

**TRINITY COUNTY PLANNING COMMISSION
STAFF REPORT**

OWNER: T. Thompson & H. Hayes

REPORT BY: John Jelichich

AGENT: Trinity Valley Consulting Engineering

APN: 008-820-01

PROJECT DESCRIPTION:

1. Mitigated Negative Declaration; and
2. Tentative Parcel Map to create two parcels (par 1: 5.1 acres; par 2: 10.35 acres).

LOCATION: 531 School House Road, Burnt Ranch Road. (Exhibit "A")
(por. Sec 15, T5N, R6E HB&M)

PROJECT INFORMATION:

- A) Planning Area: Salyer/Burnt Ranch
- B) Existing General Plan Designation: Rural Residential
- C) Existing Zoning: Rural Residential – 5 acre (Mobile Home overlay) (Exhibit "B")
- D) Existing Land Use: dwelling on proposed parcel 1; outbuildings on proposed parcel 2
- E) Adjacent Land Use Information:

	<u>Land Use</u>	<u>Zoning</u>	<u>General Plan Des.</u>
North:	Residential	RR-5 (MH)	Rural Residential
South:	Residential	RR-5 (MH)	Rural Residential
East:	Residential	RR-5 (MH)	Rural Residential
West:	USA (forestry)	Unclassified	Resource

PROJECT DESCRIPTION:

The applicants propose to subdivide a 15.4+- acre parcel into two parcels of 5.1 acres (Parcel 1) and 10.35 acres (Parcel 2), reference Exhibit "C". The parcel is lot 32 of Burnt Ranch Estates and is zoned for Rural Residential use with a minimum parcel size of five acres and with a Mobile Home Overlay. Access to Parcel 1 is directly off of Pony Express Way (also identified as School House Road) and access to Parcel 2 is off of a private extension of Powder House Road, which connects to Pony Express Way.

Proposed parcel 1 (5.1 acres) has already been developed with a single family dwelling and an outbuildings. Parcel 2 has a shop building and a greenhouse and room for a dwelling (Exhibit "D"). According to the Division of Environmental Health, sewage disposal standards of the County Subdivision Ordinance have been met, but proof of adequate water supply must be demonstrated. The Burnt Ranch Subdivision is served by the Burnt Ranch Estates Mutual Water Company. Evidence that the newly created parcel will also be served is required, or an alternate water source must be developed. A well is located on Parcel 2 which may meet the water availability requirement. A well drillers report has been submitted to Environmental Health.

The property is primarily composed of mixed oak and fir with approximately 20% shrubs and 20% grasses. Because both proposed parcels are already developed and the access road is already in, no additional significant grading is anticipated. However, some road improvements will be required to meet Fire Safe requirements.

A cultural resources study was completed by William Rich and Associates of Bayside, California. There is a site of interest on a portion of the property; however, the archaeologist made the following findings, along with recommendations that have been included as conditions of map approval.

"WRA recommends that the subdivision project would not cause an adverse impact to the archaeological site CA-TRI-882/H or the newly identified historical trail segment. It appears that both sites would be contained on the new lower, or easterly parcel. The lead agency might consider the mitigation measures provided in this report before approving ground disturbing actions in this portion of the parcel. Additionally, because no archaeological or historic period resource were identified in the upper, western portion of the parcel, there are no cultural resource recommendations for future development at this location."

Note that the lower parcel affected by the archaeological site is already developed with a dwelling and outbuilding. Parcel 2 is not impacted by the archaeological review.

Public Comment:

One letter was received from a neighboring property owner (S. Waters: APN: 008-800-04). See letter attached as Exhibit "E". The property owner owns the parcel (see Exhibit "F" showing location of project site and Ms Waters parcel). The concerns expressed by Ms Waters pertain to growing cannabis. No concerns were expressed directly regarding the subdivision. A copy of her letter has been provided to the Cannabis Division for review. For purposes of this subdivision, her comments are not relevant and should not influence the Commission's decision.

ENVIRONMENTAL CONSIDERATIONS:

An evaluation of environmental impact (Initial Study) was prepared for this project pursuant to the California Environmental Quality Act (CEQA) finding that this project (as mitigated) will not have a significant adverse impact on the environment. Following is a discussion of that evaluation, as well a proposed mitigation measures that have been developed to bring the impacts of this proposal to a level of less than significant (see also the resolution approving the tentative map that includes conditions of approval implementing the mitigation measures).

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission:

1. Adopt a mitigated Negative Declaration, finding that on the basis of the whole record before the Commission, including the initial study and comments received, that there is no substantial evidence that the project will have a significant effect on the environment and that a mitigated negative declaration reflects the Commission's independent judgment and analysis; and
2. Adopt the resolution approving the tentative map to create two parcels (P-16-25; T. Thompson & H. Hayes; APN: 008-820-01), based on findings and subject to conditions of approval as stated in the resolution.

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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

I(a,b,c and d): The project is not within sight of a scenic vista or scenic resource, historic buildings or state scenic highways. No significant vegetation removal will result from subdivision, however, new homes sites will likely be developed. Ultimately however, the impacts would be de minimis from the public perspective. Both proposed parcels are developed, therefore, no new sources of light will be introduced, except what may result from construction of a dwelling on parcel 2. No significant impacts are foreseen.

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

zoned timber production (TPZ) as defined by Government Code Section 51104(g)?				
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-e): The project site is located within an existing subdivision and both proposed parcels have been graded and contain structures. Any additional site disturbance is likely to be minimal. No significant impacts to the natural environment are anticipated.

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-e): The project would not create objectionable odors or otherwise degrade the atmospheric environment. The amount of grading will be insignificant to improve the access to parcel 2. Parcel 1 has direct access to Pony Express Way, a county maintained road. Some minor temporary dust may be created at the time of any new development of a dwelling on proposed parcel 2 and additional traffic on dirt roads may increase fugitive dust.

Trinity County generally has good air quality. The County is in attainment with all federal standards. However, the County is in non-attainment for Particulate Matter according to California State PM standards (Trinity County Safety Element of the General Plan). Any additional traffic generated from new development and its air pollution impacts, as well as any heating by woodstoves, are calculated to be incrementally insignificant impacts when considered individually. Cumulative impacts on global conditions, e.g. global warming/climate change, are more realistically addressed via programmatic changes to development standards and are beyond the reach of this individual project.

This individual project is not expected to contribute significant odors, produce substantial pollutant concentrations, or otherwise degrade the atmospheric environment. The proposed project will not substantially alter air movement, moisture, temperature or other aspects of climate. The project will not otherwise degrade the atmospheric environment, nor substantially alter air movement, moisture, temperature or other aspects of the climate.

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"/>
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 – f) The project is located within an existing subdivision and both proposed parcels are developed. There are no known rare or endangered plant or animal life in the vicinity and none of the review agencies have commented with concerns regarding rare or endangered plants or animals.

The project will not conflict with any local policies or ordinances protecting biological resources, or with the provisions of an adopted Habitat Conservation Plan, Natural Conservation

Community Plan, or other approved local, regional, or state habitat conservation plan. The project area is not subject to any specific ordinances or plans regarding biological resources.

V CULTURAL RESOURCES Would the project.	Potentially Significant	Less Than Significant With Mitigation	Less Than Significant	No Impact
a) Cause a substantial adverse change in the significance of a historical resource, as defined in Section 15064.5?	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

V(a-d): A cultural resources survey was conducted for this project by William Rich and Associates of Bayside, California. They found as follows:

“WRA recommends that the subdivision project would not cause an adverse impact to the archaeological site CA-TRI-882/H or the newly identified historical trail segment. It appears that both sites would be contained on the new lower, or easterly parcel. The lead agency might consider the mitigation measures provided in this report before approving ground disturbing actions in this portion of the parcel. Additionally, because no archaeological or historic period resource were identified in the upper, western portion of the parcel, there are no cultural resource recommendations for future development at this location.”

Conditions of Approval have been applied to the subdivision to advise future property owners and Planning Staff when reviewing future development proposals for this property that cultural sites exist. The recommendations of the archaeologist will be included in a Notice of Environmental Constraint to be recorded at the time the Parcel Map is filed for record.

Mitigation Measures

In the event that previously unidentified cultural or paleontological resources are encountered during development of the parcel, there shall be no further excavation or disturbance of that area. The owner/developer shall avoid the materials and their contents. The Trinity County Planning Director shall be notified immediately, and an archaeologist consulted to determine if the find is significant and make recommendations for appropriate mitigation. Work shall not continue in the area until mitigations have been implemented and written authorization to resume work has been provided by the Planning Director.

In the event that previously unidentified evidence of human burial or human remains are discovered, there shall be no further excavation or disturbance of the site or any nearby area

reasonably suspected to overlie adjacent human remains. The Trinity County Coroner must be informed and consulted, per state law. If the Coroner determines the remains to be Native American, he/she will contact the Native American Heritage Commission who will contact the most likely descendent who will be given an opportunity to make recommendations for means of treatment of the human remains and any associated grave goods. Work shall not continue in the area until the human remains have been dealt with according to the recommendations of the County Coroner, Native American Heritage Commission and/or the most likely descendent.

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:			x	
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in 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 & d): There are no known faults crossing the project area. The County does not contain any Alquist-Priolo Earthquake Fault Zoning Areas. Therefore, potential for geologic risk is very low.

VI(b & c):. Development of roads and building pads will require minor additional grading to meet county and Calfire standards. The Department of Transportation is recommending an engineered road and erosion and sediment control plan prior to development.

VI(e): The project will result in one new sewage disposal system for which testing has already been completed. Installation will not result in any significant impact.

VI(f): There will be required testing of any rock base and/or fill material being imported to the site that could contain asbestos. See road improvement and erosion control conditions.

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

VII(a): The relative significance of one new parcel in this area will be minimal, however cumulative impacts are acknowledged. However, the density proposed is not significant and regardless, this issue needs to be addressed in a more programmatic manner as opposed to merely implementing an established low density development standard.

VII(b): The Trinity County Regional Transportation Plan and the Trinity County General Plan all support the proposed density, use of non-motorized travel options, livable communities, as a way to reduce greenhouse gas emissions.

VIII. HAZARDS AND HAZARDOUS MATERIALS Would the project:	Potentially Significant	Less Than Significant With Mitigation	Less Than Significant	No Impact
a) Create a significant hazard to the public or the environment through the routine 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 type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

environment?				
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-h): The project will not involve the use of hazardous materials, and is not located near an airport. Development of a sewage disposal system to serve eventual dwelling likely to be placed on the individual parcels would provide acceptable treatment for any effluent generated by development.

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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level that would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input 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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?				
e) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year floodplain, as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year floodplain structures that would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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-j): The site generally drains to McDonald Creek, located just north of the project site. Since both proposed parcels are already developed, any additional drainage from constructing one dwelling on proposed parcel 2 will be minimal. Overall the slopes are moderate and it appears that the proposed access can be developed to meet both county and Calfire access requirements. Domestic water is supplied by the Burnt Ranch Estates Mutual Water Company. The map is conditioned to comply with these access standards.

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

X(a,b): The project will not physically divide a community or change land use patterns in any way. The project is already zoned for Rural Residential use and the project meets the five-acre minimum parcel size requirement of the zoning.

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

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.

XI(c): The project is relatively isolated and will likely generate some longer travel distances for essential services. The impacts would not be considered significant.

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

XII(a - d, and f): The only noise generated by this project would be during construction of any required improvements for the development of access and, ultimately, during the development of individual homes and accessory improvements on the individual lots. Noise would be typical construction noise such as equipment engines, grading, and compaction of soils and paving

equipment. Trinity County does not have a noise ordinance. The Noise Element of the General Plan does not have standards that apply to construction activities. Most development activity will occur during the day and be temporary in nature. Future land uses that may locate on the site would be subject to their own review if applicable.

XII(e): The project is located several miles from the nearest airport and beyond any Airport Safety Zone. Activity at the airport is overall very modest and no significant adverse impact is anticipated.

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 will have no effect on population, nor will it 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Roads?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 be served by power, water, and on-site sewage disposal systems. Environmental Health comments that proof of water must be met.

Compliance with the Fire Safe Ordinance is required. Conditions have been incorporated to meet PRC 4290 and Trinity County Fire Safe standards.

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

XV(a-b): The project will not significantly impact nearby recreational facilities. No significant impact to recreational facilities demand or use is anticipated.

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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, d, e and f)

Road improvements are required to meet both County road standards and CalFire access requirements. The resolution approving the tentative map includes provisions to meet these development standards.

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

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 type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input 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-e): The project will not generate significant wastewater requiring treatment. On site water and wastewater systems will be developed.

XVII(f-g): The project will not generate sufficient waste to have an impact on landfill facilities.

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

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

XVII(a): The project will have no effect on special status fish or wildlife species. Mitigations and conditions of map approval have been included pertaining to on-site cultural resources. Both proposed parcels are already significantly developed. It is unlikely that additional development of dwelling on parcel 2 will have an impact

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

XVIII(c): The project would not have any adverse effects on human beings. Potentially, air quality and traffic levels of service could slightly improve, and there could be potential benefits to public health and well-being if people choose to walk or bicycle rather than drive.

PROJECT LOCATION MAP

Thompson Tentative Parcel Map P-16-25

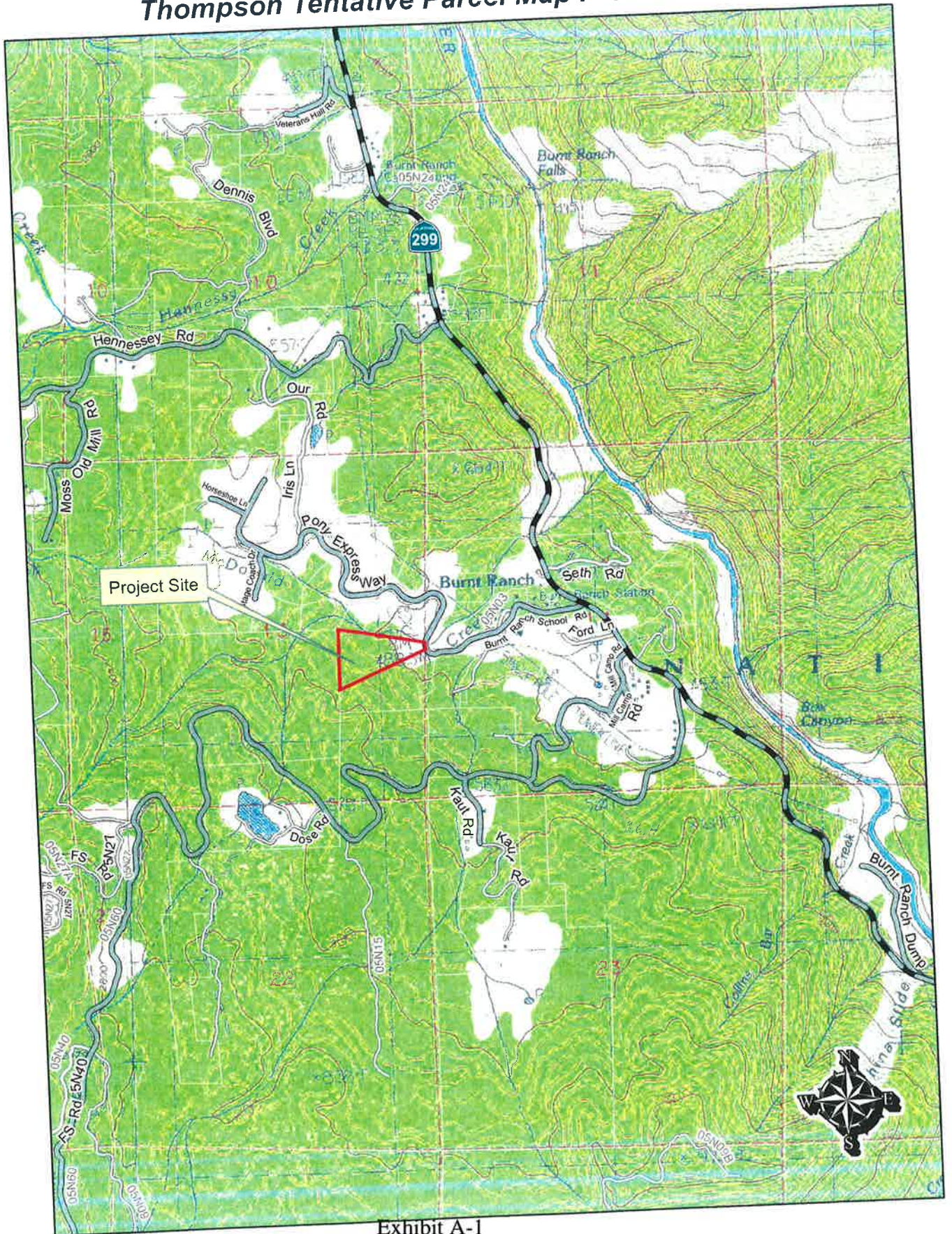


Exhibit A-1



Exhibit A-2

ZONING

Thompson Tentative Parcel Map P-16-25

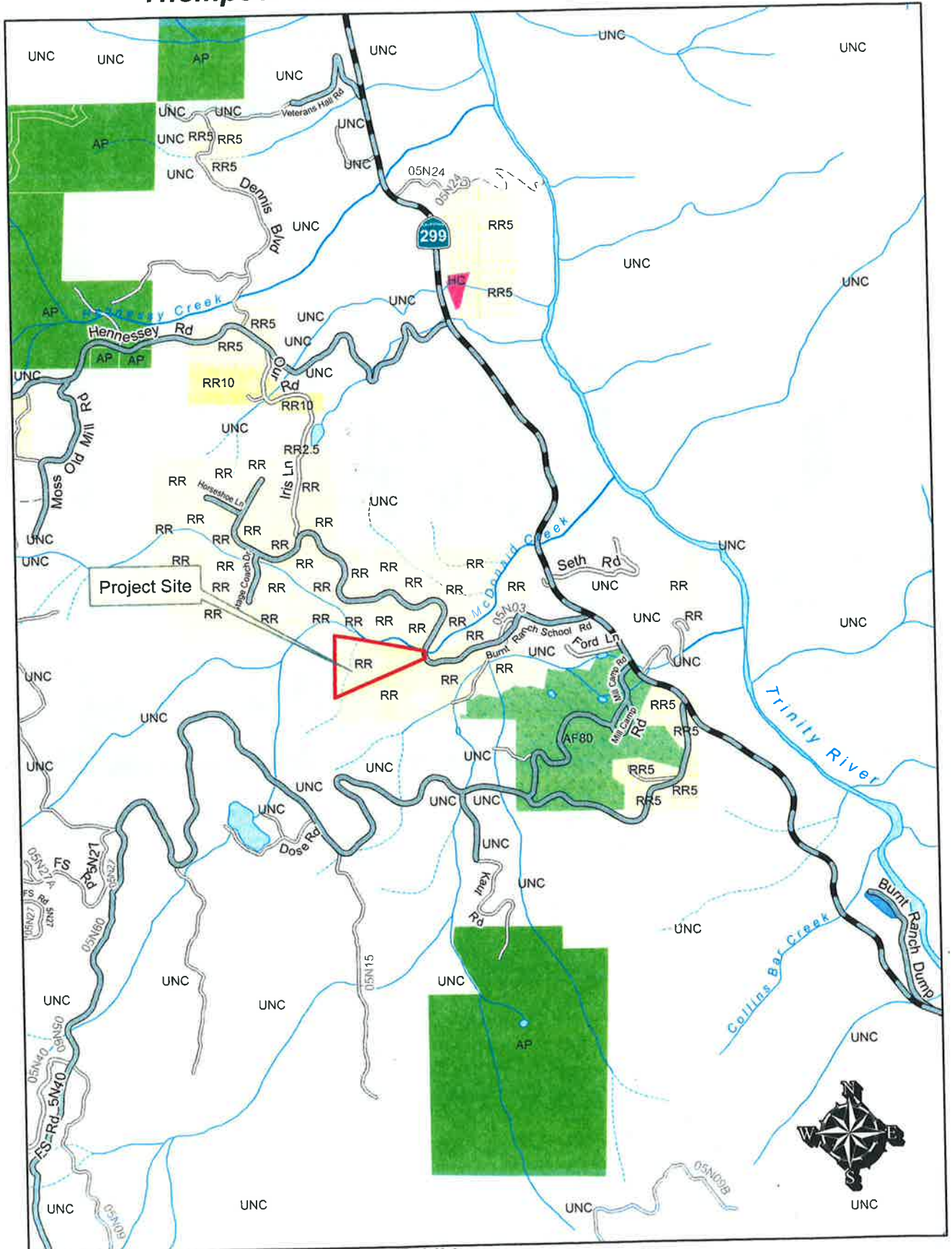


Exhibit B

NOTES:

- 1) ZONING DISTRICT: (RR)
- 2) GENERAL PLAN: (RR)
- 3) AFFECTED BY FEMA FLOOD ZONE: NO
- 4) WATER SERVICES: NO MUNICIPAL SERVICES
- 5) SEWER SERVICES: NO MUNICIPAL SERVICES
- 6) ELECTRICITY SERVICES: PACIFIC GAS & ELECTRIC
- 7) FIRE PROTECTION SERVICES: VOLUNTEER FIRE
- 8) CONTOUR INTERVAL: 20' DERIVED FROM USGS 30M DEM
- 9) PRELIMINARY TITLE REPORT NO. 56679, DATED OCTOBER 6, 2011
- 10) PRELIMINARY TITLE REPORT NO. 600, DATED JUNE 6, 2016

<=> BUILDING PERMITS TRINITY COUNTY:

- 1) SHOP 2012-034
- 2) SEPTIC 2012-009
- 3) WELL 2013-149

APPLICANT:

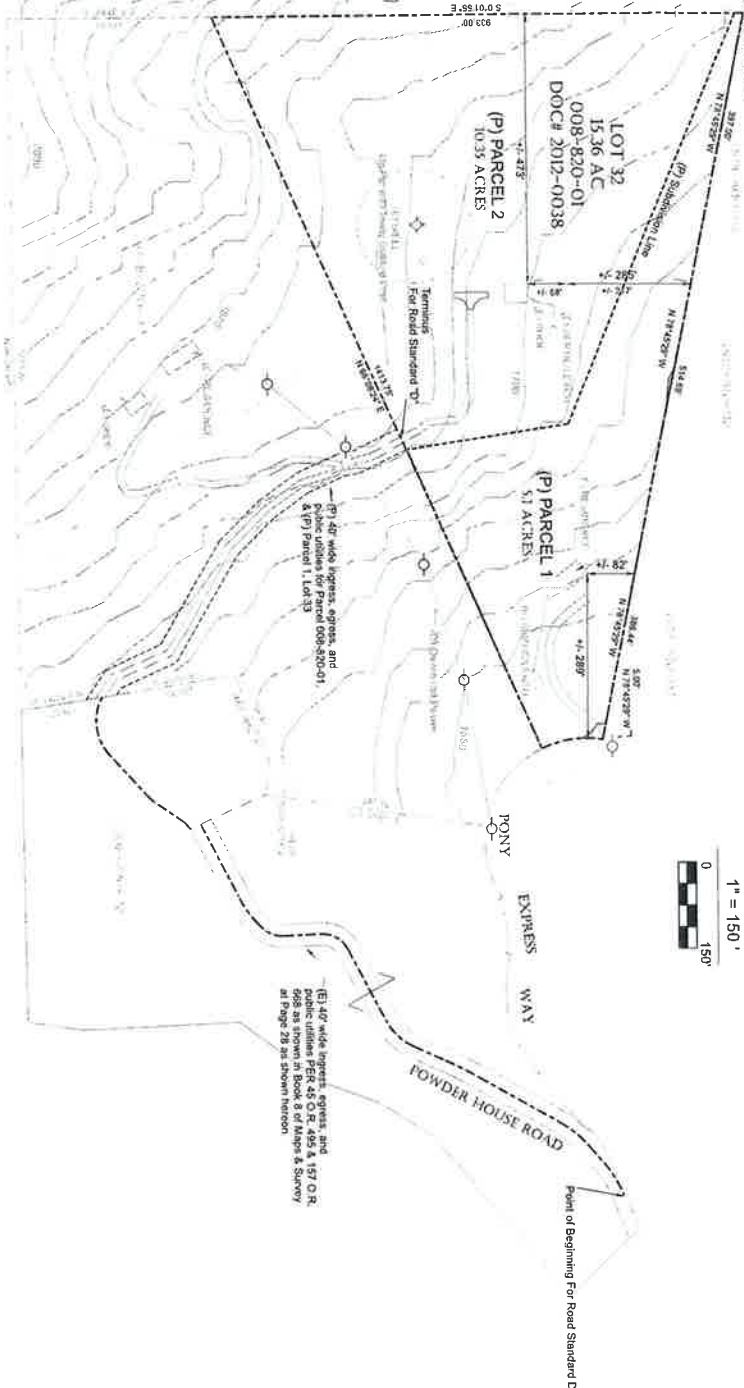
LOT 32
TYLER THOMPSON AND HOLLY HAVES
P.O. BOX 143
BURNT RANCH, CA 95527

OWNER:

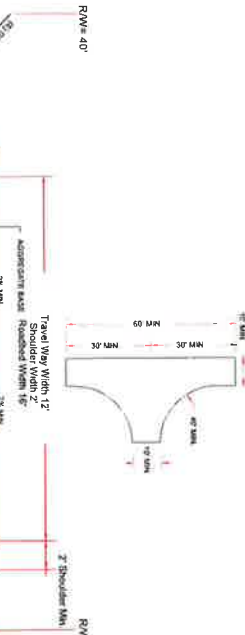
LOT 32
TYLER THOMPSON AND HOLLY HAVES
P.O. BOX 143
BURNT RANCH, CA 95527

Product Area
Burnt Ranch

BASIS OF BEARING
BOOK 8 OF MAPS & SURVEYS, PAGE 28



PARCEL TWO USE SSA TURNAROUND
"HAMMERHEAD"



ROADWAY CATEGORY "D"
PER TRINITY COUNTY ROAD IMPROVEMENT SEC 16.48.126

STATEMENT:

"ALL EASEMENTS OF RECORD ARE SHOWN HEREON"

PRELIMINARY TITLE REPORT NO. 56679:

- "NUMBERED AS REFERENCED IN PRELIMINARY REPORT"
- 3) SOME RIGHTS AND EASEMENTS FOR NAVIGATION AND FISHERY MAY EXIST OVER THAT PORTION OF SANDLAND LYING BENEATH THE WATERS OF McDONALD CREEK
- 4) 1952 IN BOOK 50 OR, PAGE 328, TRINITY COUNTY RECORDER DITCHES, WATER AND WATER RIGHTS TO BRAINARD CREEK, 1953, BOOK 61 OR, PAGE 144
- 5) COUNTY OF TRINITY "40 FEET RIGHT OF WAY"
- 6) AN EASEMENT AFFECTING THE PORTION OF LAND FOR: A) BUILDING SET BACK, B) TELEPHONE AND ELECTRIC FACILITIES
- 7) COVENANTS, CONDITIONS & RESTRICTIONS EXECUTED BY BURNT RANCH ESTATES

ACCESS TO PARCELS:

- Parcel One: Pony Express Way Road as shown hereon as existing legal public encroachment to Subdivider's Parcel 008-820-01
- Parcel Two: Powder House Road as shown hereon as proposed legal public encroachment to Subdivider's Parcel 008-820-01 (P) Parcel Two

TENTATIVE PARCEL MAP

For
TYLER THOMPSON & HOLLY HAVES
A PROPOSED SUBDIVISION OF LOT 32
AS SHOWN ON BOOK 8, OF MAPS & SURVEYS, PAGE 81
BEING A PORTION OF SECTION 14 & 15, T.5N., R.6E., H.B. & M.
UNINCORPORATED AREA, COUNTY OF TRINITY,
STATE OF CALIFORNIA



TRINITY VALLEY CONSULTING ENGINEERS INC.
67 WALNUT WAY, WILLOW CREEK, CA 95573
PHONE: 530-629-3000 - FAX: 530-629-3011
May 24, 2016

SEWAGE DISPOSAL:
(P) Parcel One: Existing Septic and Leach as shown hereon.
(P) Parcel Two: Existing Septic and Leach as shown hereon.

WATER SUPPLY:
(P) Parcel One: Existing Burnt Ranch Estates Mutual Water Company as shown hereon.
(P) Parcel Two: Existing Well as shown hereon.

APPROXIMATE PROPERTY LINE

APPROXIMATE PROPERTY LINE

PROPOSED SUBDIVISION LINE

APPROXIMATE PROPERTY LINE

PROPOSED PARCEL 2
TOTAL AREA: 10.15 ACRES
(E) IMPERVIOUS AREA: 0.03 ACRES
(P) IMPERVIOUS AREA: 0.03 ACRES
PERCENT INCREASE: 0%

PROPOSED SUBDIVISION LINE

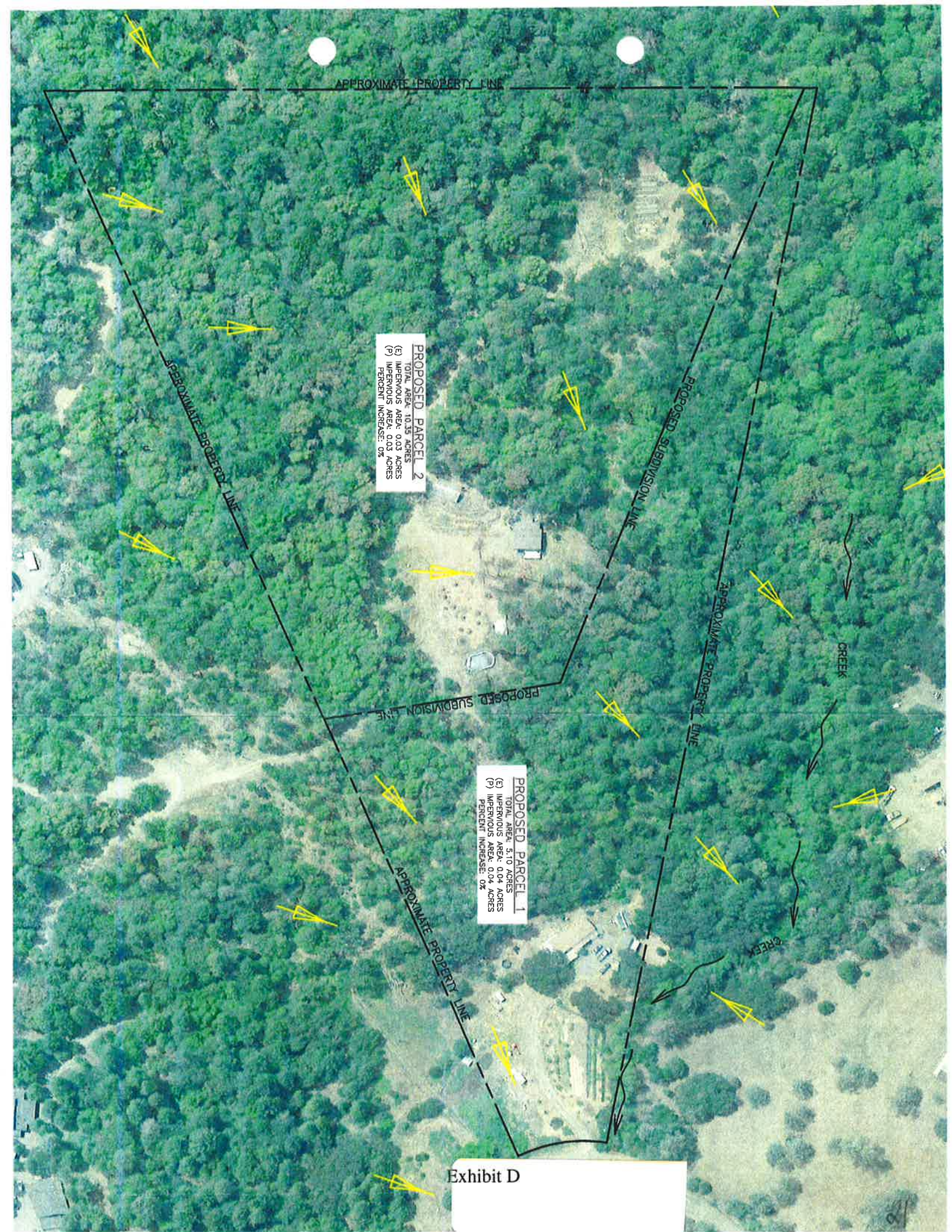
APPROXIMATE PROPERTY LINE

PROPOSED PARCEL 1
TOTAL AREA: 5.10 ACRES
(E) IMPERVIOUS AREA: 0.04 ACRES
(P) IMPERVIOUS AREA: 0.04 ACRES
PERCENT INCREASE: 0%

CREEK

CREEK

Exhibit D



RECEIVED

MAY 26 2017

TRINITY COUNTY
PLANNING DEPARTMENT

May 18⁶, 2017
To Trinity County Planning Department,

I am writing to express my concerns regarding the proposed Parcel division by Tyler Thompson, P-16-25. I am opposed to this.

I have endeavored to speak with Mr. Thompson or his wife, Holly Hayer, on several occasions. They have not made any effort to communicate with me.

They have been cutting down trees, leveling, burning and bulldozing for the past few years in their efforts to grow more cornmeal. The noise, environmental degradation, and general feeling of hostility is very disturbing to me. I believe the reason for the

division (proposed) is to grow trees as much marijuana. I do not think the impact of this proposal would benefit the surrounding, small, fragile ecosystem. I do not think the division should be allowed even though much damage has already been done.

I realize I am surrounded by drug selling neighbors and at times I am genuinely frightened. I have been threatened on several occasions.

Sincerely,
Sandra Waters

(530) 629-3585

My parcel # 8-800-04-00

c.c.i.s.w

Exhibit E

Tyler Thompson left a message on my answering machine saying he has all of his permits and is building a house.

The last letter I received regarding Mr. Thompson's property was a report from a resource consultant regarding Hoely Hay's desire to get an okay to change zoning on her and Tyler Thompson's property. (They are married I think, just different names.) Anyhow, Hoely wanted agricultural zoning. I objected. This was a month or so ago. I am fearful to walk over the hill.

PROJECT LOCATION MAP

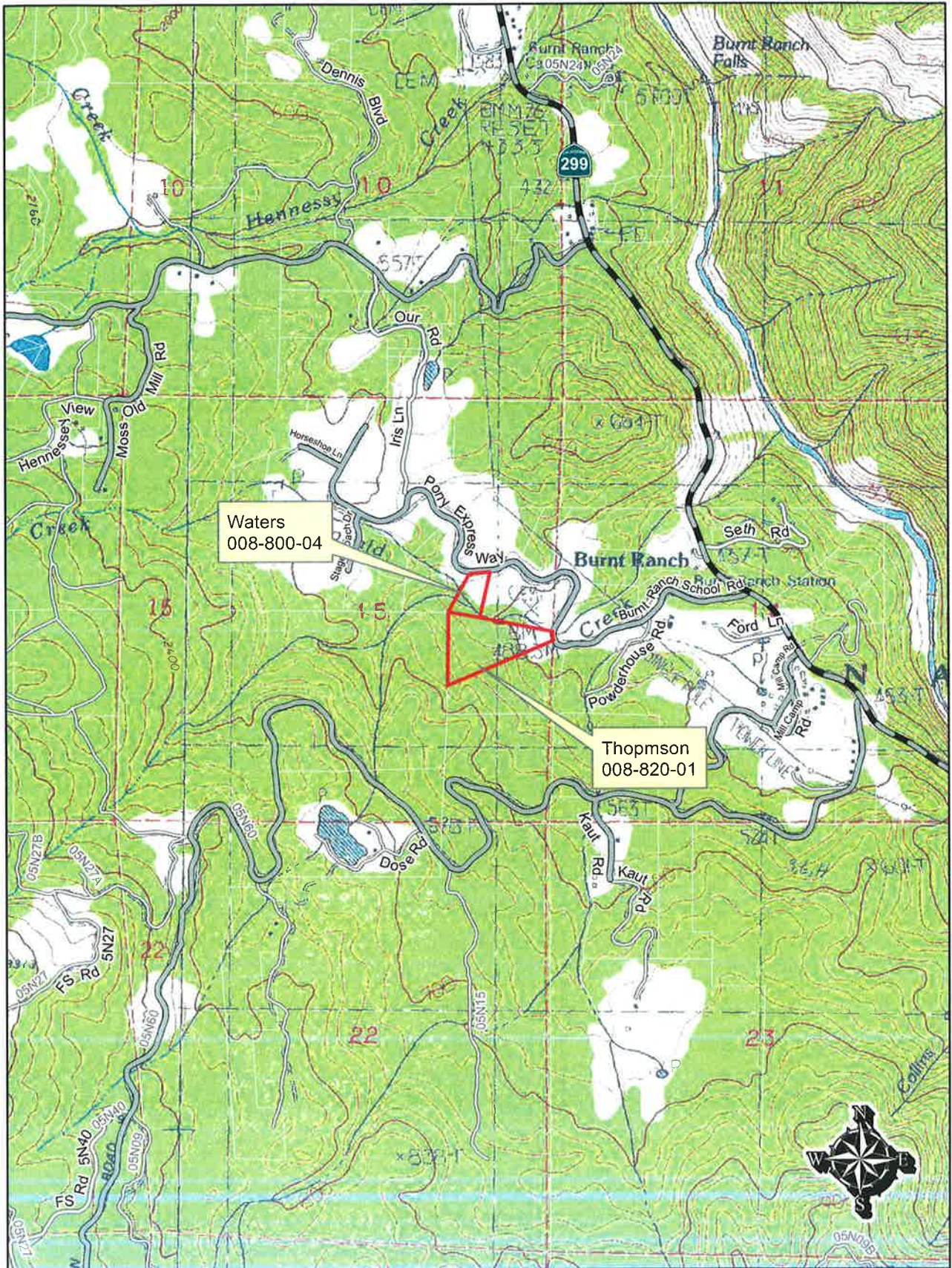


Exhibit F