounding Land Uses to Project Site

PROJECT BACKGROUND:

In July 2018, the Trinity County Board of Supervisors approved P-17-36. This approved the project’s Mitigated Negative Declaration, the Tentative Parcel Map, and amended the Trinity County Zoning Ordinance (Ordinance No. 315) to change the zoning district

of the parcel from Unclassified to Rural Residential with a 20-acre minimum. The conditions and originally approved tentative parcel map can be found as Attachment C and Attachment D.

In December 2021, the applicant submitted a request for a subdivision modification. The road width requirement for the proposed road extending from Kerlin Creek Road at the southern end of the property. The road crosses over a non-jurisdictional dam which creates a challenge to widening the road over this 108-foot stretch without needing to undergo substantial regarding activities and reconstruct the existing dam. The proposal is the reduce the requirement to only be a 16-foot road for 108-feet over the dam and to include turnouts on both sides.

SITE INFORMATION:

The project parcel is 297.100 acres. There are two ponds fed by an unnamed stream that enters into the South Fork Trinity River. There is one pond close to the northern border of the project parcel. Kerlin Creek cuts through the northwestern edge of the property. Access to the property is provided by Kerlin Creek Road (which is a public US Forest Service road) and by Lower South Fork Road.

PROJECT EVALUATION/DISCUSSION:

Project Consistency with the Trinity County Subdivision Ordinance

Before granting any modification, the advisory agency shall make all the following findings:

- 1. That the property to be divided is of such size or shape, or is affected by such topographic conditions, or that there are such special circumstances or conditions affecting the property that it is impossible, impractical or undesirable in the particular case to conform to the strict application of this title;**

Finding: Based on the location and length of road the subdivision modification request is for, there are special conditions which would make it impractical for the applicant to widen the road to be more than 16-feet over the 108-foot stretch.

- 2. That cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification;**

Finding: While cost is a reason cited in the subdivision modification request letter, it is not the only justification to granting the modification of conditions. There also concerns regarding substantial fill, dewatering, regarding, and reconstruction of the existing dam being reasons for the request.

3. That the modification will not be detrimental to the public health, safety or welfare or be injurious to other properties in the vicinity;

Finding: Planning staff worked with the Department of Transportation, CAL FIRE, and the California Department of Water Resources (DWR) in reviewing this project. Representatives from the Department of Transportation and CAL FIRE submitted comment stating that they were comfortable with the proposal if there are turnouts on both sides.

The DWR was contacted to verify that the dam was non-jurisdictional and didn't need additional review. After review of the submitted documents, a determination was made from a representative of the DWR Division of Safety of Dams that the dam fell out of DWR jurisdiction.

4. That granting the modification is in accordance with the intent and purposes of this title and is consistent with the general plan and with all other applicable specific plans of the county. In granting a modification, the advisory agency or other duly authorized body shall impose such conditions as are necessary to protect the public health, safety or welfare, and assure compliance with the general plan, with all applicable Specific Plans, and with the intent and purposes of this title.

Finding: Based on comments submitted during agency review of the application, planning staff have not found that the granting of the proposed modification would cause harm to public health, safety or welfare. The project is also not found to be inconsistent with the general plan or any specific plans.

Project Consistency with the California Environmental Quality Act (CEQA)

Based on the information provided to staff for review and consideration, the proposed request for modification will not post any significant additional new environmental impacts which have not been previously evaluated in the adopted Mitigated Negative Declaration. However, should mitigation measures be modified, the responsible agency should also provide a statement that the mitigation as revised achieves the same intended mitigation as the original.

Staff finds the proposed project to be categorically exempt from the California Environmental Quality Act pursuant to Section 15301, Existing Facilities. Otherwise known as a Class 1 exemption, this exemption applies to projects which involve the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission move to:

1. Find the project to be categorically exempt from the California Environmental Quality Act (CEQA), pursuant to Section 15301;
2. Adopt Resolution No. PC-2022-17; and
3. Approve the post-subdivision modification request to allow the 108-foot stretch of road over the dam be 16-feet in length with turnouts on both sides.

ATTACHMENTS:

- A. Resolution No. PC-2022-17
- B. Post Subdivision Modification Request
- C. Trinity County Board of Supervisors Resolution No. 2018-042 and Exhibit A – Conditions of Approval
- D. Tentative Map P-17-36
- E. Location Map
- F. Zoning Districts Map
- G. General Plan Designations Map

REVISED RESOLUTION NO. PC-2022-17

**A RESOLUTION OF THE PLANNING COMMISSION
OF THE COUNTY OF TRINITY**

**Approving a Post-Approval Subdivision Modification Request
(Kris Yordanov, P-21-41)**

WHEREAS, the Planning Commission of the County of Trinity has considered a request for Post Approval Subdivision Modification (P-21-41) for Approved Tentative Subdivision Map (P-17-36), Assessor Parcel Number 011-210-035 filed by property owner Kris Yordanov. The request for subdivision modification effects Section D Roads, requesting a modification of the road width requirements of the Fire Safe Ordinance;

WHEREAS, said Subdivision Modification request was referred to various affected public and private agencies, County departments, and referral agencies for review and comments; and

WHEREAS, a duly noticed public hearing was held on December 8, 2022; and

WHEREAS, the Planning Commission of the County of Trinity has considered public comments and a report from the Planning Department.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the County of Trinity:

1. Finds that the proposed request for a modification will not pose any significant additional new environmental impacts which have not previously been evaluated in the Mitigated Negative Declaration prepared for Tentative Parcel Map P-17-36 and adopted with Resolution 2018-042 as conditions of approval.
2. Makes the following findings with the recommended change for the Subdivision Modification request:
 - a. The applicant has stated that due to the particular physical characteristics of the roadway would require additional grading and would require negative impacts to a neighboring property and would be impractical to conform to the strict application of the County Road design.
 - b. That the Cost to the subdivider of strict or literal compliance with the regulation is not the sole Reason for granting the modification. While the property owner has expressed that a significant investment has been made in order to complete the required improvements, they are not requesting that the modifications due to cost prohibitive conditions.
 - c. That the modifications will not be detrimental to the public health, safety or welfare or be injurious to other properties in the vicinity.

- d. That recommendations provided by Department of Transportation, and written approval provided by CAL FIRE for the post approval subdivision modifications to Resolution 2018-042 would provide the same practical effect and as recommended would promote public health, safety and convenience, and general welfare and meet the intent of Section D: Roads.
3. Approves the request for Post Approval Subdivision Modification P-21-41, to reduce the required road width to 16-feet over the 108-foot stretch of road over the dam with turnouts on both sides of the reduced length of road, for approved Tentative Subdivision Map (P-17-36), Assessor Parcel Number 011-210-035, subject to the required findings that the recommended modifications meet the guidelines of the Trinity County General Plan, are consistent with the intent of the Trinity County Subdivision Ordinance and Trinity County Fire Safe Regulations.

DULY PASSED AND ADOPTED this 8th day of December, 2022 by the Planning Commission of the County of Trinity by the following vote:

AYES:
NAYS:
ABSENT:
ABSTAIN:
RECUSE:

WILLIAM SHARP, CHAIRMAN
Planning Commission
County of Trinity
State of California

ATTEST:

By:

EDWARD PRESTLEY
Secretary of the Planning Commission
County of Trinity, State of California



TRINITY VALLEY CONSULTING ENGINEERS, INC
Engineering - Surveying - Land Planning - Construction Management

12/15/2021

Client: Kris Yordanov / Milka Aratlakova
PO Box 219 PMB 243
Weaverville, CA 96093
1-707-515-5438
yordanovkr@gmail.com
Application #P-17-21 & #P-17-36

Trinity County Planning Department
Planning Director and respective Planning Commissioners
61 Airport Rd
Weaverville, CA 96093

Trinity County Reviewing Agency:

We are writing today to request a subdivision post modification (variance) for the tentative parcel map under application #P-17-36 for Yordanov and Aratlakova. In this application package you will find:

- 1 – Planning Department Master Application request for a subdivision modification.
- 2 – This written explanation for the request.
- 3 – Exhibit 1, drainage and hydraulic report.
- 4 – Exhibit 2, dam jurisdiction determination.
- 5 – Exhibit 3, Embankment Evaluation.
- 6 – Exhibit 4, grading/site plan.

We are requesting a subdivision post modification be made for the minimum road width for the access road to the subdivision, where the road traverses a dam serving as a retention pond, as shown on Exhibit 4, grading plan sheet C03.8, attached herein.

The existing dam is a long-standing feature and serves as an access road to the proposed subdivision from the south. The dam has been determined to not be categorized as a jurisdictional dam to be regulated under the State of California as proven in the attached Exhibit 2, dam jurisdiction determination. The existing overflow structures of the existing dam have been determined inadequate to mitigate a 100 year storm event, as determined in Exhibit 1, drainage and hydraulic report. TVCE has proposed the installation of an adequately sized culvert together with the placement of ¼ ton rip rap at the outlets to best manage the potential impacts of a 100 year storm event and resulting scouring of the outlets, as shown on Exhibit 4, grading/site plan (sheet C03.8 of the site plan submitted by TVCE).

We are requesting a variance be granted to the Calfire fire safe minimum road width crossing at the existing dam location. The existing road width narrows down to 16' width temporarily, as shown on Exhibit 4, grading/site plan. Over the linear length of 108 feet in alignment, the road changes from a 26' road width to a 16' width back to over 26' road width. To accommodate the choke point, TVCE has proposed that turnouts be installed on either side of the existing dam, as shown on Exhibit 4, to allow for cross traffic to pull over and allow oncoming traffic to pass.

Substantial fill, dewatering, regrading, and reconstruction of the existing dam would have to occur in order to bring the road to a minimum allowable road width as defined by Calfire fire safe road standards. This amount of work would contribute added sediment to the stream and put undue financial burdens on the property owner. The 26' minimum road width as defined by code, is intended to accommodate the passing of 2 fire trucks in the case of an emergency, TVCE is of the opinion that with the addition of dedicated pull outs on either side of the dam structure, adequate line of site and opportunity will exist for a truck to occupy a turn out in such a situation and allow for the other truck to pass safely. The improvements associated with this minimum road width would impose an undue burden on the property owner, and that a simple solution of turnouts on either side will be sufficient to mitigate the potential hazards associated with the constraints defined by said Fire Safe Code.

Please refer to the Exhibits attached for detailed information and please to not hesitate to contact us if you have any questions.

Respectfully,
TVCE Staff



RESOLUTION NO. 2018-042

**A RESOLUTION OF THE BOARD OF SUPERVISORS
OF THE COUNTY OF TRINITY
APPROVING REZONE AND TENTATIVE MAP
(M. Aratlakova, P-17-36)**

WHEREAS, the Planning Commission, on April 12, 2018, held a public hearing on the request for approval of a rezone and tentative parcel map for property located between Lower South Fork Road and Kerlin Creek Road on the west side of Hyampom (Applicant: M. Aratlakova, APN: 011-210-35); and

WHEREAS, the Planning Commission deliberated and concluded that they would recommend approval of the project; and

WHEREAS, the Board of Supervisors conducted a public hearing on July 17, 2018, considered the Planning Commission's recommendation and deliberated the case, and has exercised its own independent judgment; and

WHEREAS, all governmental and utility agencies affected by the development of the proposed project have been notified and given the opportunity to respond; and

WHEREAS, the Board of Supervisors has determined that the proposed project will not have a significant effect on the environment, and has provided notice to the public of the preparation of a Mitigated Negative Declaration; and

WHEREAS, the Board of Supervisors has considered the effects that approval of the proposed project, including the change to the zoning and the subdivision which they have concluded would have a beneficial effect on addressing the housing needs of Trinity County and has balanced these needs against the public service needs of residents, and available fiscal and environmental resources.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of the County of Trinity:

- A. Approves the project Mitigated Negative Declaration, finding that on the basis of the whole record before the Board, including the initial study and comments received, that there is no substantial evidence that the project will have a significant effect on the environment and that a mitigation negative declaration reflects the Board's independent judgment and analysis; and
- B. Introduces, waives the reading of and enacts an ordinance amending Trinity County Zoning Ordinance (Ordinance No. 315) pertaining to the change of zoning for the subject parcel(s); and
- C. Approves the Tentative Parcel Map (M. Aratlakova; File # P-16-14), based on the following findings and subject to the conditions of approval set forth in Exhibit A,

attached hereto:

1. None of the conditions described in Government Code Section 66474, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision; and
2. The findings of Government Code Section 66474.02 are met as follows:
 - a) The design and location of each lot in the subdivision, and the subdivision as a whole, are consistent with applicable regulations adopted by the State Board of Forestry and Fire Protection pursuant to Sections 4290 and 4291 of the Public Resources Code, because conditions have been applied to the subdivision to meet these standards and County's Fire Safe Ordinance and Building Code standards require construction to meet these regulations; and
 - b) Structural fire protection and suppression services will be available for the subdivision through the Hyampom Community Services District, which provides fire suppression services to the area; and
 - c) To the extent practicable, ingress and egress for the subdivision meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and applicable County ordinances, because the road improvement conditions of map approval have been imposed to address this issue.
3. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the County General Plan, and Section 16.12.150 of the Subdivision Ordinance, and Fire Safe Ordinance 1162.
4. The discharge of waste from the proposed subdivision will not result in violation of the applicable waste discharge requirements prescribed by the California Regional Water Quality Control Board.
5. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

DULY PASSED AND ADOPTED this 17th day of July, 2018 by the Board of Supervisors of the County of Trinity by motion, second (Fenley/Morris), and the following vote:

AYES: Supervisors Morris, Fenley, Mines and Groves
NOES: None
ABSENT: Supervisor Chadwick
ABSTAIN: None
RECUSE: None



KEITH GROVES, CHAIRMAN
Board of Supervisors
County of Trinity
State of California

ATTEST:

RICHARD KUHNS, Psy.D.
Clerk of the Board of Supervisors

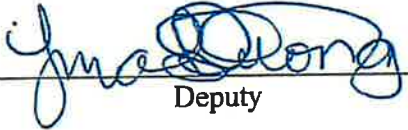
By: 
Deputy

EXHIBIT "A"

TENTATIVE MAP
CONDITIONS OF APPROVAL

(M. Aratlakova, P-16-14)

The following conditions of tentative map approval shall be satisfied prior to the filing of the parcel map, unless a different time for compliance is specifically noted:

A. General:

1. A Notice of Environmental Constraint shall be recorded concurrent with the Parcel Map that shall provide for the following provisions:
 - a. The Subdivider shall show on the parcel map a 100-foot setback from ponds, springs, watercourses and wetlands. A note shall be placed on the Parcel Map that states that no development shall be allowed within this buffer area as delineated on the parcel map.
 - b. If surface water is proposed for agricultural purposes a water study shall be completed to determine measures to assure downstream beneficial uses are met.
 - c. Kerlin Creek shall not be used as a source of domestic water supply for any new parcel.
 - d. In the event that previously unidentified cultural or paleontological resources are encountered during development of the parcel, there shall be no further excavation or disturbance of that area. The owner/developer shall avoid the materials and their contents. The Trinity County Planning Director shall be notified immediately, and an archaeologist shall be consulted to determine if the find is significant and make recommendations for appropriate mitigation. Work shall not continue in the area until mitigations have been implemented and written authorization to resume work has been provided by the Planning Director.
 - e. 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/she will contact the Native American Heritage Commission who will contact the most likely descendent who will be given an opportunity to make recommendations for means of treatment of the human remains and any associated grave goods. Work shall not continue in the area until the human remains have been dealt with according to the recommendations of

the County Coroner, Native American Heritage Commission and/or the most likely descendent.

B. Miscellaneous:

1. All easements within the development shall be dedicated on the Parcel Map or by separate instrument.
2. Provide a geotechnical report verifying that there are no landslides, rock fall areas, or soil settlement issues on the property. If certain areas are determined to be susceptible to slope instability, these areas must be delineated and labeled on the map.
3. Parcel 4 shall not be configured as a flag lot (condition completed with revised tentative map).
4. Parcel 1 shall not have the irregular extension into Parcel 2 as depicted on the tentative map. Parcel 1 and Parcel 2 shall be reconfigured to have roughly square shapes.

C. Utilities:

1. All utilities outside of roadways on subject properties shall be a minimum of ten-foot width easements centered on the utility that serves the subject and adjoining parcels.

D. Roads:

1. A minimum 60-foot wide public road and utility easement must be offered for dedication, lying 30 feet each side of the existing centerline along Lower South Fork Road, Co. Rd. No. 311, where said dedication lies within the subject property. The existing easement dedicated for Lower South Fork Road appears to be incorrectly stated. If it is determined that the easement is incorrect, then abandonment of easement shall be noted on the Parcel Map.
2. The existing road easement for Kerlin Creek appears to be incorrectly located within the subject property. The easement shall be corrected on the map, and abandonment of the old easement shall be noted on the Parcel Map. As this is a public Forest Service road maintained by the US Forest Service, coordination with and acceptance of the new easement by the Forest Service shall be required prior to approval of the Parcel Map.
3. The proposed encroachment onto Lower South Fork Road, Co. Rd. No. 311, shall conform to Department of Transportation standards for a private road. An encroachment permit must be obtained for the existing encroachment of the access road onto Lower South Fork Road, Co. Rd. No. 311.
4. The proposed access road from Lower South Fork Road to the intersection of Parcels, 3, 4 and the remainder shall be constructed to the Trinity County "Roadway Category No. 1" standard. A 20 mile per hour or higher design standard speed shall be used. Roadway design shall also meet the local road design guidelines of the AASHTO *A Policy on Geometric Design of Highways and Streets*, including the supplementary AASHTO *Geometric Design Guidelines for Very Low-Volume Local Roads*, and shall meet the requirements of the Fire Safe Ordinance. This shall include, but is not limited to:

- a. A minimum roadbed width of 20' with additional curve widening as prescribed by the Fire Safe Ordinance, and
 - b. A maximum gradient of 10%, which may be increased to 12% for short distances, subject to the approval of the Department of Transportation; and
 - c. A minimum centerline curve radius of 75'; and
 - d. The crown or cross slope shall be a minimum of 3% for aggregate surfaces or 2% for paved surfaces.
5. The proposed driveways, labeled as key note number 9 on the tentative map, running along the boundary line between said parcels, shall be constructed as a shared driveway. These shared driveways shall meet the requirements of the Fire Safe Ordinance for a driveway, including a minimum width of 10'. Driveways exceeding one hundred fifty feet in length, but less than eight hundred feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds eight hundred feet, turnouts shall be provided no more than four hundred feet apart.
 6. A turnaround shall be constructed at the end of the proposed roadway, at the intersection of parcels 3, 4 and the remainder. Turnarounds shall be constructed to meet the requirements of the Trinity County Subdivision Ordinance and shall be within dedicated road easements. Driveways are allowed to utilize the turnaround as permitted by the Fire District.
 7. A turnaround shall be provided at all building sites on driveways over three hundred feet in length, and shall be within fifty feet of the building.
 8. A minimum 40-foot-wide public road and utility easement must be offered for dedication for all access roads. Easement width shall be 20 feet each side of centerline, where said dedication lies within the subject property. Road easements are not to be accepted for public use at this time, but an irrevocable offer of dedication for public use is required.
 9. Additional on-site slope easements shall be dedicated in all areas where elements of the road design do not fit within the road easement. The slope easements shall include any area within 5 feet of the design elements. The slope easement may be described on the map as "a slope maintenance easement 5 feet beyond toe of fill or top of cut."
 10. A minimum 40-foot-wide public road and utility easement must be offered for dedication for the unimproved road running northerly from the southern boundary of Parcel 1, to the boundary between Parcel 3 and the remainder, and then terminating at the turnaround shown at the intersection of Parcels 3, 4 and the remainder. Easement width shall be 20 feet each side of centerline, where said dedication lies within the subject property. This Road easement is for future use, and is not to be accepted for public use at this time, but an irrevocable offer of dedication for public use is required.
 11. The structure on Parcel 4 is not provided with a fire safe driveway with legal access. A driveway with legal access meeting the requirements of the Trinity County Fire Safe Ordinance must be provided to the structure on Parcel 4. Developer has indicated that they will remove the structure on Parcel 4. If structures on Parcel 4 are removed, no driveway will be required.
 12. A hydrology study showing the ability to convey 100-year storm flows in all culverts and ditches shall be approved by the Director of Transportation. All culverts shall be 18" diameter or larger unless an alternative size is approved by the Director of Transportation. Ditches shall be designed and constructed to prevent 100-year flows from encroaching more than 2 feet into the travel way.

13. Road names shall be submitted to the Planning Department for approval in accordance with Title 12, Chapter 12.17 of Trinity County code of ordinances.
14. Road name signs shall be installed at all intersections.
15. All improvements required for this development and as described in these conditions of approval shall be shown on construction drawings (the final improvement plans) to be submitted to the Trinity County Department of Transportation for review and approval. Approval of the construction drawings is required prior to Parcel Map Acceptance.
16. Prior to construction of improvements, the construction drawings shall be stamped by an engineer and approved by the county Engineer.
17. Inspection of the improvements will be performed by Trinity County Department of Transportation staff or a County-selected inspection firm. The developer will coordinate inspections with the Department of Transportation prior to start of construction.
18. The developer will be responsible for all actual costs on an hourly basis associated with the subdivision improvements, including review of construction improvement plans, developing Development Agreements, performing improvement inspections, and all other related costs.
19. The applicant and/or subsequent grantees shall create to the satisfaction of Trinity County Counsel and the Trinity County Department of Transportation an organization or association for the maintenance of the roads within the subdivision or show evidence of the existence of such an agreement or organization.
20. It is understood that the improvements will be completed prior to recording of map. Should the developer wish to do otherwise, a Subdivision Improvement Agreement shall be required.

Erosion Control

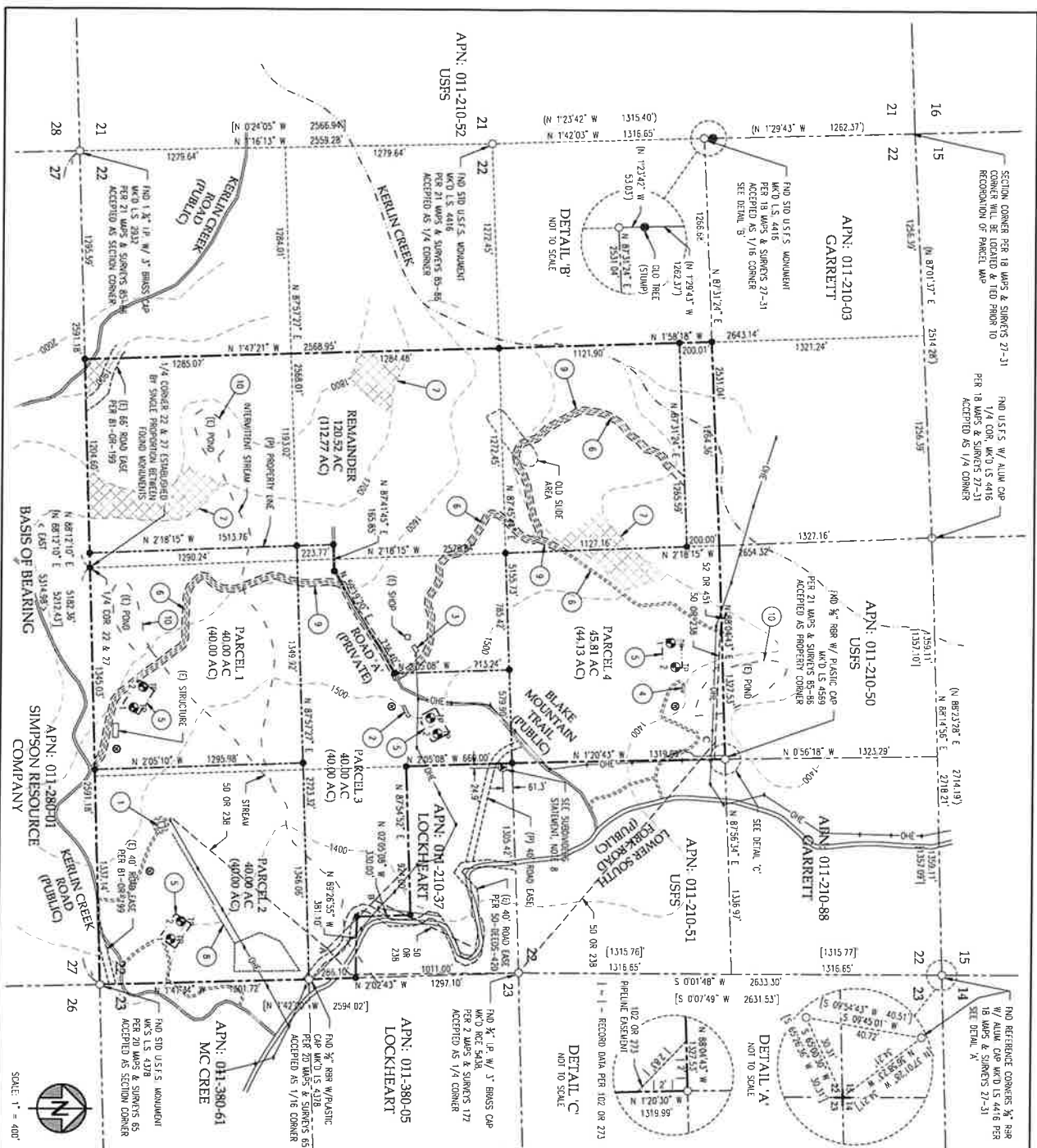
21. The improvement plans shall include a grading plan and erosion and sediment control plan, which incorporates standard erosion control practices and best management practices, subject to the approval of the County Engineer for disturbed areas. The plan shall be prepared by a Qualified Storm Water Pollution Prevention Plan (SWPPP) Developer (QSD) and shall be included in an agreement with the construction contractor. The following measures shall be included:
 - a. Any mass grading shall be restricted to dry weather periods between April 1 and October 31.
 - b. If other grading activity is to be undertaken in wet-weather months, permanent erosion and sediment controls shall be in place by October 15, and construction shall be limited to areas as approved by the County Engineer. A winterization plan shall be submitted by September 15 and implemented by October 15.
 - c. In the event construction activity including clearing, grading, disturbances to the ground such as stockpiling, or excavation result in soil disturbances of at least one acre of total land area, the applicant shall obtain and provide a Notice of Intent (NOI) from the Regional Water Quality Control Board.
 - d. Should a NOI be required, a SWPPP shall be provided prior to issuing a construction permit. The SWPPP shall have provisions to provide at minimum monthly monitoring reports to the County Department of Transportation during wet weather and for 1 year after completion of construction.

- e. Projects less than one acre are exempt from obtaining an NOI unless construction activity is expected to create soil disturbances that could cause significant water quality impairment.
- f. The internet site for information and application on the NOI can be found at <http://waterboards.ca.gov/waterissues/programs/stormwater/construction.shtml>.
- g. Sedimentation basins, traps, or similar BMP controls shall be installed prior to the start of grading.
- h. Mulching, hydro seeding, or other suitable revegetation measures shall be implemented. Planting shall also occur on areas of cut and fill to reduce erosion and stabilize exposed areas of later construction phases. All disturbed areas with a slope greater than 5% shall receive erosion control.
- i. Excavated materials shall not be deposited or stored where the materials could be washed away by storm water runoff.

E. Fish and Wildlife:

1. Pursuant to Fish and Game Code 1602 the subdivider or his authorized agent shall obtain a "Lake and Streambed Alteration Agreement" for any surface water sources (spring or stream diversion) or wells that are hydrologically connected to surface water sources.

NOTE: Approval of this tentative map will expire on _____. Any request for a time extension must be received by the Trinity County Planning Department 30 days prior to this expiration date.



APN: 011-210-35
TENTATIVE MAP

BEING A PORTION OF SECTION 22, T. 3 N., R. 6 E., H.B. & M. IN TARRANT COUNTY, CALIFORNIA.

MILKA ARATLAKOVA
709 GREENWOOD ROAD
GLENVIEW, IL 60025
Et.

APN: 011-210-35
MCCREE

BEING A PORTION OF SECTION 22, T. 3 N., R. 6 E., H.B. & M. IN TARRANT COUNTY, CALIFORNIA.

butler
ENGINEERING GROUP
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REDDING, CALIFORNIA 96002
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DATE: 10/19/17

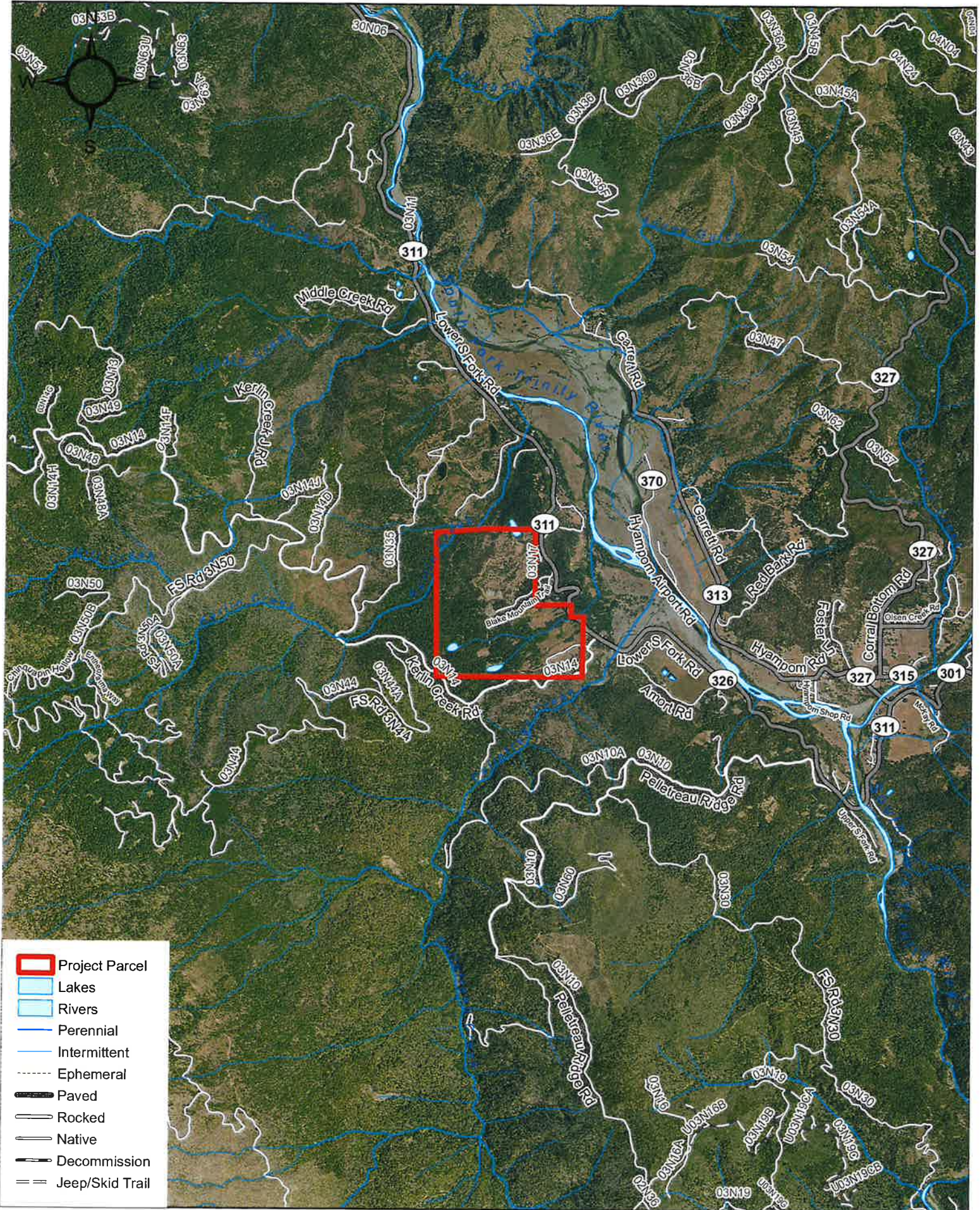
SCALE: 1"=400'

SHEET: 1 OF 2

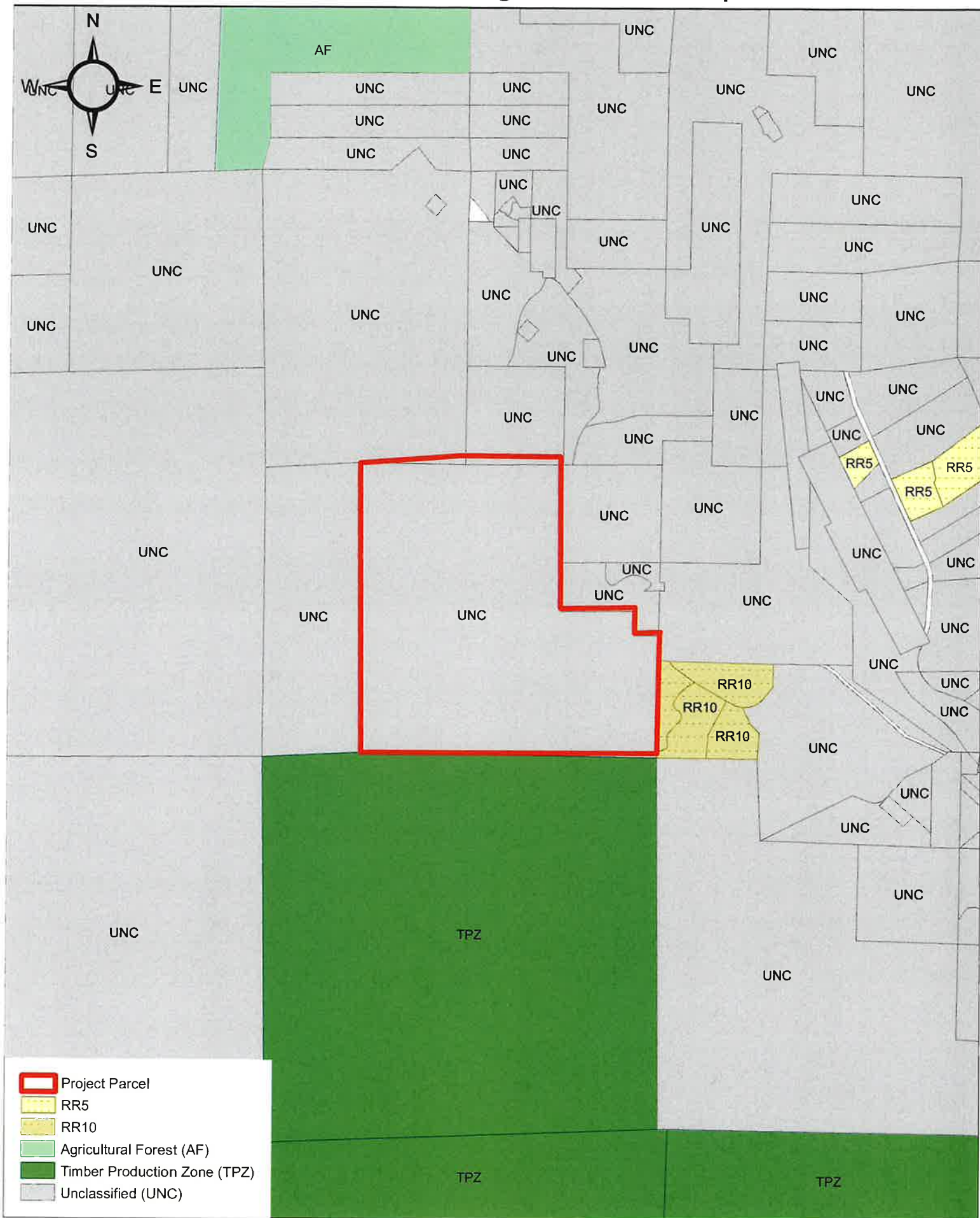
TOTAL SHEETS: 17/102

P-21-41 Location Map

Attachment E

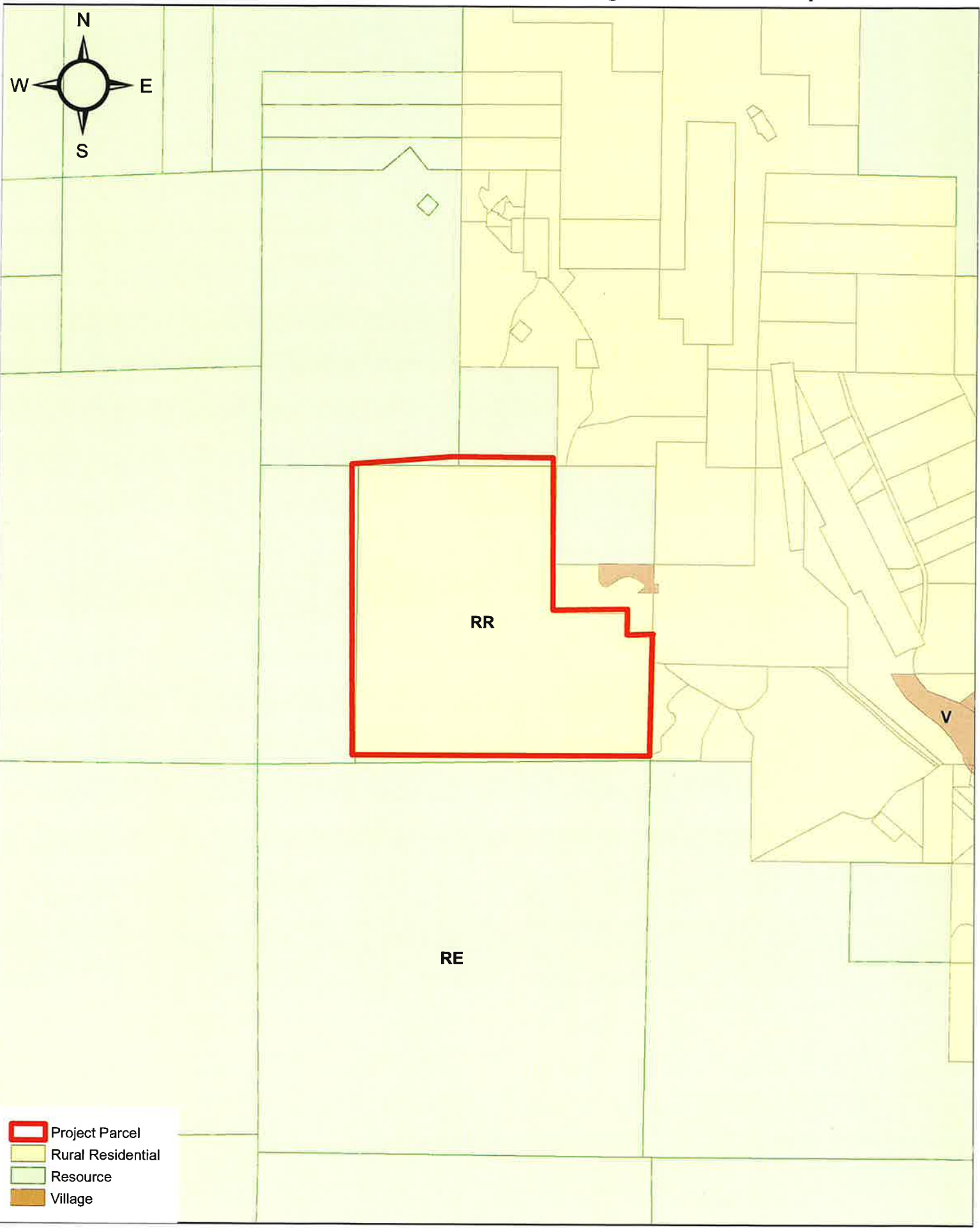


P-21-41 Zoning Districts Map Attachment F



0 700 1,400 2,800 4,200 Feet

P-21-41 General Plan Designations Map



0 700 1,400 2,800 4,200 Feet