



TRINITY COUNTY PLANNING DEPARTMENT

61 Airport Road
P.O. BOX 2819
WEAVERVILLE, CA 96093
(530) 623-1351 FAX (530) 623-1353
E mail: jsmith@trinitycounty.org

PROJECT INITIAL STUDY - ENVIRONMENTAL CHECKLIST AND EVALUATION OF ENVIRONMENTAL IMPACT

This document has been prepared by the Trinity County Planning Department as lead agency in accordance with the California Environmental Quality Act, CEQA (Public Resource Code, § 21000 *et seq.*).

Date: 04/12/17

Project No.: PW-17-02

Lead Agency:

Trinity County Planning Department
P.O. Box 2819 – 61 Airport Road
Weaverville, CA 96093-2819
(530) 623-1351 voice, (530) 623-1353 fax

Project Planner:

John Jelicich
Trinity County Planning Department
P.O. Box 2819– 61 Airport Road
Weaverville, CA 96093-2819
(530) 623-1351; (530) 623-1353 fax
jjelicich@trinitycounty.org

Project Information:

Project Name: Ag Forest Zoning District Ordinance Update

Project Applicant(s):

County of Trinity

Agent:

Project Location:

The project is located throughout the unincorporated areas of Trinity County, excluding areas under federal ownership (e.g., U.S. National Forest). The project encompasses numerous parcels dispersed throughout a large land area, located between Mendocino County to the south, Siskiyou County to the north, Humboldt County to the west, and Tehama and Shasta Counties to the east. Figures 1-5 show the location of land zoned Ag-Forest within Trinity County by supervisorial district.

Project Site Zoning and General Plan Designation:

Most land zoned Ag-Forest has a “Resource” General Plan Designation, although it is sometimes found in areas with “Agriculture” land use designation. It can also occur in areas with an Open Space/Conservation land use designation or in special, customizable land use designations such as “Community Expansion”, “Community Development” or “Village” land use designations.

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Environmental Setting:

Surrounding Ag-Forest lands, the environmental setting is typically rural. Adjacent land uses may include timber production, agriculture or rural residential uses. Population density is generally low. Surroundings are generally quiet, except for intermittent sounds associated with seasonal harvest and maintenance of agricultural crops or timber (heavy equipment, chain saws, mowers, etc). Streets are typical local county roads with low traffic counts. Wildlife is generally common, but may vary depending on the land uses (timber vs. field agriculture).

Background:

The Agricultural Forest, “Ag-Forest” or “AF” Zoning District, is located in Section 14 of the Trinity County Zoning Ordinance (Ordinance 315). Its purpose is management of land and forest for the production and harvest of trees and other natural resources, in a manner designed to provide protection from fire, insects, diseases or other catastrophe. It includes logging, primary wood processing plants and operations and accessory buildings and uses. While not listed in the allowable uses, the County has allowed development of one single-family dwelling on an AF zoned property as an “accessory building” to facilitate management of the land.

In a recent development, the State of California passed Assembly bill 1866, also known as the “second unit law” and AB 2299 and SB 1069, also known as the “accessory dwelling unit law”, prohibiting local jurisdictions, such as the County, from requiring Use Permits for “accessory dwelling units”, defined as having “complete independent living facilities, including permanent provisions for living, sleeping, eating, cooking and sanitation” on the same parcel as a single-family dwelling. On April 4, 2017, the Trinity County Board of Supervisors adopted an ordinance amending the Zoning Ordinance to allow accessory dwelling units on properties with any residential zoning designation without a use permit. The resulting General Plan amendment deleted reference to use permits for accessory (or secondary) dwelling units, but also prohibited accessory dwelling units in zones with a General Plan designation of Resource, such as Ag-Forest. Therefore, self-contained secondary or accessory dwelling units cannot be allowed in the Ag-Forest Zone. “Guest Houses” with no cooking facilities may be allowed with a Planning Director’s Use Permit.

Project Description:

This Initial Study is intended to address impacts associated with changes in land use resulting from rewriting Section 14 of the Trinity County Zoning Ordinance for the Ag-Forest Zoning District. Section 14 will be replaced in its entirety with new language designed to meet current needs of the County while remaining consistent with the policies of the General Plan Land Use Element which encourages a variety of uses in the Resource land use designation in keeping with the economic and long-term resource management goals of the County.

Multiple new uses would be allowed in the Ag-Forest Zoning District. Some of these new uses would be allowed without the need for a conditional use permit while other new uses would require a Planning Director-issued use permit or a Planning Commission-issued use permit. A Planning Director-issued use permit would include conditions to avoid and/or reduce impacts while a Planning Commission-issued use permit would require another layer of environmental review on a site-specific basis that would entail completion of an environmental checklist and evaluation of environmental impacts and resulting environmental document in accordance with the requirements of CEQA. This Initial Study does not include an evaluation of environmental impacts that would result from specific projects implemented by the changes in allowable land use proposed in the new version of Section 14, particularly those requiring

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a Planning Commission-issued use permit, which are subject to further CEQA review. It does, however, include an evaluation of environmental impacts that would be likely, in a broader sense, from the new land uses to be allowed in the Ag-Forest Zone without further CEQA review.

Other Public Agencies whose Approval is Required:

CalFire (to consider potential impacts of potential timber conversion on forestry resources)

California Department of Fish and Wildlife (to consider potential impacts to fish and wildlife resources)

Environmental Factors Potentially Affected:

The environmental factors checked below would be potentially affected by this project. The significance level is indicated using the following notation: 1=Potentially Significant; 2=Less Than Significant with Mitigation; 3=Less Than Significant; 4=No Impact.

2	Aesthetics	2	Agriculture Resources	2	Air Quality
3	Biological Resources	2	Cultural Resources	2	Geology / Soils
3	Greenhouse Gas Emissions	3	Hazards & Hazardous Materials	2	Hydrology / Water Quality
4	Land Use / Planning	4	Mineral Resources	3	Noise
3	Population / Housing	4	Public Services	4	Recreation
3	Transportation/Traffic	4	Tribal Cultural Resources	4	Utilities / Service Systems
2	Mandatory Findings of Significance				

Summary of Mitigation Measures:

Mitigation Measure I-1: The Planning Director, in reviewing projects for a Planning Director's Use Permit, shall consider any nearby scenic resources, highways and/or historic buildings within sight of the subject property, and may require mitigation, such as retaining forest habitat to provide a buffer between areas developed for new land uses and adjacent roadways, scenic vistas or historic buildings.

Mitigation Measure II.1. All applications for uses that require a use permit must be accompanied by a finding by a Registered Professional Forester (RPF) stating that the use will not detract from the ability to grow and harvest timber and timber products. The RPF shall provide all supporting documentation to the Planning Department. The RPF's report will be considered by the Director, or the Planning Commission when determining if the proposed use is compatible with timber growing and harvesting.

Mitigation Measure III-1: To prevent exposing sensitive receptors to substantial pollutant concentrations and to prevent objectionable odors from affecting a substantial number of people, commercial Cannabis cultivation must comply with the setbacks stated in the County's most current commercial Cannabis cultivation ordinance.

Mitigation Measure VI-1: For any site requiring any earthmoving activities, implement guidelines established in the California Forest Practice Rules or in Appendix B of the North Coast Regional Water Quality Control Board's Order No. 2015-0023 entitled *Best Management Practices for Discharges of Waste Resulting from Cannabis Cultivation and Associated Activities or Operations with Similar Environmental Effects* as applicable. Appendix B is available online at

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http://www.waterboards.ca.gov/northcoast/board_decisions/adopted_orders/pdf/2015/150728_Appendix%20B_BMP_clean.pdf

Mitigation Measure IX-1: For any site requiring the drilling of a new well, a well report that has been completed within the past 5 years must be provided that proves the well's recovery rate to be at least 3 gallons-per-minute.

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Determination:

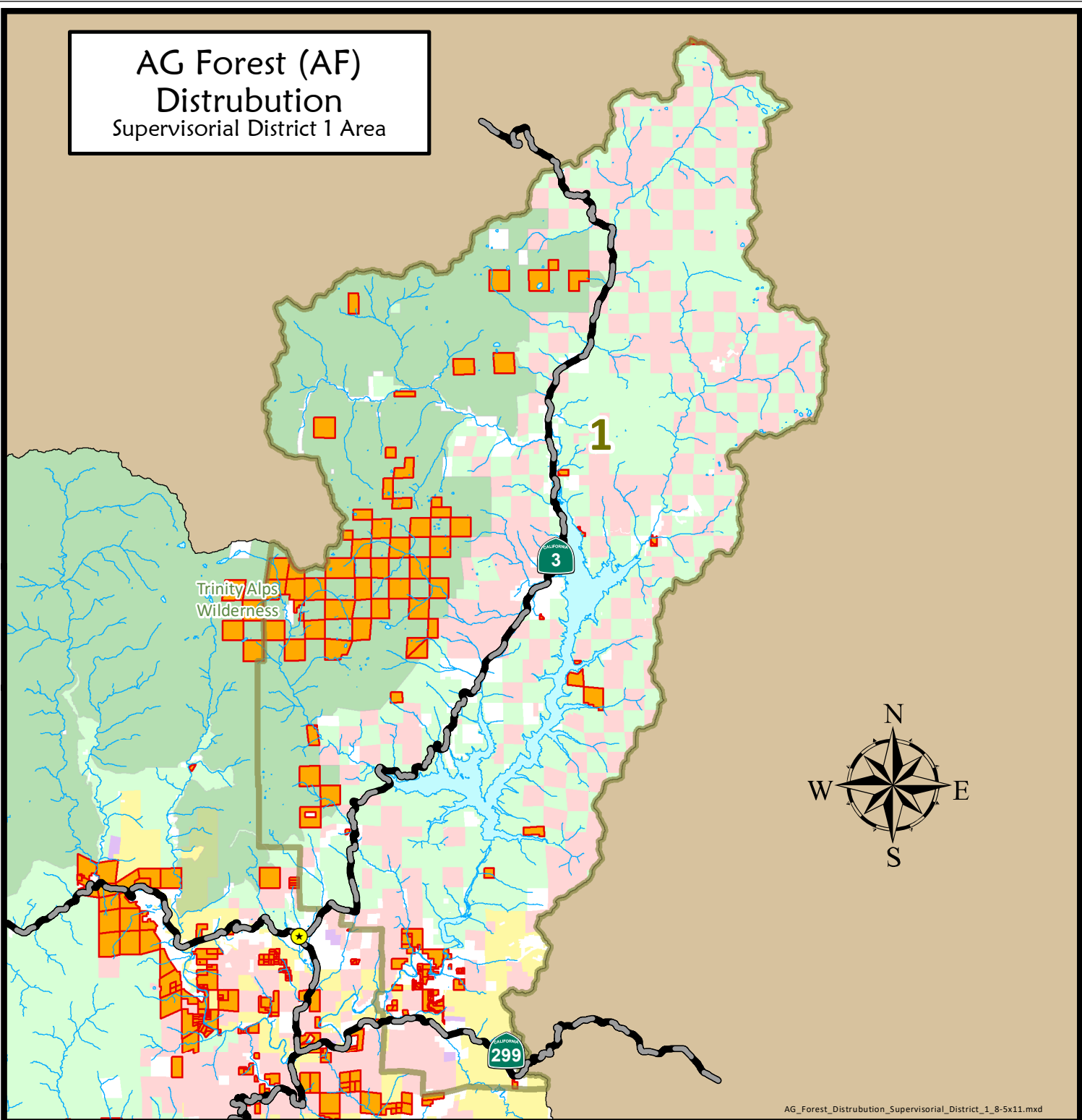
On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION, will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project (mitigation measures) have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.


John A. Jelcich, Senior Interim Planner,
Trinity County Planning Department

4-12-17
Date

AG Forest (AF) Distrubution Supervisorial District 1 Area



AG_Forest_Distrubution_Supervisorial_District_1_8-5x11.mxd

Ownership

- Private / Other
- Private - Timber (TPZ)
- Bureau of Land Mgmt.
- U.S. Forest Service
- Wilderness Area

- Supervisorial Districts
- AG Forest Land

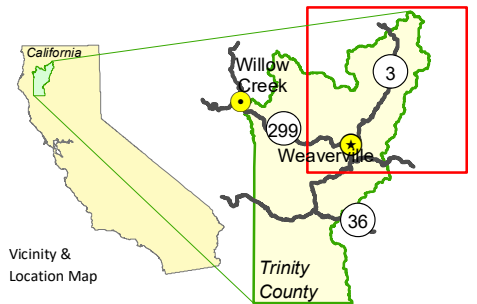


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0 1 2 3 4 5 6 7 8 9 10 Miles

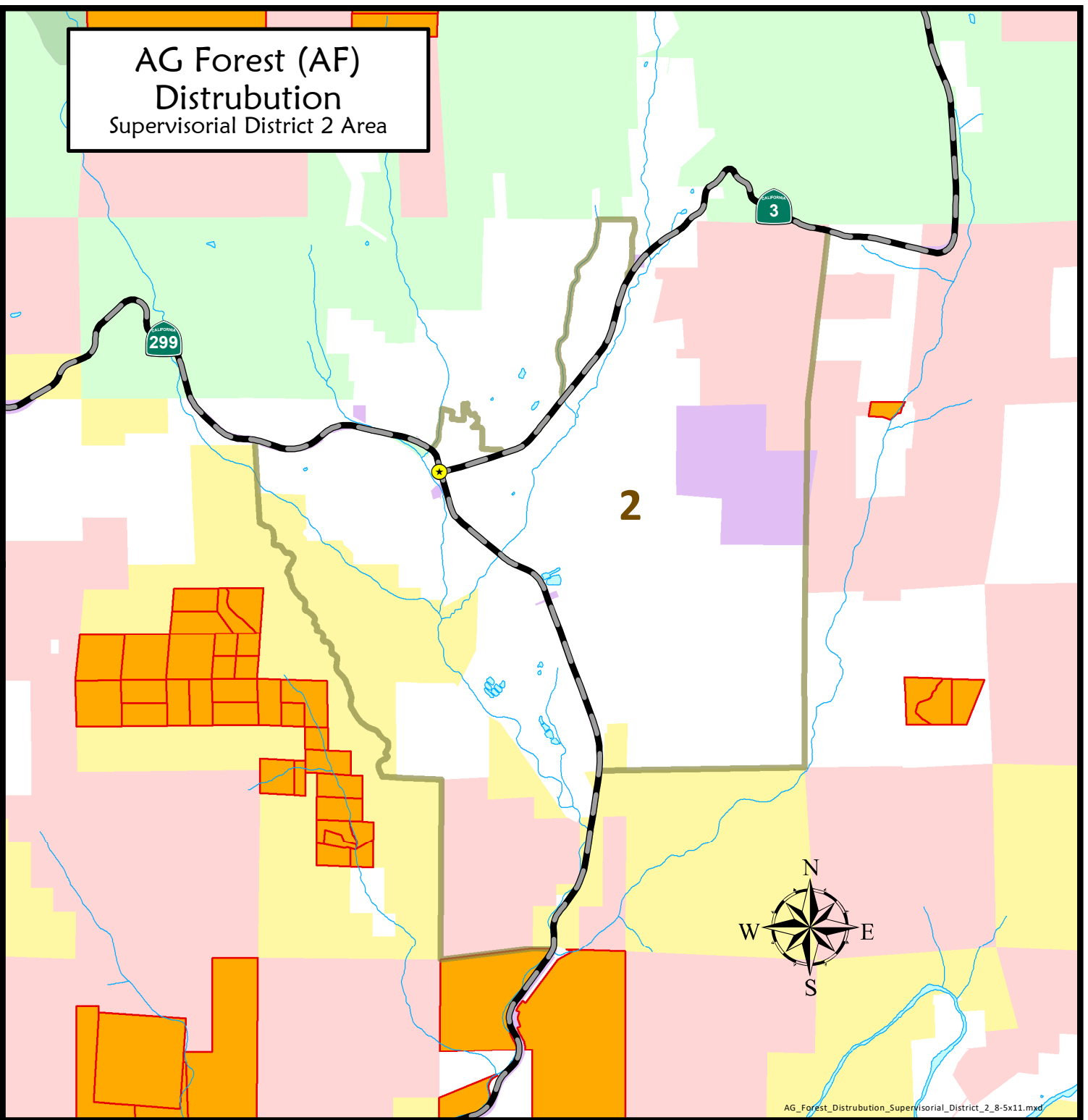


Scale: 1 = 430,000








Vicinity &
Location Map



AG Forest (AF) Distrubution Supervisorial District 2 Area

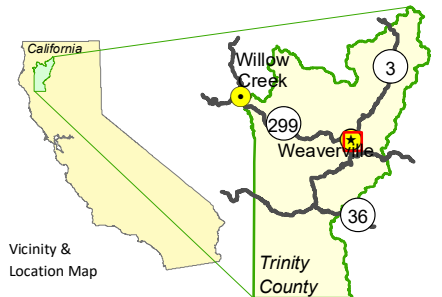


AG_Forest_Distrubution_Supervisorial_District_2_8-5x11.mxd

Ownership

-  Private / Other
-  Private - Timber (TPZ)
-  Bureau of Land Mgmt.
-  U.S. Forest Service
-  Wilderness Area

-  Supervisorial Districts
-  AG Forest Land



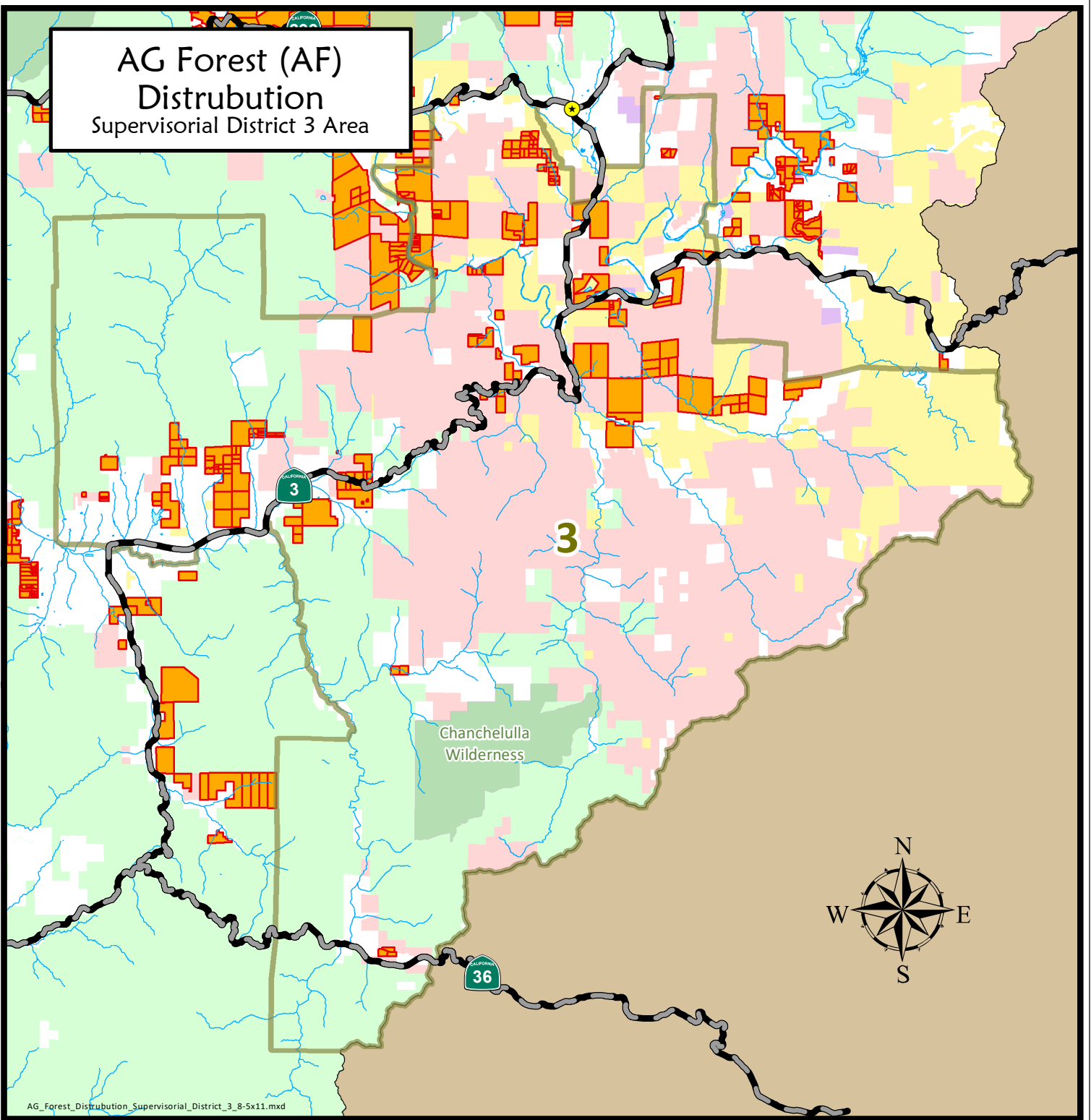
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0 1 Miles

Scale: 1 = 48,000






Vicinity &
Location Map



AG Forest (AF) Distrubution Supervisorial District 3 Area



AG_Forest_Distribution_Supervisorial_District_3_8-5x11.mxd

Ownership

-  Private / Other
-  Private - Timber (TPZ)
-  Bureau of Land Mgmt.
-  U.S. Forest Service
-  Wilderness Area

-  Supervisorial Districts
-  AG Forest Land

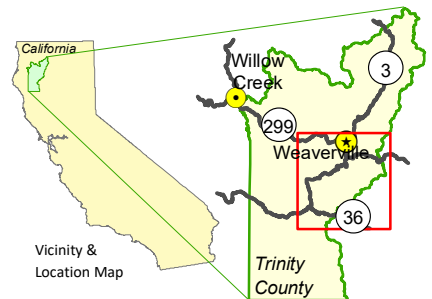
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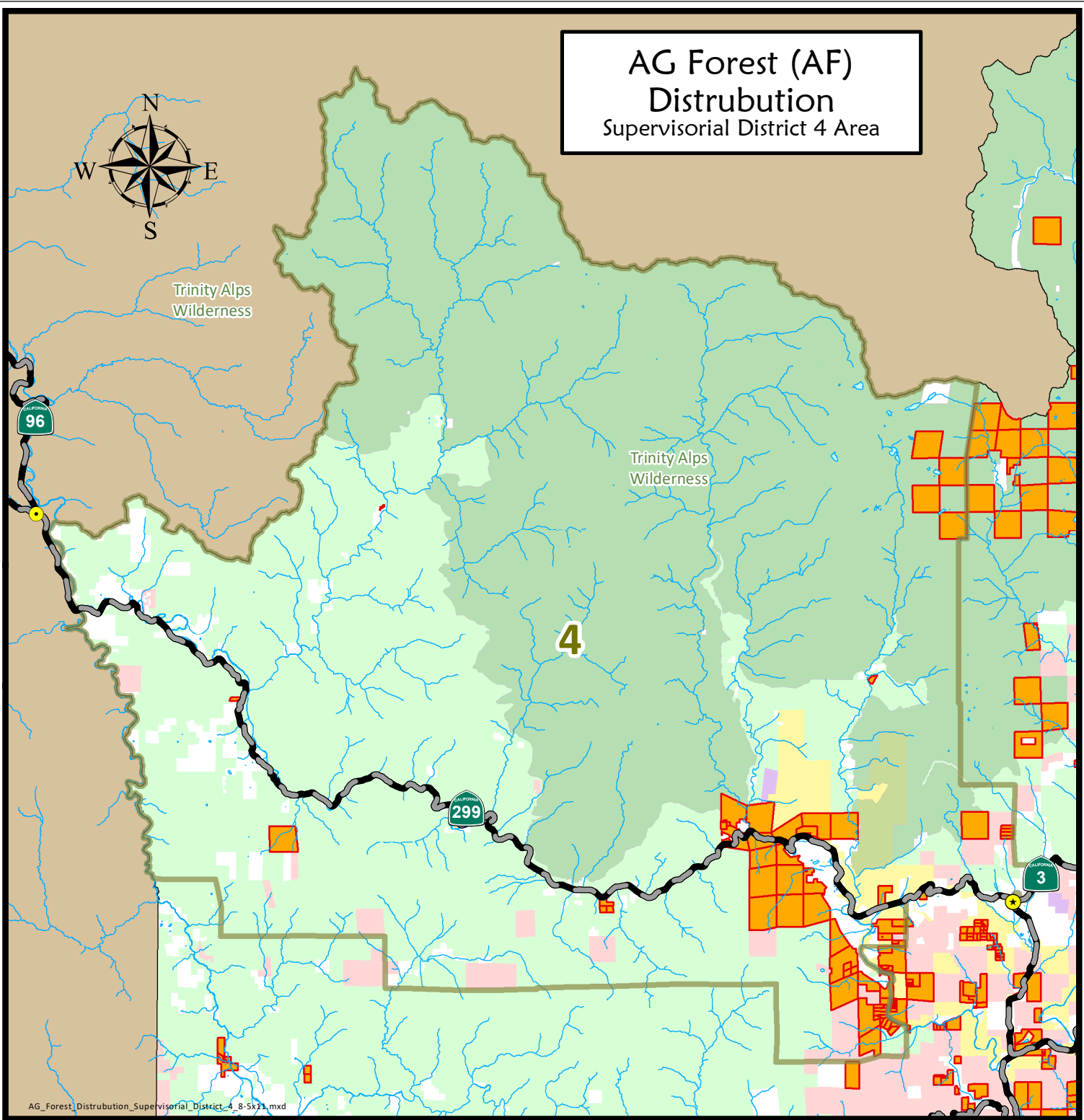


Scale: 1 = 250,000








Vicinity &
Location Map



AG Forest (AF) Distrubution Supervisorial District 4 Area

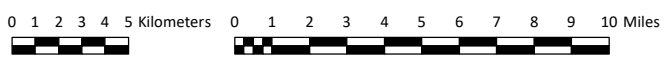
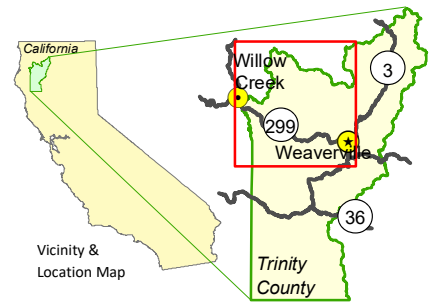


AG_Forest_Distrubution_Supervisorial_District_4_8-5x11.mxd

Ownership

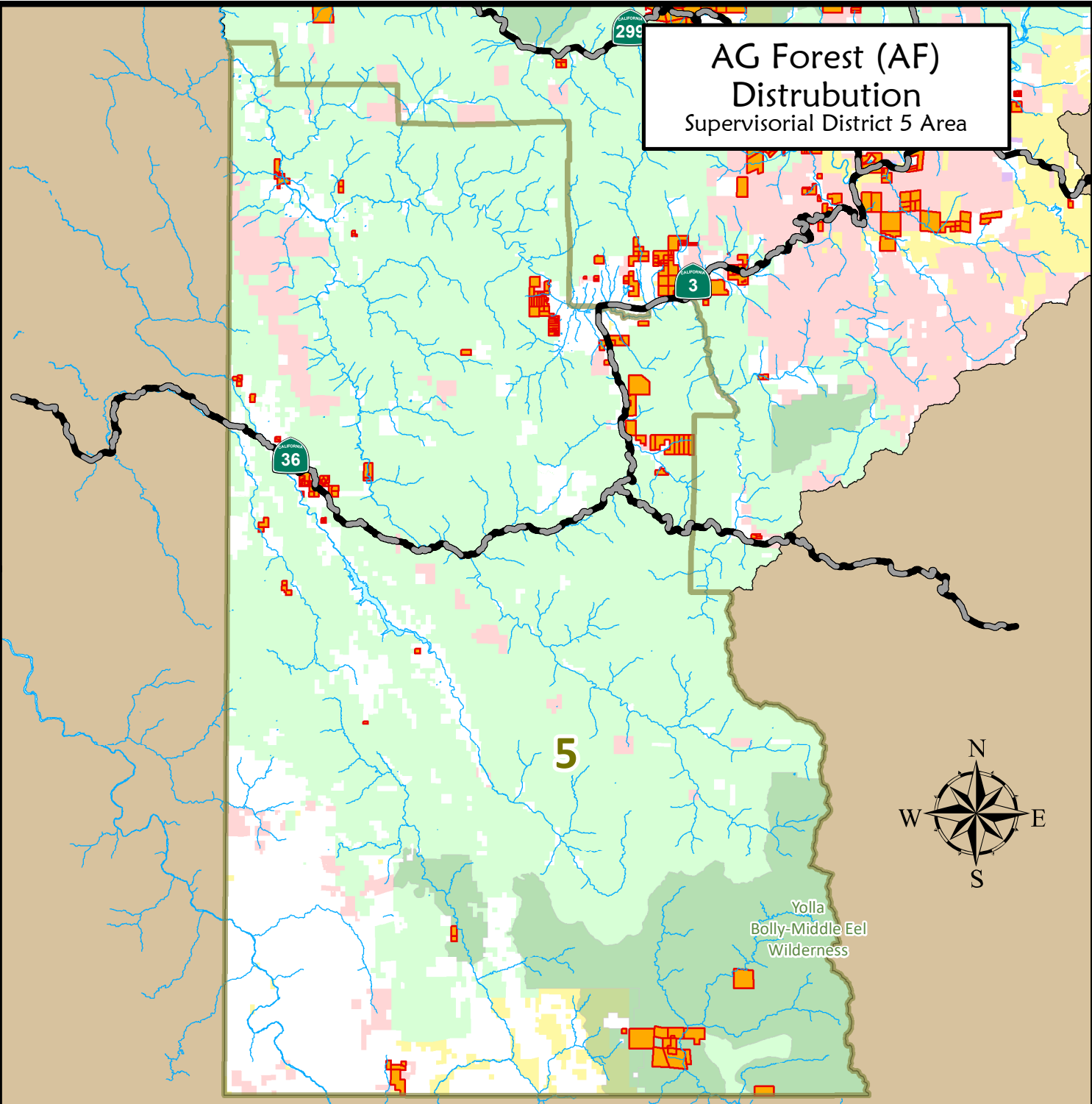
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-  Private - Timber (TPZ)
-  Bureau of Land Mgmt.
-  U.S. Forest Service
-  Wilderness Area

-  Supervisorial Districts
-  AG Forest Land



Scale: 1 = 325,000

AG Forest (AF) Distrubution Supervisorial District 5 Area

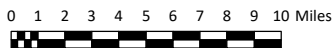
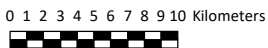
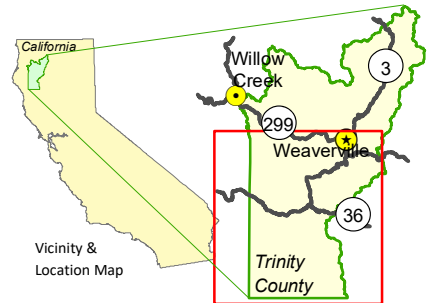


AG_Forest_Distrubution_Supervisorial_District_5_8-5x11.mxd

Ownership

- Private / Other
- Private - Timber (TPZ)
- Bureau of Land Mgmt.
- U.S. Forest Service
- Wilderness Area

- Supervisorial Districts
- AG Forest Land



Scale: 1 = 450,000

IV. Environmental Checklist and Explanatory Notes

I. AESTHETICS Would the project:	Potentially Significant	Less Than Significant With Mitigation	Less Than Significant	No Impact
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

I(a,b): Some Ag-Forest zoned parcels may be within sight of a scenic vista or scenic resource, but none that are formally designated. Some of the parcels included in the Project will be located within sight of established roadside vista points, also not formally designated scenic resources. In rare cases, a property could be within sight of a historic building, but most of these are located within the historic districts of Weaverville and Lewiston, which are relatively urbanized and do not include Ag-Forest designations. Some of the Ag-Forest zoned parcels will be visible from State Highway 3, State Highway 36 or State Highway 299, which are not designated scenic highways or byways.

Most of the uses allowed without further CEQA review would not have significant aesthetic impacts, except possibly temporary labor camps, which would be subject to a Planning Director-issued use permit. As part of that review process, adjacent property owners would have the opportunity to comment on these uses, and the Director would have discretion to require additional review if a scenic resource would be impacted.

Mitigation Measure I-1: The Planning Director, in reviewing projects for a Planning Director’s Use Permit, shall consider any nearby scenic resources, highways and/or historic buildings within sight of the subject property, and may require mitigation, such as retaining forest habitat to provide a buffer between areas developed for new land uses and adjacent roadways, scenic vistas or historic buildings.

I(c): The project may change the existing visual character of the area by adding new land uses amidst lands that are typically forested. Setback requirements and height limitations that are included in the ordinance for accessory buildings, including greenhouses and temporary labor camps will help prevent the degradation of the existing visual character of the site’s surroundings, and the view from other parcels. Further protection of particularly sensitive viewsheds will be provided by Mitigation Measure I-1, above.

I(d): New, artificial light sources may be created to support new land uses. For some sites, lights will remain on until at least 10:00 p.m. or possibly all night for security reasons. To prevent light pollution, conditions described in Section 30.J.8 of the zoning ordinance will be in effect.

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II. AGRICULTURE RESOURCES In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.				
Would the project:	Potentially Significant	Less Than Significant With Mitigation	Less Than Significant	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program in the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined by Public Resources Code section 12220(g)), or timberland (as defined by Public Resources Code section 4526), or timberland zoned timber production (TPZ) as defined by Government Code Section 51104(g)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use, or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

II(a): The project does not include lands identified as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.

II(b): The project includes the re-creation of the Ag-Forest zoning district. It creates additional agricultural land by opening up the Ag-Forest designation to include non-forest agriculture and grazing. Land zoned Ag-Forest will not be zoned Ag-Preserve, and will not be included in the Williamson Act.

II(c-e): Updating the Ag-Forest Zoning District does not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned timber production. Allowable uses in Ag-Forest will be designed and permitted in a manner consistent with the General Plan’s “Resource” land use designation and will retain the land’s pre-project ability to produce timber and timber products as well as other natural resources that occur within Trinity County. Forest-producing lands identified as poorly suited for forestry (Site Class IV or V, Dunning scale) will be allowed to be developed for commercial Cannabis cultivation and other agricultural uses without a use permit.

Lands identified as more suitable for the production of timber (Site Class I, II and III, Dunning scale) will be required to obtain a Director’s-Issued use permit before converting to commercial Cannabis cultivation. The Director’s review must ensure that the use will be located in a manner that will minimize conflicts with timber management activities on the remainder of the site and not interfere with future timber harvest operations. Land zoned Ag-Forest will not be zoned Timber Preserve (TPZ) and will not be subject to Government Code Section 51104(g).

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For the other non-forestry uses that can be allowed with a use permit, Mitigation Measure II.1 will be required to ensure that forest land is not converted to non-forest use.

Mitigation Measure II.1. All applications for uses that require a use permit must be accompanied by a finding by a Registered Professional Forester (RPF) stating that the use will not detract from the ability to grow and harvest timber and timber products. The RPF shall provide all supporting documentation to the Planning Department. The RPF's report will be considered by the Director, or the Planning Commission when determining if the proposed use is compatible with timber growing and harvesting.

III. AIR QUALITY Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:	Potentially Significant	Less Than Significant With Mitigation	Less Than Significant	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

III(a-c): The project does not conflict with or obstruct implementation of applicable air quality plans. Trinity County is in attainment for all criteria pollutants and federal standards. The area occasionally exceeds the state standard for particulate matter. Minor emissions (dust, equipment exhaust) from construction and/or site development as a new land use is implemented will not contribute to an exceedance of the particulate matter standard, because development of sites will be spread out temporally and spatially.

Development of individual sites resulting from the new, allowable land uses in the Ag-Forest zoning district update is expected to occur intermittently over time. The largest impact to air quality is anticipated from the commercial cultivation of Cannabis when vehicle trips will increase seasonally (during the beginning of the growing season for planting and end of season for harvesting and processing). Activities during these time periods would likely generate an increase in seasonal traffic, dispersed throughout the County that is not expected to cause an impact.

III(d): The project will generate a minor amount of dust, asphalt emissions, concrete dust and heavy equipment exhaust during site development. Pollution concentrations during the short site development or construction period will not be substantial. Sites associated with this project will be dispersed throughout the County and will not cause a significant adverse impact to the environment.

III(e): The project will result in some sites being developed for the commercial cultivation of Cannabis. Objectionable odors created from this activity will be mitigated according to Mitigation Measure III-1.

Mitigation Measure III-1: To prevent exposing sensitive receptors to substantial pollutant concentrations and to prevent objectionable odors from affecting a substantial number

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of people, commercial Cannabis cultivation must comply with the setbacks stated in the County’s most current commercial Cannabis cultivation ordinance.

IV. BIOLOGICAL RESOURCES Would the project:	Potentially Significant	Less Than Significant With Mitigation	Less Than Significant	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

IV(a): Although updating the Ag-Forest zoning district will not directly cause impacts to biological resources, sites developed as a result of this project will occur across a wide range of habitat types throughout Trinity County. The presence of special-status species and/or their habitat could vary on a site-specific basis and impacts to these resources would vary by the type, size and intensity of the use. Larger, more intensive uses will be subject to specific CEQA review prior to issuance of a Planning Commission Use Permit. Cannabis cultivation will be subject to the County’s commercial Cannabis cultivation ordinance and future regulations to be developed by the California Department of Fish and Wildlife. If project activities include tree removal, an applicant will contact CalFire.

Dwelling units and other accessory buildings, as well as logging operations, will be set back 200 feet from any water body, or, for timber operations, as required by the California Forest Practices Act as determined by an RPF. Other uses allowed by the revised Ag-Forest zoning district without further CEQA review will be relatively small and of low intensity. Impacts from these less intensive uses are not expected to be significant.

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IV(b-d): Sites developed as a result of this project may encompass, be located in, or be adjacent to a variety of sensitive plant, wildlife, riparian, wetland habitat types, and/or fish or wildlife migration corridors. The revised Ag-Forest requirements include a setback of not less than 200 feet from any water body for structures, or comply with waterbody setbacks in the California Forest Practices Act as determined by a registered professional forester or setbacks in Appendix B of the North Coast Regional Water Quality Control Board’s Order No. 2015-0023 entitled *Best Management Practices for Discharges of Waste Resulting from Cannabis Cultivation and Associated Activities or Operations with Similar Environmental Effects*. These setbacks will help protect riparian and adjacent wetland habitats and migration corridors for fish and most wildlife.

Additional requirements may be placed on developments that require a Planning Commission-issued use permit, as a result of the CEQA process. Even in cases where a use permit is not required, private developers are still subject to state and federal laws protecting wetlands, surface waters, and wildlife habitat. If development is to occur in wetlands or surface waters, notification, permit application and/or consultation with the California Department of Fish and Wildlife, North Coast Regional Water Quality Control Board and/or US Army Corps of Engineers is required.

IV(e-f): The project will not conflict with any local policies or ordinances protecting biological resources, or with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan. The project area is not subject to any specific ordinances or plans regarding biological resources.

V CULTURAL RESOURCES Would the project.	Potentially Significant	Less Than Significant With Mitigation	Less Than Significant	No Impact
a) Cause a substantial adverse change in the significance of a historical resource, as defined in Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource, pursuant to Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

V.(a-d): Most of Trinity County, northeast of South Fork Mountain, is part of the Nor Rel Muk Band of Wintu’s territory. The Tsnungwe, Chimariko and Hoopa occupy territory along the Trinity River in far western Trinity County, and the Round Valley Reservation/Covelo Indian Community represent several tribes southwest of South Fork Mountain. Historic uses of the area include gold mining, logging, farming and ranching.

No records search was requested for this project because no specific sites have been proposed for development yet. Projects involving Planning Commission-issued use permits would be subject to record searches, Native American consultation and mitigation. Projects allowed without a Planning Commission-issued use permit are unlikely to unearth cultural or paleontological resources or human remains.

VI. GEOLOGY AND SOILS Would the project:	Potentially Significant	Less Than Significant With Mitigation	Less Than Significant	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk				

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of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1B of the Uniform Building Code (1994), creating risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Would the project result in disturbance of ultra-mafic rock or soils potentially containing naturally occurring asbestos?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

VII(a,c,d): There are no areas of Trinity County that are mapped on an Alquist-Priolo Earthquake Fault Zoning Map. No Quaternary faults (faults having recent movement within the past 2 million years) have been recognized in the County. Seismic shaking may occur, generated by more distant active faults. However, these would not be likely to lead to rupture, strong seismic shaking, ground failure or liquefaction at project sites in Trinity County, due to the distance from the epicenter and the nature of the materials underlying most of the County. Some sites in steep terrain could be subject to landslides, and some may contain expansive soils. These would mostly be of concern for the siting and construction of dwellings and other structures, which would require building permits. The Uniform Building Code contains requirements to mitigate these potential hazards for structures.

VI(b): Grading may occur as a result of this project, particularly to develop commercial Cannabis cultivation sites. To avoid or decrease the potential for erosion, the North Coast Regional Water Quality Control Board issued Order No. 2015-0023 (Order), *Waiver of Waste Discharge Requirements and General Water Quality Certification for Discharges of Waste Resulting from Cannabis Cultivation and Associated Activities or Operations with Similar Environmental Effects In the North Coast Region*. Included in the Order, as Appendix B, is guidance for how to avoid or reduce erosion. Although the project will result in the development of a wide range of sites, and other activities in addition to Cannabis cultivation, the best management practices described in Appendix B to the Order or in the California Forest Practice Rules for timber-related activities will avoid or decrease the potential for erosion and loss of top soil associated with the development of these sites.

Mitigation Measure VI-1: For any site requiring any earthmoving activities, implement guidelines established in the Forest Practice Rules or in Appendix B of the North Coast Regional

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Water Quality Control Board’s Order No. 2015-0023 entitled Best Management Practices for Discharges of Waste Resulting from Cannabis Cultivation and Associated Activities or Operations with Similar Environmental Effects as applicable. Appendix B is available online at:

http://www.waterboards.ca.gov/northcoast/board_decisions/adopted_orders/pdf/2015/150728_Appendix%20B_BMP_clean.pdf

VI(e): The project may involve the installation of sewage disposal systems in association with construction of a dwelling unit, guest house, labor camp or hunting club. All of these uses would require a building permit, which, in turn, would require a percolation test to determine the capacity of the soils to treat wastewater. If sites are not capable of processing the wastewater from a proposed building, an alternative wastewater disposal system would have to be developed, or connection to a public sewer system would be required in order to issue the building permit.

VI(f): There is potential for naturally occurring asbestos to be present at some of the potential project sites. However, very few of the potential uses would involve significant excavation or deep grading that would be likely to expose large areas of naturally occurring asbestos. For most agricultural, residential or timber uses, soil would be left intact or imported for lawns and gardens, covering any bare areas of graded ultramafic rock.

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

VII(a): Sites developed as a result of the project could generate a seasonal increase in traffic that would be dispersed throughout the County. These trips are expected to occur intermittently over time and/or seasonally, particularly if they are associated with commercial Cannabis cultivation when the need for additional workers increases during the beginning of the growing season for planting and end of season for harvesting and processing. Although this is a substantial number of trips to remote areas dispersed throughout the County, the impact would only occur for a short period, twice a year. When considered against the backdrop of typically very low traffic volumes in these rural areas, the impact, over the course of an entire year, and spread throughout the County, would not be significant. Allowing labor camps with a use permit in the proposed Ag-Forest district provides a means to substantially reduce the number of trips during the peak season.

VII(b): The project is consistent with zoning and the Land Use Element of the Trinity County General Plan. There are currently no adopted County plans or policies adopted for the purpose of reducing greenhouse gas emissions.

VIII. HAZARDS AND HAZARDOUS MATERIALS Would the project:	Potentially Significant	Less Than Significant With Mitigation	Less Than Significant	No Impact
a) Create a significant hazard to the public or the environment through the routine	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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transport, use, or disposal of hazardous materials?				
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use compatibility plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) For a project located within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

VIII(a-b): Site development activities resulting from the project would not create a significant hazard to the public or environment. Minor equipment maintenance involving the transfer of fuels, oils, greases, hydraulic fluids and solvents may occur during site development or timber harvest, but would be very short-term and the potential of release of such materials is low. Once developed, most sites resulting from the project would not store hazardous materials or would store them in a confined area designed to house them on a short-term basis.

Development of a single family dwelling or guest house may introduce common household hazardous materials which will be disposed of properly during designated hazardous materials collection days at County facilities.

Development of commercial Cannabis cultivation sites may introduce a different set of hazardous materials. At the present time, there are no pesticides or herbicides registered specifically for use directly on Cannabis and the use of pesticides on Cannabis plants has not been reviewed for safety, human health effects, or environmental impacts. Under California law, the only pesticide products not illegal to use on cannabis are those that contain an active ingredient that is exempt from residue tolerance requirements and either registered and labeled for a broad enough use to include use on Cannabis or exempt from registration requirements as a minimum risk pesticide under FIFRA section 25(b) and

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California Code of Regulations, title 3, section 6147. Uses of pesticide products shall be consistent with product labelling and any products on the site shall be placed, used, and stored in a manner that ensures that they will not enter or be released into surface or ground waters.

VIII(c): Sites developed as a result of the project will not emit hazardous emissions or handle hazardous waste within ¼ mile of an existing or proposed school. As described above, most uses, such as timber, agriculture and residential uses, would not involve hazardous emissions or acutely hazardous wastes. Cannabis cultivation is not allowed within 1,000 feet of a school.

VIII(d): Sites associated with the project are zoned Ag-Forest, and have typically been in a forested, rural state throughout their history. Sites that have a history of industrial uses that would result in their listing as hazardous materials sites would not be currently zoned Ag-Forest.

VIII(e,f) Sites developed as a result of the project could potentially be located within the Hayfork, Hyampom, Ruth, Trinity Center, and/or Weaverville Airport Land Use Compatibility Plans (ALUCP). Development in these areas should not attract large numbers of people, must not be noise-sensitive, should not present a hazard to flight and should not be over 70 feet tall. Structures over 40 feet tall will not be allowed in the proposed Ag-Forest zoning district, except that cell towers taller than 40 feet may be allowed with a Planning Commission use permit. These would be subject to review by the Airport Land Use Committee (ALUC) if located within an ALUCP.

Temporary labor camps could attract large numbers of people at a time, for a few months during the year. Longer term labor camps, resorts, RV parks and bed and breakfast facilities could attract people year-round, but would be subject to a Planning Commission use permit with site specific environmental review and ALUC approval, if located within an ALUCP. Sites within the vicinity of a private airstrip will be treated similarly, except that no ALUC approval would be required.

VIII(g): The project will not interfere with emergency response services or the emergency evacuation of residences in the vicinity. No public roads will be closed for this project.

VIII(h): Most of the sites developed due to this project will be in known wildland fire interfaces throughout the County. None of the sites will affect evacuation routes in the event of a wildfire or other emergency.

IX. HYDROLOGY AND WATER QUALITY Would the project:	Potentially Significant	Less Than Significant With Mitigation	Less Than Significant	No Impact
a) Violate any applicable water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level that would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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amount of surface runoff in a manner that would result in flooding on- or off-site?				
e) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year floodplain, as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year floodplain structures that would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

IX(a): Sites developed as a result of the project will generate wastewater that will be discharged to permitted septic systems or to the public sanitary sewer system. During site development activities, particularly involving grading, violations of water quality standards for turbidity could occur if erosion and sedimentation is not controlled, or if disturbed areas are left uncovered. To avoid or decrease the potential for erosion, the North Coast Regional Water Quality Control Board issued Order No. 2015-0023, *Waiver of Waste Discharge Requirements and General Water Quality Certification for Discharges of Waste Resulting from Cannabis Cultivation and Associated Activities or Operations with Similar Environmental Effects In the North Coast Region* (Order). Included in the Order, as Appendix B, is guidance for how to avoid or reduce erosion. Although the project will result in the development of a wide range of activities in addition to Cannabis cultivation, the best management practices described in Appendix B of the Order will avoid or decrease the potential for erosion and loss of top soil associated with the development of these sites. Compliance with Appendix B of the Order is required by Mitigation Measure VI-1 in the *Geology/Soils* section above, and repeated below.

Mitigation Measure VI-1: For any site requiring any earthmoving activities, implement guidelines established in Appendix B of the North Coast Regional Water Quality Control Board’s Order No. 2015-0023 entitled Best Management Practices for Discharges of Waste Resulting from Cannabis Cultivation and Associated Activities or Operations with Similar Environmental Effects.

IX(b): Some of the allowable land uses added in to the Ag-Forest zoning district revision will rely on the use of groundwater, although none of these uses would interfere with groundwater recharge. The main, new land use that will be allowed in the Ag-Forest zoning district that will rely on the use of groundwater is commercial Cannabis cultivation. The County has restricted the total number of commercial Cannabis cultivation licenses in all zoning districts countywide to 500 licenses until an impacts analysis focused solely on Cannabis cultivation can be completed. The net deficit in aquifer volume or a lowering of the groundwater table will be mitigated by Mitigation Measure IX-1:

Mitigation Measure IX-1: For any site requiring the drilling of a new well, a well report that has been completed within the past 5 years must be provided that proves the well’s recovery rate to be at least 3 gallons-per-minute.

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IX(c-f): Some sites developed by this project will create small, localized impermeable surfaces. Grading, paving and building construction could be included in developing sites congruent with new, allowable land uses in the Ag-Forest zoning district. No alteration of the courses of streams or rivers will occur from activities associated with this project, and although some sites may alter the existing drainage pattern in a localized area, no increase in erosion or siltation will occur, and the rate or amount of surface runoff will not result in flooding on- or off-site or provide substantial additional sources of polluted runoff with implementation of Mitigation Measure VI-1. There are no existing or planned municipal stormwater drainage systems within Ag-Forest zones.

To avoid or decrease the potential for negative impacts to water quality, the North Coast Regional Water Quality Control Board issued Order No. 2015-0023, *Waiver of Waste Discharge Requirements and General Water Quality Certification for Discharges of Waste Resulting from Cannabis Cultivation and Associated Activities or Operations with Similar Environmental Effects In the North Coast Region*. Included in the Order, as Appendix B, is guidance for how to protect water quality. Although the project will result in the development of a wide range of sites in addition to Cannabis cultivation, the best management practices described in Appendix B will avoid or decrease the potential for water quality degradation associated with the development of these sites.

IX(g-h): Site development could occur in the 100-year floodplain of numerous watercourses throughout Trinity County. However, construction of any housing or structures will require a building permit. Building permit review will require a check of the current floodplain maps, and an elevation certificate for any proposed structures that appear to be located in the floodplain. Buildings may then be engineered to avoid impeding or redirecting flood flows, or will otherwise not be allowed in the floodplain.

IX(i-j): The project would not attract people to flood prone areas or cause new areas to become prone to flooding. Therefore, it will not expose people or structures to a significant risk of loss, injury, or death involving flooding or inundation by seiche, tsunami, or mudflow.

X. LAND USE AND PLANNING Would the project:	Potentially Significant	Less Than Significant With Mitigation	Less Than Significant	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural communities' conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

X(a): The project will not physically divide a community. Various projects will occur on properties scattered throughout the County that are already zoned Ag-Forest.

X(b): The project will result in an update of the Ag-Forest zoning district consistent with the Open Space and Land Use Elements of the General Plan.

X(c): The project site is not subject to any habitat conservation plan or natural community conservation plan. There are no such plans currently in effect in Trinity County.

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

XI(a-b): The project will not affect the availability of any mineral resources. Mining would be allowed in Ag-Forest with a Planning Commission-issued use permit and approved Reclamation Plan. The other uses that would be allowed in Ag-Forest would not permanently preclude future mining on the sites.

XII. NOISE Would the project result in:	Potentially Significant	Less Than Significant With Mitigation	Less Than Significant	No Impact
a) Exposure of persons to, or generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to, or generation of, excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use compatibility plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XII(a): Noise generated by this project could include typical construction noise such as equipment engines, grading, and compaction of soils during site development and/or operation; noise associated with resorts, bed and breakfast facilities, and recreational and/or labor camps including music, voices, passenger vehicles, recreational vehicles, and pets; and saw noise generated from sawmills. Trinity County does not have a noise ordinance. The Noise Element of the General Plan does not have standards that apply to construction or operation activities. Although residences could be near some of the sites developed by the project, the rural and dispersed nature of properties zoned Ag-Forest will make noise pollution less than significant.

XII(b): During site development, vibrations could be generated by construction equipment moving earth at the site, and compaction of the soils. There will be no pile driving, blasting or other excessive noise or vibration. The vibrations would be short term, during daylight hours only, when construction activities could be conducted.

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XII(c,d): Ambient noise levels post-project will be similar to noise levels pre-project. Temporary, intermittent, ambient noise levels would most likely increase commensurately with tourism during the summer months and during the busiest periods of Cannabis cultivation (for harvesting and processing). Noise generated by new land uses proposed in the project would be consistent with noise from traditional timber harvest, agriculture, and recreational activities that would typically be most prevalent during the driest months of the year when access to agricultural and forest resources are best. Permanent increases in noise levels in the project vicinity are not expected to occur.

XII(e,f): Some sites associated with the project could be located in the Hayfork, Hyampom, Ruth, Trinity Center, or Weaverville Airport Land Use Compatibility Plans, or near a private airstrip. However, the majority of these sites would be located at existing homes where intermittent noise from aircraft is an existing condition. Airports in Trinity County support only small personal aircraft and occasional firefighting aircraft. These smaller airplanes do not generally generate excessive noise.

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

XIII(a): The project will have an effect on seasonal population particularly for activities associated with timber harvest and the commercial cultivation of Cannabis. Only one permanent single family dwelling will be allowed per parcel, limiting permanent population growth. However, temporary accommodations for seasonal workers will be allowed in guest houses or labor camps. Resorts, RV parks and campgrounds supporting temporary visitors will be allowed with a Planning Commission use permit. The project does not propose the extension of roads or other infrastructure that could induce off-site population growth.

XIII(b-c): Although it will not displace any housing or people, the project could create the need for additional, seasonal housing.

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

XIV(a) – (f): The project does not involve the construction of new or physically altered governmental facilities. There may be a seasonal increase in demand for police protection and schools when large numbers of laborers are present in labor camps, but the increased demand will not lead to a need for new or physically altered government facilities. Fire protection, and water for fire protection will be provided from the same sources that are in place before the project is implemented.

XV. RECREATION	Potentially Significant	Less Than Significant With Mitigation	Less Than Significant	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XV(a-b): The project would increase the population seasonally, during which time there could be an increase in the use of existing parks and recreational facilities. The project would not otherwise cause a permanent, year-round population increase that would lead to the need to expand recreational facilities, nor would it increase use of other recreational facilities such that physical deterioration would occur.

XVI. TRANSPORTATION/TRAFFIC Would the project:	Potentially Significant	Less Than Significant With Mitigation	Less Than Significant	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with adopted policies, plans or programs regarding public transit, bikeways, or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XVI(a-b): The project is expected to generate a seasonal increase in traffic on a combination of private, County, and State routes dispersed throughout the County. The combination of these routes and the dispersed nature of road usage will not exceed the capacity of a single route to accommodate extra trips and will not affect multi-modal transportation including public transit and/or non-motorized travel. The level of service standards included in the County’s Regional Transportation Plan will not be exceeded by these dispersed trips in rural areas.

XVI(c): The project will have no effect on air traffic patterns.

XVI(d): The increase in seasonal traffic County-wide is not expected to increase road hazards due to the dispersed nature of road usage throughout the entire County. Any new road encroachments are required to obtain an encroachment permit from the County Department of Transportation, which will include a review of the proposed driveway location for potential hazards, and requirements to mitigate those hazards.

XVI(e): The project will not affect emergency access. No public roads will be blocked or closed during site development or operations resulting from the project.

XVI(f): The project will have no effect on existing or proposed transit, bikeways or pedestrian facilities.

XVII. TRIBAL CULTURAL RESOURCES Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:	Potentially Significant	Less Than Significant With Mitigation	Less Than Significant	No Impact
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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significance of the resource to a California Native American tribe.				
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XVII(a, b): Assembly Bill 52, passed by the State in 2014, requires the County to consult with any California Native American tribe that is traditionally and culturally affiliated with the geographic area of a proposed project, if the tribe requested to the lead agency, in writing, to be informed of proposed projects in that geographic area. Most of Trinity County, northeast of South Fork Mountain, is part of the Nor Rel Muk Band of Wintu’s territory. The Tsnungwe, Chimariko and Hoopa occupy territory along the Trinity River in far western Trinity County, and the Round Valley Reservation/Covelo Indian Community represents several tribes southwest of South Fork Mountain. None of these Tribes, or any other California Native American tribe, has requested to be informed of proposed projects in Trinity County in accordance with AB 52. However, Trinity County routinely consults with Native American tribes in the region, and a copy of this Initial Study/Mitigated Negative Declaration will be sent to the above-listed tribes, along with a request for their comments.

Further, any CEQA documents prepared in support of a Planning Commission issued Use Permit for any activity in the Ag-Forest zone will also be sent to the appropriate Native American tribe for that area.

XVIII. UTILITIES AND SERVICE SYSTEMS Would the project:	Potentially Significant	Less Than Significant With Mitigation	Less Than Significant	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Result in a determination by the wastewater treatment provider that serves or may serve the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XVIII(a, b, e): The project will not exceed wastewater treatment requirements of the North Coast Regional Water Quality Control Board. The project will not generate an exceptional amount of wastewater requiring treatment that would exceed the capacity of on-site, permitted septic systems. The

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project is not expected to affect the public wastewater system because it involves an update to the Ag-Forest Zoning District; parcels in this zoning district are not likely to be served by a public wastewater system. However, in the case that a public wastewater system does serve a site to be developed as a result of the project, the capacity of the wastewater system will not be exceeded, and no expansion of the wastewater system will be necessary.

XVIII(c): Parcels in the Ag-Forest Zoning District are not likely to be served by municipal stormwater facilities operated by the County.

XVIII(d): Water will be supplied by on-site sources (well, permitted surface water source), and/or the same public water providers that exist pre-project. Water demand associated with the project, particularly for the commercial cultivation of Cannabis, could be extremely high depending on weather patterns and site conditions. To prevent water demand from exceeding the capacity of existing entitlements and resources, Mitigation Measure IX-1, stated previously in the *Hydrology/ Water Quality* section, and repeated below, will be required:

Mitigation Measure IX-1: For any site requiring the drilling of a new well, a well report that has been completed within the past 5 years must be provided that proves the well's recovery rate to be at least 3 gallons-per-minute.

XVIII(f-g): The project will not generate sufficient waste to have an impact on landfill facilities or violate regulations related to solid waste.

XIX. MANDATORY FINDINGS OF SIGNIFICANCE	Potentially Significant	Less Than Significant With Mitigation	Less Than Significant	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects, as defined in Section 15130.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XVIII(a): As documented above, the project, with mitigation, will have no effect on special status fish, wildlife or plant species or important examples of major periods of history or prehistory.

XVIII(b): Since the project will not have a significant effect of sensitive resources, its effects will not result in a cumulative adverse effect on the human or natural environment. There are no other potential

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projects on Ag-Forest zoning within the County that would contribute to the effects of this project. However, the effects, particularly of commercial Cannabis cultivation, will be combined with the impacts of similar activities in other zoning districts. The cumulative effect of County-wide commercial Cannabis cultivation is being reviewed in a separate CEQA document that is currently being prepared.

XVIII(c): The project, as mitigated, would not have any environmental impacts that would cause substantial adverse effects on human beings.

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References

- North Coast Regional Water Quality Control Board, Order No. 2015-0023, *Appendix B. Best Management Practices for Discharges of Waste Resulting from Cannabis Cultivation and Associated Activities or Operations with Similar Environmental Effects as applicable*, available online:
http://www.waterboards.ca.gov/northcoast/board_decisions/adopted_orders/pdf/2015/150728_Appendix%20B_BMP_clean.pdf
- Trinity County Airport Land Use Commission, Trinity County Airport Land Use Compatibility Plan, adopted November 12, 2009
- Trinity County Planning Dept., Trinity County Zoning Ordinance 315, Section 14 adopted November 19, 1996
- Trinity County Planning Dept., Trinity County General Plan

Appendices

Appendix A. Proposed Ag-Forest Zoning District Ordinance

Appendix B. Existing Ag-Forest Zoning District Ordinance

**APPENDIX A.
SECTION 14**

**AGRICULTURE-FOREST DISTRICT
OR “A-F” DISTRICT**

A. GENERAL DESCRIPTION: The purpose of this District is to identify and set development standards for lands suitable for forestry management, but which are not zoned Timberland Production Zone. This district is consistent with the “Resource” General Plan land use designation.

B. LIST OF USES PERMITTED IN AN AGRICULTURE-FOREST DISTRICT:

Agricultural uses on Site Class IV or V timberland (Dunnings scale), as determined by a Registered Professional Forester, and, if Cannabis, subject to meeting all local and state Cannabis licensing requirements (see also Section xxxx).

Christmas tree farm.

Firewood storage, processing

Forestry.

Grazing.

Low-intensity recreational uses which involve only minimal improvements (e.g.: non-motorized fishing or hunting club that does not provide food service and/or lodging facilities).

Portable sawmill, chipper and similar equipment.

Watershed management activities.

Wildlife and fisheries habitat improvement.

Other uses found to be similar in nature as determined by resolution adopted by the Planning Commission (ref Section 30.A).

Bb. USES PERMITTED SUBJECT TO FIRST SECURING A PLANNING DIRECTOR ISSUED USE PERMIT:

Uses considered under this subsection shall require a Registered Professional Forester (RPF) to find that the use will not negatively detract from the ability to grow and harvest timber and timber products as part of the use permit application. The RPF shall provide all supporting documentation to the Planning Department. The RPF’s report will be considered by the Director when determining if the proposed use is compatible with timber growing and harvesting.

Guest house, if located in close proximity to the main dwelling to minimize conflicts with timber management activities on the remainder of the site.

Agricultural uses on Site Class I, II or III timberland (Dunning Scale) as determined by a Registered Professional Forester, when located in a manner to minimize conflicts with timber management activities on the remainder of the site and not interfere with future

logging operations (e.g.: location on an established log landing would be discouraged), and subject to meeting all local and state Cannabis licensing requirements (see also Section xxxx).

Temporary labor camp(s), less than one year in duration, accessory to harvesting or planting operations.

C. LIST OF USES PERMITTED SUBJECT TO FIRST OBTAINING A PLANNING COMMISSION ISSUED USE PERMIT:

Uses considered under this subsection shall require a Registered Professional Forester (RPF) to find that the use will not negatively detract from the ability to grow and harvest timber and timber products as part of the use permit application. The RPF shall provide all supporting documentation to the Planning Department. The RPF's report will be considered by the Planning Commission when determining if the proposed use is compatible with timber growing and harvesting.

Bed and Breakfast facility.

Campground.

Cell tower and accessory buildings/uses

Logging contractors yard when located in a manner to minimize conflicts with timber management activities on the remainder of the site.

Mining.

Nursery for raising tree seedlings.

Processing facility (e.g.: sand and gravel screening,

Recreational Vehicle Park.

Sawmill.

Resort.

Trailer camp (permanent placement) for laborers.

Winery when located in a manner to minimize conflicts with timber management activities on the remainder of the site.

Other uses found to be similar in nature as determined by resolution adopted by the Planning Commission (ref Section 30.A).

D. ACCESSORY BUILDINGS AND USES: The following accessory uses are deemed to be compatible with Agriculture-Forest related uses provided they do not significantly detract from the use of the property for, or inhibit, forestry uses:

Cold frame greenhouse(s) and/or hoop-house(s). (Must meet setback standards in this section)

One single-family dwelling per parcel and normal residential accessory uses (e.g.: garage, shop). (Must meet setback standards in this section)

Recreational use such as walking, hiking, picnicking, swimming, boating, or fishing.

Roads, landings, and log storage areas integral to the growing and harvesting of timber.

E. MINIMUM PARCEL AREA FOR SUBDIVISION PURPOSES:

The minimum acreage for subdivision purposes shall be 10 acres for Site Class IV or V timberland; and 40 acres for Site Class I, II or III timberland (Dunning scale).

F. BUILDING HEIGHT: The maximum building height shall be forty (40) feet.

G. FRONT YARD SETBACK: The front yard shall have a minimum depth of twenty (20) feet; provided, however, that the setback shall be 100 feet, if the yard abuts lands zoned Timberland Production Zone.

H. SIDE YARD SETBACK: Each side yard shall have a minimum depth of twenty (20) feet; provided, however, that the setback shall be 100 feet, if the yard abuts lands zoned Timberland Production Zone.

I. REAR YARD SETBACK: The rear yard setback shall be a minimum of twenty (20) feet; provided, however, that the setback shall be 100 feet, if the yard abuts lands zoned Timberland Production Zone.

J. SETBACK FROM NEIGHBORING DWELLINGS: There are no setback requirements for forestry or agricultural uses in this resource oriented zoning district; provided, however, that if the parcel abuts property zoned primarily for residential use, then the neighboring dwelling setback established in Section xxxx, shall apply.

K. SETBACK FROM SURFACE WATER BODIES: The setback shall be either not less than 200 feet from any water body, or comply with waterbody setbacks in the California Forest Practices Act as determined by a registered professional forester or in Appendix B of the North Coast Regional Water Quality Control Board's Order No. 2015-0023 entitled *Best Management Practices for Discharges of Waste Resulting from Cannabis Cultivation and Associated Activities or Operations with Similar Environmental Effects* as applicable. Appendix B is available online at http://www.waterboards.ca.gov/northcoast/board_decisions/adopted_orders/pdf/2015/150728_Appendix%20B_BMP_clean.pdf

L. TIMBERLAND CONVERSION PERMIT: A timberland conversion permit issued by CalFire may be required prior to establishing any use other than forestry.

M. GRADING: For any site requiring any earthmoving activities, implement guidelines established in the California Forest Practice Rules or in Appendix B of the North Coast

Regional Water Quality Control Board's Order No. 2015-0023 entitled *Best Management Practices for Discharges of Waste Resulting from Cannabis Cultivation and Associated Activities or Operations with Similar Environmental Effects* as applicable. Appendix B is available online at

http://www.waterboards.ca.gov/northcoast/board_decisions/adopted_orders/pdf/2015/150728_Appendix%20B_BMP_clean.pdf

SECTION 14. AGRICULTURAL FOREST DISTRICT OF AF DISTRICTS

Subject to the provisions of Section 30, none but the following uses, or uses, which in the opinion of the Planning Commission are similar in nature will be allowed. See Section 30.A.

- A. USES PERMITTED: Management of land and forest for the production and harvest of trees and other natural resources (including tree farming), management of land and forest in a manner designed to provide protection from fire caused either by man or nature, insects, diseases, or other catastrophe, logging, primary wood processing plants and operations, and accessory buildings and uses.
- B. USES PERMITTED SUBJECT TO FIRST SECURING A USE PERMIT IN EACH CASE: Other uses which are incidental to the primary purpose of "A- F" district including, but not limited to a permanent wood processing installation.
- C. Reserved.
- D. Reserved.
- E. FOR SUBDIVISION PURPOSES, THE MINIMUM PARCEL SIZE REQUIRED: A corner and an interior lot - 10 acres. (315-200)
- G. MINIMUM LOT WIDTH REQUIRED: No requirement.
- I. MAXIMUM ALLOWABLE LOT COVERAGE BY ALL STRUCTURES: No requirement.
- J. MAXIMUM ALLOWABLE HEIGHT: No requirement.
- K. MINIMUM FRONT YARD REQUIRED: Twenty (20) feet. (Ord. 315-722)
- L. MINIMUM SIDE YARD REQUIRED: (Interior and Exterior lot lines) Twenty (20) feet.
- M. MINIMUM REAR YARD REQUIRED: Twenty (20) feet. (Ord. 315-722)
- A. GENERAL REQUIREMENT: Any petition to establish, reclassify or amend, the agricultural-forest classification shall state that the minimum duration of such classification shall be 5 years. Upon the termination of the original or subsequent 5 year period, either the owner or the Trinity County Planning Commission may petition for reclassification of any portion of any ownership so classified.

Unless such petition is filed either by the owner or by the Planning Commission within 120 days preceding the date of termination and provided that notice of such petition is delivered to the signatories within 120 days preceding said termination date. Extension of the five-year exclusive use classification shall be automatic.