



Trinity County Planning

Memo

To: Planning Commission
From: Frank Lynch, Senior Planner
Date: October 9, 2014
Re: Revised Tentative Map P 11-19 Stewart

On September 13, 2012 the Commission gave tentative map approval to a project in South County (Kettenpom) area. The application was seeking approval of a six lot parcel division on the Stewart Ranch. The proposed division of a portion of this large ranch was to create parcels of 52, 38, 42, 38, 39, acres in size plus and a 213+- acre remainder. The project was approved with conditions primarily focused on road improvements, a drainage and grading plan requirement, and archeological resource protection.

The subdivider now requests that an alternative tentative map be accepted, reducing the number of parcels to a total of three parcels, an 88+- acre parcel north of Peak Road, a 119+- acre parcel south of the road, and the 213+- acre Remainder Parcels which is part of the larger Williamson Act contract covering other portions of the ranch. The Subdivider would remain subject to the applicable conditions of approval but would obviously not be required to build the internal roads to serve other parcels.

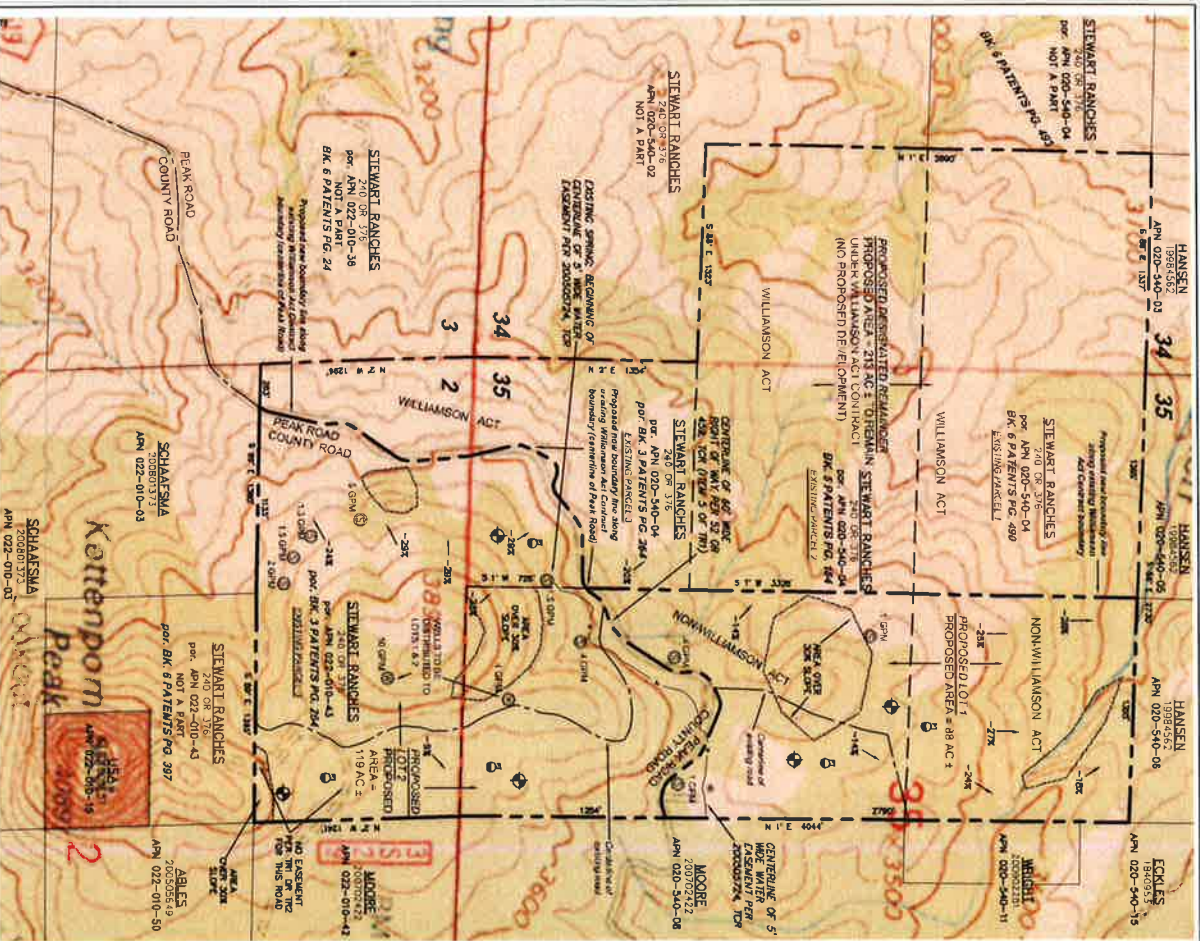
Staff does not note any issue with this reduction in parcels, again subject to conditions. Further, no new CEQA review would be required by the acceptance of this alternative revised map.

Recommended Action: Staff recommends the Commission move to accept the alternative tentative map as the approved map finding the project is consistent with the General Plan (Resource) and Zoning (Ag- 40 acre minimums), and the previously approved negative declaration.

MEANS PRINT DATE 8/15/14
 FROM REDUCTION OF NUMBER OF PROPOSED LOTS
 MAY BE REMOVAL OF EASEMENTS OR NOT A PART



DATE: 9/15/14
 SURVEYOR'S STATEMENT
 THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AT THE
 REQUEST OF STEWART RANCHES, INC. IN SEPTEMBER, 2014.
 Dylan L. Kolstad
 DYLAN L. KOLSTAD
 PLUS 8132



MAP PREPARER
 DYLAN KOLSTAD, PLS
 KOLSTAD LAND SURVEYORS
 PO BOX 594
 BAYSOE, CA. 95524

APPLICANT/OWNER
 STEWART RANCHES, INC.
 ZNIA, CA. 95585

EASEMENTS OF RECORD PER PRELIMINARY TITLE REPORT No. 56034 & 56034/A PRODUCED BY TRINITY COUNTY TITLE COMPANY AUG. 20, 2010 FOR APNs 22-000-38, 22-010-43 & 20-550-01.	ITEM NO.	OWNER OF INTEREST	PURPOSE	DOCUMENT NO.
	44(1)(3)(TR)2	TRINITY COUNTY	20' RIGHT OF WAY FOR PROPERTY (SECTION 20 TO SECTION 15, 145 REC.)	44 REES-272 JAN 10, 1927
	5(1R)1(4)R2	TRINITY COUNTY	60' WIDE RIGHT OF WAY FOR KETTENOM PEAK ROAD	52 OR 458; JUL 27, 1953
	6(1R)1(1)R2	KIKAKAKA HINDO PARTNERS	EASEMENT AGREEMENT FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF A HIGH VOLTAGE TRANSMISSION LINE (SECTION 20 TO SECTION 15, 145 REC.)	JUL 24, 1987 JUL 24, 1987 GRANTED BY 289 OR 55; 289 OR 463; 287 OR 306; 9.6 THEREN
	7(1R)1(4)R2	KIKAKAKA HINDO PARTNERS, INC.	LEASE OF ALL PERMANENT WATER RIGHTS OVER SUBJECT PROPERTY FOR OPERATION OF (FERC PROJECT No. 7120)	278 OR 542; NOV 15, 1986
	8(1R)1(4)R2	515 PHOTOGRAPHY LTD.	LEASE OF ALL PERMANENT WATER RIGHTS OVER SUBJECT PROPERTY FOR OPERATION OF (FERC PROJECT No. 7120)	278 OR 545; NOV 15, 1986
	9(1R)1(1)Q1R2	STEWART RANCHES, INC.	EASEMENT DESCRIBED ABOVE AT PER NOTICE OF LOT LINE ADJUSTMENT # P-89-84	280 OR 56; 285 OR 463; 287 OR 384; 287 OR 306;
	10(1R)1	PER NOTICE OF LOT LINE ADJUSTMENT # P-89-84	EASEMENT FOR A WATER LINE	288 OR 044
	11(1R)2	WALTER R. BURGESS ESTATE OF ROSEMARY L. JOHNSON ROSEMARY L. JOHNSON BIL S. ROGERS JANEL N. ROGERS	EASEMENT FOR A WATER LINE	DEC 14, 2005

SURVEY NOTES

- NOTE THAT THIS MAP WAS ORIGINALLY PREPARED SEPTEMBER, 2011 WITH A DIFFERENT NUMBER OF PROPOSED LOTS. THIS MAP HAS BEEN REVISED SEPTEMBER, 2014, WITH THE INTENT OF REDUCING THE NUMBER TO 2 LOTS PLUS DESIGNATED REMAINDER.
- THE PURPOSE OF THIS MAP IS TO SHOW A PROPOSED RECONFIGURATION & SUBDIVISION OF THE LANDS OF STEWART RANCHES, INC. ALONG WITH LOCATION OF POSSIBLE BUILDING SITES, ACCESS, WATER AND SEPTIC DISPOSAL LOCATIONS, AFTER APPROVAL, A PARCEL MAP WILL BE FILED TO EFFECT THIS SUBDIVISION.
- BOUNDARY LINES, DIMENSIONS, AND AREAS ARE APPROXIMATE, BASED ON SURVEY DATA SHOWN ON USGS 7.5 MINUTE TOPOGRAPHIC MAP "ZENIA", AN ACCURATE SURVEY SHALL BE CONDUCTED PRIOR TO COMPLETION OF PARCEL MAP.
- SLOPE PERCENTAGES & AREAS OF USABILITY ESTIMATED FROM USGS TOPO MAP IDENTIFIED ABOVE. GREEN LOCATIONS ARE SHOWN PER SAKE TOPO MAP.
- PROJECT PROPERTY CURRENTLY USED FOR TIMBER PRODUCTION PURPOSES. PROPOSED USE IS THE SAME ALONG WITH RESIDENTIAL DWELLING. NOTE THAT NOT ALL PERC TEST SITES & BUILDING SITES ARE INTENDED TO BE USED. MULTIPLE LOCATIONS ARE SHOWN BASED ON PREVIOUS TENTATIVE MAP PROPOSAL WITH MORE LOTS THAN CURRENTLY PROPOSED.
- SEWAGE DISPOSAL SHALL BE VIA PRIVATE SEPTIC SYSTEM. PERC TEST PIT LOCATIONS ARE AS SHOWN, AND HAVE BEEN APPROVED BY ENVIRONMENTAL HEALTH DEPARTMENT.
- WATER SOURCE SHALL BE FROM PRIVATE WELLS AND SPRINGS AS SHOWN, SUM TOTAL WATER PRODUCTION HAS BEEN TESTED IN PEAK SUMMER MONTHS OF 2011 WITH AN OUTPUT OF ABOUT 27 GPM, TO BE DISTRIBUTED TO PARCELS VIA EASEMENTS IN ORDER TO GUARANTEE AT LEAST 3 GPM MINIMUM PER PARCEL.
- ELECTRIC OR TELEPHONE SERVICE IS NOT PROPOSED.
- THE ENTIRE SUBJECT PARCEL LIES WITHIN "ZONE X" AS IDENTIFIED ON FEMA FLOOD INSURANCE RATE MAP NUMBER 06105C1675E (PANEL 1675, TRINITY COUNTY). AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- THE SUBJECT PARCEL IS COMPRISED OF SEVERAL U.S. PATENTS ISSUED BY THE GENERAL LAND OFFICE AS SHOWN ON ACCOMPANYING SHEET SUBMITTED WITH 2011 APPLICATION.

GRAPHIC SCALE
 (IN FEET)
 0 100 200 300
 1" = 600'-0" REDUCED

VICINITY MAP
 2 MI. 1 MI. 0 MI. 1 MI. 2 MI.
 PROJECT LOCATION
 HUMBOLDT
 TERMA
 SHASTA
 34 MILES MAJOR ROAD
 KETTENOM PEAK
 8 MI. APPROX.

COUNTY LOCATION MAP
 COUNTY OF TRINITY
 TRINITY COUNTY, CA
 NOT TO SCALE

LEGEND
 PROPOSED NEW BOUNDARY LINES
 SUBJECT PROPERTY EXTENSIVE BE FOUND
 ADJACENT PROPERTY BOUNDARIES
 CENTERLINE OF ROAD
 BOUNDARY OF HIGH SLOPES
 PRIVATE WATER LINE
 PROPOSED DIMENSIONS CALCULATED FROM USGS TOPO MAP
 ASSESSOR'S PARCEL NUMBER
 TITLE REPORT NO. 56034 IDENTIFIED AT TITLE REPORT NO. 56034/A IDENTIFIED AT
 SLOPE % CALCULATED FROM TOPO MAP
 PROPERTY OWNER & DEED REFERENCE
 POTENTIAL BUILDING SITE UNLESS OTHER NOTED
 PERC TEST PIT
 EXISTING WELL OR SPRING & FLOWMETER

**TENTATIVE MAP
 MINOR SUBDIVISION**

BEING A PROPOSED DIVISION OF A PORTION OF THE LANDS OF STEWART RANCHES, INC., DESCRIBED IN BK. 240 TRINITY COUNTY RECORDS, P. UNINCORPORATED KETTENOM AREA
 COUNTY OF TRINITY
 STATE OF CALIF.

KOLSTAD LAND SURVEYORS
 PO BOX 594
 BAYSOE, CA. 95524
 APN 022-010-43 & PORTION OF APN 020-540-04
 SEPTEMBER, 2014 JOB NO. 2010-010 SHEET 1 OF 1