



TRINITY COUNTY PLANNING DEPARTMENT

P.O. BOX 2819 – 61 AIRPORT ROAD
WEAVERVILLE, CALIFORNIA 96093
PHONE (530) 623-1351 FAX (530) 623-1353
Email: canderson@trinitycounty.org

STAFF REPORT

March 3, 2016

From: Carson Anderson, Senior Planner
To: Planning Commission
Subject: Miller/Douglas General Plan Amendment/Zone Change, Parcel Map

Applicant APN
Tom Miller and Cynthia Douglas 025-430-14

Proposal

- 1) Proposed Mitigated Negative Declaration
- 2) General Plan Amendment to conform the General Plan and zoning land use classifications as Rural Residential
- 3) Accept the tentatively approved Lot Line Adjustment between the subject property and the bordering parcel located at 242 Lewiston Road (APN 025-430-10) that cedes approximately 0.3 acres to the neighboring parcel such that, as newly configured, the neighboring parcel would all be designated Commercial (zoning and General Plan designations both); and
- 4) Approve the Tentative Parcel Map on the subject property which creates four parcels and designates a remainder parcel.

Location

150 Lewiston Road (County Road 202), on the north side of Lewiston Road, between School House Road and Trinity Dam Boulevard.

Project Information

- A. Planning Area: Lewiston
- B. Existing General Plan Designation: Public Facilities (PF)
- C. Existing Zoning: Rural Residential (RR-1)
- D. Existing Land Use: Residential and accessory structures (e.g., barns sheds)/Vacant
- E. Adjacent Land Use Information:

North: RR1-zoned property (largely vacant) with RR General Plan designations, and two parcels carrying both PF zoning and General Plan designations

South: C-1 and C-2-zoned properties developed with residential and cottage business-scale businesses, and carrying Commercial (C) General Plan designations

East: Often vacant C-1-zoned properties carrying C General Plan designations

West: Residentially-developed/vacant parcels carrying RR-1 zoning and RR General Plan designations

The applicant is requesting approval of a Tentative Parcel Map that includes four parcels, along with a remainder parcel, and a General Plan designation amendment for the subject property from its current Public Facilities (PF) land use designation to Rural Residential to match the Rural Residential-1 (RR-1) zoning designation. An accompanying Lot Line Adjustment (LLA) was tentatively approved by the Planning Director. The LLA is between the subject property and 242 Lewiston Road (APN # 025-430-10), which borders on the south—and cedes approximately 0.3 acres zoned Retail Commercial (C-1) to the 242 Lewiston Road property so that, as newly configured, the bordering parcel would all be designated Commercial (zoning and General Plan designations both). See Figure 4 in the accompanying Initial Study/Mitigated Negative Declaration to view the proposed Parcel Map and tentatively approved LLA.

Before approving the Parcel Map and General Plan Amendment/zone change, and accepting the tentatively approved LLA, the Trinity County Planning Commission must:

1. Adopt the Initial Study/Mitigated Negative Declaration and accompanying Mitigation Monitoring and Reporting Plan;
2. Accept the tentatively approved Lot Line Adjustment as being consistent with the Subdivision Map Act and the County's Subdivision Ordinance;
3. Approve the Tentative Parcel Map on the subject property which creates four parcels and designating a remainder parcel; and
4. Make a finding that the project is consistent with the County's General Plan and with the Lewiston Community Plan (1986).

Environmental Scoping and Comments:

The project was routed for comments on June 15, 2015. Comments received from the initial routing were as follows:

County Surveyor: "Legal access to a public road is not negatively impacted by this lot line adjustment" .. "The Parcel Map application is consistent with the Subdivision Map Act and applicable portions of the Trinity County Subdivision Ordinance. A parcel Map will be required pursuant to the Subdivision Map Act and Trinity County Subdivision Ordinance. This map will meet these requirements as well as the requirements imposed by the conditions of approval."

California Department of Fish and Wildlife: "As stated in the Environmental Checklist there will be no additional grading or removal of trees and the parcel map is being completed in order to improve parcel configuration. Because there will be no additional grading or removal of vegetation on the parcel, the Department has no comment as this time."

County Department of Environmental Health: "No objections to the change in land use and zoning. No objection to the proposed parcel sizes, but due to the limited available area for sewage disposal, plus slow (yet passing) percolation rates, the parcels should not be any smaller in size. That means an objection to one-acre minimum. No other conditions or requirements: water availability has been proven with the reference well testing, and soil and groundwater investigation and testing is complete."

Northeast Information Center, California State University at Chico (NEIC): "Based upon the above information, local topography, and regional history, the project appears to be located in an area considered to be highly sensitive for prehistoric, protohistoric, and historic resources. Wintu populations used the local region for seasonal and permanent settlement, as well as for the gathering of roots, seeds, fishing and hunting seasonal waterfowl and game"... "Therefore, we recommend that a professional historical resources consultant be contacted to conduct a cultural resources survey of the entire project area.."

In response to the comments provided by the NEIC, a Phase I-level Archeological Resources Survey was conducted of the subject property during October 2015 (Cousins). The findings were negative as to the detected presence of cultural and possible presence of paleontological resources.

The Department of Transportation did not provide formal comments on the application but its standard requirements concerning encroachment permits where proposed driveways and roads interface with public roads is applicable. This is referenced in the Initial Study/Mitigated Negative Declaration (IS/MND) mitigation measures.

Mitigation Monitoring and Reporting Program

Staff has completed a Mitigation monitoring and Reporting Program (MMRP), which is attached to the IS/MND.

Staff Recommendations

Staff recommends the following:

- 1) Adopt the IS/MND and the accompanying MMRP, 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 judgement and analysis; and
- 2) Accept the tentatively approved Lot Line Adjustment as being consistent with the Subdivision Map Act and the County's Subdivision Ordinance;
- 3) Approve the Tentative Parcel Map on the subject property which creates four parcels and designating a remainder parcel Adjustment as being consistent with the Subdivision Map Act and the County's Subdivision Ordinance; and
- 4) Recommend approval to the County Board of Supervisors of the requested change of the General Plan designation from Public Facilities (PF) to Rural Residential (RR).

Findings of Fact

1 .Finding: Sound Principles of Land Use. The Subdivision application and requested change in the General Plan land use designation is granted based on sound principles of land use.

Statement of Fact: This subdivision and the proposed change in General Plan designation would be compatible with the surrounding uses and consistent with the provisions of the zoning ordinance and Land Use Element of the General Plan.

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

Statement of Fact: As conditioned, the proposed project can be found compatible with surrounding land uses such that no injury to the public health, safety or welfare would result.

3. Finding: The subdivision request and requested change in the General Plan land use designation complies with the objectives of the general and community plans for the area in which it is located.

Statement of Fact: Granting approval of the application is consistent with the objectives and policies of the County's General Plan and the Lewiston Community Plan, and corrects what staff surmises, based upon current land use characteristics in the project setting, is no longer a relevant or appropriate General Plan and use designation.



TRINITY COUNTY

PLANNING DEPARTMENT

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

PROJECT INITIAL STUDY - ENVIRONMENTAL CHECKLIST AND EVALUATION OF ENVIRONMENTAL IMPACT

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

Date: 03/03/16

Project No.: P-15-15

Lead Agency:

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

Project Planner:

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

Project Information:

Project Name: Miller/Douglas General Plan Amendment/Zone Change, Parcel Map

Project Applicant(s):

Tom Miller/Cynthia Douglas

Agent:

Tom Miller

Project Location:

The project is located at 150 Lewiston Road (County Road 202), on the north side of Lewiston Road, between School House Road and Trinity Dam Boulevard (which is located approximately ¼-mile to the east). The Lewiston central business district (Lewiston Turnpike Road and Deadwood Road), and the Trinity River, are located approximately 1,000 feet northwest of the subject property.

The subject project is identified as Assessor's Parcel # 025-430-14. The project location can be found on the Lewiston 7.5' USGS Topographic Quad, in Sections 19 and 20, Township 33 North, Range 8 West, M.D.B. and M (see Figure 1: Topo and Locator Map).

APN:

025-430-14

Zoning:

Rural Residential-
1 (RR-1)

General Plan Designation:

Public Facilities (PF)

Current Use:

Vacant Land/Dwellings

INITIAL STUDY - EVALUATION OF ENVIRONMENTAL IMPACT

Project Name: Miller/Douglas General Plan Amendment/Zone Change/Parcel Map (P-15-15)

Project Objective: The overall objective of the applicant is to conform the zoning and General Plan land use designations, as well as the proposed subdivision actions, to existing and probable future usage. Staff also surmises, based on current land use conditions, that the PF land use designation was originally intended to accommodate an expansion of Lewiston school facilities which is no longer tenable.

Project Description:

The applicant has requested approval of (1) a Parcel Map that includes four parcels, along with a remainder parcel, and; (2) a General Plan designation amendment for the subject property from its current Public Facilities (PF) land use designation to Rural Residential 1 (RR-1)(see Figures 2 and 3). An accompanying Lot Line Adjustment (LLA) was tentatively approved by the Planning director. The LLA is between the subject property and 242 Lewiston Road (APN # 025-430-10), which borders on the south—and cedes approximately 0.3 acres zoned Retail Commercial (C-1) to the 242 Lewiston Road property so that, as newly configured, the bordering parcel would all be designated Commercial (zoning and General Plan designations both). See Figure 4 to view the proposed Parcel Map and tentatively approved LLA.

Before approving the Parcel Map and General Plan Amendment/zone change, and accepting the tentatively approved LLA, the Trinity County Planning Commission must:

1. Make a finding that the project is consistent with the County’s General Plan and with the Lewiston Community Plan (1986).

Surrounding Land Uses and Environmental Setting:

The subject property contains large areas of vacant land. Improvements include three small dwellings in scattered locations, the old Lewiston Community Church A–frame building (southernmost portion of the property) and three small shed/barn structures. At least five leach field/septic fields are present. The terrain slopes from southeast to northwest, dropping in elevation approximately 25 feet at the northwesterly portion of the property. Ground cover consists of disturbed grassland and woodland plant and trees. The Trinity River occurs approximately 1,000 feet to the north; however, the subject property falls outside of the FEMA floodplain.

Other Public Agencies whose Approval is Required:

Encroachment Permit from Trinity County Department of Transportation

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

Summary of Mitigation Measures

Mitigation Measure V-1:

If any subsurface construction activities are proposed at a future date that would disturb the earth to a depth of more than two feet, those activities shall be monitored by a Wintu Nation Tribal Representative at the Applicant's expense. If significant or potentially significant cultural or paleontological resources are encountered during future construction, there shall be no further excavation or disturbance of that area. The construction crews shall stop work or avoid the materials and their context. The Planning Department shall be notified immediately. A 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 accordance with the California Health and Safety Code, if human remains are discovered during ground-disturbing activities, the project contractor shall immediately halt potentially damaging excavation in the area of the burial and notify the Trinity County Coroner, the Planning Department and a qualified professional archaeologist to determine the nature and significance of the remains. The coroner is required to examine all discoveries of human remains within 48 hours of receiving notice of a discovery on private or state lands (Health and Safety Code Section 7050[c]). If the coroner determines the remains to be Native American, he or she shall contact the Native American Heritage Commission within 24 hours. Following the coroner's findings, the archaeologist and the Most Likely Descendent (designated by the Native American Heritage Commission) shall determine the ultimate treatment and disposition of the remains and take appropriate steps to ensure that additional human interments are not disturbed. The responsibilities of Trinity County to act upon notification of a discovery of Native American human remains are identified in PRC § 5097.

Mitigation Measure XVI-1:

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

Mitigation Measure XVII-1:

Due to the limited available area for sewage disposal, plus slow soil percolation rates, the parcels proposed as part of the project shall not be further subdivided down to the one-acre parcel size permissible in the RR-1 zoning classification unless adequate accommodation can be made by an expansion of service to the subject property by the Lewiston Community Services District Wastewater Collection, Treatment and Disposal Project.

INITIAL STUDY - EVALUATION OF ENVIRONMENTAL IMPACT

Project Name: Miller/Douglas General Plan Amendment/Zone Change/Parcel Map (P-15-15)

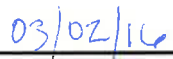
Determination:

On the basis of this initial evaluation:

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



Carson Anderson, Senior Planner,
Trinity County Planning Department



Date

IV. Environmental Checklist and Explanatory Notes

I. AESTHETICS Would the project:	Potentially Significant	Less Than Significant With Mitigation	Less Than Significant	No Impact
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

I(a,b): Although the project is within the viewshed of the Lewiston Historic District it does not fall within the viewshed of a state scenic highway. Topographic variation and shrubbery and trees at the perimeter of the property also partially serve to screen views onto the property. The effect on scenic resources would be less than significant accordingly.

I(c): Neither the subdivision action proposed as part of the project, nor future residential improvements that might occur based upon the zone change/General Plan designation changes being proposed, would substantially change or degrade the existing visual character or quality of the site and its surroundings. The subject property is already developed with structures, including residential buildings, sheds and barns. Even if new structures were built at a future date, the appearance of the site will not change to a significant degree. The impact on visual character and quality would be less than significant therefore.

I(d): The project consists of a zone change/General Plan amendment and subdivision, and does not create any new sources of light or glare. Any proposed outdoor lighting and architectural finishes with the potential to produce spill light or glare would be reviewed at a later and conditioned appropriately as part of the development review/permitting process; thus, any future impact due to light and glare would be less than significant.

INITIAL STUDY - EVALUATION OF ENVIRONMENTAL IMPACT

Project Name: Miller/Douglas General Plan Amendment/Zone Change/Parcel Map (P-15-15)

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

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

II(c-d): Approval of the project would change the General Plan designation from PF to RR1, consistent with existing zoning. The project does not involve timber land or forest land, and therefore, would not cause a rezoning of any property from any current zoning designation for timberland or timber production zoning.

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

INITIAL STUDY - EVALUATION OF ENVIRONMENTAL IMPACT

Project Name: Miller/Douglas General Plan Amendment/Zone Change/Parcel Map (P-15-15)

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

III(a-c): The project does not conflict with or obstruct implementation of applicable air quality plans. Trinity County is in attainment for all criteria pollutants and federal standards, but occasionally exceeds State Standards for state particulate matter. No emission will result from approval of the project, and emissions associated with development of the parcels for residential purposes would not exceed air quality standards. Cumulatively significant impacts would not result from the proposed project

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

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

IV. BIOLOGICAL RESOURCES Would the project:	Potentially Significant	Less Than Significant With Mitigation	Less Than Significant	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

INITIAL STUDY - EVALUATION OF ENVIRONMENTAL IMPACT

Project Name: Miller/Douglas General Plan Amendment/Zone Change/Parcel Map (P-15-15)

c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

IV(a-b): The project calls for a subdivision and General Plan amendment to bring the designation into consistency with the zoning of land in a developed setting. Per communications from the California Fish and Wildlife Department, the project would not have a significant effect on candidate, sensitive, or special status species habitat, nor would it affect riparian habitat important to any other sensitive natural community.

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

IV(d): Though in proximity to it, the subject property does not adjoin the Trinity River and will not interfere with fish migration.

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

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

V(a,b) Based on a records search performed by the Northeast Information Center, California State University at Chico, the subject property is potentially sensitive for archaeological resources, and is in close proximity to the Lewiston Historic District. A Phase I archaeological survey (ASR) of the property

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INITIAL STUDY - EVALUATION OF ENVIRONMENTAL IMPACT

Project Name: Miller/Douglas General Plan Amendment/Zone Change/Parcel Map (P-15-15)

has been conducted therefore. The results of the ARS were negative for archaeological and historic resources, and for the potential presence of paleontological resources (Cousins 2015).

The proposed project does have future potential for excavation, shallow grading, placement of rock or pavement, and installation of drainage or sewage systems in the future as residences are constructed on the subdivided parcels. Although this proposed ground disturbance is within the same shallow soil zone that has been previously disturbed by excavation, gardening, and other human activities in this area, there is the potential for significant sub-surface cultural resources, not detected in the Phase I ASR, to be present within the project boundaries that would be destroyed or significantly altered. Due to the sensitivity of the site, and in order to reduce potential impacts to a less-than- significant level, Mitigation Measure V-1, below, will be implemented to address this possibility.

Mitigation Measure V-1

If any subsurface construction activities are proposed that would disturb the earth to a depth of more than six inches, those activities shall be monitored by a Wintu Nation Tribal Representative at the Applicant's expense. If significant or potentially significant 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 Planning Department 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.

V.(c): There are no identified paleontological resources in the project area, and the ASR did not find evidence of any paleontological resources. Therefore, no impact is anticipated. However, Mitigation Measure V-1, above, includes provisions for the unexpected discovery of paleontological resources during construction.

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

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

INITIAL STUDY - EVALUATION OF ENVIRONMENTAL IMPACT

Project Name: Miller/Douglas General Plan Amendment/Zone Change/Parcel Map (P-15-15)

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 checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1B of the Uniform Building Code (1994), creating risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Would the project result in disturbance of ultra-mafic rock or soils potentially containing naturally occurring asbestos?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

There are no known faults crossing the project area. The area is not mapped on an Alquist-Priolo Earthquake Fault Zoning Map. No Quaternary faults (faults having recent movement within the past 2 million years) have been recognized in the immediate area. (Trinity County 2002b). Seismic shaking may occur, generated by more distant active faults to the west. However, these would not be likely to lead to ground failure, liquefaction expansion, lateral spreading or differential subsidence at the project site, due to the nature of the materials underlying the site (SHN 2012b).

VI(b): There will be very little earth disturbance associated with the subdivision actions proposed or any subsequent residential construction that could occur at a future date. Driveways will be bladed smooth and rocked and must meet design and drainage requirements of the County Department of Transportation where driveways meet public roads. Therefore, soil erosion or loss of topsoil would be minimal or non-existent.

VI(e): The project calls for the use septic tanks and construction of other wastewater disposal systems. Despite the limited available area for sewage disposal, and slow soil percolation rates, the project as proposed has adequate sewage disposal capacity; however, were the parcels to be further subdivided down

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to the one-acre minimum size allowable under the RR-1 zoning there is a possibility that there would be inadequate onsite sewage capacity, unless adequate accommodation can be made by an expansion of service to the subject property by the Lewiston Community Services District Wastewater Collection, Treatment and Disposal Project. Due to this potentially significant impact mitigation has been proposed (see Utilities and Service Systems Mitigation Measure XVII-1). After mitigation, the impact would be less than significant.

VI(f): The underlying soils and rock are not ultramafic based on previous soils survey of the Lewiston region and there will be little ground disturbance (James, Nelson et al c2000). Therefore, there is no potential of naturally occurring asbestos being disturbed at the project site.

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

VII(a): The project call for the creation of four parcels an a remainder parcel for residential use and is anticipated to have a negligible impact on the amount of greenhouse gases generated in this region over the course of a year.

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

VIII. HAZARDS AND HAZARDOUS MATERIALS				
Would the project:	Potentially Significant	Less Than Significant With Mitigation	Less Than Significant	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>

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e) For a project located within an airport land use compatibility plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project located within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

VIII(c): The proposed project calls for development of a small residential subdivision that includes four parcels and a remainder parcel on land zoned RR1. Although the project location is within ¼ mile of a school neither the handling of hazardous materials or the release of hazardous emissions, are proposed, and accordingly, the associated potential impact would be less than significant.

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

VIII(e,f) The project is located approximately eight miles from any public airport or private airstrip, and is not within any zone of the Trinity County Airport Land Use Compatibility Plan.

VIII(g): The project will not interfere with emergency response services or the emergency evacuation of residences in the vicinity. All project improvements, and related access, will be located onsite and would not result in the blockage or closure of Trinity Dam Boulevard or of Lewiston Road.

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

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IX. HYDROLOGY AND WATER QUALITY Would the project:	Potentially Significant	Less Than Significant With Mitigation	Less Than Significant	No Impact
a) Violate any applicable water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level that would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within a 100-year floodplain, as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year floodplain structures that would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

IX(a): Creation of the project will not violate any applicable water quality standards or waste discharge requirements. .

IX(b): Water would be supplied by existing wells on the subject property. Onsite well water resources are adequate to serve the proposed use of the property, and this relatively small amount of water required under the maximum buildout of the property in the future (five dwellings) would not deplete the groundwater supplies or cause lowering of the local groundwater table. Any new impermeable surfaces created as a result of the project, because any driveways or parking areas that are not already paved would be consistent with SWMP/NPDES requirements so as to absorb and infiltrate all stormwater.

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IX(c-d): A private road and driveway system is already in place on much of the subject property, and consequently, the drainage pattern of the project area will not change to any significant degree. Runoff will conform to SWMP/NPDES requirements and any sheet flows would flow over permeable soil with little likelihood of erosion. The resulting alterations to existing drainage systems, and resulting runoff impacts, would be less than significant therefore.

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

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

IX(g-h): Although the project calls for the future development of five single-family dwelling units the subject property is not within a mapped 100-year floodplain for the nearby Trinity River.

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

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

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

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

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

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

XI(a-b): The project will not effect the availability of any mineral resources. The project is not on a site that contains an important mineral resource. In fact, the location in a semi-urbanized setting, near the Lewiston business district and Historic District, as well as the potential for cultural resources to be present in the setting would probably preclude of mining activities at this location or an expansion of extant Placer gold mining operations in the locale.

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

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

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

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

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

XII(e,f): The project is located approximately eight miles from the closest public airport or private airstrip, and is not within any zone of the Trinity County Airport Land Use Compatibility Plan.

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

XIII(a-c): The project, which proposes a small subdivision calling for the creation of five parcels for single-family residential development, and calls for a change in the General Plan designation to match the current RR-1 zoning, will have a less-than-significant effect on population, and will not displace housing or businesses.

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

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

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

XV(a-b): The project would increase population in a negligible way (four parcels and a remainder parcel) and thus, would result in a negligible future increase the use of existing parks and recreational facilities. Such impacts would be less than significant. The project does not call for the construction or expansion of recreational facilities that might result in an adverse physical effect on the environment.

XVI. TRANSPORTATION/TRAFFIC Would the project:	Potentially Significant	Less Than Significant With Mitigation	Less Than Significant	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with adopted policies, plans or programs regarding public transit, bikeways, or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XVI(a-b): The project does not conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, or a congestion management program (Trinity County 2002). Although staff was not able to identify the current average daily traffic (ADT) on adjoining public roads the occasional increase in traffic associated with both future construction or residential development (i.e., five parcels slated for future single-family residential development) would not result in a drop the level of service or otherwise significantly affect the performance of Lewiston Road, School House Road or Trinity Dam Boulevard. Land use projections contained within the 2011 Trinity County Regional Transportation Plan (Fehr & Peers 2011) estimate

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that 59 single-family and 10 multi-family dwelling units would be added to the Lewiston housing stock between 2009 and 2040. This allocation accommodates residential and traffic-related components associated with the proposed project

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

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

Mitigation Measure XVI-1:

- **All driveways newly established driveways onto the subject property shall be subject to an Encroachment Permit from the Trinity County Department of Transportation, and shall be installed in accordance with the Permit requirements.**

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

XVI(f): Although pedestrian or bike paths are identified in the Lewiston Community Plan along Lewiston Road, School House Road and Trinity Dam Boulevard (e.g., Lewiston School to Trinity Dam Boulevard bike path) the project will have no effect on existing or proposed transit, bikeways or pedestrian facilities.

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

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XVII(a, b, e): A small amount of water will be consumed, and wastewater will be generated, during the periodic events where up to 150 people would gather. Professionally-serviced portable toilets with wash stations will be provided for events. The amount of wastewater generated by the toilets and associated washing would not exceed the wastewater treatment requirements or the capacity of the existing system.

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

XVII(d): Water will be supplied by the existing wells on the property. These wells have documented more-than-adequate capacity to meet future project requirements. However, the Trinity County Department of Environmental Health will require the following:

Mitigation Measure XVII-1:

- **Due to the limited available area for sewage disposal, plus slow soil percolation rates, the parcels proposed as part of the project shall not be further subdivided down to the one-acre parcel size permissible in the RR-1 zoning classification unless adequate accommodation can be made by an expansion of service to the subject property by the Lewiston Community Services District Wastewater Collection, Treatment and Disposal Project.**

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

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

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

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

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

References:

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MITIGATION MONITORING AND REPORTING PROGRAM (Miller/Douglas P-15-15)

This document comprises the Mitigation Monitoring and Reporting Program (MMRP) for the Miller/Douglas Tentative Parcel Map, Lot Line Adjustment, General Plan Amendment application. Its purpose is to memorialize the mitigation responsibilities of the Trinity County Planning Department and the Applicants, Tom Miller and Cynthia Douglas in implementing the proposed project. The mitigation measures herein will be adopted by the County as conditions of project approval.

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

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

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

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

Legal Requirements

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

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

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

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

Authorities and Responsibilities

The County will have responsibility for monitoring and enforcement of the MMRP. The applicant is responsible for implementing the mitigation measures. Any person or agency may file a complaint that

alleges noncompliance with the mitigation measures adopted as part of the approval process for the approved project. The complaint shall be directed to the Trinity County Planning Department, P.O. Box 2819, Weaverville, CA 96093 in written form, describing the purported violation in detail. The County shall conduct an investigation and determine the validity of the complaint. If noncompliance with the mitigation measure is verified the County shall take the necessary actions to remedy the violation.

Summary of Mitigation Measures

Mitigation Measure V-1:

If any subsurface construction activities are proposed at a future date that would disturb the earth to a depth of more than two feet, those activities shall be monitored by a Wintu Nation Tribal Representative at the Applicant's expense. If significant or potentially significant cultural or paleontological resources are encountered during future construction, there shall be no further excavation or disturbance of that area. The construction crews shall stop work or avoid the materials and their context. The Planning Department shall be notified immediately. A 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.

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

Mitigation Measure V-2:

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

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

Mitigation Measure XVI-1:

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

Required Actions and Timing: During any private road or driveway construction activities undertaken by the applicant that interface with the adjoining public road system.

Mitigation Measure XVII-1:

Due to the limited available area for sewage disposal, plus slow soil percolation rates, the parcels proposed as part of the project shall not be further subdivided down to the one-acre parcel size permissible in the RR-1 zoning classification unless adequate accommodation can be made by an expansion of service to the subject property by the Lewiston Community Services District Wastewater Collection, Treatment and Disposal Project.

Required Actions and Timing: If future actions are being contemplated by the applicant or successor owners that would further subdivided the parcels beyond what is proposed in the current application (P-15-15), approval to connect to the Lewiston Community Services District Wastewater Collection, Treatment and Disposal system must be obtained prior to the granting of the subdivision request.

P 15-15 Topo

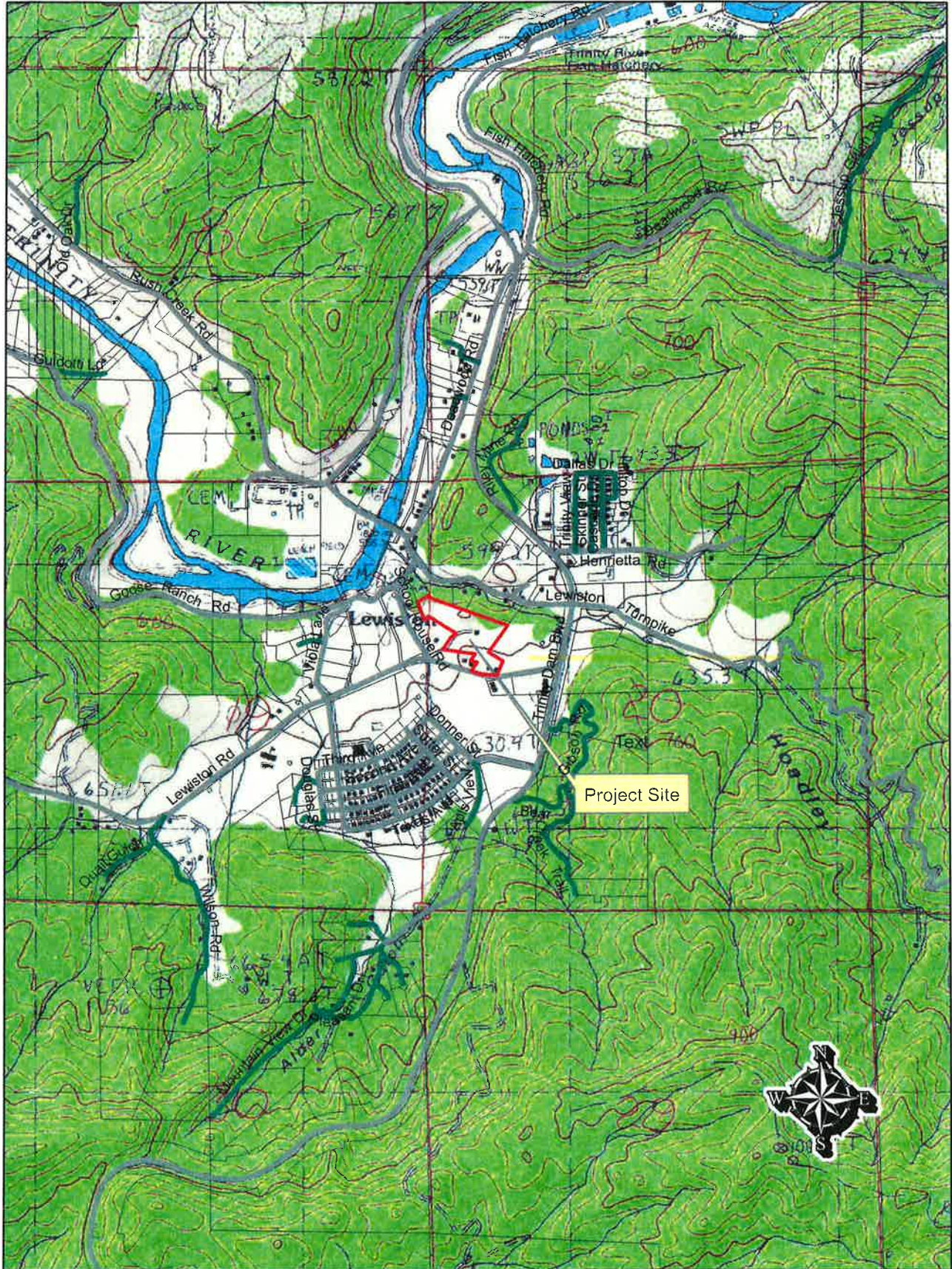
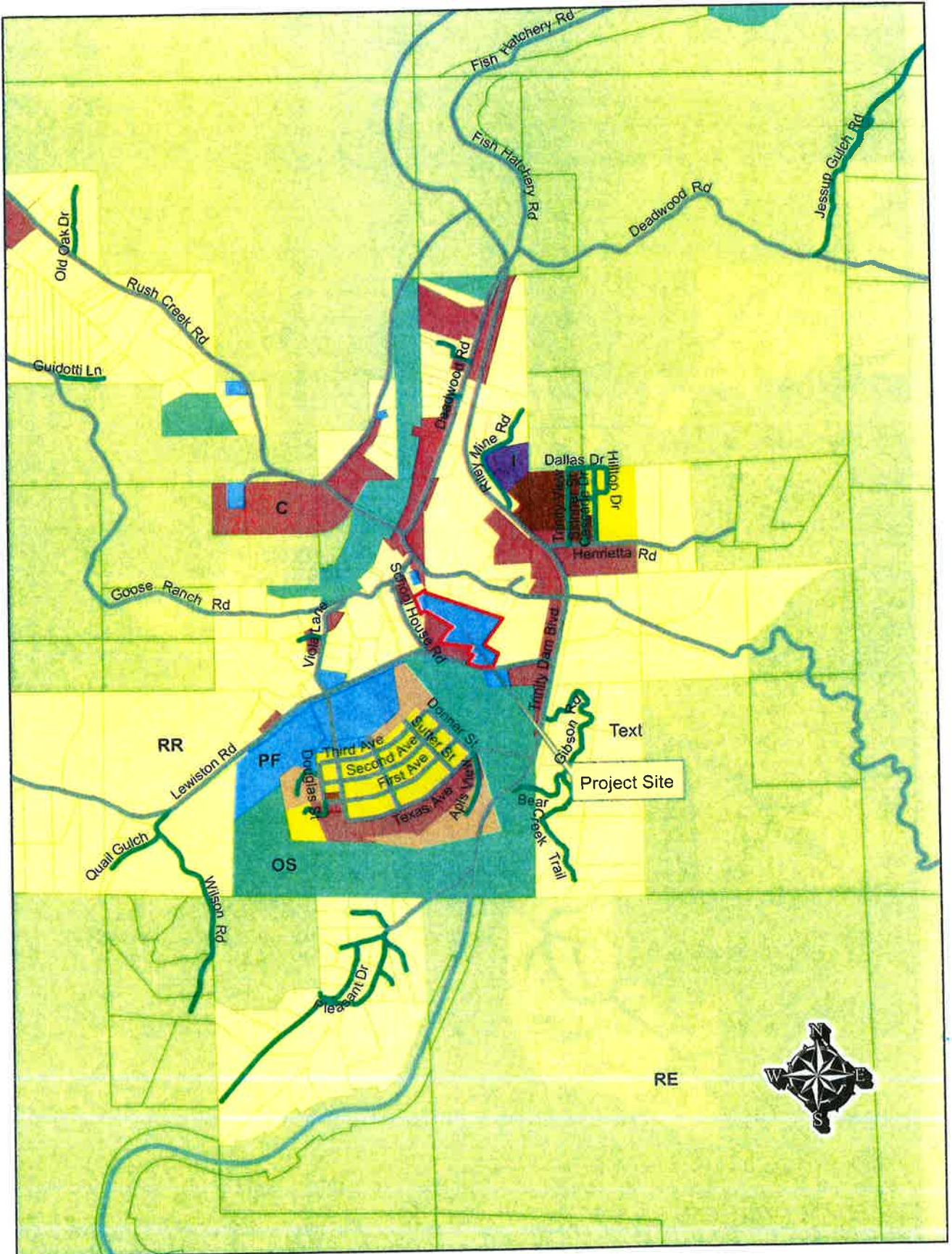
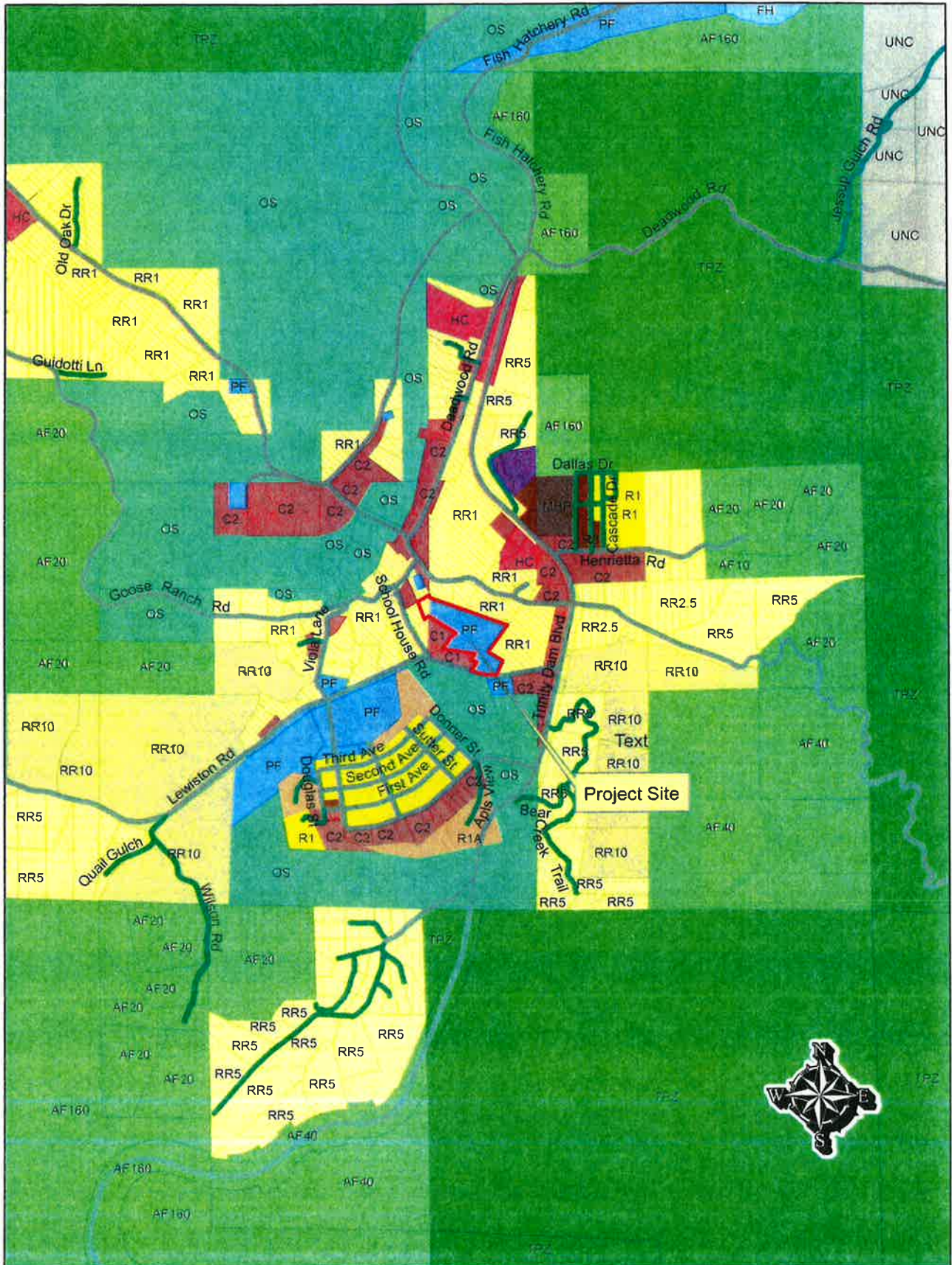


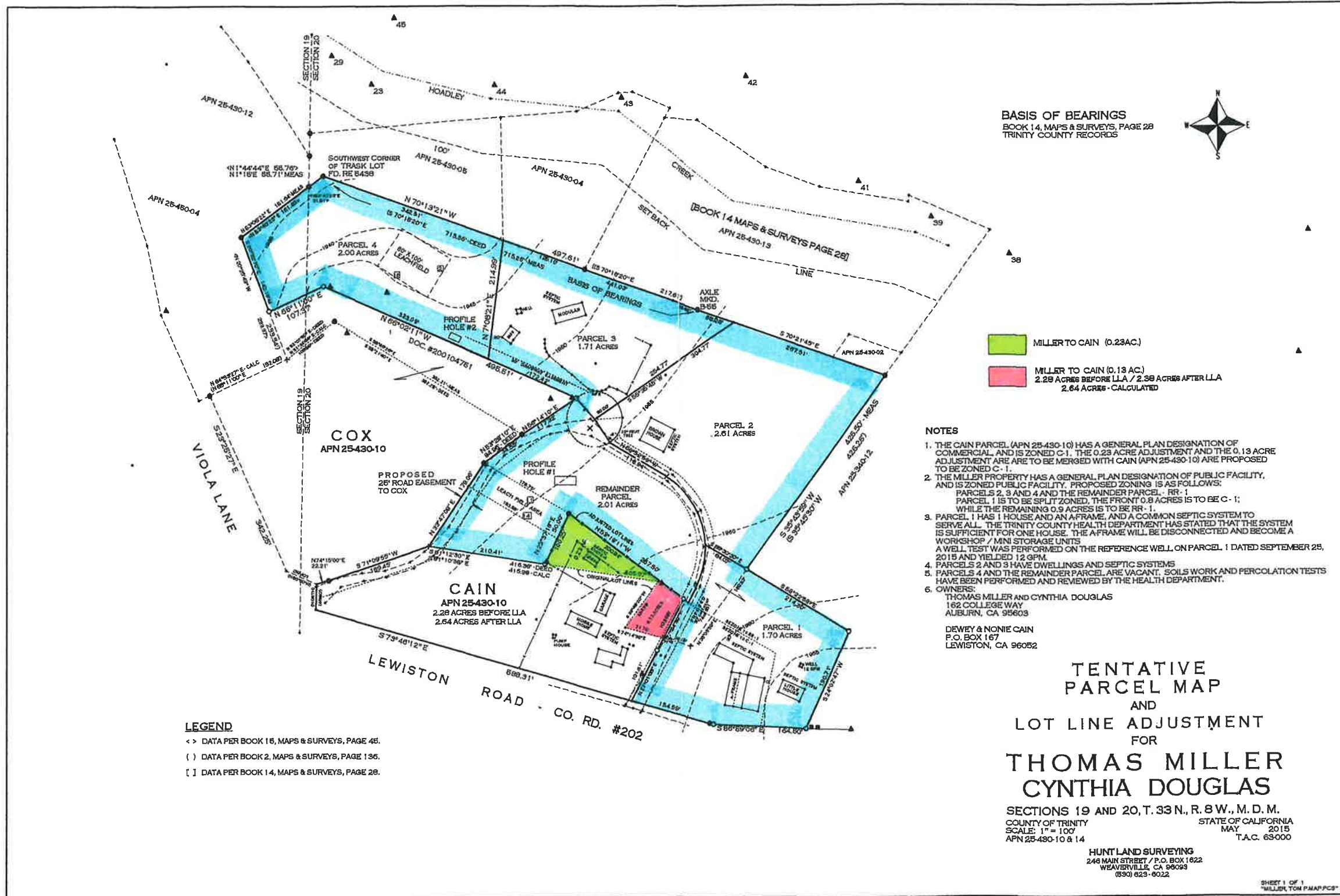
Figure 1

P 15 - 15 Existing General Plan



P 15-15 Zoning





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Figure 4

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