

Item No. 5
July 14, 2016



TRINITY COUNTY PLANNING DEPARTMENT

P.O. BOX 2819 – 61 AIRPORT ROAD
WEAVERVILLE, CALIFORNIA 96093
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STAFF REPORT

July 14, 2016

From: Carson Anderson, Senior Planner
To: Planning Commission
Subject: Conditional Use Permit for MCHD Clinic Expansion Project (P-16-11)

Applicant
Mountain Communities Healthcare District

APN
001-040-55

Proposal
1) Approve the Initial Study/Mitigated Negative Declaration/Mitigation Monitoring and Reporting Plan, and;
2) Approve, subject to condition, the Conditional Use Permit for the proposed Clinic expansion project, and related parking plan.

Location
31 Easter Avenue, south from Easter Avenue, between Garden Gulch Road (County Road No. WVC 43) and Taylor Street (County Road No. WVC45) (Figure 1).

Project Information

- A. Planning Area: Weaverville
- B. Existing General Plan Designation: Single-family Residential-High Density (SF-H)
- C. Existing Zoning: Single-family Residential (R-1) and Residential Office (R-O)
- D. Existing Land Use: Existing Clinic Facility, parking lot (off Easter Avenue) and vacant grassland
- E. Adjacent Land Use Information:

North: Public Facilities (PF) -zoned property (Trinity Hospital) carrying a PF General Plan land use designation (see Figures 2 and 3)

South: R-1-zoned properties developed with single-family residences and barns; rolling grassland terrain, carrying SF-H General Plan land use designations

East: R-O- and R-1-zoned properties with SF-H General Plan land use designations

West: Garden Gulch Road, adjoined on the west by Garden Gulch Creek. Garden Gulch Creek is abutted on the west by single and duplex-residential properties along Barbara Street carrying R-2/MF-M zoning and General Plan land use designations, respectively.

The applicant is requesting approval of a Conditional Use Permit for both a 7,680 square-foot expansion of the MCHD Clinic facility with a site plan that includes a landscape concept and parking and circulation concept (Figures 4, 5 & 6). The applicant is requesting special consideration be made related to the parking and circulation site plan. It is requested that the

Planning Commission consider four on-street (Taylor Street) parking constructed as part of this project to be counted as two of the spaces (2:1) within the Clinic's total off street parking count. Commission approval of the CUP would acknowledge the request unless it votes to delete this specific applicant accommodation.

The property consists of R-O and R-1-zoned parcels (see **Figure 2**). The existing clinic building contains 2,650 square feet on the first floor with an additional 770 square feet in the second-floor/partial attic space. The existing porch would be removed to accommodate the new clinic addition, and the combined building square footage (when completed) would be 7,680.

MCHD views the current 3,420 square-foot Trinity Community Clinic facility as operating at its maximum physical capacity. As proposed, the project would centralize healthcare services and result in what the applicant claims will be "...a significant decrease in vehicle miles traveled" by clinic patients, while also permitting easy access to ancillary services—including emergency care at the Trinity Hospital Emergency Room (north across Easter Avenue). In conjunction with the current telemedicine program, the expanded facility will accommodate medical specialist visits to Trinity County and will reduce the need for patients to travel outside the county for medical follow-up appointments, but will, it is anticipated, as a result, bring an increased number of patient visits to the project location. As stated in the application some 1,102 patients were seen at Weaverville MCHD clinic facilities during May 2016. This figure provides an approximate indication of the potential volume of patient visits on a monthly basis. The clinic's estimated proposed daily trip generation rate for patients and staff was given as between 50 and 100, which conforms with Staff's expectation (**Attachment A**).

The applicant states that there are three staff at the existing clinic and that a total of eight to ten additional full-time staff will be housed in the proposed facility (new providers, nursing and administrative staff), as well as a small number of local practicing physicians keeping patient appointments there in the near future. A potential expansion of dental services also is being considered, and if this takes place, those services would be housed at the project location. This increase of service will require a standalone CUP application to be submitted at a future date when services are requested.

Environmental Scoping and Comments:

The project was routed for comments on June 15, 2016. Comments received from public agencies (and the County Surveyor) during the initial routing were as follows:

County Surveyor: Noted that the actual merger does not take effect until title to the two parcels is transferred to MCHD and all conditions of the Notice of Merger are met. The merger process must be completed prior to issuance of the CUP

County Department of Transportation:

1. An encroachment permit from the Trinity County Department of Transportation is required for the driveway access locations onto County maintained Garden Gulch Road, Co. Rd. No. WVC43, Easter Avenue, Co. Rd. No. WVC47, and Taylor Street, Co. Rd. No. WVC45. The encroachments shall conform to the County Department of Transportation standards.
2. Parking lot grading, including slope and/or elevations, shall be shown on the plans, and shall provide sufficient detail to ensure adequate drainage. Grading and drainage plans shall be stamped by an engineer and approved by the Department of Transportation prior to construction.

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3. Post construction storm water runoff shall remain consistent with the current runoff conditions. Hydrology calculations stamped by an engineer shall be provided for a 2 year and 100 year storm event, and shall show that no increased flow to roadside ditches, gutters or other offsite locations is expected for these rainfall events. Design and capacity of onsite water retention methods shall be included in these calculations.

4. Grading and drainage improvements shall be inspected and approved by the County Engineer or his designee.

5. Sidewalk with curb and gutter shall be constructed along the Taylor Street frontage from the intersection of Taylor Street and Easter Avenue to the intersection of Taylor and Court Streets. Sidewalk plans and construction be approved by the County Engineer or his designee.

6. Plan review and inspections related to grading, drainage improvements, and sidewalk improvements shall be charged to the applicant at actual hourly rates.

7. 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 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, Storm Water Pollution Prevention Plan (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 during wet weather and to 1 year after completion of construction.

e. Projects less than one acre are exempt from obtaining a 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/water_issues/programs/stormwater/constpermits.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.

Northeast Information Center, California State University at Chico (NEIC): All prior communications from the Northeast Information Center have stressed that many portions of the Weaverville area are considered highly sensitive for prehistoric, protohistoric and historic resources based on local topography and hydrology, as well as regional historical patterns. This includes seasonal and permanent settlements established by Wintu populations as well as historical settlement activity predating the gold rush era in the mid-nineteenth century.

Weaverville Community Services District (WCSD): WCSD wrote that the Project "...will require the extension of the existing water service or an additional meter. If fire suppression is required, a new service line will be installed. Water mains are located at the edge of the roadway on Taylor Street and Easter Avenue."

The **County Environmental Health Department, County Building & Safety Department,** and **Weaverville Fire Department** were contacted but offered no formal comments on the application.

Public Comments

As of this writing (July 4th week) no written comments have been received from the general public regarding the current clinic expansion application; however, several written comments were received related to the December 2015 lot merger application (approved per usual practice by the Planning Director). The comments are not focused on the lot merger details per se but express opposition to any expansion of the clinic facility at the 31 Easter Avenue location (**Attachment B**). In a verbal comment made to staff on July 5th neighboring property owner reported ongoing issues related to unsupervised mentally-impaired or intoxicated clinic patrons who leave the clinic and then trespass on private properties along Taylor Street.

Environmental Review Action

Staff has prepared an Initial Study/Mitigated Negative Declaration and a Mitigation Monitoring & Reporting Plan (MMRP) consistent with CEQA requirements (**Attachments C and D**).

Staff Analysis and Recommendations

Zoning and General Plan Designations

Per Zoning Ordinance Section 18.5 a use permit is required for "improved parking lots" within the R-O zone district. All uses in the R-1 zone require a use permit other than a single-family dwelling and a second dwelling unit permissible per Section 30 D(3)c)(2) (General Provisions and Exceptions). The General Plan provides no guidance specific to the SF-H land use designation and defers the reader to the various community plans for detail.

Weaverville Community Plan

The goals, policies and objectives contained in the Transportation (Chapter 3), Public Services and Facilities (Chapter 4), Hazards (Chapter 7) and Land Use and Community Design (Chapter 9) sections of the Weaverville Community Plan (1990; as revised In December 2001) were consulted concerning the proposed development and expansion of the MCHD Clinic facility and the related parking and circulation site plan concept.

Transportation

The Transportation Chapter provides only one overall goal, applicable equally to the Clinic project and the community at large:

Goal: To provide a streets-and-highways system which effectively, efficiently, and safely serves the variety of transportation needs of the community

The desired aim is to plan roadway improvements and other public improvements such that these "...match the future needs of the overall community and individual neighborhood areas" (page 14)

Public Service and Facilities

The stated Public Services and Facilities Goals and objectives include:

Goal: Maintain, as a minimum, the existing level of public services to area residents and businesses

Related Objective 1.1

Review future service extensions to ensure that such actions do not lower the ability of the service provider to continue the existing level of services

"Future expansion of emergent, acute and convalescent care facilities may be necessary due to projected increases in the Community's and countywide population. Also, the desire[d] ability for increasing services for the intermediate level of adult care may also be necessary based upon the relatively high percentage of the population over 65" (page 32)

Goal: Encourage the preparation and implementation of a public building program, which provides for growth in public services consistent with the needs of the Community and County.

Hazards

Goals 4 and 5 address communitywide noise and flood hazards, respectively. The flood hazard discussion is quite broad in scope however.

Goal 4: To protect the public from adverse noise impacts

Related Objective: Assess new projects and their noise impacts on individual neighborhoods

Also, the far northeasterly portion of the project site falls within the Weaverville Airport Safety Zone, Zone D (Primary Traffic Pattern = Low Relative Risk Level). Tall structures, uses that generate visual distractions and/or attract birds, and new uses that accommodate large concentrations of people, are typically discouraged but not prohibited within Zone D (per the *Trinity County Airport Land Use Compatibility Plan*. 2009).

Land Use and Community Design

The Land Use and Community Design chapter of the Weaverville Community Plan mentions the importance of heritage tourism as a component of Weaverville's economic well-being, and the need to protect and promote historic resources that support heritage tourism is referenced in the following Goals and Objectives:

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

Related Objective 1.4: Retain and encourage further development of pathways, as opposed to sidewalks, except along State highways and the Central business district, where sidewalks are warranted (page 98)

Goal: To recognize the importance, and provide for the protection and enhancement, of the community's historical character.

Related Objective 2.1: Encourage the creation of a community-wide historical district pursuant to State Historical Guidelines (page 98)

Goal: To emphasize and retain existing neighborhood characteristics.

Related Objective 4.1: Prevent the encroachment of undesirable uses into residential neighborhoods by establishing density limits compatible with the character of existing neighborhoods and; by basing zoning restrictions in residential neighborhoods on density and open space considerations, rather than on type of construction

Goal: To guide development in such a manner that an acceptable balance is achieved between the costs for public facilities and services and revenue or improvements required of new developments

The Court and Taylor Street Historic Area is specifically discussed (pages 86-87), and mention is made of typical County practice requiring private project archaeological reconnaissance in sensitive areas as part of its environmental review process. The Community Plan recommends the protection of the Taylor Street neighborhood area from “commercialization.” In response, it proposed residential office zoning in lieu of commercial zoning on designated lots to accommodate medical office uses “but not more intensive commercial type activities.” (page 96)

Parking and Traffic

A trip generation analysis was prepared by the Department of Transportation to determine if the traffic generated as a result of the clinic expansion project reaches the threshold for which a detailed traffic study is required—the key threshold criterion being whether, as proposed, a project adds an estimated 50 trips during the PM Peak Period (Attachment E). Based upon the Institute of Transportation Engineers (ITE) Trip Generation Manual assumptions and conservative assumptions, the increase in daily trips was estimated to be 81 with a corresponding PM Peak Hour trips around 8 vehicle. This is considerably below the 50-vehicle PM Peak Period threshold. The proposed project will bring a consolidation of some clinic services and would bring about an overall reduction of vehicle miles traveled. Also, based on this analysis, the increase in traffic occasioned by the proposed project would not alter the Level of Service (LOS) for adjoining local streets.

Historical/Cultural Resources

A review of the book *Trinity County Historic Sites* (1981) by the Trinity County Historical Society documents the presence of several historic buildings along Taylor Street in proximity to the MCHD Clinic property. The Junkans House (Taylor Street), Davis Barn (174 Garden Gulch Road/prior address: 311 Garden Gulch) and the Ed Todd House (73 Taylor Street/prior address: 312 Taylor Street) are in closest proximity. The Trinity Hospital property is itself referenced in *Trinity County Historic Sites*, based on its historical significance (Attachment F). Discussion in the book also documents the existence of an as-yet unlisted, potentially-National-Register-of-Historic-Places-eligible historic district along Taylor Street, presumably because the buildings are associated with, and reflect, broad patterns of local history (National Register Criterion A).

In response to the NEIC comments, contact was made with Dero Forslund of the Trinity County Historical Society Board of Directors. Forslund referenced the extensive hydraulic mining activities that occurred along Garden Gulch during the 1880s and earlier and other ground disturbance related to the bringing of electrical service to the neighborhood during the late nineteenth century. This calls into question the typical Planning Department practice of requiring that a Phase I-level Archeological Resources Survey be conducted of the subject property prior to the preparation of final plans.

It is recommended instead that the applicant meet with the Weaverville Architectural Review Committee and representatives of the Trinity County Historical Society to assess the project effect on historical resources and the historic setting, and if justified, craft a treatment plan that would either avoid impacts to historic resources or ensure that such impacts are less than significant (per CEQA Section 21084.1).

Consistent with the provisions of AB 52, and notwithstanding the evidence of extensive onsite ground disturbance historically, staff has asked for comments from the Nor Rel Muk WIntu Nation tribal organization. In case any concerns are raised, the applicant will be directed, as a condition of use permit approval, to consult with tribal representatives prior to the preparation of final plans to address those concerns, and shall report back to the Planning Department the results of that consultation process prior to preparing final construction plans.

Staff recommends the following:

1. Approve the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring & Reporting Plan; and
2. Approve the Conditional Use Permit for the subject property subject to the conditions noted as part of the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring & Reporting Plan; and
3. Make a finding that the project, as conditioned, is consistent with the County's Zoning Ordinance, General Plan and with the Weaverville Community Plan (1990; 2001 update).

Findings of Fact

1. Finding: Sound Principles of Land Use. The use permit application is granted based on sound principles of land use.

Statement of Fact: With the proposed conditions of approval the use would be compatible with the surrounding uses and consistent with the provisions of the Zoning Ordinance that specify permissible uses for the R-1 and R-O zone districts that may be granted at the discretion of the Planning Commission. The proposed conditions of approval further ensure that the proposed project would be consistent with the provision of the General Plan and the Weaverville Community Plan.

2. Finding: Not injurious. Approval of the use permit request and the General Plan land use designation change will not be detrimental to the public health, safety or welfare, nor will it create a public nuisance.

Statement of Fact: The proposed project expands a use already present on the subject property, and as conditioned, is deemed compatible with surrounding land uses such that no significant injury to the public health, safety or welfare would result.

3. Finding: The use permit request complies with the objectives of the general and community plans for the area in which it is located.

Statement of Fact: Granting approval of the application, as conditioned, is consistent with the objectives and policies of the County's General Plan and the Weaverville Community Plan and acknowledges current land use characteristics both on the subject property and within the project setting.

ATTACHMENT A



MOUNTAIN COMMUNITIES HEALTHCARE DISTRICT

June 7, 2016

Trinity County Planning Commission

Re: Mountain Communities Healthcare District Use Permit

Before you for review is the application for the Mountain Communities Healthcare District (MCHD) expansion of the Trinity Community Health Clinic, 31 Easter Ave.

The proposed clinic expansion will allow us to create the health care environment young physicians are seeking. Nationally the supply of physicians is shrinking, with one in three being close to retirement, and it is projected that the U.S. will need 130,000 more physicians by 2025. Population growth, an aging population, and longer life expectancy are important factors creating the shortage. Trinity County reflects these challenges. In California, our county has the largest percent of residents over 65 years of age. Twenty-two percent of our population is 65 years of age and older. The private physicians who have proudly served our community for many years are looking to their future and beginning to consider retirement. We need to have new providers available so there is not an interruption in care to the patients in our community and so residents will not have to travel out of the area for medical services. As we recruit younger physicians we are learning of their desire to focus on patient care, and not have to start and manage the business of a stand-alone private practice – for which they were not trained.

A recently concluded clinic patient survey clearly identified the need to expand our hours of service, increase the number of providers, and develop an Urgent Care Program, in order to avoid patients having to use the Emergency Room for non-critical situations. We expect to address those needs as our project develops. With the District's recent addition of 4 new healthcare providers Trinity Community Clinic has met its maximum physical capacity, but not patient requests for services. At this time we are not able to treat additional patients, yet the need continues to grow. In May 2016, the District's Weaverville and Hayfork clinics treated approximately 10% of the population of Trinity County. While we are proud of this achievement, we know there are additional members of the community still requiring healthcare services.

It is very important to Mountain Communities Healthcare District that patients have care within a reasonable distance, rather than being made to travel long distances for adequate care. The expansion of the Trinity Community Health Clinic will allow for centralization of services causing a significant decrease in the vehicle miles traveled by our patients. As the number of providers increase and are scheduled at both clinics, this will be especially true at the Hayfork Clinic. The proposed Weaverville clinic is convenient to many required ancillary services: X-ray, laboratory, physical therapy, CT scan, ultra-sound, and respiratory therapy are located at the main hospital campus. We recognize that patients may present at the clinic for a health concern and need to be referred to the Emergency Room (ER). Again, the close proximity of ER services will allow for appropriate care more quickly.

60 Easter Ave., PO Box 1229, Weaverville, CA 96093

www.mcmedical.org

530-623-5541

The community clinic's telemedicine program has already provided a great service to patients who are referred to a specialist, allowing them to stay local, rather than travel to a city with greater resources. Using the additional space we will begin to schedule medical specialist visits to Trinity County, further eliminating the need for patients to travel for follow-up appointments.

The District's vision is to re-establish and house local dental services in the expanded clinic.

We do not anticipate any construction phasing. Besides the District's current four FTE providers, the new facility will house an additional 8-10 full time positions, including new providers, nursing staff, and administrative personnel. Several practicing local physicians are committed to relocating to the new facility upon completion.

After receiving community input and considering a potential increase in traffic on Taylor Street, the present plan identifies the main entrance of the clinic on Garden Gulch. A lined walkway is already in place along Garden Gulch and a cross-walk will be established to ensure pedestrian safety. While the parking proposed in this application meets county requirements, we are currently exploring off-site parking options for our employee's in an attempt to further alleviate any clinic parking concerns.

The mission of the Mountain Communities Healthcare District is to provide emergency, primary, and preventive healthcare services in a cost effective manner. The proposed project supports that vision in a thoughtful, creative and sustainable approach. The District is in a favorable financial position, fiscal projections are positive, and will continue to receive incentive funding from Partnership Health Plan of California to increase services and programs. Understanding these factors, along with the certainty of retiring private physicians, the analysis by the district board, administrative staff, and outside consultants indicates that this is an opportune time to move forward with healthcare service development in Trinity County.



Aaron Rogers
Chief Executive Officer

ATTACHMENT B

P-15-24

Susan and Kelly Corrigan
125 Taylor Street
P.O. Box 37
Weaverville, CA 96093
(530) 623-6821

November 7, 2015

RECEIVED

NOV - 9 2015

TRINITY COUNTY
PLANNING DEPARTMENT

ZONING 155023

Trinity County Planning Department
61 Airport Road
P.O. Box 2819
Weaverville, CA 96093

Dear Planning Director,

I am writing this letter as my official objection to the expansion of the Mountain Communities Healthcare District's Weaverville clinic. We, the neighboring residents on Taylor Street, do not wish to see any additional negative impact on our lovely street.

Taylor Street is home to the stately historic homes of Weaverville. As part of its charm, the street is not lined, with undeveloped sidewalks and beautiful shade trees. It is a lovely walking path in order to observe the beautiful homes, and is an obvious extension of the historical downtown area, including the historic Bandstand and Courthouse also located on our street.

The existing hospital facility has already negatively impacted traffic and parking issues along the street. There is also an evident imbalance along Taylor Street with regard to commercial vs. residential zoning. However, it should be noted that, during the 1980s, rezoning took place in order to keep that balance in check.

As taxpayers for two (2) of the impacted properties along Taylor Street, and the direct neighbors of the property in question, we feel that this expansion is not acceptable in this residential area. The clinic, as-is, already generates increased traffic, and the proposed expansion will only exacerbate the current situation.

We feel that the property would better suit our historic street and neighborhood if limited to residential use, or possibly a mixed use to accommodate a single office on a primarily residential property, keeping traffic and other impacts to a minimum.

It is our sincere hope that you will not approve this expansion without a complete inquiry with neighbors, taxpayers, and supervisors.

Respectfully submitted,


Susan Corrigan


Kelly Corrigan

November 7, 2015

Trinity County Planning Department
61 Airport Rd.
P.O. Box 2819
Weaverville, CA 96093

RECEIVED
NOV 16 2015
TRINITY COUNTY
PLANNING DEPARTMENT

Dear Planning Director,

I am writing this letter as my official objection of the MCHD Weaverville Clinic. We, the neighboring residents on Taylor Street, do not wish to see any additional negative impact on our lovely street.

The existing hospital facility has already negatively impacted traffic and parking issues along the street. There is also an evident imbalance along Taylor Street with regard to commercial vs. residential zoning. However, it should be noted that, during the 1980s, rezoning took place in order to keep that balance in check.

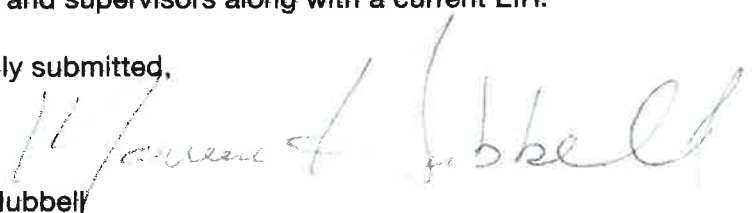
As a tax payer of 1 of the impacted properties on Taylor Street and a direct neighbor of the property in question, I feel that this expansion is not acceptable in this residential area. The clinic as-is, already generates increased traffic, and the proposed expansion will only exacerbate the current situation.

I feel that the property would better suit our historic street and neighborhood along with public safety, if limited to residential use, keeping traffic and speeding ambulances and helicopters to a minimum.

If a new clinic is to be approved for this historical little neighborhood, there would have to be street expansions with turn lanes, sidewalks and proper street lighting along with many, many other changes that would be extremely costly, if not impossible, destroying our beautiful neighborhood.

It is my wish that you will not approve this expansion without a complete inquiry with neighbors, taxpayers, and supervisors along with a current EIR.

Respectfully submitted,



Maureen Hubbell

Zoning issues

Merritt and Sarah Goodyear
210 Court Street
P.O. Box 293
Weaverville, CA 96093
(530) 623-6821

RECEIVED

NOV 18 2015

TRINITY COUNTY
PLANNING DEPARTMENT

November 17, 2015

Trinity County Planning Department
61 Airport Road
P.O. Box 2819
Weaverville, CA 96093

Dear Planning Director,

I am writing this letter as my official objection to the expansion of the Mountain Communities Healthcare District's Weaverville clinic. We, the neighboring residents on Taylor Street, do not wish to see any additional negative impact on our lovely street.

Taylor Street is home to the stately historic homes of Weaverville. As part of its charm, the street is not lined, with undeveloped sidewalks and beautiful shade trees. It is a lovely walking path in order to observe the beautiful homes, and is an obvious extension of the historical downtown area, including the historic Bandstand and Courthouse also located on our street.

The existing hospital facility has already negatively impacted traffic and parking issues along the street. There is also an evident imbalance along Taylor Street with regard to commercial vs. residential zoning. However, it should be noted that, during the 1980s, rezoning took place in order to keep that balance in check.

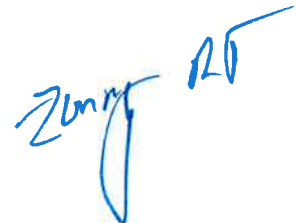
As taxpayers for ^{one} two (2) of the impacted properties along Taylor Street, and the direct neighbors of the property in question, we feel that this expansion is not acceptable in this residential area. The clinic, as-is, already generates increased traffic, and the proposed expansion will only exacerbate the current situation.

We feel that the property would better suit our historic street and neighborhood if limited to residential use, or possibly a mixed use to accommodate a single office on a primarily residential property, keeping traffic and other impacts to a minimum.

It is our sincere hope that you will not approve this expansion without a complete inquiry with neighbors, taxpayers, and supervisors.

Respectfully submitted,


Sarah Goodyear



RECEIVED
NOV 18 2015
TRINITY COUNTY
PLANNING DEPARTMENT

Chris and Kari Kennedy
170 Taylor Street
P.O. Box 1323
Weaverville, CA 96093
(530) 623-7503

November 17, 2015

Trinity County Planning Department
61 Airport Road
P.O. Box 2819
Weaverville, CA 96093

Dear Planning Director,

I am writing this letter as my official objection to the expansion of the Mountain Communities Healthcare District's Weaverville clinic. We, the neighboring residents on Taylor Street, do not wish to see any additional negative impact on our lovely street.

Taylor Street is home to the stately historic homes of Weaverville. As part of its charm, the street is not lined, with undeveloped sidewalks and beautiful shade trees. It is a lovely walking path in order to observe the beautiful homes, and is an obvious extension of the historical downtown area, including the historic Bandstand and Courthouse also located on our street.

The existing hospital facility has already negatively impacted traffic and parking issues along the street. There is also an evident imbalance along Taylor Street with regard to commercial vs. residential zoning. However, it should be noted that, during the 1980s, rezoning took place in order to keep that balance in check.

As taxpayers for one of the impacted properties along Taylor Street, and the direct neighbors of the property in question, we feel that this expansion is not acceptable in this residential area. The clinic, as-is, already generates increased traffic, and the proposed expansion will only exacerbate the current situation.

We feel that the property would better suit our historic street and neighborhood if limited to residential use, or possibly a mixed use to accommodate a single office on a primarily residential property, keeping traffic and other impacts to a minimum.

It is our sincere hope that you will not approve this expansion without a complete inquiry with neighbors, taxpayers, and supervisors.

Respectfully submitted,


Chris Kennedy


Kari Kennedy

November 19, 2015

Terry Borden
411 Taylor Street
Weaverville, CA 96093
530-604-1072

Trinity County Planning Department
P.O. Box 2819
Weaverville, CA 96093

RECEIVED

NOV 19 2015

TRINITY COUNTY
PLANNING DEPARTMENT

Dear Planning Director:

I am writing this letter in objection to the expansion of the Mountain Communities Healthcare Districts Weaverville Clinic. As a neighboring resident on Taylor Street, I do not wish to see any negative impact on our street.

As a homeowner to a home that has been in my family for almost 100 years I do not wish to see this historical street destroyed by a medical clinic that would bring unwanted traffic and noise to our beautiful street. Our street is already lined with cars from the hospital and we don't need anymore.

It is my hope that you will not approve this expansion without hearing from the neighbors, tax payers and our County Supervisors.

Thank You

Terry Borden
Terry Borden

Zaniff

ATTACHMENT C



TRINITY COUNTY PLANNING DEPARTMENT

61 Airport Road
P.O. BOX 2819
WEAVERVILLE, CA 96093
(530) 623-1351 FAX (530) 623-1353
E mail: canderson@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: 07/14/16

Project No.: P-16-11

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:

Carson Anderson, Senior Planner
Trinity County Planning Department
P.O. Box 2819
Weaverville, CA 96093-2819
(530) 623-1363 voice; (530) 623-5312 fax
canderson@trinitycounty.org

Project Information:

Project Name: MCHD Clinic Expansion and Parking/Circulation Plan Use Permit

Project Applicant(s):

Aaron Rogers, CEO
On behalf of MCHD

Agent:

Jack Freeman, Architect

Project Location:

The project is located at 31 Easter Avenue (County Road No. WVC47), on the south side of Easter Avenue, between Garden Gulch Road (west) and Taylor Street (east). MCHD Trinity Hospital is located immediately north across Easter Avenue (60 Easter Avenue). The Weaverville central business district is located approximately 2,000 feet south from the subject property via Taylor and Court Streets.

The subject project is identified as Assessor’s Parcel # 001-040-55. The project location can be found on the Lewiston 7.5’ USGS Topographic Quad, in Sections 19 and 20, Township 33 North, Range 8 West, M.D.B. and M (see Figure 1: Topo and Locator Map).

APN:

001-040-55

Zoning:

Single-Family
Residential (R-1)
and Residential
Office (R-O)

General Plan Designation:

Single-family –
High Density (SF-H)

Current Use:

Existing Clinic/Vacant
Grassland/Small Parking
Area

INITIAL STUDY - EVALUATION OF ENVIRONMENTAL IMPACT

Project Name: MCHD Clinic Expansion Project CUP (P-16-11)

Project Objective: The MCHD Clinic in Weaverville is considered to be at near capacity currently. The proposed project purpose is to expand family practice health services, facilitate access to urgent care when needed, and bolster proximity to ancillary services available at the adjoining Trinity Hospital campus (e.g., x-rays, labs, physical therapy, CT scan and ultrasound equipment access, and respiratory therapy). The total square footage of the clinic as proposed as part of the expansion would be 7,680 square feet. The existing clinic contains 3,420 square feet (770 of that occurs on the second floor chiefly as attic space)(see Staff Report Attachments 4,5 &6).

Project Description:

The applicant has requested approval of a Conditional Use Permit (CUP) for the expansion of an existing use to a total of 7,680 square feet and the related parking and circulation plan. A Lot Merger was approved by the Planning Director. The merger was between three of the five parcels comprising the subject property (APN # 001-040-55), tying together three R-O-zoned lots.

Three full-time staff work at the existing clinic facility; 8 to ten additional full-time staff would be added, and medical specialists would keep appointments with clinic patients at the facility. In conjunction with the current telemedicine program, the expanded facility will accommodate medical specialist visits to Trinity County and will reduce the need for patients to travel outside the county for medical follow-up appointments, but will, it is anticipated, as a result, bring an increased number of patient visits to the project location. As stated in the application some 1,102 patients were seen at Weaverville MCHD clinic facilities during May 2016. This figure provides an approximate indication of the potential volume of patient visits on a monthly basis. The clinic's estimated proposed daily trip generation rate for patients and staff was given as between 50 and 100. Utilizing ITE Trip Generation Manual, Table 630 (clinic uses), and conservative traffic assumptions, staff estimated a daily trip generation rate of 81trips. Because this is well below the 50-vehicle PM Period threshold no traffic study is required. A potential expansion of dental services also is being considered, and if this occurs, and these would be housed at the project location, due to the unknown staffing requirements and the related patient visit numbers and operational details future review by the Planning Commission and a new future CUP application is required presumably.

Surrounding Land Uses and Environmental Setting:

The subject property houses the existing 3,420 square-foot clinic land. Improvements include a small parking area (accessed off Easter Avenue) and vacant grassland, dotted around the perimeter by several mature trees. Garden Gulch Creek lies approximately 100 feet to the west; however, the subject property falls outside of the FEMA floodplain.

Other Public Agencies Whose Approval is Required:

An Encroachment Permit and other County Department of Transportation improvement requirements

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.

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

Summary of Mitigation Measures

Mitigation Measure I-1:

It is recommended that the applicant meet with the Weaverville Architectural Review Committee and representatives of the Trinity County Historical Society to assess the project effect on historical resources and the historic setting, and if justified, craft a treatment plan that would either avoid impact to historic resources or ensure that such impacts are less than significant. A lighting plan for all proposed exterior lighting components shall be submitted for Planning Director approval, with input from the Weaverville Architectural Review Committee.

Mitigation Measure V-2:

Consistent with the provisions of AB 52, and notwithstanding the evidence of extensive onsite ground disturbance historically, staff has asked for comments from the Nor Rel Muk Wintu Nation tribal organization. In the event that any concerns are raised, the applicant will be directed, as a condition of use permit approval, to consult with tribal representatives prior to the preparation of final plans to address those concerns, and shall report back to the Planning Department the results of that consultation process prior to preparing final construction plans.

Should tribal representatives express concern related to the possible presence of sub-surface cultural resources it could potentially require that subsurface construction activities be monitored by a Wintu Nation tribal cultural resource representative at the Applicant's expense. If significant or potentially significant cultural or paleontological resources are encountered during future construction, there shall be no further excavation or disturbance of that area. The construction crews shall stop work or avoid the materials and their context. The Planning Department shall be notified immediately. A Wintu Nation tribal cultural resource representative, and potentially, a qualified archaeologist shall evaluate the find to determine its historical or archaeological significance. If the find is determined to be a significant historical, paleontological or archaeological resource, the Wintu tribal cultural resource representative and/or archaeologist shall make recommendations for appropriate mitigation. Work in the area shall not resume until the recommended mitigation measures have been implemented.

Mitigation Measure V-3:

In accordance with the California Health and Safety Code, if human remains are discovered during ground-disturbing activities, the project contractor shall immediately halt potentially damaging excavation in the area of the burial and notify the Trinity County Coroner, the Planning Department and a qualified professional archaeologist to determine the nature and significance of the remains. The coroner is required to examine all discoveries of human remains within 48 hours of receiving notice of a discovery on private or state lands (Health and Safety Code Section 7050[c]). If the coroner determines the remains to be Native American, he or she shall contact the Native American Heritage Commission within 24 hours. Following the coroner's findings, the archaeologist and the Most Likely Descendent (designated by the Native American Heritage Commission) shall determine the ultimate treatment and disposition of the remains and take appropriate steps to ensure that additional human interments are not disturbed. The responsibilities of Trinity County to act upon notification of a discovery of Native American human remains are identified in PRC § 5097.

Mitigation Measure VIII-1

Consistent with the Trinity County Airport Compatibility Plan and Night Sky standards no exterior lighting features shall be installed which result in uplighting effects that could prove distracting to

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Project Name: MCHD Clinic Expansion Project CUP (P-16-11)

aviators, or that would cause spill light or glare impacts to adjacent properties. A lighting plan for the project is required and shall be submitted for the project for review and approval of the Planning Director.

Mitigation Measure X-1:

A potential expansion of dental services also is being considered, and if this takes place, those services would be housed at the project location. In that case, the applicant shall provide additional detail about the timing for that, as well as discuss the staffing requirements and the related patient visit numbers as part of a new CUP application for Planning Commission consideration.

Mitigation Measure XVI-1:

All driveways access locations for the property shall be subject to an Encroachment Permit from the Trinity County Department of Transportation, and shall be installed in accordance with the Permit requirements.

Mitigation Measure XVI-2:

The improvement plans, including a grading, erosion and sediment control plan prepared by a Qualified SWPPP Developer shall be submitted for County Engineer approval.

Mitigation Measure XVI-3:

Sidewalk with curb and gutter shall be constructed along Taylor Street frontage from the intersection of Taylor Street and Easter Avenue to the intersection of Taylor and Court Street. Sidewalk plans and construction shall be approved by the County Engineer or his designee, with input from the Weaverville Architectural Review Committee.

INITIAL STUDY - EVALUATION OF ENVIRONMENTAL IMPACT

Project Name: MCHD Clinic Expansion Project CUP (P-16-11)

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.

Carson Anderson, Senior Planner,
Trinity County Planning Department

Date

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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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): The project is within the viewshed of the Weaverville Historic District but does not fall within the viewshed of a state scenic highway. Topographic variation and the proposed landscape treatment along the perimeter of the property will partially serve to screen views onto the property. Because no scenic vistas are present no effect would occur.

I(b): The project adjoins an historic district that was previously identified by the Trinity County Historical Society. Although not officially listed, Taylor Street south from the Clinic property is considered part of the Weaverville Historic District. To protect the visual setting associated with this district Mitigation Measure I-1, below is proposed.

I(c): The proposed project, is consistent with the R-O occur based upon the zone change/General Plan designation changes being proposed, would substantially change or degrade the existing visual character or quality of the site and its surroundings. The subject property is already developed with structures, including residential buildings, sheds and barns. Even if new structures were built at a future date, the appearance of the site will not change to a significant degree. The impact on visual character and quality would be less than significant therefore.

I(d): The project calls for a large addition to an existing building, and does not create any new sources of light or glare. Any proposed outdoor lighting and architectural finishes with the potential to produce spill light or glare would be reviewed at a later and conditioned appropriately as part of the development review/permitting process; thus, any future impact due to light and glare would be less than significant.

Mitigation Measure I-1:

It is recommended that the applicant meet with the Weaverville Architectural Review Committee and representatives of the Trinity County Historical Society to assess the project effect on historical resources and the historic setting, and if justified, craft a treatment plan that would either avoid impacts to historic resources or ensure that such impacts are less than significant. A lighting plan for all proposed exterior lighting components shall be submitted for Planning Director approval, with input from the Weaverville Architectural Review Committee.

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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, 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 type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

II(a-c): The land designations for the subject property are SF-H (General Plan) and R-1 and R-O (zoning). The property does not include prime farmland subject to the Williamson Act.

II(c-d): Approval of the project would not change the General Plan and zone designations and does not involve timber land or forest land. Accordingly, it would not cause a rezoning of any property from any current zoning designation for timberland or timber production zoning.

II(e): As referenced above, the subject property is not in use as farmland, and the project would not affect the agricultural use of the subject property or call for the conversion of forest land to a non-forest use. Accordingly, there will be no impact on other farmland or forest land in the Weaverville area.

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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 type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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, but occasionally exceeds State Standards for state particulate matter. No emission will result from approval of the project, and emissions associated with development of the parcels for residential purposes would not exceed air quality standards. Cumulatively significant impacts would not result from the proposed project

III(d): The project as proposed would not will generate pollutants that could adversely affect sensitive receptors. In the future, were development of the subdivision to occur, development permits would be conditioned is such a way as to implement dust control measures related to construction activities.

III(e): The project would not create objectionable odors or otherwise degrade the atmospheric environment.

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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

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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 type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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-b): The project calls for a subdivision and General Plan amendment to bring the designation into consistency with the zoning of land in a developed setting. Per communications from the California Fish and Wildlife Department, the project would not have a significant effect on candidate, sensitive, or special status species habitat, nor would it affect riparian habitat important to any other sensitive natural community.

IV(c): No wetlands or other waters of the United States occur on the subject property, and accordingly, none will be filled, realigned or hydrologically altered by the project; therefore, no impact would occur.

IV(d): Though in proximity to it, the subject property does not abut Garden Gulch Creek and will not interfere with fish migration.

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 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

V(a,b) Based on prior records search performed by the Northeast Information Center, California State University at Chico, much of Weaverville is potentially sensitive for archaeological resources, and is in close proximity to the Weaverville Historic District.

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The proposed project does call for excavation, shallow grading, placement of rock or pavement, and installation of a drainage or sewage system. Although the setting is characterized as highly disturbed due to extensive nineteenth-century hydraulic mining activities and by prior excavation, gardening, and other human activities in this area, there is some limited potential for significant sub-surface cultural resources to be present. The subject property also adjoins structures identified as significant in historic resource surveys conducted by the Trinity County Historical Society. Although the Weaverville Historic District boundaries end at the northern edge of Court Street, Historical Society research indicates that Taylor Street up to the southern boundary of the Clinic property should rightly be considered part of the district. Due to these considerations, and in order to reduce potential impacts to a less-than- significant level, Mitigation Measures V-1 and V-2, below, will be implemented to address this possibility.

Mitigation Measure A-1:

It is recommended that the applicant meet with the Weaverville Architectural Review Committee and representatives of the Trinity County Historical Society to assess the project effect on historical resources and the historic setting, and if justified, craft a treatment plan that would either avoid impacts to historic resources or ensure that such impacts are less than significant.

Mitigation Measure V-11

Consistent with the provisions of AB 52, and notwithstanding the evidence of extensive onsite ground disturbance historically, staff has asked for comments from the Nor Rel Muk Wintu Nation tribal organization. In the event that any concerns are raised, the applicant will be directed, as a condition of use permit approval, to consult with tribal representatives prior to the preparation of final plans to address those concerns, and shall report back to the Planning Department the results of that consultation process prior to preparing final construction plans.

Should tribal representatives express concern related to the possible presence of sub-surface cultural resources it could potentially require that subsurface construction activities be monitored by a Wintu Nation tribal cultural resource representative at the Applicant's expense. If significant or potentially significant cultural or paleontological resources are encountered during future construction, there shall be no further excavation or disturbance of that area. The construction crews shall stop work or avoid the materials and their context. The Planning Department shall be notified immediately. A Wintu Nation tribal cultural resource representative, and potentially, a qualified archaeologist shall evaluate the find to determine its historical or archaeological significance. If the find is determined to be a significant historical, paleontological or archaeological resource, the Wintu tribal cultural resource representative and/or archaeologist shall make recommendations for appropriate mitigation. Work in the area shall not resume until the recommended mitigation measures have been implemented.

V.(c): There are no identified paleontological resources in the project area, and due to the history or significant ground disturbance in the setting, no impact to such resources is anticipated. However, Mitigation Measure V-1, above, includes provisions for the unexpected discovery of paleontological resources during construction.

V.(d): No human remains or associated grave goods were encountered during the archaeological survey. Due to the shallow nature of the potential future excavation actions, human remains, if present, are not likely to be encountered. Although unlikely, if human remains were unearthed the following mitigation measure will be implemented.

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Mitigation Measure V-2: In accordance with the California Health and Safety Code, if human remains are discovered during ground-disturbing activities, the project contractor shall immediately halt potentially damaging excavation in the area of the burial and notify the Trinity County Coroner, the Planning Department and a qualified professional archaeologist to determine the nature and significance of the remains. The coroner is required to examine all discoveries of human remains within 48 hours of receiving notice of a discovery on private or state lands (Health and Safety Code Section 7050[c]). If the coroner determines the remains to be Native American, he or she shall contact the Native American Heritage Commission within 24 hours. Following the coroner’s findings, the archaeologist and the Most Likely Descendent (designated by the Native American Heritage Commission) shall determine the ultimate treatment and disposition of the remains and take appropriate steps to ensure that additional human interments are not disturbed. The responsibilities of Trinity County to act upon notification of a discovery of Native American human remains are identified in PRC § 5097.

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 of loss, injury, or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

VII(a,c,d): The project is located on a gently-sloping landform in proximity to Garden Gulch Creek consisting of clay soils. These formations are relatively stable and not subject to liquefaction, subsidence or differential settling.

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There are no known faults crossing the project area. The area is not 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 immediate area. (Trinity County 2002b). Seismic shaking may occur, generated by more distant active faults to the west. However, these would not be likely to lead to ground failure, liquefaction expansion, lateral spreading or differential subsidence at the project site, due to the nature of the materials underlying the site (SHN 2012b).

VI(b): Minor earth disturbance is proposed as part of the clinic expansion construction process. Driveways will be bladed smooth and rocked and must meet design, grading and drainage requirements of the County Department of Transportation. Therefore, soil erosion or loss of topsoil would be minimal or non-existent.

VI(e): The project does not call for the use septic tanks but will necessitate the slight expansion of the existing water service and a new potential fire suppression water service line by Weaverville Community Services District. Because such services are readily available, the impact would be less than significant.

VI(f): The underlying soils and rock are not ultramafic based on previous soils survey of the Weaverville region and there will be minor ground disturbance (James, Nelson et al c2000). Therefore, there is low potential of naturally occurring asbestos being disturbed at the project site.

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 type="checkbox"/>	<input checked="" 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): The project call for the expansion of an existing clinic facility, a new parking area and landscaping. The use is expected to have a negligible impact on the amount of greenhouse gases generated in this region over the course of a year.

VII(b): Trinity County currently does not have a plan or regulation for reducing greenhouse gases. Therefore, the project does not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases in Trinity County.

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 transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>

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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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

VIII(a-b): The project does not involve the transport, use, or disposal of hazardous materials such as fuels, oils, greases, hydraulic fluids or solvents. The project will not create a significant hazard to the public or the environment.

VIII(c): The proposed project calls for the expansion of a clinic facility on land zoned R-O and R1. The project location is not within ¼ mile of a school nor calls for the handling of hazardous materials or the release of hazardous emissions, are proposed, and accordingly, the associated potential impact would be less than significant.

VIII(d): The site is not on any lists of known hazardous materials sites.

VIII(e,f) The project is located approximately two miles of the Weaverville Airport, and falls within the Trinity County Airport Land Use Compatibility Plan Zone D (Low Relative Risk Level). New or expanded development within Zone D is conditioned to exclude features that attract birds and exterior lighting features that could prove distracting to aviators accessing the local airport, as addressed below in Mitigation Measure VIII-1.

VIII(g): The project will not interfere with emergency response services or the emergency evacuation of residences in the vicinity. All project improvements, and related access, will be located onsite and would not result in the blockage or closure of State Highways 3 and 299.

VIII(h): The project is not proposed in a wildland fire interface. As mentioned above, the project will not affect evacuation routes in the event of a wildfire or other emergency.

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Mitigation Measure VIII-1

Consistent with the Trinity County Airport Compatibility Plan and Night Sky standards no exterior lighting features shall be installed which result in uplighting effects that could prove distracting to aviators, or that would cause spill light or glare impacts to adjacent properties. A lighting plan for the project is required and shall be submitted for the project for review and approval of the Planning Director.

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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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): Creation of the project will not violate any applicable water quality standards or waste discharge requirements. .

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IX(b): Water would be supplied by a community water district. These water resources are adequate to serve the proposed use of the property, and this moderate amount of water required under project buildout (expansion of an existing medical facility) would not deplete the groundwater supplies or cause lowering of the local groundwater table. A landscaped retention pond is proposed as part of the site development plan. Also, any new impermeable surfaces created as a result of the project, would be designed consistent with SWPPP/NPDES requirements so as to ensure that there are no impacts due to stormwater.

IX(c-d): New driveway and parking areas are proposed, changing the drainage pattern of the property. Runoff will conform to SWPPP/NPDES requirements and any sheet flows would flow over permeable soil with little likelihood of erosion. The resulting alterations to existing drainage systems, and resulting runoff impacts, would be less than significant therefore.

IX(e): There are minimal stormwater drainage systems already in place within the project area. Runoff associated with future residential development will be addressed by compliance with SWPPP/NPDES requirements through the permitting process, including installation of a landscaped retention pond. Current sheet flows typically flow over permeable soil and infiltrate into the surrounding unpaved, permeable soils.

IX(f): The project will have no significant effects on water quality or drainage.

IX(g-h): The project calls for a medical facility expansion falling outside a mapped 100-year floodplain for nearby Garden Gulch Creek.

IX(i-j): The project would not attract new large numbers of 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 or change land use patterns in the area.

X(b): As discussed below in Section XII Noise, project would conflict with the policy in the Noise Element of the Trinity County General Plan (Trinity County 2003) that limits maximum noise impacts from stationary sources. The project conforms with all other applicable land use plans, policies, and regulations of Trinity County.

X(c): The project site is not subject to any habitat conservation plan or natural community conservation plan.

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Mitigation Measure X-1:

A potential expansion of dental services also is being considered, and if this takes place, those services would be housed at the project location. In that case, the applicant shall provide additional detail about the timing for that, as well as discuss the staffing requirements and the related patient visit numbers as part of a new CUP application for Planning Commission consideration.

XI. MINERAL AND ENERGY 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 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"/>
c) Result in the use of energy or non-renewable resources in a wasteful or inefficient manner?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XI(a-b): The project will not effect the availability of any mineral resources. The project is not on a site that contains an important mineral resource. In fact, the location in a semi-urbanized setting, near the Weaverville Historic District, and a community hospital facility, and numerous single-family residential properties would probably preclude of mining activities at this location.

XI(c): Neither the project nor potential future construction would result in the use of energy or non-renewable resource in a wasteful or inefficient manner. Any future development or residences on this small four-parcel/remainder parcel subdivision would be permitted consistent with County, State and other Uniform Building Code requirements that promote energy efficiency.

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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input 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 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"/>

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XII(a,d): The most likely source of noise resulting from the project would be construction activities at an unspecified future date. Those activities would result in temporary, intermittent increases in noise levels. All such activities will be monitored for conformance with the Trinity County Noise Ordinance.

XII(b): The project would not produce significant ground-borne vibrations . Pile-driving, jack-hammering and other related activities are not expected to occur as a part of the project.

XII(c): The project will not result in a substantial permanent, continuous increase in ambient noise levels or vibrations in the project vicinity. As described above, any such noise increases would be associated with a future construction process and would be temporary and periodic.

XII(e,f): The project is located within two miles from the closest public airport or private airstrip, and lies within Trinity County Airport Land Use Compatibility Plan Zone D (i.e., low relative risk level).

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 type="checkbox"/>	<input checked="" 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-c): The project does not call for residential development, and calls for an expansion of a medical services use. It will not have an effect on population, and is not expected to displace housing or businesses.

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) Roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XIV(a) – (f): The project will not bring new residents or residential development to the area, and therefore will have no effect on public facilities or infrastructure.

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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 checked="" type="checkbox"/>	<input 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 not increase population, and thus, is not expected to result in more than a negligible increase the use of existing parks and recreational facilities. Such impacts would be less than significant. The project does not call for the construction or expansion of recreational facilities that might result in an adverse physical effect on the environment.

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 a measure 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"/>
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 does not conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, or a congestion management program (Trinity County 2002). The 2014 average daily traffic count (ADT) on Garden Gulch Road was 1231 and was 935 on Court Street just north of Main Street. Department of Transportation staff conducted trip generation analysis for the project and concluded, using conservative assumptions that the increase in daily traffic would be 81 trip ends. Because peak period trips are generally 10% of the daily trips generated, the project's resulting trip generation levels would be well below the 50-vehicle PM Peak Period threshold, and would not result in a drop the level of service (LOS) or otherwise significantly affect the performance of Garden Gulch Road, Taylor/Court Street or State Highway 299 (Main Street).

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

XVI(d): The project will not substantially increase hazards due to a design feature. Road access and accommodation for parking will be developed through conditions of approval established by the County Department of Transportation. The Department of Transportation is requiring the following measure to minimize hazards related to circulation to and from adjoining public roadways:

Mitigation Measure XVI-1:

All driveways access locations for the property shall be subject to an Encroachment Permit from the Trinity County Department of Transportation, and shall be installed in accordance with the Permit requirements.

XVI(e): The project will not affect emergency access. No public roads will be blocked or closed as a result of the project.

XVI(f): Although pedestrian or bike paths are identified in the Weaverville Community Plan along Garden Gulch Road, the project will have no effect on existing or proposed transit, bikeways or pedestrian facilities.

XVII. 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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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"/>

XVII(a, b, e): The amount of water consumed, and wastewater generated would not exceed the wastewater treatment requirements or the capacity of the existing system, nor would it result in the

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construction of new wastewater facilities construction of which could cause significant environmental effects.

XVII(c): The project will not affect stormwater drainage. There are no formal storm water facilities in the area. Any new surfacing for parking areas or walkways will be done with permeable gravel, so no new impermeable surfaces will be created.

XVII(d): Water will be supplied by the existing community water service district. These district has adequate capacity to meet future project requirements.

XVII(f-g): Neither the project nor future build-out associated with the project will not generate sufficient waste to have an impact on landfill facilities, as such impacts would be negligible.

XVII. 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 probably future projects, as defined in Section 15130.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

XVII(a): The project will have no effect on special status fish, wildlife or plant species. With mitigation, the project will not eliminate any important examples of major periods of history or prehistory.

XVII(b): Since the project, as mitigated, will have no effect on sensitive resources, its effects will not result in a cumulative adverse effect on the human or natural environment. There are no other related projects in the immediate vicinity that would contribute to the effects of this project in a manner that cumulatively considerable.

XVIII(c): With the mitigation proposed, the project would not have any adverse effects on human beings.

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References:

Jones, Cajun, Julie Kierstead Nelson, Pete Figura and Joe R. McBride, PhD. c2000. Special Interest Plant Species of the Trinity Ultramafic Region (Project Abstract), pages 6-8.

Lewiston Community Plan, adopted September 16, 1986.

SHN Consulting Engineers and Geologists, Inc.2012. Technical Memorandum; Preliminary Results of Geotechnical Investigation for the Fountain Ranch Road Realignment Project, Salyer, Trinity County, California July 20, 2012.

Trinity County. 2013. Trinity County General Plan, Safety Element Draft Update.

Trinity County. 2003. Trinity County General Plan, Noise Element.

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Trinity County Historical Society. 1981. Trinity County Historic Sites.

Trinity County Transportation Commission 2011. Trinity County Regional Transportation Plan, adopted November 1, 2011.

ATTACHMENT D

MITIGATION MONITORING AND REPORTING PROGRAM (HCHD Clinic P-16-11)

This document comprises the Mitigation Monitoring and Reporting Program (MMRP) for the MCHD Clinic Expansion CUP application. Its purpose is to memorialize the mitigation responsibilities of the Trinity County Planning Department and the Applicant, MCHD, in implementing the proposed project. The mitigation measures herein will be adopted by the County as conditions of project approval.

Mitigation is defined by the California Environmental Quality Act (CEQA) Section 15370 as a measure that:

- avoids the impact altogether by not taking a certain action or parts of an action;
- minimizes impacts by limiting the degree or magnitude of the action and its implementation;
- rectifies the impact by repairing, rehabilitation, or restoring the impacted environment;
- reduces or eliminates the impact over time by preservation and maintenance operations during the life of the project; or
- compensates for the impacts by replacing or providing substitute resources or environments.

Mitigation measures provided in this MMRP have been identified in the project's Initial Study – Environmental Checklist and Evaluation of Environmental Impact (Initial Study/Mitigated Negative Declaration).

This MMRP includes a discussion of the legal requirements, a list of the mitigation measures, and a discussion of monitoring responsibilities (including the timing of the monitoring efforts).

Legal Requirements

The legal basis for the MMRP lies within CEQA (Sections 21002 and 21002.1 California Public Resources Code), which state:

- Public agencies are not to approve project as proposed if there are feasible alternative or feasible mitigation measures available that would substantially lessen the significant environmental effects of such projects.
- Each public agency shall mitigate or avoid the significant effects on the environment of projects it carries out or approves whenever it is feasible to do so.

Section 21081.6 of the California Public Resources Code further requires that:

- The public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation.
- The monitoring program must be adopted when a public agency makes its findings under CEQA so that the program can be made a condition of project approval in order to mitigate significant effects on the environment.

Authorities and Responsibilities

The County will have responsibility for monitoring and enforcement of the MMRP. The applicant is responsible for implementing the mitigation measures. Any person or agency may file a complaint that alleges noncompliance with the mitigation measures adopted as part of the approval process for the approved project. The complaint shall be directed to the Trinity County Planning Department, P.O. Box 2819, Weaverville, CA 96093 in written form, describing the purported violation in detail. The County shall conduct an investigation and determine the validity of the complaint. If noncompliance with the mitigation measure is verified, the County shall take the necessary actions to remedy the violation.

Summary of Mitigation Measures

Mitigation Measure I-1:

It is recommended that the applicant meet with the Weaverville Architectural Review Committee and representatives of the Trinity County Historical Society to assess the project effect on historical resources and the historic setting, and if justified, craft a treatment plan that would either avoid impact to historic resources or ensure that such impacts are less than significant. A lighting plan for all proposed exterior lighting components shall be submitted for Planning Director approval, with input from the Weaverville Architectural Review Committee.

Required Actions and Timing: Prior to the development of final construction plans the applicant is to consult with the Weaverville Architectural Review Committee joined by additional representatives from the Trinity County Historical Society. Planning Department staff will attend and provide guidance to applicant on how to implement the input provided.

Mitigation Measure V-2:

Consistent with the provisions of AB 52, and notwithstanding the evidence of extensive onsite ground disturbance historically, staff has asked for comments from the Nor Rel Muk Wintu Nation tribal organization. In the event that any concerns are raised, the applicant will be directed, as a condition of use permit approval, to consult with tribal representatives prior to the preparation of final plans to address those concerns, and shall report back to the Planning Department the results of that consultation process prior to preparing final construction plans.

Should tribal representatives express concern related to the possible presence of sub-surface cultural resources it could potentially require that subsurface construction activities be monitored by a Wintu Nation tribal cultural resource representative at the Applicant's expense. If significant or potentially significant cultural or paleontological resources are encountered during future construction, there shall be no further excavation or disturbance of that area. The construction crews shall stop work or avoid the materials and their context. The Planning Department shall be notified immediately. A Wintu Nation tribal cultural resource representative, and potentially, a qualified archaeologist shall evaluate the find to determine its historical or archaeological significance. If the find is determined to be a significant historical, paleontological or archaeological resource, the Wintu tribal cultural resource representative and/or archaeologist shall make recommendations for appropriate mitigation. Work in the area shall not resume until the recommended mitigation measures have been implemented.

Required Actions and Timing: Immediately following Planning Commission CUP approval contact would be made with the tribal representatives. Applicant shall document that contact was made and transmit any feedback that was provided as a result of the contact.

Mitigation Measure V-3:

In accordance with the California Health and Safety Code, if human remains are discovered during ground-disturbing activities, the project contractor shall immediately halt potentially damaging excavation in the area of the burial and notify the Trinity County Coroner, the Planning Department and a qualified professional archaeologist to determine the nature and significance of the remains. The coroner is required to examine all discoveries of human remains within 48 hours of receiving notice of a discovery on private or state lands (Health and Safety Code Section 7050[c]). If the coroner determines

the remains to be Native American, he or she shall contact the Native American Heritage Commission within 24 hours. Following the coroner's findings, the archaeologist and the Most Likely Descendent (designated by the Native American Heritage Commission) shall determine the ultimate treatment and disposition of the remains and take appropriate steps to ensure that additional human interments are not disturbed. The responsibilities of Trinity County to act upon notification of a discovery of Native American human remains are identified in PRC § 5097.

Required Actions and Timing: During any grading of construction activities undertaken by the applicant that have the potential for ground disturbance to a depth of six inches or more.

Mitigation Measure VIII-1

Consistent with the Trinity County Airport Compatibility Plan and Night Sky standards no exterior lighting features shall be installed which result in uplighting effects that could prove distracting to aviators, or that would cause spill light or glare impacts to adjacent properties. A lighting plan for the project is required and shall be submitted for the project for review and approval of the Planning Director.

Required Actions and Timing: Prior to the development of final construction plans the applicant is to consult with Planning Department staff concerning the lighting details.

Mitigation Measure X-1:

A potential expansion of dental services also is being considered, and if this takes place, those services would be housed at the project location. In that case, the applicant shall provide additional detail about the timing for that, as well as discuss the staffing requirements and the related patient visit numbers as part of a new CUP application for Planning Commission consideration.

Required Actions and Timing: When authorization to proceed with the dental services expansion has been granted by the MCHD board of directors and sufficient operational characteristics are known the applicant shall meet with the Planning Director and discuss the application review process.

Mitigation Measure XVI-1:

All driveways access locations for the property shall be subject to an Encroachment Permit from the Trinity County Department of Transportation, and shall be installed in accordance with the Permit requirements.

Required Actions and Timing: Just prior to any driveway and parking lot construction activities undertaken by the applicant that interface with the adjoining public road system.

Mitigation Measure XVI-2:

The improvement plans, including a grading, erosion and sediment control plan prepared by a Qualified SWPPP Developer shall be submitted for County Engineer approval.

Required Actions and Timing: Just prior to any driveway and parking lot construction activities undertaken by the applicant that interface with the adjoining public road system.

Mitigation Measure XVI-3:

Sidewalk with curb and gutter shall be constructed along Taylor Street frontage from the intersection of Taylor Street and Easter Avenue to the intersection of Taylor and Court Street. Sidewalk plans and construction shall be approved by the County Engineer or his designee, with input from the Weaverville Architectural Review Committee.

Required Actions and Timing: Following Planning Commission CUP approval and prior to the development of final construction plans the applicant is to consult with the Department of Transportation Senior Engineer, with input from the Weaverville Architectural Review Committee on the sidewalk installation placement and design details.

ATTACHMENT E



TRINITY COUNTY

DEPARTMENT OF TRANSPORTATION

P.O. BOX 2490, WEAVERVILLE, CALIFORNIA 96093

PHONE (530) 623-1365

FAX (530) 623-5312

Email; tcidot@trinitycounty.org

MEMO

DATE: July 7, 2016
TO: Carson Anderson – Senior Planner
FROM: Rick Tippett - Director, Department of Transportation
SUBJECT: Traffic Study Need and Transportation Improvement Considerations - Clinic

The primary purpose of a traffic study is to determine if the traffic generated from a new project would increase traffic to a level that either requires roadway improvements or causes a roadway to become inconsistent with General Plan Policy. Industry Standards call for a traffic study when a project is proposed that adds an estimated 50 trips during the PM Peak Period, or it is in a location where traffic in general is identified as so problematic that additional trips would require road or intersection improvements. For the Clinic Project, there are no issues that would trigger the need for a study.

The expanded facility is expected to employ 10 new employees. The number of employees is used in the Institute of Transportation Engineers (ITE) Trip Generation Manual, 9th Addition, Table 630 (Clinic) to calculate the overall increase in trips to the Clinic. Expectation is that more employees will also equate to more patients, which are included in these calculations. Using the manual, the Average Trip Ends generated is 8.01 (range 5.89 -12.33) daily trip ends for each employee at the Clinic. Overall, Trinity County including Weaverville, trend on the low end of trip generation (per Regional Transportation Plan, RTP), but in the interest of being conservative the average value was used. With 10 new employees expected, the increase in traffic would be 81 daily trip ends (one way start and stop) which equates to 41 trips to the Clinic and 41 trips from the Clinic given weekday, assuming that all trip ends terminate, example going home, beyond Taylor and Garden Gulch (again, being conservative). Further, it is further expected that 30 trips will be on Taylor, and 51 trips on Garden Gulch. Peak trips are usually 10% of the daily trips generated, 3 and 5 trips, which is well below the 50 vehicle threshold PM Peak Period.

Concerning impacts with existing traffic, Court Street just north of SR 299 has a 2014 Average Daily Traffic (ADT) count of 935, and Garden Gulch ADT of 1231. Typical rural residential roadway thresholds are <1,500 ADT (ITE Engineering Handbook). The incremental increase will have no effect of the current Level of Service (LOS) for the roadway. Review of the RTP, Summer PM Peak Hour for existing Conditions has a LOS A for the SB approach, which is well below the General Plan requirements of LOS C for any approach. Because the road network is geographically constrained, no significant increases are expected in the future, also consistent with 2040 projections in the RTP.

In closing, there is nothing that would point to the need for further evaluation for necessary improvements. Overall, this project will include a region wide (Weaverville Basin) consolidation of some of the services, making the clinic a "one stop shop" creating an overall reduction of vehicles miles traveled. It is also reasonable to expect an increase in Non-Motorized Transportation. To address this, Staff feels it appropriate for the proposed project to improve pedestrian access to/from the Clinic and the commercial core (SR 299), providing access to the boarder community and to nearby transit facilities and the project will be conditioned accordingly.

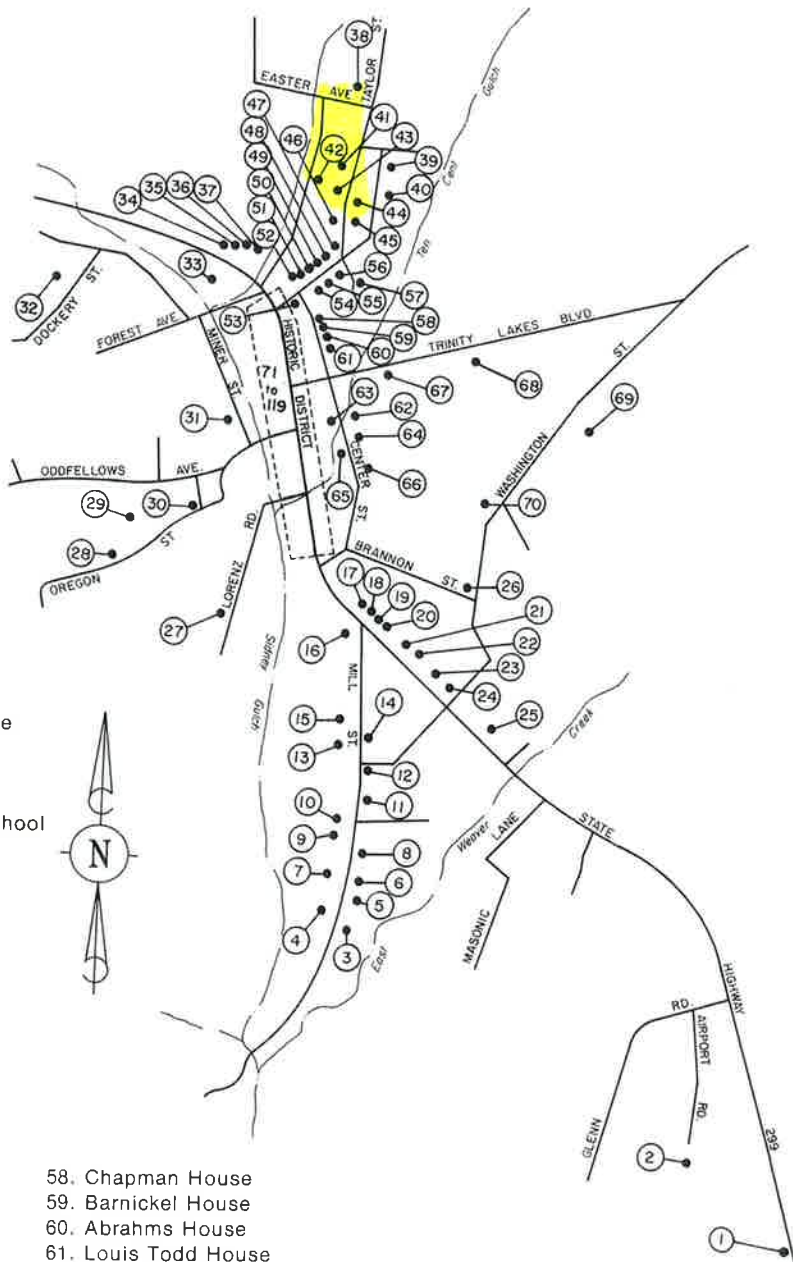
Richard Tippett, P.E., T.E. (Traffic Engineer TR2119, Exp. 06/30/2017)

ATTACHMENT F

WEAVERVILLE

KEY TO HISTORIC SITES

1. Chaunceyville
2. Old Airport
3. Johnson House
4. Blaney House
5. McNamara House
6. Leavitt House
7. Weinheimer House
8. Gray House
9. Flagg House
10. Condon House
11. Lowden House
12. Lowden Office
13. Osgood House
14. Hagelman House
15. Clement House
16. Old High School Site
17. Vollmers House
18. Greenwell House
19. R. I. Carter House
20. Armentrout House
21. Colbert House
22. Jack Hall House
23. Hocker House
24. Hafley House
25. Hupp House
26. Esau Montgomery House
27. Sam Lee House
28. Robinson Place
29. Weaverville Cemeteries
30. Weaverville Grammar School
31. California House
32. O'Neill House
33. Forest Service Office
34. Edgecombe House
35. Weinheimer House
36. Ryan House
37. Lautenschlauger House
38. Trinity County Hospital
39. Young House
40. Isaac Woodbury House
41. Junkans House
42. Davis Barns
43. Ed Todd House
44. Goetze House
45. Schall House
46. Caton House
47. Rudy Junkans House
48. Chadbourne House
49. Colbert House
50. Blake House
51. Oberdeiner House
52. Paulsen House
53. United States Bakery
54. Hall House
55. Bowie House
56. Balch House
57. Catholic Church
58. Chapman House
59. Barnickel House
60. Abrahms House
61. Louis Todd House
62. John Meckel House
63. The Cooper's Shop
64. Henry Junkans House
65. Meckel Rental
66. Old Young House
67. Mulligan House
68. Chinese Tong War Site
69. Lowden Park
70. Costa House
- 71.-119. Historic District (Main Street)



SOURCE: TRINITY COUNTY HISTORIC SITES (1981)

remaining on the upper end of Court Street. Of architectural interest is the rare stick work in the gable end as well as the large visible cellar beneath the elevated porch. The present gable porch across the front is not part of the original house and makes it less identifiable as a "vintage" house.

Site 41. Junkans House (Van Matre House)

The Van Matre House at 318 Taylor Street is one of the oldest houses in Weaverville. It was built in 1859 by F.A. Buck as his residence and soon after became the Karl Junkans house. It has remained in the family ever since. His granddaughter, Karlyn Junkans Van Matre, together with her husband W. P. Van Matre, are the present owners.

Although additions have been made to the rear of the building the original portion of the house has retained its architectural integrity. The original windows in this one-story, high-gable, clapboard structure are of 6/6 double hung sash with a complex triangular lintel above. Where windows have been enlarged these unique triangular lintels have been duplicated on a larger scale. The original shakes are still in place under a metal roof which is of interest because it is of flat, non-corrugated metal fashioned from old mining flume material.

Behind the house is a workshop building, part of an old corral, and a barn. The barn sits astride the property line for, originally, the Junkans family owned three contiguous lots and it made little difference where the barn was placed. The presence of the old corral and the barn are reminders of earlier days when homeowners in the middle of town ran cattle and kept farm animals.

The large yard and the fact that the house sits well back off the street contribute to the "old historic" atmosphere of this home.



Site 41. The Van Matre house was built in the late 1850's for Karl Junkans, grandfather of Karlyn Van Matre. The house sits back on the lot at 318 Taylor Street.

Site 42. Davis Barns (Trimble Barns)

The Trimble Barns are at 311 Garden Gulch. There is a one and one-half story horse barn as well as a two-story barn which has an attractive high, open shed across half of the front. There is also a corrugated metal shed nearby. The larger structures have vertical wood siding. These three structures were built about 1900 by Dave Davis and are crowded onto what was the back of the Davis property (the present Schofield property at 314 Taylor Street). They are typical of the small barns that went with many of the Weaverville homes at the turn of the century. Part of this complex sheltered the family cow as there were no dairies in the county at that time. The property was later sold to the Trimble family; a daughter, Dorothy (Trimble) Schofield, and her husband Glenn are the present owners.

Site 43. Ed Todd House (Nilssen House)

The Todd House, 312 Taylor Street, was built in 1880 and was owned by M. F. Griffin, one of Weaverville's most prominent citizens. He was County Clerk and owner of the Weaverville Drug Store as well as owner of a banking and brokerage business. The house was sold by Griffin's widow in 1888 to Eliza Todd who gave the house as a wedding present to her son Ed about five years later. It stayed in the Todd family until recently when it was purchased by Dr. William Nilssen.

It is basically a Greek Revival house with several special details not usually found in Trinity houses of that style. It has a recessed door with paneling on the sides of the jamb. It has molded trim detail around the windows and is the only house in the county with a full label lintel. Its porch posts have fancy capitals and a transom is above the all wood door. Unfortunately, time and neglect have deteriorated this beautiful old home.

Site 44. Goetze House

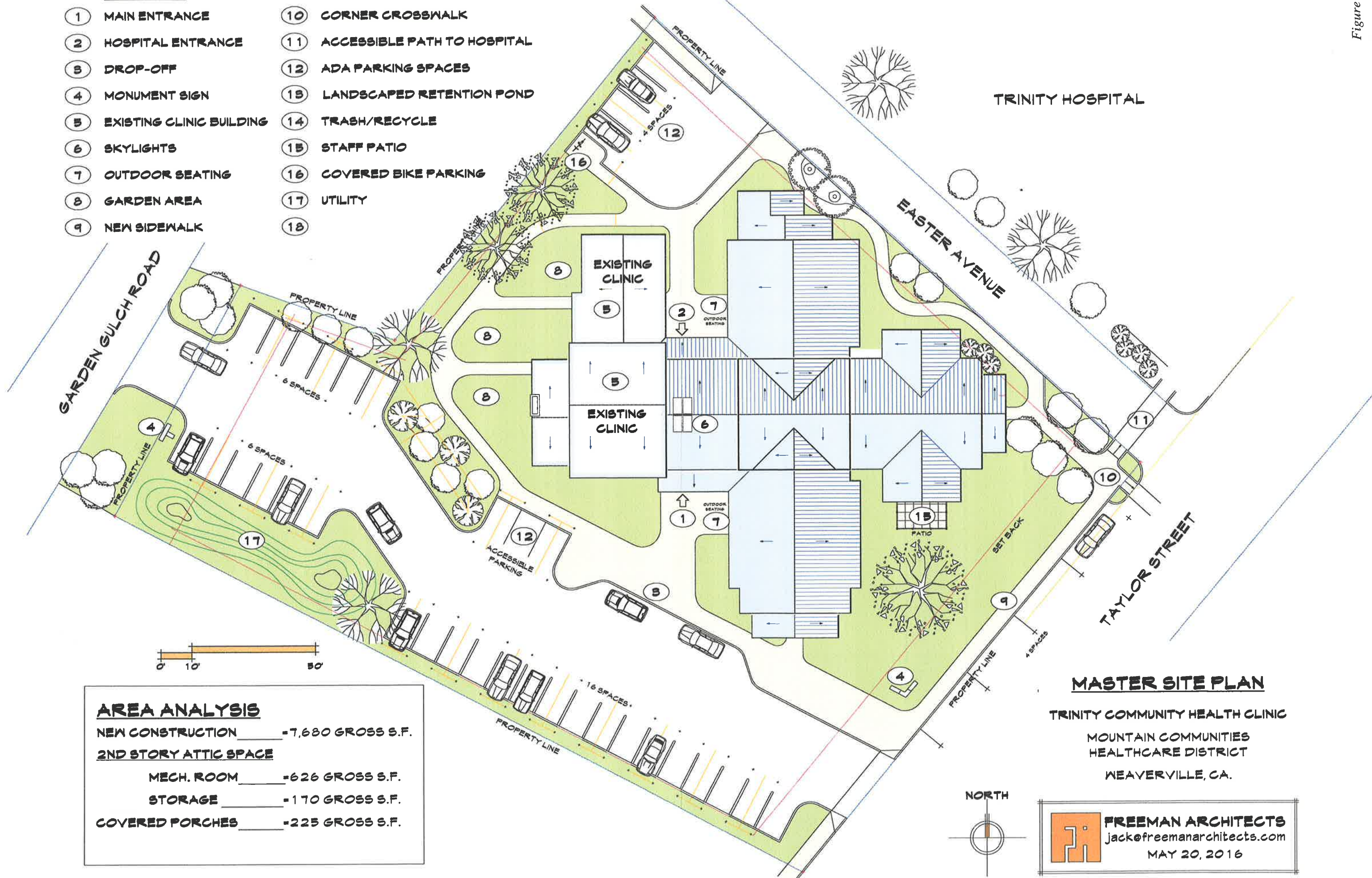
The Goetze house, 313 Taylor Street, is a large two-story Queen Anne Victorian which has remained in the Goetze family since it was built in 1897. It was built for H. W. Goetze soon after he moved to Weaverville from Lewiston, where he had been a rancher. His ranch properties included land that now comprises the Trinity Alps Resort. Besides his ranching activities, Mr. Goetze ran a butcher shop in Lewiston and operated a sawmill which was located along Grass Valley Creek in the vicinity of Buckhorn Mountain on Highway 299. Lumber from this mill was hauled by oxen to Weaverville for the construction of this house. This sawmill also provided lumber for many of the other homes in Weaverville. It is interesting to note that the contractor who built this house was paid \$2.50 per day and his helpers received \$1.50 per day.

This house also became the home of the Goetze's son, Bill, who brought his bride, Clara, to live here when they were married in 1905. Bill, like his father and grandfather before him, also ran a butcher shop. His bride was the daughter of John Boyce who is especially remembered because he was the stagecoach driver during the famous Ruggles Brothers holdup of the Weaverville to Redding stage in 1892. He was also a rancher and later became sheriff and proprietor of a livery stable located on Weaverville's Main Street near its junction with what is now Trinity Lakes Blvd. Clara Goetze spent many years in her lovely home. She is now 96 and was able to take care of herself in her own house until just last year (1980).

This home with its large yard and picket fence is an excellent reminder of Weaverville at the turn of the century.

LEGEND

- ① MAIN ENTRANCE
- ② HOSPITAL ENTRANCE
- ③ DROP-OFF
- ④ MONUMENT SIGN
- ⑤ EXISTING CLINIC BUILDING
- ⑥ SKYLIGHTS
- ⑦ OUTDOOR SEATING
- ⑧ GARDEN AREA
- ⑨ NEW SIDEWALK
- ⑩ CORNER CROSSWALK
- ⑪ ACCESSIBLE PATH TO HOSPITAL
- ⑫ ADA PARKING SPACES
- ⑬ LANDSCAPED RETENTION POND
- ⑭ TRASH/RECYCLE
- ⑮ STAFF PATIO
- ⑯ COVERED BIKE PARKING
- ⑰ UTILITY
- ⑱



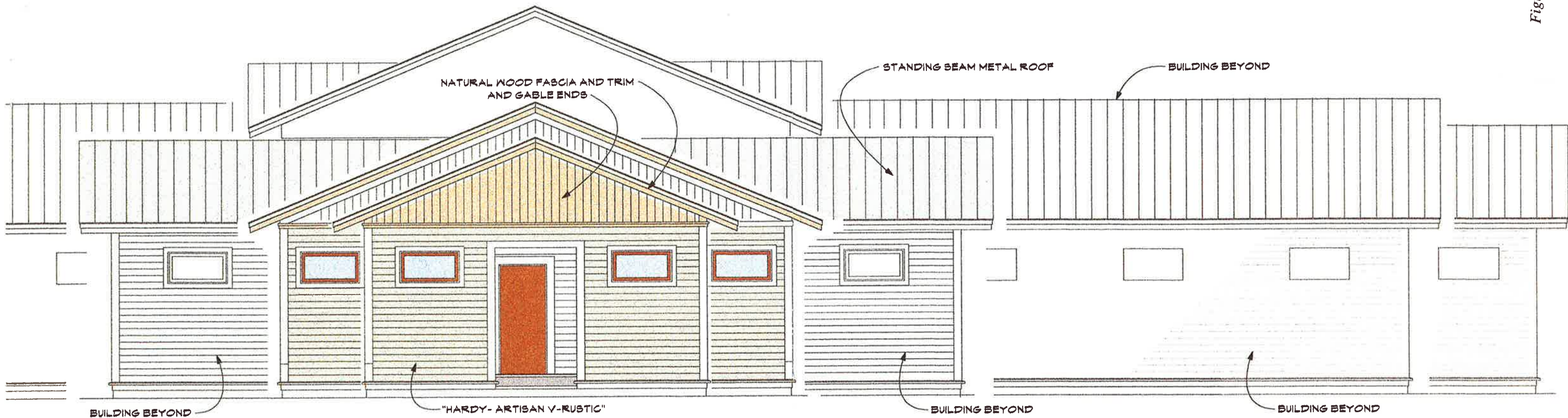
AREA ANALYSIS

NEW CONSTRUCTION	=7,680 GROSS S.F.
2ND STORY ATTIC SPACE	
MECH. ROOM	=626 GROSS S.F.
STORAGE	=170 GROSS S.F.
COVERED PORCHES	=225 GROSS S.F.

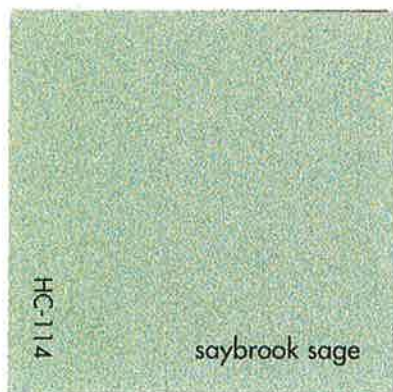
MASTER SITE PLAN

TRINITY COMMUNITY HEALTH CLINIC
 MOUNTAIN COMMUNITIES
 HEALTHCARE DISTRICT
 WEAVERVILLE, CA.

FREEMAN ARCHITECTS
 jack@freemanarchitects.com
 MAY 20, 2016



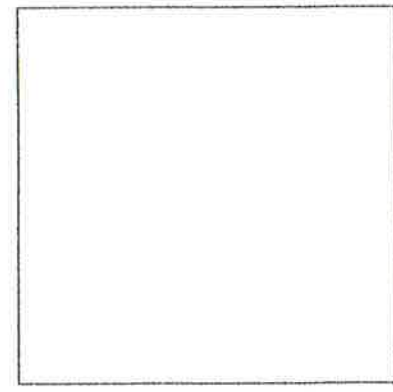
PARTIAL EAST SCHEMATIC ELEVATION



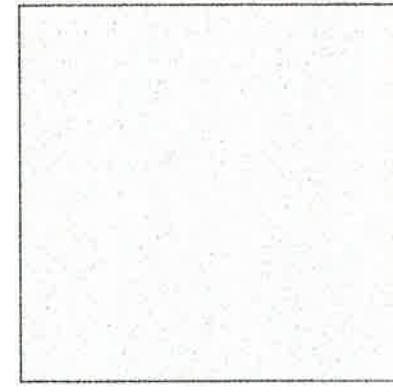
BENJAMIN MOORE
 "SAYBROOK SAGE" (HC-114)
 MAIN BODY



BENJAMIN MOORE
 "SIERRA SPRUCE" (2108-20)
 WINDOW SASH



BENJAMIN MOORE
 "ULTRA WHITE" (CC-10)
 WINDOW TRIM
 AND CORNER TRIM



LIGHT GREY
 STANDING SEAM
 METAL ROOF

**PARTIAL EAST ELEVATION
 PROPOSED EXTERIOR FINISHES**

TRINITY COMMUNITY HEALTH CLINIC
 MOUNTAIN COMMUNITIES
 HEALTHCARE DISTRICT
 WEAVERVILLE, CA.

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 MAY 20, 2016

