

<p><b>TRINITY COUNTY PLANNING COMMISSION STAFF REPORT</b></p>
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**APPLICANT:** Judi Nelson and Walter Wood

**REPORT BY:** Colleen O’Sullivan

**OWNER:** same

**APN:** 008-130-01

**PROPOSAL:**

- Proposed Negative Declaration
- Rezone of 33.53 acres from Unclassified to Agriculture, 40 acre minimum
- Use Permit to allow operation of a six guestroom bed and breakfast facility, a small conference/meeting room (max. 20 people), two outdoor kitchens, a one bedroom employee home (2 to 4 employees), two outdoor kitchens, a barn and an agricultural building (Figure 3).

**LOCATION:** 6301 South Fork Road, about nine miles south of Highway 299, near the town of Salyer (Figure 1).

**PROJECT INFORMATION:**

- A) Planning Area: Downriver
- B) Existing General Plan Designation: Resource
- C) Existing Zoning: Unclassified
- D) Existing Land Use: residence, orchards
- E) Adjacent Land Use Information:

	<b><u>Land Use</u></b>	<b><u>Zoning</u></b>	<b><u>General Plan Des.</u></b>
North:	timber management	TPZ	Resource
South:	timber, meadow/res	A-40	Resource
East:	federally managed lands	Unclassified	Resource
West:	residence/SFTR	Unc/TPZ	Resource

**PROJECT DESCRIPTION:**

To rezone 33.53 acres from Unclassified to Agriculture, 40 acre minimum, and to secure the necessary entitlements to establish a six guestroom bed and breakfast facility, a one bedroom home for employees (2-4), a small conference center (maximum is 20 people per meeting or class), two outdoor kitchens, and various agricultural buildings. The owners are in the process of securing a county Cannabis cultivation license as well.

A portion of the parcel, which is where the proposed development will take place (Figure 3), was once a vineyard (pers. comm. with property owner). An orchard is located on the premises. Onsite soils support agricultural uses, but this is not prime agricultural land. There is dispersed agricultural activity up and down South Fork Road, as well as timber management, residences, and recreational opportunities (hiking, river access).

**PROJECT EVALUATION:**

Staff's concerns centered on the following: rezone request, proposed use, cultural resources, project layout and parking, road department requirements (including fire safe requirements), signage other required permits

***Rezone Request***

The parcel is zoned Unclassified, with a General Plan designation of Resource. The Land Use Element of the county's General Plan emphasizes resource production, recreation and tourism (Hwy 299 corridor). Under Downriver Policies, pertaining to Growth, the following is provided: "Commercial developments that service the tourism/outdoor recreation industry should be encouraged." (Land Use Element, page 28).

Most of the parcel is timbered, as are parcels to the north and east. In this stretch of the South Fork Trinity River (SFTR), the east side of the river is heavily timbered, while the west side (Humboldt County) has more prairie and ag-type landforms and uses. Along South Fork Road the only properties not zoned Unclassified are located north and south of the subject parcel (TPZ and AF-40). The applicant is requesting A-40 zoning, but AF-40 may be the more appropriate zone, which would not preclude the proposed activities. Staff provided two zoning alternatives for the Planning Commission's consideration.

***Proposed Use***

Bed and Breakfast facilities are allowed in all zoning districts except Retail Commercial and General Commercial zones (where they are allowed by right), subject to first securing a CUP (Section 30.M-Zoning Ordinance). Conferences, weddings, fundraisers and similar events are also allowed, subject to the Use Permit conditions for the project.

**Cultural Resources**

On a recommendation by the Northeast Information Center a cultural resources survey was conducted by William Rich, M.A., RPA in January and March 2018. The report, provided in late March, concludes that no significant archaeological or historic period cultural resources exist at the subject parcel. Additionally, tribal representatives did not indicate that tribal cultural resources were present. An aerial photo from 1947 depicts the project area, and it was partially cleared at that time as well (Figure 4).

**Project Layout and Parking**

Figure 3 shows the layout of existing and proposed uses, which occupy the cleared area. The applicants do not propose to remove any trees to make the requested improvements. They had proposed several camping platforms but have since withdrawn them from consideration. There appears to be adequate space to accommodate onsite parking, but parking should be designated for residences, conference room, and bed and breakfast facility.

**Road Department Requirements**

Access to the site consists of two gravel roads that are accessed from two existing county road encroachments. The county Department of Transportation is requiring several improvements and plans to address on- and offsite drainage, encroachment permits, parking lot grading, drainage and erosion control and Fire Safe Ordinance compliance. These conditions are incorporated into the Use Permit conditions.

**Onsite Sign**

The applicants did not submit anything for an onsite sign, but if they desire to have one they can apply for it separately, or it can be a condition of the use permit. They must follow performance standards set forth in the Zoning Ordinance.

**Other Permit Requirements**

Compliance with Environmental Health requirements for septic systems, domestic and potable water supply, and food handling procedures (including the two proposed outdoor kitchens) is a condition of the use permit.

**ENVIRONMENTAL EVALUATION:**

The project was routed for initial review on November 6, 2018. A site visit was made on January 31, 2018. An initial study and Mitigated Negative Declaration was prepared on 3/15/18. It was posted on the Planning Department's website and otherwise made available on March 21, 2018 (21 day notice period). No additional comments were received. The Mitigated Negative Declaration is attached.

**STAFF RECOMMENDATION:**

Staff recommends the following:

1. Adopt the 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 negative declaration reflects the commission’s independent judgment and analysis; and
2. Approve the rezone from Unclassified to Agriculture, 40 acre minimum, finding the action to be consistent with the overall goals and policies of the Trinity County General Plan, or
3. Approve the rezone from Unclassified to Agriculture Forest, 40 acre minimum, finding the action to be consistent with the overall goals and policies of the Trinity County General Plan and surrounding zoning and land uses.
4. Approve the Use Permit to allow a six guestroom bed and breakfast facility, a one bedroom residence (employee housing), a small convention/meeting room (maximum 20 people), an agricultural building and two outdoor kitchens, subject to the findings of fact and conditions of approval stated below.

***Findings of Fact for the Use Permit***

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

Statement of Fact: Bed and Breakfast facilities are allowed in this zoning district after first securing a Use Permit. Trinity County Zoning Ordinance Section 30.M.

2. **Finding: Not Injurious. Granting the use permit will not be detrimental to the public health, safety, or welfare, nor will it create a public nuisance.**

Statement of Fact: The use permit, as permitted, will mitigate for potential on- and off-site drainage impacts, erosion impacts and encroachment safety.

3. **Finding: The use permit complies with the objectives of the general plan for the area in which it is located.**

Statement of Fact: The use permit is consistent with the objectives of the Land Use Element for the Downriver area by supporting tourism and recreation-based activities along and adjacent to the Highway 299/Trinity River corridor.

# FIGURE 1

## 2.0 PROJECT DESCRIPTION

The proposed project is located on private land in the lower South Fork Trinity River watershed, on the western boundary of Trinity County, California (Figure 1). The subject parcel (APN 008-130-001), is located on the north side of South Fork River and South Fork Road (US Forest Route 5N03), south of the town of Salyer. Specifically, the property is in the northeast quarter of the northeast quarter of Section 1, Township 5 North, Range 5 East (Humboldt Meridian); on the 7.5' USGS Hennessy Peak California quadrangle (1997). The elevation of the project is ranges between 800 and 1,200 feet above sea level.

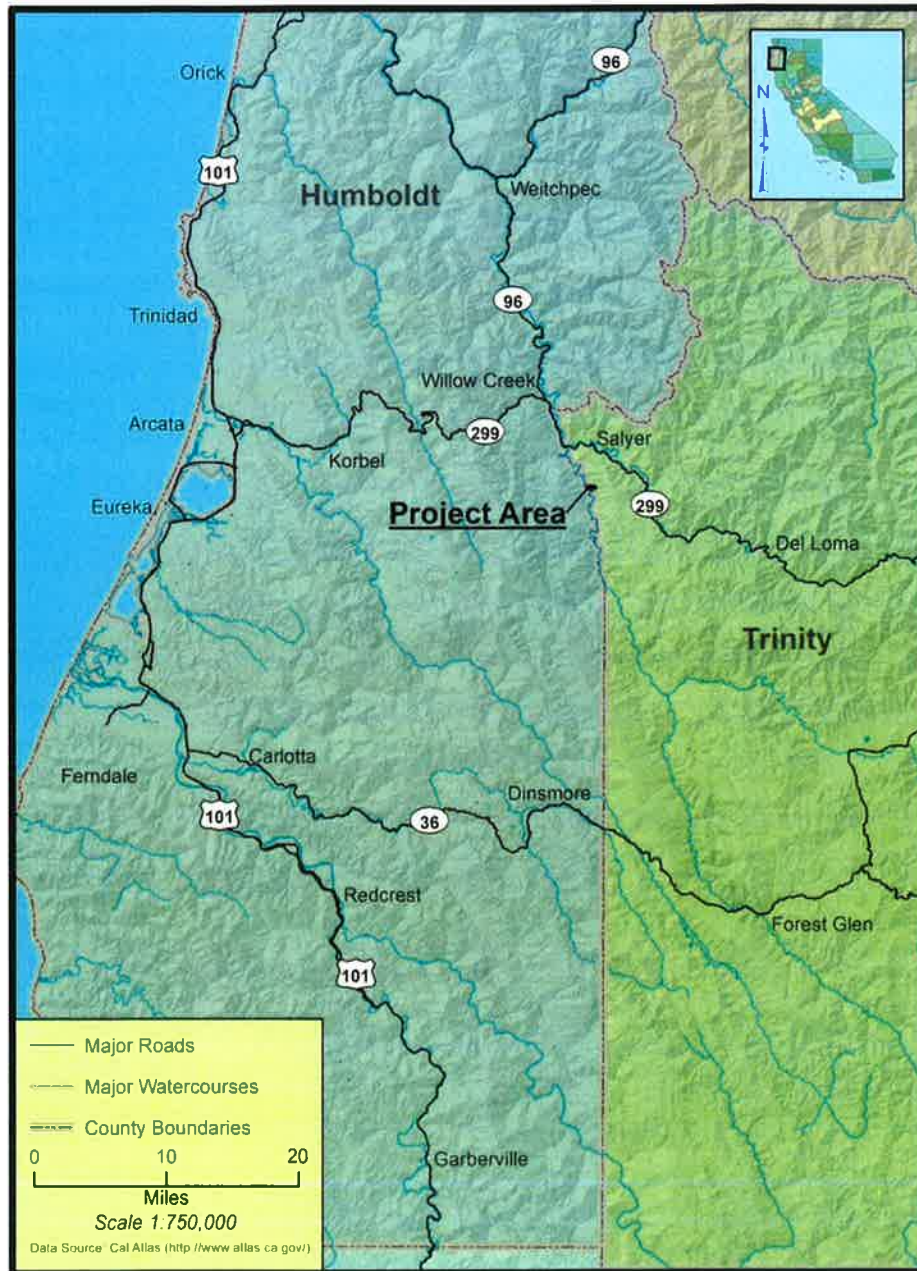
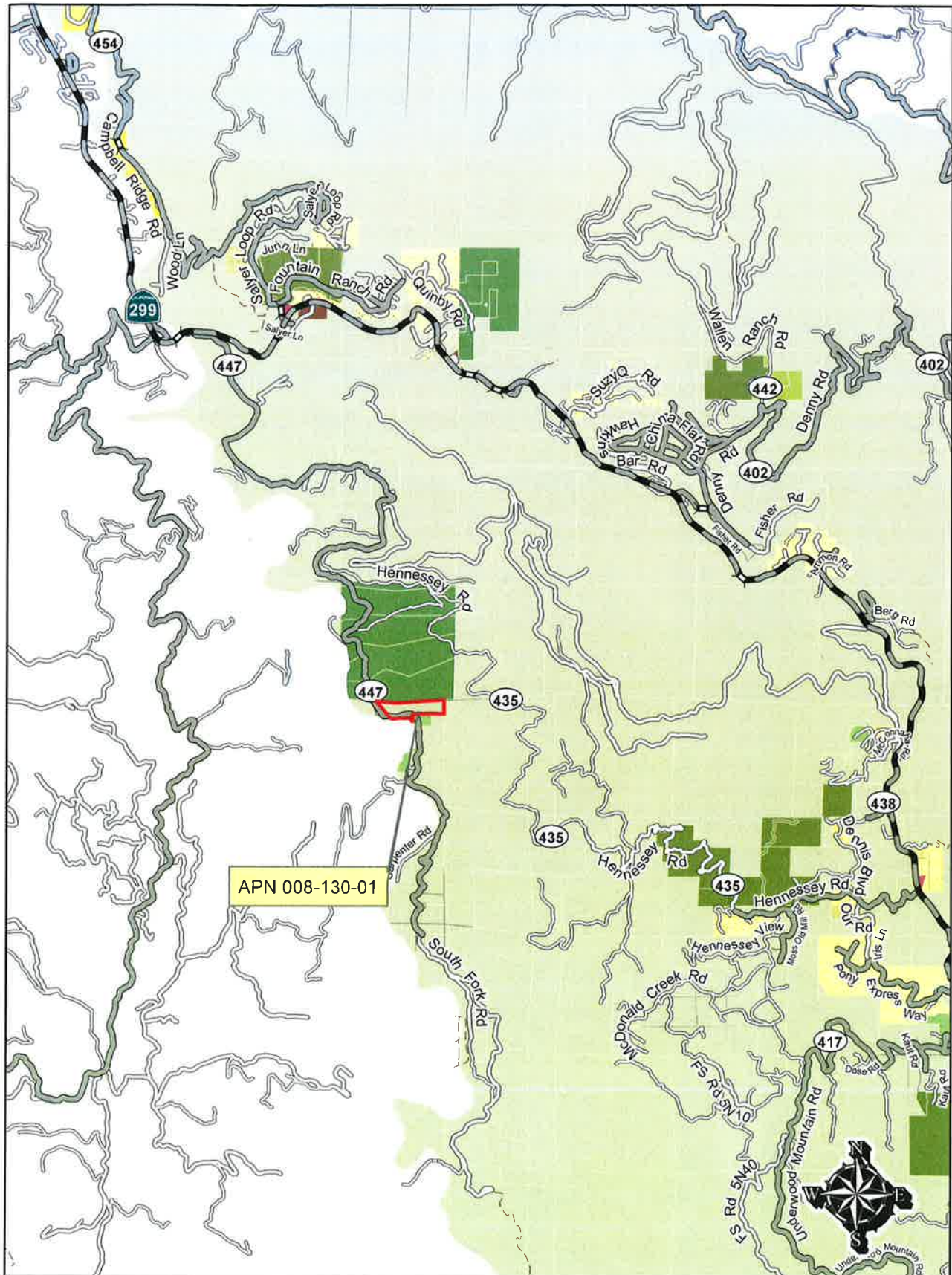
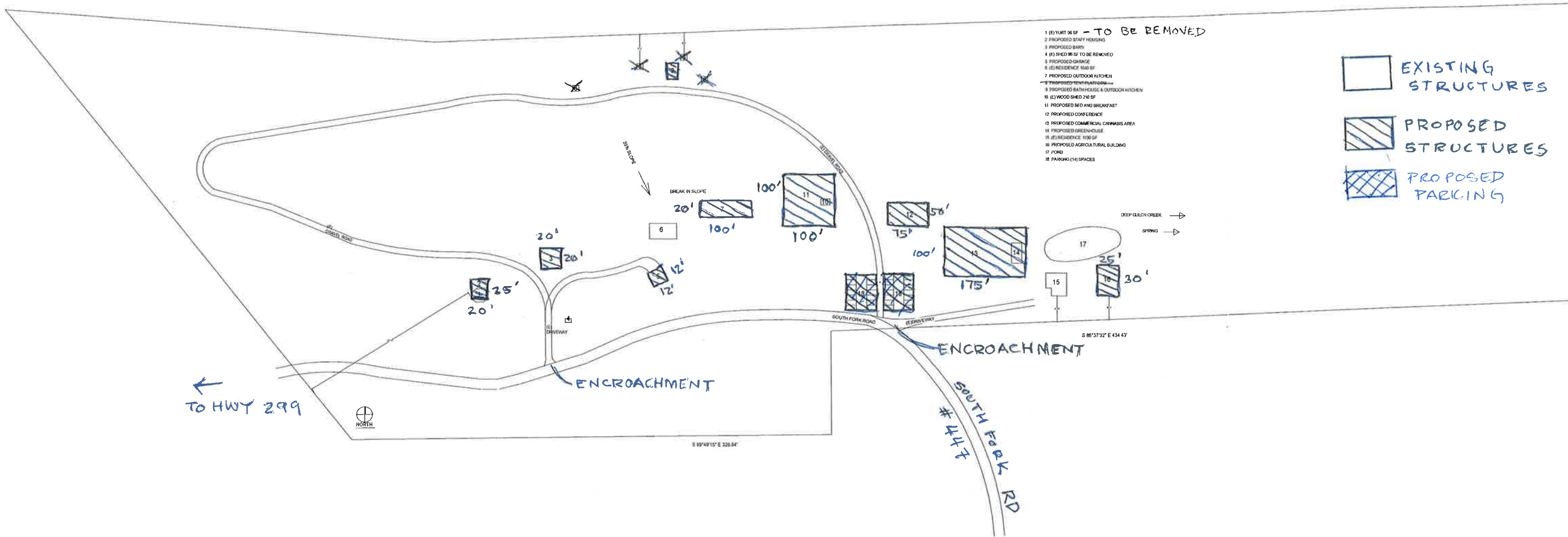


Figure 1. Overview map showing project vicinity

FIGURE 2 - P-17-46 - Wood/Nelson Rezone and CUP LOCATION AND ZONING MAP

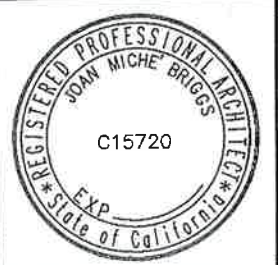


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① Copy of Site Plan  
1" = 200'-0"

FIGURE 3



**JMB ARCHITECTURE**  
 4767 HIGHWAY 96 PO BOX 1170  
 WILLOW CREEK, CA 95573  
 530.629.0010 - 530.629.2348 fax  
 jmbarchitect@snowcrest.net

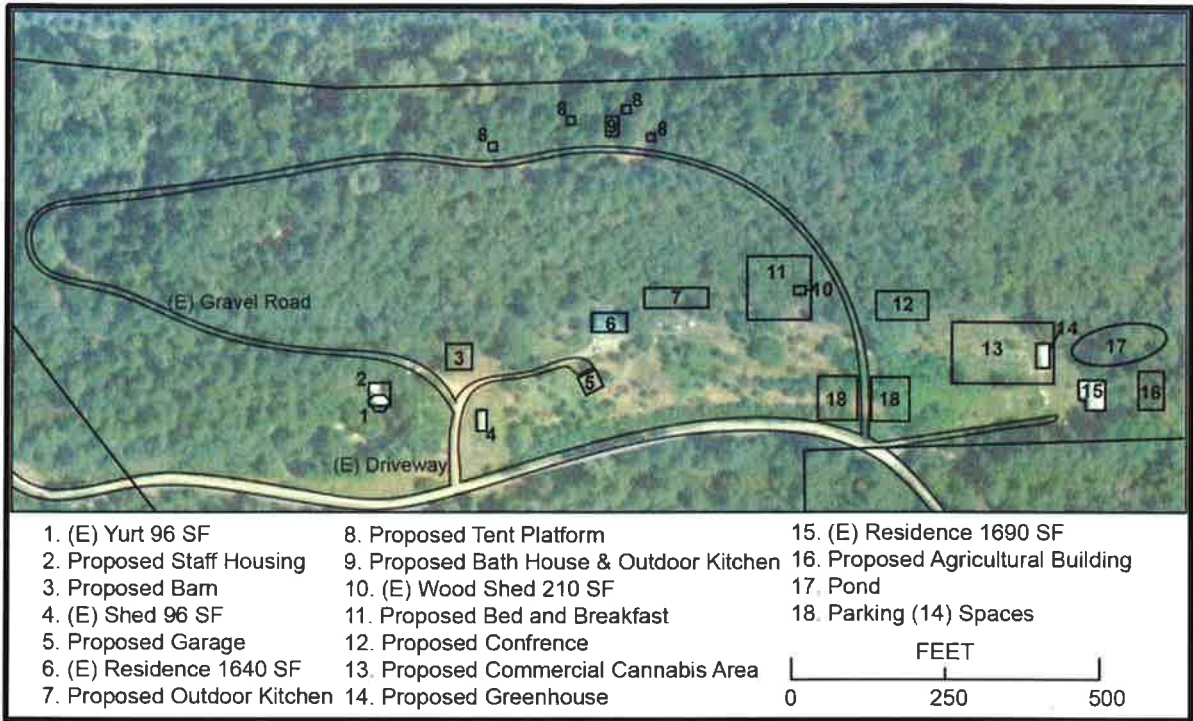
**Judi Nelson and Walter Wood**  
 6301 South Fork Road, Salyer, CA 95563

No.	Description	Date
	APN 008-130-01 33.53 ac	

<b>Site Plan</b> P-17-46 WOOD/NELSON REZONE/CUP		<b>C-2</b>
Project number	ktha 2015	
Date	07/05/2015	Scale 1" = 200'-0" <b>7</b>
Drawn by	Author	
Checked by	Checker	

# FIGURE 4. - SITE PLAN OVERLAIN ON AERIAL PHOTO

The proposed project will include the construction of several structures (#7, #8, #18), and buildings (#2, #3, #5, #9, #11, #16) associated with the development of a new bed and breakfast (Appendix A). One modern structure (#4, a shed) will be removed. The provided map also shows areas set aside for agricultural development, as well as, water storage (#12, #13, #14, #15, #16, #17) (Figure 2). All other buildings are existing and of modern construction.



**Figure 3.** Map showing the locations of the proposed activities within APN 008-130-001.

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FIGURE 5 - 1947 AERIAL & MAP



Figure 4. 1947 Air photo showing the northern 1/2 of Section 1 (T5N, R5E), including the project area.

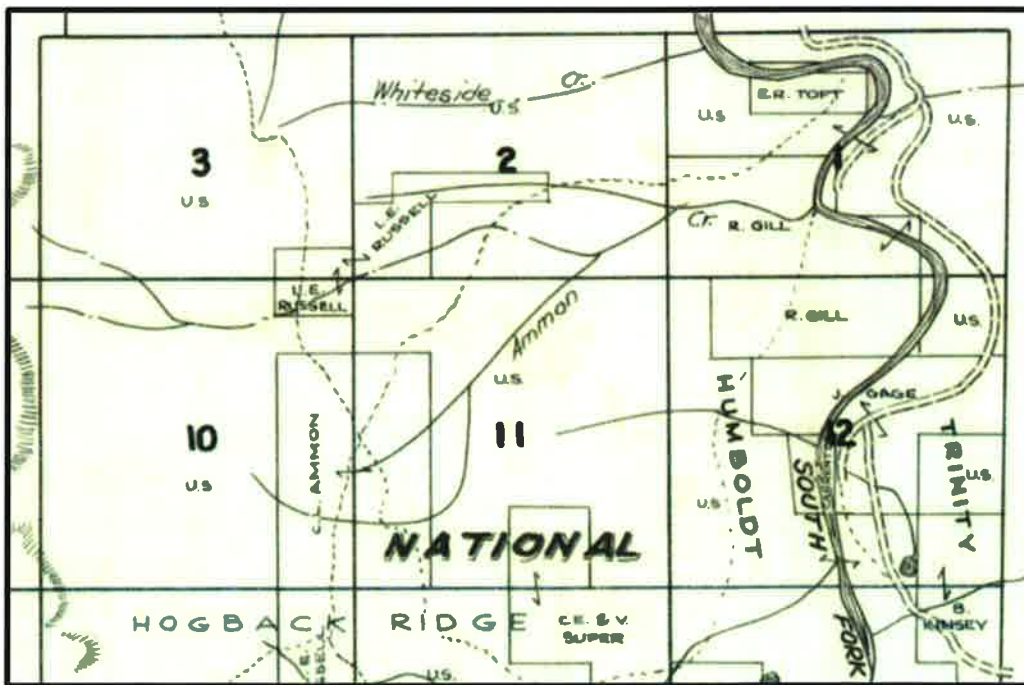


Figure 4. Detail of the 1949 Metsker Atlas of Humboldt County (Page 100 - Township 5 N., Range 5 E., Trinity National Forest), showing Section 1 ownerships.



# TRINITY COUNTY

## DEPARTMENT OF TRANSPORTATION

P.O. BOX 2490, WEAVERVILLE, CALIFORNIA 96093

PHONE (530) 623-1365

FAX (530) 623-5312

Email: [tcidot@trinitycounty.org](mailto:tcidot@trinitycounty.org)

FIGURE 6

Walter Wood  
File P-17-46  
APN: 008-130-01

November 8, 2017

### Road Department Comment

1. An encroachment permit from the Trinity County Department of Transportation is required for both driveway encroachments where they enter onto the County maintained South Fork Road, (County Road No. 447). The encroachments onto South Fork Road shall conform to the current County Department of Transportation standards for a commercial driveway.
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 approved by the Department of Transportation prior to construction.
3. Post construction storm water runoff shall remain consistent with the current runoff conditions. Hydrology calculations shall be provided for a 2 year and 100 year storm event, and shall show that no increased flow to roadside ditches or other offsite locations is expected for these rainfall events. Design and capacity of the bio-retention basin or other water retention methods shall be included in these calculations.

Alternatively, provide hydrology calculations, stamped by a professional engineer, showing that downstream drainage facilities have adequate capacity for the additional runoff during the required events. Calculations shall be approved by the County Engineer.

4. Plan review and inspections related to grading and drainage improvements shall be charged to the applicant at actual hourly rates.
5. 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](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.
6. Project improvement plans must include current Trinity County Fire Safe Ordinance requirements, including access requirements to buildings. Please note the Ordinance requires "a turnaround shall be provided at all building sites on driveways over three hundred feet in length, and shall be within fifty feet of the building." Due to the number of buildings in this commercial project, multiple fire safe turnarounds may be required.
  7. The proposed use permit is for a bed and breakfast, but the plan also shows a tent camping area. Should the use permit also include a campground?

**CONDITIONS OF APPROVAL  
P-17-46  
BED AND BREAKFAST FACILITY AND OTHER FACILITIES**

1. In the event that previously unidentified cultural or paleontological resources are encountered during 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 Environmental Compliance Specialist shall be notified immediately. 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 archaeologist shall make recommendations for appropriate mitigation. Work in the area shall not resume until the mitigation measures recommended by the archaeologist have been implemented.
2. 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 or she shall contact the Native American Heritage Commission within 24 hours. The Native American Heritage Commission shall identify the person or persons it believes to be the most likely descendent. The most likely descendent will be given an opportunity to make recommendations for means of treatment of the human remains and any associated grave goods. Work in the area shall not continue until the human remains are dealt with according to the recommendations of the County Coroner, Native American Heritage Commission and/or the most likely descendent have been implemented.
3. All necessary permits from the Building Department shall be obtained prior to operation.
4. A sign permit, if requested, shall meet requirements for onsite signage.
5. All necessary permits from the Department of Environmental Health shall be obtained prior to operation. This includes adequate sewage disposal systems for proposed use, domestic and potable water for all activities, and food handling permits.
6. The applicants shall comply with Trinity County's Fire Safe Ordinance to reduce potential impacts to the threat of wildfires, including road widths, turn-outs and access to structures.

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7. A parking and circulation plan shall be submitted and approved prior to issuance of building permits. The plan shall be drawn to scale and should show how vehicles are going to enter and exit the property, and provide adequate parking for all uses, including onsite employee parking.
8. An encroachment permit from the Trinity County Department of Transportation is required for both driveway encroachments where they enter onto the South Fork Road (#447). The encroachments onto South Fork Road shall conform to the current County Department of Transportation standards for a commercial driveway.
9. 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 approved by the Department of Transportation prior to construction.
10. Post construction storm water runoff shall remain consistent with the current runoff conditions. Hydrology calculations shall be provided for a 2 year and 100 year storm event, and shall show that no increased flow to roadside ditches or other offsite locations is expected for these methods shall be included in these calculations.

Alternatively, provide hydrology calculations, stamped by a professional engineer, showing that downstream drainage facilities have adequate capacity for the additional runoff during the required events. Calculations shall be approved by the County Engineer.

11. Plan Review and inspections related to grading and drainage improvements shall be charged to the applicant at actual hourly rates.
12. The improvement plans shall include a grading plan and erosion and sediment control plan, which incorporated 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:
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# TRINITY COUNTY

## PLANNING DEPARTMENT

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E mail: [cosullivan@trinitycounty.org](mailto:cosullivan@trinitycounty.org)

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### 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:** 2/26/18

**Project No.:** P-17-46

**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:**

Colleen O’Sullivan, Associate Planner  
Trinity County Planning Department  
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(530) 623-1351 voice; (530) 623-1352 fax  
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#### Project Information:

**Project Name:** Wood Rezone and Conditional Use Permit

**Project Applicant(s):** Walter Wood and Judi Nelson

**Agent:** n/a

**Project Location:**

6301 South Fork Road, Salyer, CA  
APN: 008-13-01  
Section 1 & 12; T5 N R5 E; HB&M  
Hennessey Ridge 7.5 minute USGS Quad  
See Figures 1 & 2

**General Plan Designation:**  
Resource

**Zoning:**  
Unclassified

INITIAL STUDY - EVALUATION OF ENVIRONMENTAL IMPACT

Project Name: Wood Rezone and Use Permit (P-17-46)

**Project Description:**The applicants would like to secure the necessary entitlements to rezone approximately 33.50 acres from Unclassified (UNC) to Agriculture (A) and obtain a conditional use permit to operate a bed and breakfast facility, a small conference center, labor quarters, an agricultural building and two outdoor kitchens. A CUP may authorize limited ancillary social gatherings, such as conferences, weddings, fund raisers, and similar events, attended by any non-lodger, subject to any conditions imposed by the Commission or Board (Section 30.M-Zoning Ordinance).

The proposed bed and breakfast facility will have 6 rooms. The conference room is proposed to have up to 20 people at any given event, with one bathroom. There will be 2 to 4 staff living onsite. Between 12 to 18 weeks a year may be dedicated to week-long retreats, attended by people who are staying at the bed and breakfast. During the summer the applicants expect more weekend visitors. The yurt will be removed and replaced by a one bedroom house for staff housing (Figure 2).

**Surrounding Land Uses and Environmental Setting:** The property is located adjacent to South Fork Road (County Road # 447), just east of the South Fork Trinity River, near Salyer (Figure 1). It's located about 9 miles south from Highway 299. The property has a south-southwest aspect, with a 900 foot drop from the eastern parcel line to the county road. It was formerly a vineyard, but very little remains of this use. It is fairly open through the lower one fifth part of the property, and ringed with large stands of oaks and conifers. There is a small orchard on the site. Deep Gulch lies to the south of the property, but there are no watercourses onsite. A manmade pond lies in the eastern part of the parcel and used to be fed by a spring. It is plastic-lined and now holds rainwater.

Humboldt County and the South Fork Trinity River lie to the west, and there is one parcel to the south zoned AF-40 (Agriculture Forest, 40 acre minimum). To the north lies a large parcel zoned Timberland Preserve Zone (TPZ). Other lands to the east and south are federal lands. All other parcels up and down South Fork Road are Unclassified zoning.

**Other Public Agencies whose Approval is Required:**

- Trinity County Department of Transportation
- Trinity County Building Department
- Trinity County Environmental Health Department

**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.

3	I. Aesthetics	3	II. Agriculture Resources	3	III. Air Quality
3	IV. Biological Resources	2	V. Cultural Resources	2	VI. Geology / Soils
3	VII. Greenhouse Gas Emissions	3	VIII. Hazards & Hazardous Materials	2	IV. Hydrology / Water Quality
2	X. Land Use / Planning	3	XI. Mineral Resources	3	XII. Noise
3	XIII. Population / Housing	2	XIV. Public Services	3	XV. Recreation
3	XVI. Transportation/Traffic	3	XVII. Utilities / Service Systems	2	XVIII. Mandatory Findings of Significance





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3	IV. Biological Resources	2	V. Cultural Resources	2	VI. Geology / Soils
3	VII. Greenhouse Gas Emissions	3	VIII. Hazards & Hazardous Materials	2	IV. Hydrology / Water Quality
2	X. Land Use / Planning	3	XI. Mineral Resources	3	XII. Noise
3	XIII. Population / Housing	2	XIV. Public Services	3	XV. Recreation
3	XVI. Transportation/Traffic	3	XVII. Utilities / Service Systems	2	XVIII. Mandatory Findings of Significance

## INITIAL STUDY - EVALUATION OF ENVIRONMENTAL IMPACT

Project Name: Wood Rezone and Use Permit (P-17-46)

### Summary of Mitigation Measures:

1. **Mitigation Measure V-1:** In the event that previously unidentified cultural or paleontological resources are encountered during 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 Environmental Compliance Specialist shall be notified immediately. 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 archaeologist shall make recommendations for appropriate mitigation. Work in the area shall not resume until the mitigation measures recommended by the archaeologist have been implemented.
2. **Mitigation Measure V-2:** 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 or she shall contact the Native American Heritage Commission within 24 hours. The Native American Heritage Commission shall identify the person or persons it believes to be the most likely descendent. The most likely descendent will be given an opportunity to make recommendations for means of treatment of the human remains and any associated grave goods. Work in the area shall not continue until the human remains are dealt with according to the recommendations of the County Coroner, Native American Heritage Commission and/or the most likely descendent have been implemented.
3. **Mitigation Measure VIII-1:** The project should comply with the county's Fire Safe Ordinance to reduce potential impacts to the threat of wildfires due to the proximity and interface between increased structures and forestlands.
4. **Mitigation Measure XVI-1:** A parking and circulation plan should be submitted and approved prior to issuance of building permits. This plan should be to scale and should show how vehicles are going to enter and exit the property, and provide adequate parking for all uses, including onsite employee parking.
5. **Mitigation Measure XVI-1:** All facilities and improvements which fall under the purview and permitting process of the Environmental Health Department should be met. This includes the two proposed outdoor kitchens, conference facility, bed and breakfast facility, adequate septic systems and domestic water supply for the site.
6. **Mitigation Measure XVI-2:** A grading, drainage, erosion and sediment control plan, which incorporates standard erosion control practices and best management practices, should be submitted to and approved by the County Engineer for disturbed areas and site development.

INITIAL STUDY - EVALUATION OF ENVIRONMENTAL IMPACT

Project Name: Wood Rezone and Use Permit (P-17-46)

**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.

\_\_\_\_\_  
Leslie Hubbard, Planning Director,  
Trinity County Planning Department

\_\_\_\_\_  
Date

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INITIAL STUDY - EVALUATION OF ENVIRONMENTAL IMPACT

Project Name: Wood Rezone and Use Permit (P-17-46)

**Environmental Checklist and Explanatory Notes**

I. <b>AESTHETICS</b> 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 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 type="checkbox"/>	<input checked="" type="checkbox"/>

I(a,b): The project area is not within site of the South Fork Trinity River (SFTR), which lies in a canyon below the county road and project site. It has several sheds and buildings onsite, a few of which are visible from the road. The applicants would like to remove some of the buildings (Figure 2).

I(c): The project will change the existing visual character of by removing some structures and constructing others. These deletions and additions are within the character of surrounding residential uses, some of which have RVs and mobile homes, and others have stick-built dwellings.

I(d): The project could create new sources of substantial light or glare due to the increased activity and structures.

**Mitigation Measure I-1: All exterior lighting should be downcast and shielded from neighboring properties.**

II. <b>AGRICULTURE RESOURCES</b> 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"/>

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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 once supported a vineyard. Many of the uplifted river terraces (such as this area) have deposits of gravel and silt from past flooding events. The soil is often suitable for agricultural use. The requested rezone from Unclassified to Agriculture, 40 acre minimum (A-40) reflects past and proposed use (vineyard, cultivation) and is appropriate for the parcel.

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. The area occasionally exceeds the State standard for particulate matter. Construction will not contribute to an exceedence of the particulate matter standard, because of its short duration and the minimal amount of grading that will be required.

III(d): The project will generate a minor amount of dust and heavy equipment exhaust during construction. Pollution concentrations during the short construction period will not be substantial.

III(e): The project would not create objectionable odors or otherwise degrade the atmospheric environment. After construction, the project will not generate any airborne contaminants.

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

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regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?				
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): A cursory review of the California Natural Diversity Database did not reveal any sensitive, candidate, or special status species onsite. Nesting birds and other species occupy the site, but no further clearing of vegetation is anticipated with project development. The applicant intends to use the cleared land to construct the bed and breakfast, conference room and outbuildings.

IV(b): Riparian habitat is confined to the SFTR, which is south and off-site. No streams cross this property. Dense Douglas fir and other conifer species occupy surround cleared (old vineyard) area, as well as further to the north (TPZ), east and south (private, USFS lands). Northern spotted owl and Pacific fisher may occasionally forage or disperse through conifer stands, skirting the parcel's clearing, but preferable habitat for both species is located in dense, contiguous Douglas-fir stands. Trees suitable for Pacific fisher will not be removed.

IV(c-d): There are no wetlands or riparian habitat on the property.

IV(e-f): There are no local policies, ordinances, or conservation plans that apply to this part of the county.

<b>CULTURAL RESOURCES</b> Would the project.	<b>Potentially Significant</b>	<b>Less Than Significant With Mitigation</b>	<b>Less Than Significant</b>	<b>No Impact</b>
a) Cause a substantial adverse change in the significance of a historical resource, as defined in Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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): An archaeologist is conducted a field review of the site and found no evidence of cultural resources..

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Because the area has been previously disturbed and developed, staff is recommending that the following mitigation measures be recorded on the parcel for protection of cultural resources.

**Mitigation Measure V-1:** In the event that previously unidentified cultural or paleontological resources are encountered during 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 Environmental Compliance Specialist shall be notified immediately. 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 archaeologist shall make recommendations for appropriate mitigation. Work in the area shall not resume until the mitigation measures recommended by the archaeologist have been implemented.

**Mitigation Measure V-2:** 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 or she shall contact the Native American Heritage Commission within 24 hours. The Native American Heritage Commission shall identify the person or persons it believes to be the most likely descendent. The most likely descendent will be given an opportunity to make recommendations for means of treatment of the human remains and any associated grave goods. Work in the area shall not continue until the human remains are dealt with according to the recommendations of the County Coroner, Native American Heritage Commission and/or the most likely descendent have been implemented.

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:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1B of the Uniform Building Code (1994), creating risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



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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"/>

VI(a): The SFTR does not have any recorded or mapped fault lines or seismic activity regions. Any ground-shaking event would most likely result from earthquakes in the coastal zone to the west.

VI(b-c): The soils report obtained through Six Rivers National Forest Area describes the soils as a mix of Skalan-Kristirn-Holland families association, with deep soils and moderate to steep slopes. Runoff can be high to very high, and the soils are well drained to moderately drained. Soils are generally characterized by loam, clay loam and very gravelly clay loam, which reflect the flood terrace origins of this area (gravel and silt deposits from when this landform was part of the active riverine system).

While the soils can be described as stable by their inherent nature, the property does drop in elevation 900 feet from the eastern end to the road and beyond. For this reason, a Drainage, Grading and Erosion Control Plan should be submitted for approval by the county Department of Transportation prior to any ground disturbance.

VI(d-e): The soils are stable, and with added mitigation, should not contribute to on- or offsite erosion. Septic system capacity will need to be demonstrated to the satisfaction of the Environmental Health Department as a condition of the use permit. There is no current septic information on this site.

VI(f): There are no ultra-mafic rocks or soils in the general area.

**Mitigation Measure VI-1: A Grading, Drainage and Erosion Control Plan should be submitted and approved by the county Department of Transportation before ground disturbance begins.**

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 will generate more emissions through guests visiting the facilities. Trinity County is usually in attainment by most air quality standards. The proposed activities will not have a significant impact on the environment due to greenhouse gas emissions because of the low population base, very large land base, and the significant timber resources located throughout the county.

VII(b): This project does not conflict with any plan for reducing emission of greenhouse gases because there is no locally adopted plan that address this.

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

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or disposal of hazardous materials?				
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>
d) Be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use compatibility plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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-d): The project will not result in hazardous emissions or the use or handling of hazardous or acutely hazardous materials. This project is an expanded version of residential development, with a 6 guest room bed and breakfast facility, labor quarters (2-4 employees) and a small conference room. Hazardous materials are not usually associated with these kinds of use.

VIII(e-f): The project is not within a mile of a private airstrip nor part of an airport land use compatibility plan. The nearest airstrip is in Willow Creek, over five miles to the west.

VIII(g): The project will not interfere with emergency response services or the emergency evacuation of residences in the vicinity. The project is on a public road that provides access for emergency vehicles. No public roads will be closed for this project.

VIII(h): The project does involve construction of habitable structures or other facilities that would attract people to the wildland fire interface. Compliance with the county's Fire Safe Ordinance is required to mitigate for increased risk of fire hazard. As mentioned above, the project will not affect evacuation routes in the event of a wildfire or other emergency.

**Mitigation Measure VIII-1: The project should comply with the county's Fire Safe Ordinance to reduce potential impacts to the threat of wildfires due to the proximity and interface between increased structures and forestlands.**

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IX. HYDROLOGY AND WATER QUALITY Would the project:	Potentially Significant	Less Than Significant With Mitigation	Less Than Significant	No Impact
a) Violate any applicable water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level that would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input 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 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 checked="" type="checkbox"/>	<input type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

IX(a): The project could generate wastewater if not properly treated (septic systems, leach fields). This is addressed in **Hazards** and **Utilities**. However, construction projects can result in violations of water quality standards for turbidity or temperature if erosion and sedimentation is not controlled, or if disturbed areas are left unvegetated. Temperature standards will not be exceeded because no riparian vegetation will be removed.

IX(b): The project may use groundwater to supply domestic water to all the facilities. Because of the size of the property and access to an artificial pond that is fed by a spring, groundwater depletion potential is low.

IX(c-d): Site development could alter the way the property currently sheds or drains water. There are no watercourses on the property; Deep Gulch lies to the south. Concerns with improper drainage resulting

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from property development could result in runoff being deposited in the SFTR. See **Mitigation Measure VI-1** for proposed mitigation.

IX(e): There are no stormwater drainage systems in the project area.

IX(f): The project could have effects on water quality or drainage. As mentioned above under Hazards, with an approved Drainage, Grading and Erosion Control Plan, off site impacts should be mitigated to less than significant.

IX(g): This project is not within any mapped 100 year floodplain.

IX(h): This is a housing project but it would not place such structures into a mapped 100-year floodplain.

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

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

X(a): The project will not physically divide a community or change land use patterns in any way.

X(b): The project is not inconsistent with any element of the Trinity County General Plan. In the county Zoning Ordinance, a Bed and Breakfast facility are allowed in all zoning districts (except C-1 and C-2) after first securing a use permit.

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

XI. <b>MINERAL AND ENERGY RESOURCES</b> 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 affect the availability of any mineral resources. Placer and aggregate deposits in the area would continue to be available.

XI(c): The project includes construction activities related to improvements to accommodate the proposed uses. The use of energy to host events or accommodate guests would not be substantially more than typical household use, averaged over the course of an entire year.

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<b>XII. NOISE</b> 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 type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XII(a): The only noise generated by this project would be during construction. Noise would be typical construction noise such as equipment engines, grading, and other construction activities. Trinity County does not have a noise ordinance. The Noise Element of the General Plan does not have standards that apply to construction activities. There are no sensitive receptors (e.g. residences) adjacent to the project site.

XII(b): Noise exposure will be reduced to insignificant amounts once the project is built and operating.

XII(c): The finished project will not result in a permanent increase in noise levels.

XII(d): Use of equipment during project construction will cause some noise for a short period of time. Afterwards, there would be no substantial increase in permanent ambient noise.

XII(e-f): No public or private airstrips are in the vicinity of this project.

<b>XIII. POPULATION AND HOUSING</b> 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"/>

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XIII(a-c): The project will have an insignificant effect on population, and it will create employee housing for the business.

<b>XIV. PUBLIC SERVICES</b> 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 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 checked="" 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): The project should comply with the Fire Safe Ordinance for setbacks, roads, turnouts and other provisions. This may mean located onsite water storage tanks for additional fire protection.

XIV(b-d): Current services will be maintained.

XIV(e-f): An encroachment permit from DOT is required. There are very few public services in this area.

<b>XV. RECREATION</b>	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 increase recreational opportunities in the SFTR, which has beautiful hiking trails and some access roads to the river.

<b>XVI. TRANSPORTATION/TRAFFIC</b> 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"/>

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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 type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with adopted policies, plans or programs regarding public transit, bikeways, or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XVI(a-b): The project is not in conflict with any plan, ordinance or policy in regards to transportation. A quick check with the Department of Transportation reveals that, on average, 161 average daily trips occur during the week and 173 average daily trips occur on the weekend on South Fork Road (county road #447). By comparison, Denny Road at Highway 299 experiences 560/737 average daily trips (Trinity Village accounts for most of them) With the proposed increase in traffic due to the bed and breakfast and conference facilities, an onsite circulation plan (to scale) should be submitted and approved prior to issuance of building permits. This plan should show how vehicles are going to enter and exit the property, where and how much parking will be provided, including onsite employee parking. There appears to be adequate area to accommodate expected parking needs. The zoning ordinance provisions for bed and breakfast facilities require at least two off-street parking spaces for the owner-manager, and one space per each guest room. In addition, one space for each employee should also be provided.

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

XVI(d): The project will not affect the design features of any public road. Some improvements to the existing encroachment can be expected.

XVI(e): The project will not affect emergency access. No public roads will be blocked or closed during construction.

XVI(f): The project is not in conflict with any adopted policies, plan or programs regarding current transportation facilities or proposals.

**Mitigation Measure XVI-1: A parking and circulation plan should be submitted and approved prior to issuance of building permits. This plan should be to scale and should show how vehicles are going to enter and exit the property, and provide adequate parking for all uses, including onsite employee parking.**

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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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Result in a determination by the wastewater treatment provider that serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XVII(a,b,d,e): The project will need to meet the requirements of Environmental Health for septic disposal for the number of facilities being proposed. This will be a condition of the use permit.

XVII(c): The county Road Department is requiring a detailed plan for site development to address potential drainage impacts. A grading, drainage, erosion and sediment control plan, which incorporates standard erosion control practices and best management practices, should be submitted to and approved by the County Engineer for disturbed areas. Please see Figure 3 for detailed plan requirements.

XVII(f-g): The project is served by existing landfill facilities. No significant increase to these services is anticipated once the facility is in operation. The applicants would like to provide permaculture activities, which stress re-use and recycling of as much farming material as possible.

**Mitigation Measure XVI-1: All facilities and improvements which fall under the purview and permitting process of the Environmental Health Department should be met. This includes the two proposed outdoor kitchens, conference facility, bed and breakfast facility, adequate septic systems and domestic (potable) water supply for the site.**

**Mitigation Measure XVI-2: A grading, drainage, erosion and sediment control plan, which incorporates standard erosion control practices and best management practices, should be submitted to and approved by the County Engineer for disturbed areas and site development.**



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<b>XVII. MANDATORY FINDINGS OF SIGNIFICANCE</b>	<b>Potentially Significant</b>	<b>Less Than Significant With Mitigation</b>	<b>Less Than Significant</b>	<b>No Impact</b>
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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XVII(a): As documented by CNDDDB, the project will have no effect on special status fish or wildlife species or important examples of major periods of history or prehistory.

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.

**References:**

US Dept. of the Interior, US Geological Survey, Geologic Map of the Klamath Mountains, California and Oregon, Compiled by William P. Irwin, Map I-2148, 1994

USDA Natural Resource Conservation District Soils Mapping Survey, 1999.

CA Department of Fish & Wildlife’s Natural Diversity Data Base – 2018

Trinity County Department of Transportation, Trip Generation Studies, 2014.