



TRINITY COUNTY

PLANNING DEPARTMENT

61 Airport Road, PO Box 2819

Weaverville, CA 96093

(530) 623-1351 FAX (530) 623-1353

May 25, 2017

TO: MEMBERS IN SESSION

SUBJECT: Agenda Item 11, May 25, 2017 Planning Commission meeting.

Workshop session to discuss and provide direction regarding update to Ag-Forest (AF) Zoning District (Sec. 14, Trinity County Zoning Ordinance)

PURPOSE:

The purpose of this item is for the Commission to discuss changes to the Ag-Forest Zoning District, which has not been amended since the late 1960's, direct staff to make changes to the draft document and then have staff begin the public hearing process toward adoption. The process would include preparation and circulation of the environmental document, public hearing before the Planning Commission and public hearing and adoption by the Board of Supervisors.

BACKGROUND:

The Agricultural Forest District or "AF" District is located in Section 14 of the County Zoning Ordinance. Its purpose is for the production and harvesting of trees and management of the land for forestry related purposes. This zoning district pre-dates the creation of Timberland Production Zone contract zoning created by the State. (See Exhibit "A" for full text of the current AF Zone) While not listed in the allowable uses, the County has allowed development of one single family dwelling on an AF zoned property to facilitate management of the land.

There have been several inquiries from property owners of land zoned AF to cultivate commercial cannabis. Staff informed them that the zoning district does not allow any use other than uses relating directly to forest products and/or processing.

GENERAL PLAN POLICIES:

Land Use Element:

Most land zoned Ag-Forest has a "Resource" land use designation, although it is sometimes found in areas with the "Agriculture" land use designation. The description of "Resource Land" is located on page 11 (Exhibit "B") of the land use element of the General Plan and reads as follows:

“Resource lands are those areas designated for the production of the variety of natural resources that occur within Trinity County. Natural resources include timber production, mineral production, and important grazing areas. Activities necessary for the production of the various resources are encouraged in this area, and can include industrial development sited adjacent to the resource base being used (timber, ore, etc.) if adequate transportation facilities and access are available and if an acceptable low level of environmental impact can be maintained.”

Under the “Economic Findings and Policies” section (p.17) is found the following:

“Important timber, agriculture, recreation, scenic, mineral, and wildlife resources should be protected for use. These resources are critical to the economic well-being of Trinity County.”

The “Open Space” Element includes the following statement (p.62):

“2. Agricultural-forest Zoning

Also since 1968 the county has engaged in an active and successful effort to protect its highly productive forest lands through an agricultural forest-districts zoning. Forest-district zoning permits the management of land and forests for the production and harvesting of trees, including tree farming; management of land and forest in a manner designed to provide protection from fire caused by either man or nature; insects, diseases or other catastrophe. This zoning has been used extensively by the county to protect private forest lands and continues to play an important role in the protection of these lands. This is an effective tool which cannot be overlooked in accomplishing the desired goal set forth in the open space element.”

Keep in mind that this statement was written before the State developed the “Timberland Production Zone” (TPZ).

PROPOSED REVISIONS TO THE AGRICULTURE-FOREST ZONING DISTRICT:

The Planning Commission reviewed and amended the draft wording of the Ag-Forest Zoning District update during its March 23, 2017 workshop session, which included comments from the public.

The Commission will recall that the proposal will completely delete and replace Section 14, Agriculture-Forest District, in its entirety and replace it with new language designed to meet current needs of the County and be consistent with the policies of the General Plan land use element which encourages a variety of uses in the Resource land use designation in keeping with the economic and long term resource management goals of the County.

Attached are the minutes from the March 23, 2017 workshop session (Exhibit “C”), the Commission will note that staff made changes that the majority of the Commission seemed to agree with; however, there were some comments made by individual Commissioners that were not incorporated. This meeting would be an opportunity to further discuss those issues, and, if desired, include additional changes in your recommendation to the Board of Supervisors.

In addition, during the workshop there was significant discussion regarding parcel size and the need to have a Registered Professional Forester review projects to determine Site Class and make findings regarding potential impacts to forestry. Some members of the public suggested anything under 5 acres should not require review, some said ten acres others advocated for 20 or 40 acres. Rather than choose what might be considered an arbitrary number, staff looked to the land use element of the General Plan for guidance. The matrix showing allowable zoning districts under the established land use designations (page 19 in most printings of the document), indicates that the minimum parcel size allowed for Ag-Forest is 40 acres (this is applicable to new subdivisions). This was an amendment made in 1989 (see Exhibit "D"). At that time the County was fortunate to have a Registered Professional Forester on the Planning Commission (Mark Groves, District 1). There was considerable discussion at that time regarding the effect parcel size has on the ability to effectively manage land for forestry purposes. The 40 acre parcel size was specifically established as the threshold. Using that same reasoning, staff proposes that RPF review for establishing not-forestry uses not be required for parcels under 40 acres in size. However, property owners must still meet any State requirements for conversions, timber harvest or other applicable requirements.

The following is an explanation of the various parts of the Ag-Forest District and why the new language is being proposed. It is the same as the explanation provided in the staff report for the March 23, 2017 workshop.

“GENERAL PURPOSE:

This subsection defines the purpose of the zoning district and how it would be applied.

USES PERMITTED:

This subsection sets forth the types of uses that would be allowed in the Ag-Forest zoning district *without* the need for a conditional use permit. The uses listed are derived partly from the existing ordinance (both Ag and Ag-Forest), a review of language in the land use element describing the “Resource” land use designation and its purpose, and a review of some of the neighboring counties. Shasta County still retains a similar zone (named Timberland district). Also, I used my own knowledge of the County in developing the list.

Of particular interest to the Commission may be the listing of “commercial cannabis cultivation” if the property is composed of Site Class IV or V timberland. This classification is the poorest land for forestry. For that reason, it would be treated similar to land zoned “Agriculture”, which, according to the urgency ordinance, is an appropriate zone for commercial cannabis cultivation. To determine site class, the applicant would need to have a registered professional forester make the determination. If the land has been logged, the Timber Harvest Plan may already have the breakdown identified. This information would be provided as part of the licensing application. This determination by a RPF would only need to be done one time.

“Section xxxx” refers to the urgency ordinance after it is formally adopted as a section in the Zoning Ordinance. Currently, it is tentatively identified as Section 30.O; however, that is not an

appropriate placement for the commercial cannabis cultivation standards and will probably be changed prior to eventual adoption of the permanent ordinance by the Board of Supervisors.

The Commission is, of course, welcome to make any changes it deems appropriate.

USES PERMITTED, SUBJECT TO A PLANNING DIRECTOR'S USE PERMIT:

This subsection is a list of uses that could be allowed after securing a Planning Director issued use permit. These would be uses that may require additional evaluation, but do not rise to the level of needing a public hearing before the Planning Commission. As part of the review process, adjacent property owners are notified and a notice is placed in the Trinity Journal. If issued (or denied) by the Planning Director, the use permit does not become valid until after the ten day appeal period has elapsed. As we discussed at earlier meetings, any use permit issued by the Planning Director may be appealed to the Planning Commission.

A guest house has no cooking facilities and could be considered an accessory use; however, since the purpose of this zoning district is to protect resource management of the property, additional review in the form of a Director's permit would be appropriate. Considerations would include, but not be limited to, the location of the guest house in relation to the main dwelling, review of sewage disposal system to ensure that it can tie in to the existing system without the need to develop a new system for the guest house.

Commercial cannabis cultivation is listed here because, based on prior discussion with the Planning Commission (January 19 and February 9, 2017), it appeared that the primary concern for allowing cannabis is the potential for conflict with future timber management operations of the property. Site Class I, II and III timberland is excellent to average lands for forestry. In these situations it will be necessary for the applicant to demonstrate that commercial cannabis cultivation can occur without adversely affecting future timber management of the land. Each proposal would need to be reviewed on a case-by-case basis. Since it appears to be the only issue affecting the use, it did not seem to rise to the level of requiring a public hearing before the Planning Commission. Of course, if the Commission determines otherwise, staff has no objection to moving this use to the list requiring a Planning Commission issued use permit.

USES REQUIRING A PLANNING COMMISSION ISSUED USE PERMIT:

Nearly all of the uses listed in this section derive from statements in the land use element pertaining to Resource lands, particularly the encouragement of resort type development in the county. Each of these uses could have impacts, such as access, provisions for domestic water and sewage disposal and similar impacts; and also, since they tend to involve large areas, grading, drainage, erosion control, potential impacts to flora and fauna, disturbance of cultural resources and greater impacts affecting forest management activities.

The listing for trailer camp ties in with forest management activities, but could be for other uses. Clearly, placement could be an issue, as well as water, sewage, access and other issues.

Nursery for raising tree seedlings is listed. Commercial cannabis nursery is not listed because at an earlier meeting the Board of Supervisors was not ready to address cannabis nurseries. Further, clarifying information from the State has been pending.

Winery is listed. This was included because Shasta County included it in their list. There may be sites that would be conducive to wineries that are zoned Ag-Forest. Wineries, like resort uses, attract tourists and contribute to the economy.

ACCESSORY BUILDINGS AND USES:

These are uses that are commonly associated with the main use of the property. For example, a garage is commonly associated with a dwelling.

The Commission will note that “cold frame greenhouses” and “hoop-houses” are listed. These would be commonly associated with commercial cannabis cultivation and would not normally rise to the level of requiring additional review. Large greenhouses, however, may be a use that requires additional review if they could detract from the area or adversely affect timber management.

One single-family dwelling” is listed to address the need pointed out at the last Commission meeting. We have been issuing building permits for these for many years with the justification that it is tied to management of the land.

YARD SETBACKS:

These are new and quite different from other zoning districts. The goal here was to develop standards that fit the district. The twenty foot setback is the same as “Agriculture.” The 100’ setback for property lines adjoining TPZ land is to provide additional buffer for timber harvesting on those lands. The 100’ setback results from conversations I have had many years ago with Harry Thurston of Southern Pacific Land Company, who gave me a tour of SP lands that had been logged, but had additional constraints due to close proximity of dwellings on other adjoining properties. The 200’ setback from water bodies comes from the Water Quality Control Board setbacks. The 200’ setback may, at times, be more than necessary, depending on the water body. Here, staff is suggesting that the Forest Practice Act, which includes stream classifications and setbacks required for timber operators, may prove beneficial in the Ag-Forest Zoning District.

SETBACK FROM NEIGHBORING DWELLINGS:

This subsection states that in Ag-Forest there would be no dwelling setback required unless the property abuts land zoned for residential use. The presumption is that land owners in Ag-Forest or Agriculture Zoning Districts know that they live in an area devoted to agriculture and forestry use; therefore, inconvenient smell, dust or noise commonly associated with these uses would be expected.

TIMBERLAND CONVERSION PERMIT:

This subsection serves as a reminder to staff and the public that CalFire plays a significant role in any development on forested lands. When processing any permit or license, CalFire needs to be involved in the decision making process.”

GRADING:

Based on discussions during the meeting and as a result of preparing the initial study, staff also included a statement regarding grading and complying with the Forest Practices Act or Water Quality Control Board standards, as appropriate.

ENVIRONMENTAL EVALUATION:

Following the Commission workshop, staff prepared an initial study for a Mitigated Negative Declaration (Exhibit “E”) which was noticed in the Trinity Journal and routed to the State Clearinghouse (SCH#2017042044). The closing date for comments from the public was May 12, 2017; the closing date from the State Clearinghouse for state agency comments was May 15, 2017. There were no comments received from the public regarding the environmental document. After checking and verifying with the State Clearinghouse, there were no comments submitted by State agencies during the response period. Staff has informally requested comments from the California Department of Forestry and Fire Protection (CalFire). It is possible that we will receive their non-binding comments prior to the meeting. If staff does receive additional comments from the public or any state agency, staff will provide them at the hearing.

Mitigation Measures:

Mitigation Measure I-1: The Planning Director, in reviewing projects for a Planning Director’s Use Permit, shall consider any nearby scenic resources, highways and/or historic buildings within sight of the subject property, and may require mitigation, such as retaining forest habitat to provide a buffer between areas developed for new land uses and adjacent roadways, scenic vistas or historic buildings.

Mitigation Measure II.1. All applications for uses that require a use permit must be accompanied by a finding by a Registered Professional Forester (RPF) stating that the use will not detract from the ability to grow and harvest timber and timber products; provided, however, that this mitigation shall not be required for parcels less than 40 acres in size. The RPF shall provide all supporting documentation to the Planning Department. The RPF’s report will be considered by the Director, or the Planning Commission when determining if the proposed use is compatible with timber growing and harvesting.

Mitigation Measure III-1: To prevent exposing sensitive receptors to substantial pollutant concentrations and to prevent objectionable odors from affecting a substantial number of people, commercial Cannabis cultivation must comply with the setbacks stated in the County’s most current commercial Cannabis cultivation ordinance.

Mitigation Measure VI-1: For any site requiring any earthmoving activities, implement guidelines established in the California Forest Practice Rules or in Appendix B of the North Coast Regional Water Quality Control Board's Order No. 2015-0023 entitled *Best Management Practices for Discharges of Waste Resulting from Cannabis Cultivation and Associated Activities or Operations with Similar Environmental Effects* as applicable. Appendix B is available online at http://www.waterboards.ca.gov/northcoast/board_decisions/adopted_orders/pdf/2015/150728_Appendix%20B_BMP_clean.pdf

Mitigation Measure IX-1: For any site requiring the drilling of a new well, a well report that has been completed within the past 5 years must be provided that proves the well's recovery rate to be at least 3 gallons-per-minute.

PUBLIC COMMENTS:

During the April 27, 2017 Planning Commission meeting, under the "Public Comment" period. Liz McIntosh of Junction City submitted comments regarding the Ag-Forest amendment. These comments are attached as Exhibit "F". Many of these comments pertain to directly to cannabis issues and may not be appropriate to address in the Ag-Forest update, especially since the Commission specifically deleted "cannabis" from the list of uses – relying instead on the general use of "Agriculture."

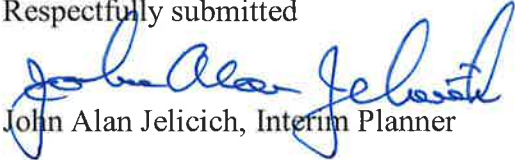
No other written comments have been received prior to distribution of this staff report.

RECOMMENDATION:

Staff recommends that the Planning Commission recommend to the Board of Supervisors:

- A. Approve the Mitigated Negative Declaration; and
- B. Adopt an ordinance (attached) to amend Section 14 (Agricultural-Forest) of the Zoning Ordinance by deleting it in its entirety and replacing it with the new language.

Respectfully submitted


John Alan Jelichich, Interim Planner

ORDINANCE No. 315-

**AN ORDINANCE OF THE BOARD OF SUPERVISORS
OF THE COUNTY OF TRINITY
AMENDING THE ZONING ORDINANCE NO. 315
(PW-17-02)**

The Board of Supervisors of the County of Trinity, State of California, ordains as follows:

SECTION 1. That the Trinity County Zoning Ordinance is hereby amended by deleting Section 14 (Agriculture-Forest) in its entirety and substituting with the following:

**SECTION 14 AGRICULTURE-FOREST DISTRICT
OR “A-F” DISTRICT**

A. **GENERAL DESCRIPTION:** The purpose of this District is to identify and set development standards for lands suitable for forestry management, but which are not zoned Timberland Production Zone. This district is consistent with the “Resource” General Plan land use designation.

B. **LIST OF USES PERMITTED IN AN AGRICULTURE-FOREST DISTRICT:**

Agricultural uses on Site Class IV or V timberland (Dunnings scale), as determined by a Registered Professional Forester, and subject to meeting all local and state cannabis licensing requirements (see also Section xxxx). However, review by a RPF shall not be required for parcels less than 40 acres in size.

Christmas tree farm.

Firewood storage, processing

Forestry.

Grazing.

Low-intensity recreational uses which involve only minimal improvements (e.g.: non-motorized fishing or hunting club that does not provide food service and/or lodging facilities).

Portable sawmill, chipper and similar equipment.

Watershed management activities.

Wildlife and fisheries habitat improvement.

Other uses found to be similar in nature as determined by resolution adopted by the Planning Commission (ref Section 30.A).

Bb. USES PERMITTED SUBJECT TO FIRST SECURING A PLANNING DIRECTOR ISSUED USE PERMIT:

Uses considered under this subsection shall require a Registered Professional Forester (RPF) to find that the use will not negatively detract from the ability to grow and harvest timber and timber products as part of the use permit application. The RPF shall provide all supporting documentation to the Planning Department. The RPF's report will be considered by the Director when determining if the proposed use is compatible with timber growing and harvesting.

Guest house, if located in close proximity to the main dwelling to minimize conflicts with timber management activities on the remainder of the site.

Agricultural uses on Site Class I, II or III timberland (Dunning Scale) as determined by a Registered Professional Forester, when located in a manner to minimize conflicts with timber management activities on the remainder of the site and not interfere with future logging operations (e.g.: location on an established log landing would be discouraged), and subject to meeting all local and state cannabis licensing requirements (see also Section xxxx); provided, however, that determination by a RPF shall not be required for parcels less than 40 acres in size.

Temporary labor camp(s), less than one year in duration, accessory to harvesting or planting operations.

C. LIST OF USES PERMITTED SUBJECT TO FIRST OBTAINING A PLANNING COMMISSION ISSUED USE PERMIT:

Uses considered under this subsection shall require a Registered Professional Forester (RPF) to find that the use will not negatively detract from the ability to grow and harvest timber and timber products as part of the use permit application. The RPF shall provide all supporting documentation to the Planning Department. The RPF's report will be considered by the Planning Commission when determining if the proposed use is compatible with timber growing and harvesting. However, review by a RPF shall not be required for parcels less than 40 acres in size.

Bed and Breakfast facility.

Campground.

Cell tower and accessory buildings/uses

Logging contractors yard when located in a manner to minimize conflicts with timber management activities on the remainder of the site.

Mining.

Nursery for raising tree seedlings.
Processing facility (e.g.: sand and gravel screening,
Recreational Vehicle Park.
Sawmill.
Resort.
Trailer camp (permanent placement) for laborers.
Winery when located in a manner to minimize conflicts with timber management activities on the remainder of the site.
Other uses found to be similar in nature as determined by resolution adopted by the Planning Commission (ref Section 30.A).

- D. **ACCESSORY BUILDINGS AND USES:** The following accessory uses are deemed to be compatible with Agriculture-Forest related uses provided they do not significantly detract from the use of the property for, or inhibit, forestry uses:

Cold frame greenhouse(s) and/or hoop-house(s). (Must meet setback standards in this section)

One single-family dwelling per parcel and normal residential accessory uses (e.g.: garage, shop). (Must meet setback standards in this section)

Recreational use such as walking, hiking, picnicking, swimming, boating, or fishing.

Roads, landings, and log storage areas integral to the growing and harvesting of timber.

- E. **MINIMUM PARCEL AREA FOR SUBDIVISION PURPOSES:**

The minimum acreage for subdivision purposes shall be 10 acres for Site Class IV or V timberland; and 40 acres for Site Class I, II or III timberland (Dunning scale).

- F. **BUILDING HEIGHT:** The maximum building height shall be forty (40) feet.

- G. **FRONT YARD SETBACK:** The front yard shall have a minimum depth of twenty (20) feet; provided, however, that the setback shall be 100 feet, if the yard abuts lands zoned Timberland Production Zone.

- H. **SIDE YARD SETBACK:** Each side yard shall have a minimum depth of twenty (20) feet; provided, however, that the setback shall be 100 feet, if the yard abuts lands zoned Timberland Production Zone.

- I. **REAR YARD SETBACK:** The rear yard setback shall be a minimum of twenty (20) feet; provided, however, that the setback shall be 100 feet, if the yard abuts lands zoned Timberland Production Zone.

- J. **SETBACK FROM NEIGHBORING DWELLINGS:** There are no setback requirements for forestry or agricultural uses in this resource oriented zoning district; provided, however, that if the parcel abuts property zoned primarily for residential use, then the neighboring dwelling setback established in Section xxxx, shall apply.

- K. **SETBACK FROM SURFACE WATER BODIES:** The setback shall be either not less than 200 feet from any water body, or comply with waterbody setbacks in the California Forest Practices Act as determined by a registered professional forester or in Appendix B of the North Coast Regional Water Quality Control Board's Order No. 2015-0023 entitled Best Management Practices for Discharges of Waste Resulting from Cannabis as applicable. Appendix B is available online at:

http://www.waterboards.ca.gov/northcoast/board_decisions/adopted_orders/pdf/2015/150_728_Appendix%20B_BMP_clean.pdf

- L. **TIMBERLAND CONVERSION PERMIT:** A timberland conversion permit issued by CalFire may be required prior to establishing any use other than forestry.

- M. **GRADING:** For any site requiring any earthmoving activities, implement guidelines established in the California Forest Practice Rules or in Appendix B of the North Coast Regional Water Quality Control Board's Order No. 2015-0023 entitled Best Management Practices for Discharges of Waste Resulting from Cannabis as applicable. Appendix B is available online at:

http://www.waterboards.ca.gov/northcoast/board_decisions/adopted_orders/pdf/2015/150_728_Appendix%20B_BMP_clean.pdf

SECTION 2. If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held invalid, such decision shall not affect the validity of the remaining portions of this ordinance. The Board of Supervisors hereby declares that it would have adopted this ordinance and each section, subsection, clause or phrase thereof, irrespective of the fact that anyone or more section, subsection, sentence, clause or phrases be declared invalid.

SECTION 3. This ordinance shall take effect and be in full force and effect thirty (30) days after its passage and before the expiration of fifteen (15) days after passage of this ordinance, it shall be published once with the names of the members of the Board of Supervisors voting for and against the ordinance in the Trinity Journal, a newspaper of general circulation published in the County of Trinity, State of California.

Introduced, passed and enacted this ___ day of June, 2017, by the Board of Supervisors of the County of Trinity by motion/second (/), and the following vote:

AYES: Supervisors
NOES:
ABSENT:
ABSTAIN:
RECUSE:

JOHN FENLEY, CHAIRMAN
Board of Supervisors
County of Trinity
State of California

ATTEST:

MARGARET E. LONG
Clerk of the Board of Supervisors

By: _____
Deputy

APPROVED AS TO FORM AND LEGAL EFFECT:

Margaret Long, County Counsel

SECTION 14. AGRICULTURAL FOREST DISTRICT OF AF DISTRICTS

Subject to the provisions of Section 30, none but the following uses, or uses which in the opinion of the Planning Commission are similar in nature will be allowed. See Section 30.A.

- A. USES PERMITTED: Management of land and forest for the production and harvest of trees and other natural resources (including tree farming), management of land and forest in a manner designed to provide protection from fire caused either by man or nature, insects, diseases, or other catastrophe, logging, primary wood processing plants and operations, and accessory buildings and uses.
- B. USES PERMITTED SUBJECT TO FIRST SECURING A USE PERMIT IN EACH CASE: Other uses which are incidental to the primary purpose of "A- F" district including, but not limited to a permanent wood processing installation.
- C. Reserved.
- D. Reserved.
- E. FOR SUBDIVISION PURPOSES, THE MINIMUM PARCEL SIZE REQUIRED: A corner and an interior lot - 10 acres. (315-200)
- G. MINIMUM LOT WIDTH REQUIRED: No requirement.
- I. MAXIMUM ALLOWABLE LOT COVERAGE BY ALL STRUCTURES: No requirement.
- J. MAXIMUM ALLOWABLE HEIGHT: No requirement.
- K. MINIMUM FRONT YARD REQUIRED: Twenty (20) feet. (Ord. 315-722)
- L. MINIMUM SIDE YARD REQUIRED: (Interior and Exterior lot lines) Twenty (20) feet.
- M. MINIMUM REAR YARD REQUIRED: Twenty (20) feet. (Ord. 315-722)
- N. GENERAL REQUIREMENT: Any petition to establish, reclassify or amend, the agricultural-forest classification shall state that the minimum duration of such classification shall be 5 years. Upon the termination of the original or subsequent 5 year period, either the owner or the Trinity County Planning Commission may petition for reclassification of any portion of any ownership so classified. Unless such petition is filed either by the owner or by the Planning Commission within 120 days preceding the date of termination and provided that notice of such

"A"

petition is delivered to the signatories within 120 days proceeding said termination date. Extension of the five-year exclusive use classification shall be automatic.

- c. Further village development which can best be described as "rural sprawl" occur and the rural character of portions of Trinity County are needlessly jeopardized.

Natural Resource (NR), General

Resorts that are otherwise consistent with Open Space, Resource, Agriculture, or Rural Residential will be allowed in these designations. However, the theme of any new development in these areas must emphasize and enhance the Natural Resource area in which they are located.

Open Space and Conservation designations identify those areas in Trinity County that are essentially non-developed and most appropriately used for resource production, protection of natural values or rehabilitation. Sparse residential development requiring minimal public services is also appropriate in limited areas.

Recreational developments such as campgrounds, recreational vehicle parks, marinas, boat launching ramps, picnic area, resorts, and small businesses serving recreationists should be permitted, to the extent that they do not damage sensitive environmental resources or significantly interfere with the utilization of natural resources of commercial value. Specific land use designations in this category include:

Open Space

Open Space areas are designated to indicate "natural areas" to be protected for scenic, wildlife habitat, and watershed values or for resource rehabilitation. Resource rehabilitation areas should be viewed as interim designations designed to be used for one of the other Natural Resource designations upon rehabilitation. Also included in the Open Space designation are areas of important natural processes, such as unstable areas, floodplain, and other natural hazard areas. Trails, unimproved camps, small mining operations and the like may be compatible on a case-by-case basis.

Resource Land

Resource lands are those areas designated for the production of the variety of natural resources that occur within Trinity County. Natural resources include timber production, mineral production, and important grazing areas. Activities necessary for the production of the various resources are encouraged in this area, and can include industrial development sited adjacent to the resource base being used (timber, ore, etc.) if adequate transportation facilities and access are available and if an acceptable low level of environmental impact can be maintained.

"B"

MINUTES

1. CALL TO ORDER

Chairman Matthews called the meeting to order at 7:00 p.m. Members present: Commissioners Matthews, Frasier, Stewart, McHugh and Brower. Staff present: Director Richard Tippett, Interim Planner John Jelichich, County Counsel Margaret Long and Clerk Ruth Hanover.

Chair Matthews stated before we proceed with the agenda, Commissioner Brower would like to address the Commission and public.

Commissioner Brower advised that effective tonight he resigns as Planning Commissioner for District 4.

Commissioner Brower absent 7:04 p.m.

2. PUBLIC COMMENT

Members of the public may address the Planning Commission concerning matters within their jurisdiction, which are not listed on the agenda and to request that a matter be agendized for a future meeting. No action may be taken on these matters at this meeting.

Comments received from Justin Hawkins and Adrian Keys regarding Barker Creek Road encroachment.

Mark Feeley introduced himself as the Network Administrator for the Trinity County Library, and spoke regarding computer use in meeting room.

3. MINUTES

Upon motion of Commissioner Frasier, second by Commissioner Stewart and carried, approved the Minutes of January 19, 2017 as submitted.

OLD BUSINESS

4. WORKSHOP RE COMMERCIAL CANNABIS IN AG-FOREST ZONING DISTRICT

Workshop session to discuss and provide direction regarding update to Ag-Forest (AF) Zoning District. Located county-wide. Applicant: County of Trinity.

Interim Planner Jelichich introduced the item, stating this was on the last agenda and the Commission directed staff to come back with this as a workshop item. He said he has put together some information he gathered based on the Commission's direction, from the Land Use Element regarding Resource land, and also did a brief cursory review of some of the surrounding counties. Jelichich said this is up to the Commission to develop as they like, give staff direction on changes or additions you would like to see, and then we would come back at a future meeting, and if the Commission thinks it is ready to go for public hearing, that is what we will do.

Jelichich said the first list is what he has come up with as a draft for Ag-Forest, then Exhibit A is Section 14 of the County Zoning Ordinance which is the current Ag-Forest ordinance, and then Exhibit B there is a description from the Land Use Element regarding Resource designated lands. He said he organized

the staff report to follow the proposed new Section 14 Ag-Forest. He said it starts out with a brief description of what Ag-Forest is for and then it goes on to list the uses permitted in the Ag-Forest Zoning District without a Use Permit. He said here, based on comments from the last meeting, it was his understanding there was some concerns about having agriculture and/or commercial cannabis cultivation in forested areas because of the way it might detract from future forest management, so that it why it says Agriculture uses in Site Class IV or V timberland. He said Site Class IV or V timberland is the least productive timberland and you will often see oak and grassland areas. He said next is commercial cannabis on Site Class IV or V, and on both of those it might be helpful to add “as determined by a Professional Registered Forester” (RPF). It is specifically listed there without requiring any kind of a permit, similar to what you might find in Agriculture. Then following are a number of other uses that tend to be more closely associated with forested lands, Christmas tree farm, forestry, grazing, low-intensity recreational uses that have minimum improvements, portable sawmills, watershed management activities, wildlife and fisheries habitat and so forth. He said they are fairly low key, probably the most intensive ones would be agriculture and the cannabis portion, but he sensed that has sort of been determined, if it is allowed in Agriculture, that was the desire of the Commission last time. Jelich said next is “Bb”. He explained “Bb” is listed that way because it is consistent with the way it is set out in other sections of the Zoning Ordinance. These are the uses permitted with first obtaining a Planning Director’s Permit, a Cell tower (40’ or less in height), a guest house if located in close proximity to the main dwelling, and again, these would require review by a RPF. Commercial Cannabis Cultivation on Site Class I, II or III timberland as determined by a RFP. Jelich said he put this under uses requiring a Planning Director’s Permit, instead of uses requiring a Planning Commission issued Use Permit, because when he was thinking about it, it seemed, and he may be wrong, that the main issue here is the site classification of land, more so than other issues such as parking, effects on sewage disposal, water availability, things that you might find would be needed that would warrant it being heard by the Planning Commission as a whole. If the Commission feels the need to move that, it is certainly up to them, but he would ask that they consider what is to be gained by it. He said we shouldn’t be putting things in requiring a public hearing unless there is a reason for it, and maybe there is, but that is something for the Commission to think about. Jelich said temporary labor camp(s) was specifically mentioned also. SPI and other forestry firms often will have a temporary camp for people who come in and plant seedlings along the hillside will often set something up, and that goes through Environmental Health and Planning for review, sometimes HCD, and it would be helpful if there was something in there that would tie it in to a permit so it’s not just in there, but it puts a little more teeth into how we review it. He said they usually don’t last very long. Next is C, a list of uses requiring a Planning Commission issued Use Permit. He said there are various uses and as you go through there you are going to see a mixture of heavier forest related uses like a sawmill, a logging yard, and then you are also going to see uses that are more resort oriented. He said if you go to Exhibit B, which is a section from the Land Use Element, the overall statement on Natural Resources followed by the Resource designations, the third paragraph down says “recreational developments such as campgrounds, recreational vehicle parks, marinas, boat launching ramps, picnic area, resorts, and small businesses serving recreationists should be permitted, to the extent that they do not damage sensitive environmental resources or significantly interfere with the utilization of natural resources of commercial value”, and then it goes on to list various land use designations. He said for that reason they are listed as a type of use that requires a Planning Commission issued Use Permit. He said some of these came from Shasta County, some of them we have already done, we do have some resorts in both Agriculture and Ag-Forest; Bed and Breakfast facilities also fit into that, certainly campgrounds. Jelich stated then there are accessory uses listed under subsection D, these are in addition to uses you might find listed previously, and one of them is cold frame greenhouse(s) and hoop houses. He said he knows that issue hasn’t been fully explored yet by everyone, if you are going to have commercial cannabis cultivation, you are likely to have some sort of structures out there, and he’s not listing them here because they do not require a Building Permit, they may or may not, he hasn’t really gotten into the whys and wherefores of that, other people are addressing that, but he does think it’s important to make some assumptions that

there may be some outbuildings or similar structures associated both with agriculture and with cannabis cultivation. He said he listed one single-family dwelling as an accessory use because the primary use is forestry, we have allowed single-family homes in there in the past as he has said without any kind of zoning type use permit, and so that is why it is listed there, as an accessory towards managing the land; and then there is some log landings and storage areas, that sort of thing that is tied into normal logging operations. Minimum parcel area is based on the matrix system he thinks everyone has seen in the past. For Site Class IV or V timberland the minimum parcel size is 10 acres and 40 acres for Site Class I, II or II timberland, that has already been established in the Land Use Element. Building height of 40 feet is the same as Agriculture. He said the setbacks are quite a bit different; 20 feet, that is the same as Agriculture. He said he put 100 feet if its next to Timberland Production Zone because he knows that Southern Pacific Land Company at one point was unable to fall some trees near an adjacent property because the house was so close, they didn't want to take the chance of it falling the wrong way; he said whether it is taken out or left in is up to the Commission. He said and then there is the setback for cannabis of 200 feet which he understands comes from the Water Quality Control Board, but since this is a forestry type section, California Forest Practices Act has setbacks from creeks also, those may be more appropriate for front, side, and rear yards. Jelich said under J, Setback from Neighboring Dwelling, this is something a little different than we have handled in the past too, he is suggesting no setback requirements for forestry or agricultural cultivation, including cannabis, in this resource oriented zoning district, unless it abuts an area that is for residential use. The idea is that in agricultural areas you would expect to find certain types of activities, if you are in a residential area you may not want to deal with noise, odors and so forth, that is why it is worded the way it is. He said K is more of an advisory measure, a timberland conversion permit issued by CalFire may, probably will, be required; he wants to make sure people are aware of that. He said it doesn't have to be in the ordinance, but he thinks it's helpful, not only to the landowner, but to staff, so he thinks it is important to be listed. He said if there were any questions he would be happy to answer.

Commissioner Frasier stated, with regard to the setback from neighboring dwellings, if we don't put 350 feet in there we would be changing the County ordinance. Jelich responded the issue comes up, not so much on the residential part, but on the adjoining property owner that has a house on there, then there would be a conflict, you are right. Commissioner Frasier said he would be concerned with that. Jelich said remember the other one is an urgency ordinance that can be modified as well. He said by looking at the specific ordinance what they are trying to do he thinks, as a Commission, is see how this fits in different areas more specifically than they have been able to do with just the urgency ordinance itself. Director Tippett said the 350' is a global condition and anything that you do on Ag-Forest would be specific to what is zoned on Ag-Forest; in changing Ag-Forest you can make the change, but it would only apply to that; you have to go back to the urgency ordinance to have a more global change; but he would always be careful, if you have it in Ag-Forest, or in the main one, it creates a separate one than the other one because sometimes things get changed and it's kind of hard to catch up with that.

Commissioner McHugh stated he was confused as to where that ended up, and asked are you suggesting that the urgency ordinance would trump this in the near term if this were in fact enacted as it reads? Tippett responded if you enact it, yes, that 350' variance applies to all zoning. Commissioner McHugh asked so it would supersede this? This would say "no setback required with the exception when the neighbors are residential zoning, but if there is a neighboring house and a neighboring Ag-Forest, this would say zero setback except for the urgency ordinance would say no it's got to be 350'. Director Tippett stated the urgency ordinance specifically it's from dwelling unit; it very specifically points to something that is lived in. Commissioner Stewart stated the other thing is that this ordinance doesn't just cover cannabis, this covers all of the above, so you can't really... it doesn't seem to her that the 350' setback is appropriate, because it is for a specific use that is covered in the urgency ordinance as opposed to this which is a global ordinance for all users. Commissioner McHugh stated he's not advocating for any number in here, he's advocating for clarity; when someone reads this and it says zero

setback only to come to your desk in the Planning Department and find out oh sorry, it's 350' in your case, forget the ordinance. He thinks it should be worded in a way that kind of tees up... that you need to check elsewhere to find out that there is actually a restriction on you. If he just reads this and say I'm good to go, no setbacks, and then I find out I can't grow. Director Tippett said you have those setback requirements, you have standardized setbacks for all zoning districts, and again, when we get to the urgency ordinance, the urgency ordinance is specific to setbacks for cannabis, it's a very specific setback that applies to that particular ordinance. Commissioner McHugh responded it just looks to him like a "gotcha". This says zero setbacks in any case, including oranges, tomatoes, or anything else and then over here it says except if its cannabis its really 350'. Director Tippett responded this is a general, do everything, ordinance, the cannabis urgency ordinance is specific to cultivation of commercial cannabis. Commissioner McHugh asked County Counsel to help us out. Counsel Long stated that is correct, so when you have a more specific law it applies a trust of what it contradicts, she doesn't disagree that it might be nice for ease of use to have a reference in there to help the Planning Department when people come in to apply. Commissioner McHugh said that's all he is suggesting.

Chair Matthews stated he had a question about site classes; he said he has never heard of the Dunning Scale and asked are parcels typically identified with one class only, so you could have good timberland on a part of the property and 4 or 5 grassland on another part, so that's how it is broken out? Director Tippett said that was one of the flexibilities Planner Jelichich was looking for, is that when you look at the property, especially the ones that are 160 acres or more, you have such a variety of what's going on out there, it's hard to identify unless you have a classification to try to steer people in the direction you want to focus on.

Commissioner McHugh asked for clarification, at the end of Bb where it says temporary labor camps, is there anything to be said about the nature of the camp, that it complies with code or anything else or is it simply the fact that the temporary labor camp is sufficient to say you can have one and that Code Enforcement will make sure that it has proper septic, etc. Jelichich responded there is a Director's Use Permit process where it is routed to Environmental Health, Road Department and other agencies, so that issue would be reviewed as part of that process.

Commissioner McHugh said under D, the cold frame house, help me understand one more time about the permitting of those. You said they're not defined yet under permit, Building Permit I'm assuming you meant; are these things defined, I'm assuming you know what to do with them, or are they not yet defined and it is just a work in progress. Director Tippett responded just a work in progress, as a matter of fact it will be heard the first or second week in April. McHugh asked then what ever the Board of Supervisors does, will be synchronized with this verbiage, we're not just allowing something here that is not otherwise allowed as undefined. Director Tippett responded it's kind of like in a sense you say you can have a house here but then you have to go get the permit for the house, and that's what would be the same as the agriculture thing, you can have an agricultural use but you have to go get a permit independent of that for that agriculture business.

Commissioner McHugh said a final question regarding setbacks in general, just to be clear these are for dwellings, and other structures, any agricultural activity, the setbacks apply to all of those things? Planner Jelichich responded buildings. Commissioner McHugh asked just on buildings. He said for G, H and I, front, side and rear yard, that's for buildings. J is the one that would be tying into something else, you could grow corn all the way up to the property line. He said if you want to take out the words "including cannabis" if that makes it clearer, he's not sure quite how to deal with that, but he would hate to put 350' in here, because that could easily change as the urgency ordinance progresses. Commissioner McHugh said he would just like to see words that avoid a "gotcha", so this says zero is fine and _____ is fine.

Chair Matthews stated this is a workshop format, so it's a little different than a public hearing, but we would like to hear feedback on the issue and invited public comment.

Comments received from Ben Brady, Debbie Lono, Liz McIntosh, Adrian Keys, Christian Figaro and Tom Ballanco. No further comments, Chair turns it back to the Commission.

Commissioner Stewart asked how do we fit in those parcels that are less than 10 acres, into this ordinance? Planner Jelicich responded generally we would look at the general area and if there are a handful of parcels that are smaller they would just get wrapped up with the Ag-Forest, but we tend not to want to have a parcel here, a parcel here and a parcel there, that suddenly gets changed to a residential classification, because then that could encourage conversion to residential, introducing it to the area. He said there were a lot of really good points made about being able to manage smaller parcels. Commissioner Stewart said her question isn't so much that, it's how do we handle those smaller parcels in relation to what is allowed based on this ordinance. Jelicich responded it would probably end up being out of site (I think you said). He said if someone had a 5-acre parcel and it happens to be zoned Ag-Forest, you probably aren't going to be able to do much but put a house on it, and that's just a practical matter, other than some of the other uses that are listed, you are not going to end up having a large agricultural operation on it, their certainly wouldn't be a large forestry operation on something that small.

Commissioner McHugh said let me try and set a little context if I may. What we are about here is rewriting the Ag-Forest zone definition. The existing Ag-Forest parcels are existing. This doesn't say you can have 5, 10 or 100 acre parcels. The only reference to parcel size, he thinks is in future subdivisions. Jelicich responded that's right and he made a note to make that clearer: "minimum parcel area for subdivision purposes". McHugh said for future subdivisions, so existing parcels, if there's 5 acres, 2 acres, 40 acres, are existing situations, and this rewrite is not attempting to address the parcel size issues of pre-existing subdivisions. Maybe they shouldn't have been allowed to be subdivided years ago, he doesn't know, it predates him; so, these list of uses he thinks we have to think in the abstract of, regardless of the size of the parcel. You pointed the practicality of doing some things, it was pointed out a moment ago, that small 5-acre parcels are not a timber project, you might have some trees you want to cut down and burn for firewood or mill into your own house, but it's not a commercial operation. Maybe a 200 acre one is a fine size for a commercial operation, but that's not the point; he believes what we are looking at, in this context, what is going to be allowed in an Ag-Forest, whatever its size, and what's going to require a Director's Use Permit, what's going to require a Use Permit, and the setbacks and so on. So, in the context of the size of the parcel, he thinks we can circle back on the setback question, but he believes on the rest of it, it's do you allow grazing in Ag-Forest regardless of size, can I have my two cows, can I have my hundred cows, that may be a function of parcel size, but that's not called out here. The size and scale of an agricultural operation probably should be tied to the size of the parcel. He said he doesn't think we have done it outside Rural Residential where you can only have a so many animals of a certain size on a certain size parcel, we've don't that there. Planner Jelicich stated you may not notice it so much but we are an Open Range county and cows can wander wherever they want to, and they are dumped out in certain areas to graze and those parcels are various sizes. Commissioner McHugh said he's trying to get to a point where he looks at the list of uses permitted in Ag-Forest, he thinks it's a good list, he thinks it's consistent with the spirit of Ag-Forest, he thinks that's what we've seen in other zoning districts where you are tying the entitled uses without permits to the definition of the district. He thinks your Bbs are fine too. He thinks the recreational aspects, the guest house he's not sure why that one crept in there without a use permit, but that's the one he might move to Section C. The rest of it he thinks is okay. He does think if you are going to take a Site I timber area and convert that to marijuana, somebody should look at that for the purpose of this zoning just to protect the forest. He said but that aside, he thinks what you are requiring the Director to look at is fine, and he thinks in the use permits, Section C, recreation is called out in the General Plan so he thinks the

recreational items are fine. He thinks the list there again is okay in the spirit of what the General Plan says, we should be allowing in natural resources contrary to what he said earlier. He said his sense of it in defining Ag-Forest in the abstract, not for some 5 acre parcel somewhere that is pre-existing issue that probably shouldn't have been created in the first place, but going forward you've got a subdivision limit that makes sense in today's context and if in fact we eliminate Ag-Forest in the General Plan rewrite, so be it, but for now he is supportive of what you've got here in terms of uses, in terms of the accessory buildings so you can have a dwelling, the setbacks – he's not an expert on water use, so someone should speak to the question that was raised about that, and he does think the setback from neighboring dwellings... he would suggest that in Section J we delete "including cannabis" in the second line, he's kind of swayed by Ms. McIntosh's comment that it is covered under introduction of Paragraph B, and maybe you say that here. If you say consistent with Paragraph B you've got to follow any other rules or regulations of the State for growing, for setback issues. He said he's talking about Section J, delete the reference to cannabis. Jelich asked so we are including cannabis? McHugh said yes, Section B says under commercial cannabis you have to follow all of the licensing requirements, so that would be whatever ordinance was in effect for setbacks and what would be applicable. He said with that he is supportive of the verbiage.

Commissioner Stewart stated she is also and she appreciated the clarity.

Commissioner Frasier stated one of the things he sees in the setbacks from streams, to him it would be simpler if you just strike 'be less than 200 feet from any water body, or' and leave it "shall comply with waterbody setbacks in the California Forest Practices Act", which he's not exact on the water quality standards for stream setbacks but would imagine that they are probably fairly close to the Forest Practices Act, and we did cite the Forest Practices Act in some of our other stream setbacks which would be dependent on class of stream from Class III, there's actually a couple of classes, and goes all the way up and it would be from 25 feet to 150 feet. Jelich said he understands, it would have been helpful if John (Brower) were here because these are questions I could ask him but, the 200 feet he thinks came from the Water Quality Control Board and was to make sure that there wasn't an issue. Commissioner Frasier responded he believes that Adrian Keys said it is only for a Class I, so that would be like the Trinity River and stuff like that so he imagines they are fairly close but if somebody can tell us the setbacks for... There were statements interjected from audience, however, they were inaudible. Director Tippet stated he wanted to jump in here real quick. He said sometimes one of the things we do is we pick a large number, and then you have in there you have to follow up by or comply with the water quality setbacks of the California Forest Practices Act as determined by a Registered Professional Forester. So, essentially what you do is you have a large setback, but if you want to use something less, you have to go to the experts and have the experts tell you that it's okay. He said that is a very common practice that we have throughout our ordinances and here its... and even in a lot of the engineering stuff, you don't always have the answer when it's close so you pick a number that's beyond close and if you want to be closer we have to do an analysis and make sure you have the correct distances by the people that are in the know. Commissioner Frasier asked when you apply for a building permit, wouldn't you have to have all those stream classifications in your plot plan; and for a well permit, or if you get any other permit from the County isn't that... Director Tippet stated he would give an example, like a floodplain permit, you can't build in the floodplain unless you get a permit which requires certain actions and evaluations to make sure that what you are doing in that floodplain permit doesn't cause impacts, negative impacts of the property in particular. He said this is kind of the same thing, that we believe the 200 feet is adequate, but if you want to go less you can get your expert and they can do the analysis and report back that less would be acceptable. Planner Jelich stated he thinks all the commissioners were on the Commission when the water policy recommendations, the subdivision ordinance and the zoning ordinance and with the changes to the General Plan came through and you worked a lot on that; that will be coming back before you and that will tie in much more directly to what you are saying now, and it was recognized he thinks at that time that we have a problem right now, more

like where the houses are located in terms of the floodplain for example, making sure that sewage disposal systems maintain the sanitary setbacks, we really haven't gotten into setting the house back away from the stream, so your new policies and ordinances will address that issue.

Chair Matthews stated from his perspective, we have heard some interesting comments from the public about viable parcel size related to commercial timber harvesting, whether small parcels should even be in the... and it seems like we need to grapple with whether there is a different level of requirements, he means why would professional foresters even want to deal with a 2 acre, 5 acre, or even a 10 acre parcel, but people would be required, if they are zoned Ag-Forest to hire a RPF to come out and determine what the class of their timberland is before they could proceed with a... Jelich responded not for everything though, that's for agriculture and commercial cannabis. Chair Matthews agreed, no not for everything, we are obviously specifically talking about mostly, most of the interest here is about cannabis cultivation on these parcels. Jelich stated I guess you are suggesting if it is less than a certain acreage... Chair Matthews said he just wanted to bring it up. It seems like we really need to be thinking about different tiers, to say this is applicable to every Ag-Forest parcel in the county where there is this wide range seems burdensome probably, many people would think so. Jelich asked if this was his wise suggestion. Chair Matthews responded he is trying to encourage discussion. Commissioner Frasier stated one of his suggestions there would be a conditional use permit instead of Dunning Scale, because while we may not be experts, the Planning Commission, whoever it may be at that time, can look at a parcel, look at a map, and determine whether or not you're affecting the forestry viability of the parcel; whereas, if you do have a 5 acre parcel and you have to hire a RPF to come out, how can you really have a 5 acre Class I timberland anyway, even with the larger parcels, he thinks it should be up to the applicant actually if they want to go with a Director's Use Permit and hire a RPF, or if they want to go with a Conditional Use Permit and go to the Planning Commission, because time-wise and cost-wise he would imagine that it would be cheaper unless you had an existing timber harvest plan, it would be cheaper to go through the conditional use permit process than to hire a RPF and have a harvest plan for your parcel. Chair Matthews asked but is that the requirement? I mean if all you have to do is determine the classification, that's not really a THP, right. I mean there is some other report they would prepare, there would be a one page document, that may not be very expensive. He doesn't know, this is new ground. Commissioner Frasier responded it is one of those things, he can see where John is coming from, trying to put this into a Director's Use Permit, because what we are trying to do is protect timberland, which doesn't necessarily have to come from the Planning Commission, if you have guidelines then the Director can deal with that. He said he doesn't know using the Dunning Scale is a real easy way to do it, it will work. Director Tippett asked if he had any other possible suggestions, stating we are really open. Commissioner Frasier responded except for going through the Conditional Use Permit process no. Planner Jelich asked how would you know when it came before you whether the affect... Commissioner Frasier responded you would have to have annual reviews. Director Tippett said part of what you have on a lot of these reports, it's very hard for limited staff to always go out and take a look at stuff, especially when it's in south county, Kettenpom or something, so when you have these reports prepared by professionals you use, it's essentially your eyes in the field reporting back to you what you have out there, and gives you something that you can act upon with reasonable expectation that it be correct. Commissioner Frasier said but at the same time where it says the Director's Use Permit will be available for Class I, II and III forest land also, why would you make them go through the classification if you are going to allow it on any classification; but a Director's Use Permit, if you are going to allow it with a Director's Use Permit, still the Director or staff is going to have to determine if that's going to interfere with any future logging activities or forestry. Director Tippett said that gets you to the level of permit you are going to require, even in a Director's Use Permit, not knowing specifically, but looking through it earlier, you still need a recommendation from a forester when you are doing a use permit as to the area that they would recommend for you to locate for areas of cultivation. So essentially you are taking the report, they are putting in data, and it gives you a chance to evaluate it. Planner Jelich stated he was trying to make it as simple as he could and still meet the need,

and when the staff report comes before you, you are still going to want to have that background information because one of the findings you are going to make is that it is not adversely effecting management of the forest on the land. It seems we would need something more than just having a public hearing before the Commission; if there were other issues involved beyond site class, then he could see maybe it would warrant the Commission's review, but having somebody just look at it to see where does it make sense to put this house, or cannabis grow, then the RPF working with staff would probably be less onerous.

Commissioner Stewart asked what about a 5-acre parcel where there already is a house, there is already an area that is cleared for a vegetable garden say, or something like that, if they want to grow what sense does it make? Planner Jelich asked so your suggestion is to add language if it is below a certain acreage then they don't have to have a RPF involved? Commissioner Stewart said right. Director Tippett said maybe the easiest way to approach that is - if it is under a certain acreage and doesn't require a conversion permit. Commissioner Stewart said she doesn't know what that acreage would be but... Director Tippett said what essentially it is saying if it doesn't need a conversion permit you are not... Commissioner Stewart asked so you don't need a conversion permit? Tippett said correct, but you will still need to make sure they are not landing on a (log) landing or some area like that. It's something to consider, but one of the things that you as Planning Commission and the Board look for is verification, something that validates, what the applicant is applying for, so we are really sure what is being presented is what is actually happening out there. Planner Jelich stated to pursue what Commissioner Stewart is saying is that the first paragraph of B should read "Agricultural uses on Site Class IV or V timberland (Dunning scale) as determined by a Registered Professional Forester, or less than 10 acres, or whatever you folks think is appropriate", and asked if that is what she was saying. Commissioner Stewart responded yes. Jelich said and then that wouldn't require a Planning Director's Use Permit, they could just do it. Chair Matthews stated the issue with that is protecting adjacent properties, maybe you shouldn't be Ag-Forest like we've heard. Commissioner Frasier said at the same time the adjacent properties should be protected under the marijuana ordinance itself, we shouldn't be writing Ag-Forest for marijuana because they wrote marijuana for marijuana, so the main thing would be to protect the Ag-Forest rather than making marijuana work. Director Tippett said correct, what we are trying to do tonight is really write an ordinance for Ag-Forest and you kind of have to fight the urge to model it after cannabis, because we are not modeling... there are cannabis references. Commissioner Stewart said that's why she mentioned vegetable garden. Commissioner McHugh said that begs the question why mention cannabis at all. Planner Jelich responded in his opinion, it would be important just because the urgency ordinance isn't going to get into the issue of forestry or resource issues, so if it's okay, if you are going to say it's okay in Site Class IV and V, why not just go ahead and say it's okay. McHugh responded but so is the rest of agriculture. Jelich said yes, but then when you get down to Site Class I, II and III that is important resource land and some other criteria should apply there, so the Ag-Forest, in his opinion, should address that kind of an issue; he doubts that the cannabis ordinance will talk about that, he guesses it could. Commissioner McHugh said it certainly won't talk about site classifications, but it would mention Ag-Forest, you are permitted to grow in Ag-Forest, so he doesn't think we need to say you are permitted to grow in Ag-Forest because that is up to the cannabis ordinance. He said he does believe you can say agriculture should be done in Class IV and V, the discussion about whether its required on certain parcels outstanding... Director Tippett stated you specifically mentioned agriculture instead of the word cannabis you will be okay. Planner Jelich stated we can take out that second sentence under B. Director Tippett said from staff and the ad hoc committee aspect, they look for the word agriculture uses when we have been going through the... really the key word is agriculture. Jelich said so what you are suggesting delete the second sentence under B and put it under Bb, and then under Bb, the Planning Director one, the first paragraph at the top, delete all that. Chair Matthews said no, change it to agriculture, change commercial cannabis cultivation to agriculture. Commissioner McHugh said it's the same reasoning, you're allowing agriculture and if it's a Site I classification why wouldn't you want to look at that. Jelich responded that's going to be awfully hard

to enforce though. With cannabis, you have a license that you are going to be able to tie it to, for somebody that tries to grow potatoes or strawberries out there, we're not going to know that's not going to happen. Director Tippett said you are still going to need a conversion permit. Commissioner Frasier said to convert timberland to agriculture, and if you grow your potatoes or tomatoes under the trees without removing any trees you're not harming the Ag-Forest aspect. Jelich said and then the ideally you want to change the words commercial cannabis to agriculture. Commissioner McHugh said he would go back on B, as Ms. McIntosh pointed out earlier that, we were referring on verbiage in B to restate you are subject to meeting all state and local... I would say put that under agriculture - agricultural uses on Site Class IV and V timberland (Dunning scale), subject to meeting all local and state agricultural requirements. Jelich said he sees, put the "subject to" part up front. McHugh said if you want to open a dairy you have a whole boat load of stuff you got to deal with. He said don't mention cannabis, just mention agricultural land. That simplifies it, you keep cannabis out of here, it's a special case. He said, and put the burden back on the cannabis ordinance to decide if it's okay in Ag-Forest. That's where it should be, personally. Chair Matthews said or in Agriculture. McHugh responded that's for them to deal with. Chair Matthews said it's for us to deal with. McHugh said well, it will come back to us.

Commissioner Stewart asked what about doing a Director's Use Permit, or do we want to have them have to come to the Planning Commission if they want to do something other than just trees if they are under 10 acres say without having to do the full RPF and Dunning scale? Chair Matthews asked if there is a maximum parcel size or minimum parcel size listed for... Director Tippett said if he may, sometimes it's easier on some things like this to start with a base line of a program you are looking to have, and see if we have it, a lot of ten acres... we may not have that many 10 acres show up that require this, but if we do you know we can look to take specific action on that, to make it easier as we proceed along, but what he's getting at is we'll trying to solve a problem that might not be a problem. Chair Matthews said we don't have the distribution of parcel sizes in Ag-Forest. Tippett said he doesn't have the sizes, but we have about 1,450 resource parcels that are Unclassified, and he would say looking at a lot of the charts and stuff, a lot of them are pretty large parcels, occasionally they are smaller but not very often, but they are scattered throughout the county and about 80 to 90% of them are going to lend themselves to Ag-Forest just by nature of where they are. Chair Matthews said and that's for the General Plan process, they're not Ag-Forest now. Director Tippett responded correct. Planner Jelich responded it's zoning. Tippet said but quite honestly, he perceives once this goes through, you know the Board took action the other day to give a small credit of \$1,000 towards rezoning of Unclassified lands that are in the Resource Land Use Designation, so as he was saying, he would see a lot of those plans coming back as Ag-Forest; but, again, he thinks we're not going to see a whole lot of them. He said he can go back and get them through our GIS system, but when he looked at it _____ big lots. Commissioner McHugh stated he thinks it would be useful to have that data, maybe we are not solving a problem outside that one neighborhood, maybe we should... Tippett said he can definitely produce that before we take the final action. McHugh said just keep that as a pending item for the final hearing. Chair Matthews said speaking of which, and asked if Director Tippet could review the time frame for the Commission and audience on where we go from here assuming we come up with the recommended language. Planner Jelich responded assuming you are going to finish tonight, what I would do, I'll take this back, there really aren't that many changes to make, and then we have to have an environmental document on it of some sort, and circulate that; CalFire, he is sure will be interested and maybe others, and then come back before you, so it will probably be like two months before it comes to you, and then it would go to the Board two months later. It has to circulate for 30 days. Chair Matthews said 30 days, so unless we do it as a special meeting the end of May. Jelich said it could maybe be the first meeting in May instead of the second one, and we have to wait, the Board has added an extra month to the process, so we have to wait another month for you to approve the Minutes and then the following month, so it wouldn't go to the Board until July anyway. Director Tippett stated the Supervisors have indicated that they would be willing to review the Minutes that are recorded (on DVD) for that particular

situation. He said there is a desire of the Board to move this process along expeditiously. Commissioner Stewart said and that's her issue with having to bring it back to us, if we don't finalize it tonight, that just delays it even further. Director Tippett said the size... Commissioner Frasier talking to Commissioner Stewart about an environmental document [inaudible]. Commissioner Stewart said they can't do the environmental document before that. Director Tippett and Planner Jelcich talking [inaudible]. Planner Jelcich stated we put that issue on the back burner, that has to do with small parcel sizes; we can come before you next time, and Rick has volunteered to find out how many of those small parcels there are, and then that's a pretty small change, that's a minor change to make if you wanted to do that at the next meeting. Someone in audience speaking [inaudible]. Tippett asked do you have it by area. Someone in audience responded they have the whole private parcel breakdown. Chair Matthews said he doesn't know it's going to change anything we do tonight. Director Tippett [inaudible]. Chair Matthews called on Ms. McIntosh. Liz McIntosh stated she came a few weeks ago, months ago, and she gave you guys some data from the spreadsheet, and __[inaudible] lot acres. She said there is 385 in the entire county, 233 of them are 20 acres and over, and just 25 of them are under 5 acres.

Chair Matthews stated small numbers. Commissioner Stewart asked so we would just deal with those on an individual basis. Director Tippett stated he would bring that information to the Commission though, compile it, both in Ag-Forest existing and potential Ag-Forest rezoning in Unclassified zone. Chair Matthews stated and that's going to make it a much bigger number, right. Commissioner Frasier stated that'll work. He said he thinks we should clean up some of the commercial cannabis words. Chair Matthews said have at it. Commissioner Frasier stated when we have Class I, II or III timberland still says commercial cannabis cultivation. Planner Jelcich asked him where he was. Frasier said under Bb. Director Tippett said I think your general direction is to purge cannabis and substitute agriculture, and we will do that. Frasier said and then under this Class I, II and III timberlands, do we want to allow that with a director's permit or would that be something that should require a conditional use permit? He said he knows Commissioner McHugh was questioning that earlier, and that's something that could be concerning and it would be less likely in a commercial cannabis operation than other agricultural or you could have to clear larger areas. Planner Jelcich said speaking as a staff person, if I was going to be taking in an application like that I would want the applicant to prove to us that this is not going to adversely affect the resource, and one way to do that is have a RPF do it; maybe there's other ways to do that, but he wouldn't want staff to be coming to the Commission and recommending approval just because somebody wanted to do it; he said he can look at a map and see a bunch of trees and say what site class that is. Commissioner Frasier said he can understand, it's already broke down in site class, so the Class I, II and III, but his question is, how... under Director's Permit what's the process for you guys to determine if it's going to interfere with future logging. Jelcich responded we would want the report from the RPF, he'll determine what the site class is from these other uses. Commissioner McHugh said he's not sure he followed Jelcich's answer. Planner Jelcich explained if there's parcel and there's Site Class IV here, and I or II or something, and presumably the best location is where that Site Class V is; if its 1, 2 and 3 or if it's all 3, maybe there's a pocket there where it works out fine, or there is a log landing and he says you can't put it there because that's the only log landing in the area; maybe the guy doesn't do it at all, maybe it just has to stay in the trees, and then it's up to the RPF provide that kind of background information based on his professional expertise. McHugh said okay he gets that part, but the question the commissioner raised is should this paragraph be moved under Paragraph (Section) C, or is this a Director's Use Permit or a Conditional Use Permit? Planner Jelcich said that is really up to you guys. He said he wonders what benefit there is by requiring a Planning Commission meeting, they are going to want the same information. Commissioner Stewart said she doesn't think there is any. Commissioner McHugh said fair enough. Chair Matthews said if there is nothing more complex than establishing site class... Commissioner Frasier said establishing whether or not it conflicts with future logging operations. Commissioner Stewart said and they're required to get the document. Commissioner Frasier said that's a document he hasn't run into in all the harvest plans and stuff that he's ever looked at, there isn't one that... when you talk about timber stocking that's your future logging

operations, but it's just he's sure a RPF would be qualified to do it, he just doesn't know that it would be... Chair Matthews said be willing. Commissioner Frasier said they might even be willing, but it's just not something that they are asked to do a lot, because to determine whether or not this is a place for agriculture in the middle of the forest, it's usually they determine how to grow timber or how to get the most money for the timber you have. He said he's okay with it, he just sees that there's, that is a place where there could be cause for a problem. Director Tippett said when he reads it, it says "negatively detracts" from the forest. You know, what they are doling may have a negative impact on production, and he thinks that be appropriate to have a Registered Professional Forester. Commissioner Frasier said he's just saying he doesn't... I could see where... Registered professional foresters are people too, you could have a registered professional forester that says one thing, and the next one can say a different thing. It could be that somebody says well yeah, it's not going to detract from your future logging because you can still log everything to this landing; okay, but that landing in the very top corner of an 80-acre parcel and the timber is down here, so this landing that now has agriculture and a house on it is at the bottom corner of this property, now everything has to be adverse logged to the top corner in order to log it, and I've actually logged that parcel, for everything, 40-acres, had to go all the way up and across the road to the top landing, where if there wasn't a house on this point right here, everything goes downhill, which there is also a good possibility the Planning Commission is going to look at this and say this isn't going to work because you are adversing everything, but it should be an issue. Planner Jelich said "you want a lifetime appointment". Commissioner Frasier responded "no". Chair Matthews that's fitting criteria for the report the RPF would prepare, and it might be a new kind of report he has to prepare. Frasier said it doesn't make it impossible to log that parcel, but it might make it impractical. Jelich stated he's hoping that's what the RPF is going to be able to help us with, because we don't want that kind of a situation to happen. Commissioner Frasier said what it comes down to is whether or not the Director or the Planning Commission is going to make that determination whether it interferes with future logging because yeah, the RPF is going to tell you whether or not it does, but whether or not you are going to agree with it, somebody has to decide that. Commissioner Stewart said if we don't have a forester on the Planning Commission we're not going to have pool? anyway. Commissioner Frasier said and I am not a forester. Commissioner Stewart said somebody familiar with it. Planner Jelich stated it would be highly unusual for a Planning Director not to go along with what the professional forester says. If there was that type of disagreement, it would probably be bumped up to the you guys at that point, but he just doesn't see that happening. Commissioner Frasier said he guesses if the Director denies a permit, then it would come to the Planning Commission. Jelich responded it can be appealed to you. Commissioner Frasier said in Ag-Forest those concerned with protecting the Ag-Forest part of it will be more likely... He would see more of a likelihood that it would be a director issued permit, rather than denying it. He said he'd go with it as a Director's Permit because he thinks it's going to be an issue. Jelich said this is going to come back to you. Commissioner Frasier said okay.

Chair Matthews asked if the Commission was in agreement and each member responded in the affirmative. Chair directs staff to make the requested changes to the draft Ag-Forest ordinance and bring it back. Director Tippett said we would like to bring it back with the environmental document. Jelich said we would schedule a public hearing before the Commission. Chair Matthews asked the first meeting in May? Director Tippett said that would be our target. Chair Matthews said that's the soonest it can be. Jelich said he can't promise it will be the first meeting in May but he will try. Commissioner Stewart asked please keep in mind, and I know you are, the people in Ag-Forest designation cannot move ahead until this is done. Director Tippett said we are having a consultant help us with this, so we are moving forward. Planner Jelich stated these are not delays caused by us, there are statutory requirements. Commissioner Stewart said she recognizes that. Chair Matthews said so once we approve the environment document in the final form, say in early May, it would go to the Board of Supervisors in early June, or the end of May, then it doesn't go into effect for? Tippett responded he would have to ask County Counsel, and asked her how long it has to be noticed for the Board. Counsel

Long responded if we do a 10-day notice, we could get it on the last meeting in May, we could make that work, then of course we would have to have two meetings, since it is an ordinance so we would have to have two meetings and then it would go into effect 30 days after. Chair Matthews said we are talking about July basically. Commissioner Stewart said so anybody in Ag-Forest should just forget about growing this year. Director Tippettt said well, they can coordinate with us and we can take a look at what's going on.

Chair Matthews called a five-minute break at 8:35 p.m. stating we will reconvene at 8:39 p.m.

NEW BUSINESS

5. VARIANCE FROM REQUIRED 350' COMMERCIAL CANNABIS SETBACK P-17-04

Public Hearing: Request for "annual variance" from the required 350' cannabis cultivation setback from neighboring residential dwelling [Ord. 315-816, Sec. 32.O.IV(5)(b)], located at 1840 Red Hill Road, Junction City. APN 12-270-36. Applicant: Yacoub.

Interim Planner Jelcich presented the staff report. Staff recommendation is to deny the request for a variance from the dwelling setbacks, finding that the request does not meet the criteria (topography, size, shape, location, etc.) to approve a variance; or alternatively, grant the variance to allow reduction of the cannabis cultivation setback on APN 012-270 from 350 feet, although he doesn't know what findings can be made to allow it. He said if you decide to approve the variance, he has also gone ahead and put the various findings, like he did from the last meeting in case you want to go ahead and not delay it any further.

Director Tippettt stated he would like to also add, at the last meeting you guys made the finding that cannabis was observed being cultivated on the parcel where he did not meet the 350'. He said he just wanted to point that out for consideration. Jelcich said there is a map that shows there is a grow on one of the adjoin parcels anyway, but the applicant will be talking about that some more.

Chair Matthews asked if there were any questions for staff. Commissioner McHugh stated yes sir, Mr. Jelcich under Option 1 it says "setback from dwelling #1, as shown in B-2". Jelcich said okay neighbor 1 as shown in Exhibit 2? McHugh asked is that, that AP number? He thinks there may be such a question on that one; but just for clarification, you mean in this option to adjust the location such that the 350' setback is met from neighbor #1? Jelcich responded yes, and he doesn't really care which one it meets but one of them would be met, that's true, and then the applicant has some ideas on that as well.

Chair Matthews opens the hearing to public comment.

Applicant, Laith Yacoub, stated he wanted to point out that denial was based on the 350' setback not being met from just two dwellings, not two different dwellings on two different properties. What he feels would be important for the Commission to understand that when we began this endeavor we chose to keep the ecology of the land, the preservation of the land in mind, above and beyond anything. He said if you notice on Exhibit B-1 it is an aerial photograph of the land and the blue outline is the current site. He said we actually applied and paid for a tier 2 based on information that we supplied to the State Water Board and they determined us to be very low risk, low environmental impact, because of our cultivation practices and the location of it. As you can see, the property widens as it goes towards Red Hill Road, but in that area right smack dab in the middle is the well, which is the sole water source for the property. He said as elevation goes it is only a 6 or 7 foot difference for the entire length of the property so the slope isn't that great at all, but in that area are a lot of standing, what he would consider, old growth fir trees ranging anywhere in size from 24 to 36 inches in diameter, and upon looking at the

GENERAL PLAN DESIGNATIONS AND ALLOWABLE ZONING DISTRICTS

6-20-21
Res 95-89

| ALLOWABLE ZONES | GENERAL PLAN DESIGNATIONS | | | | | | | | | | | | | | MINIMUM PARCEL SIZE |
|---|---------------------------|-------------|-------------------------|-------------------|---------------------|-----------------------|----------------------------------|----------------------------------|-------------------------|------------|------------|-------------------|---------|---|---------------------|
| | Resource | Agriculture | Open Space/Conservation | Rural Residential | Community Expansion | Community Development | Single Family Residential (Med.) | Single Family Residential (High) | Multifamily Residential | Commercial | Industrial | Public Facilities | Village | | |
| Mining | X | X | X | | X | X | | | | | | | | 10 acres 160 acres unless parcel created prior to 1988 | |
| TPZ | X | X | X | | | | | | | | | | | 40 acres | |
| Ag. Preserve | X | X | X | | | | | | | | | X | | 10 acres | |
| Agriculture | X | X | X | | X | X | | | | | | X | | 10 acres* | |
| Ag. Forest | X | X | X | | X | X | | | | | | X | X | | |
| Open Space | X | X | X | | | | | | | | | | | 10 acres | |
| Conservation | | | X | | | | | | | | | | X | 10 acres | |
| RR-10** | | | | X | | X | | | | | | | X | 5 acres | |
| RR-5** | | | | X | | X | | | | | | | X | 2 1/2 acres | |
| RR-21/2** | | | | X | | X | X | X | | | | | X | 1 acre | |
| RR-1** | | | | X | | X | | | | | | | X | 5 acres | |
| Unclassified | | | | | | X | X | X | X | | | | X | 1/2 acre | |
| R-1A*** | | | | | | X | | X | | | | | X | 6,000 sq. ft. | |
| R1** | | | | | | X | | | X | | | | X | 6,000 sq. ft. | |
| R2 Duplex | | | | | | X | | | X | | | | X | 10,000 sq. ft. | |
| R3 Multiple Family | | | | | | X | X | X | X | | | | X | 7,000 sq. ft. | |
| Residential Office | | | | | X | X | X | | | | | | X | 3 acres | |
| Mobile Home and Special Occupancy Parks | | | | X | X | X | | | X | X | | | X | 10,000 sq. ft. | |
| C-1 Retail Commercial | | | | | X | | | | | X | | | | 10,000 sq. ft. | |
| C-2 General Commercial | | | | | | X | | | | X | | | X | 10,000 sq. ft. | |
| HC Highway Commercial | | | | | | X | | | | X | X | X | X | 1/2 acre | |
| C-3 Heavy Commercial | | | | | | | | | | | X | | X | 1/2 acre | |
| Industrial | | | | | | | | | | | | | | 20 acres | |
| Specific Unti Development | X | X | X | X | X | X | X | X | X | X | X | X | X | 2,000 sq. ft. | |
| Public Facilities | X | | | | | X | | | | X | | X | X | N/A | |
| Flood Hazard | | | X | | | | | | | | | | | | |
| Min. Parcel Size | 20 ⁺ Ac. | 10 Ac. | N/A | 1 Ac. | 10 Ac. | 5M sq. | 10M sq. | 6M sq. | 10M sq. | 10M sq. | 1/2 Ac. | 2M sq. | 5M sq. | | |

* Depends on Site Class (Min. Parcel size of Site III or better; 40 acres)

** Or More restrictive (i.e., less dense)

*** May be less restrictive (i.e. more dense) Dependent on Projects

OVERLAY ZONING DISTRICTS:

The above chart does not include Overlay Zones. Overlay Zones are considered to be compatible with all General Plan Designations since they must be utilized in conjunction with an underlying zone.

(19) D



TRINITY COUNTY PLANNING DEPARTMENT

61 Airport Road
P.O. BOX 2819
WEAVERVILLE, CA 96093
(530) 623-1351 FAX (530) 623-1353
E mail: jsmith@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: 04/12/17

Project No.: PW-17-02

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:

John Jelichich
Trinity County Planning Department
P.O. Box 2819– 61 Airport Road
Weaverville, CA 96093-2819
(530) 623-1351; (530) 623-1353 fax
jjelichich@trinitycounty.org

Project Information:

Project Name: Ag Forest Zoning District Ordinance Update

Project Applicant(s):

County of Trinity

Agent:

Project Location:

The project is located throughout the unincorporated areas of Trinity County, excluding areas under federal ownership (e.g., U.S. National Forest). The project encompasses numerous parcels dispersed throughout a large land area, located between Mendocino County to the south, Siskiyou County to the north, Humboldt County to the west, and Tehama and Shasta Counties to the east. Figures 1-5 show the location of land zoned Ag-Forest within Trinity County by supervisorial district.

Project Site Zoning and General Plan Designation:

Most land zoned Ag-Forest has a “Resource” General Plan Designation, although it is sometimes found in areas with “Agriculture” land use designation. It can also occur in areas with an Open Space/Conservation land use designation or in special, customizable land use designations such as “Community Expansion”, Community Development” or “Village” land use designations.

"E"

INITIAL STUDY - EVALUATION OF ENVIRONMENTAL IMPACT

Project Name: Ag-Forest Zoning District Ordinance Update

Environmental Setting:

Surrounding Ag-Forest lands, the environmental setting is typically rural. Adjacent land uses may include timber production, agriculture or rural residential uses. Population density is generally low. Surroundings are generally quiet, except for intermittent sounds associated with seasonal harvest and maintenance of agricultural crops or timber (heavy equipment, chain saws, mowers, etc). Streets are typical local county roads with low traffic counts. Wildlife is generally common, but may vary depending on the land uses (timber vs. field agriculture).

Background:

The Agricultural Forest, “Ag-Forest” or “AF” Zoning District, is located in Section 14 of the Trinity County Zoning Ordinance (Ordinance 315). Its purpose is management of land and forest for the production and harvest of trees and other natural resources, in a manner designed to provide protection from fire, insects, diseases or other catastrophe. It includes logging, primary wood processing plants and operations and accessory buildings and uses. While not listed in the allowable uses, the County has allowed development of one single-family dwelling on an AF zoned property as an “accessory building” to facilitate management of the land.

In a recent development, the State of California passed Assembly bill 1866, also known as the “second unit law” and AB 2299 and SB 1069, also known as the “accessory dwelling unit law”, prohibiting local jurisdictions, such as the County, from requiring Use Permits for “accessory dwelling units”, defined as having “complete independent living facilities, including permanent provisions for living, sleeping, eating, cooking and sanitation” on the same parcel as a single-family dwelling. On April 4, 2017, the Trinity County Board of Supervisors adopted an ordinance amending the Zoning Ordinance to allow accessory dwelling units on properties with any residential zoning designation without a use permit. The resulting General Plan amendment deleted reference to use permits for accessory (or secondary) dwelling units, but also prohibited accessory dwelling units in zones with a General Plan designation of Resource, such as Ag-Forest. Therefore, self-contained secondary or accessory dwelling units cannot be allowed in the Ag-Forest Zone. “Guest Houses” with no cooking facilities may be allowed with a Planning Director’s Use Permit.

Project Description:

This Initial Study is intended to address impacts associated with changes in land use resulting from rewriting Section 14 of the Trinity County Zoning Ordinance for the Ag-Forest Zoning District. Section 14 will be replaced in its entirety with new language designed to meet current needs of the County while remaining consistent with the policies of the General Plan Land Use Element which encourages a variety of uses in the Resource land use designation in keeping with the economic and long-term resource management goals of the County.

Multiple new uses would be allowed in the Ag-Forest Zoning District. Some of these new uses would be allowed without the need for a conditional use permit while other new uses would require a Planning Director-issued use permit or a Planning Commission-issued use permit. A Planning Director-issued use permit would include conditions to avoid and/or reduce impacts while a Planning Commission-issued use permit would require another layer of environmental review on a site-specific basis that would entail completion of an environmental checklist and evaluation of environmental impacts and resulting environmental document in accordance with the requirements of CEQA. This Initial Study does not include an evaluation of environmental impacts that would result from specific projects implemented by the changes in allowable land use proposed in the new version of Section 14, particularly those requiring

INITIAL STUDY - EVALUATION OF ENVIRONMENTAL IMPACT

Project Name: Ag-Forest Zoning District Ordinance Update

a Planning Commission-issued use permit, which are subject to further CEQA review. It does, however, include an evaluation of environmental impacts that would be likely, in a broader sense, from the new land uses to be allowed in the Ag-Forest Zone without further CEQA review.

Other Public Agencies whose Approval is Required:

CalFire (to consider potential impacts of potential timber conversion on forestry resources)

California Department of Fish and Wildlife (to consider potential impacts to fish and wildlife resources)

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; 4=No Impact.

| | | | | | |
|---|------------------------------------|---|-------------------------------|---|-----------------------------|
| 2 | Aesthetics | 2 | Agriculture Resources | 2 | Air Quality |
| 3 | Biological Resources | 2 | Cultural Resources | 2 | Geology / Soils |
| 3 | Greenhouse Gas Emissions | 3 | Hazards & Hazardous Materials | 2 | Hydrology / Water Quality |
| 4 | Land Use / Planning | 4 | Mineral Resources | 3 | Noise |
| 3 | Population / Housing | 4 | Public Services | 4 | Recreation |
| 3 | Transportation/Traffic | 4 | Tribal Cultural Resources | 4 | Utilities / Service Systems |
| 2 | Mandatory Findings of Significance | | | | |

Summary of Mitigation Measures:

Mitigation Measure I-1: The Planning Director, in reviewing projects for a Planning Director's Use Permit, shall consider any nearby scenic resources, highways and/or historic buildings within sight of the subject property, and may require mitigation, such as retaining forest habitat to provide a buffer between areas developed for new land uses and adjacent roadways, scenic vistas or historic buildings.

Mitigation Measure II.1. All applications for uses that require a use permit must be accompanied by a finding by a Registered Professional Forester (RPF) stating that the use will not detract from the ability to grow and harvest timber and timber products. The RPF shall provide all supporting documentation to the Planning Department. The RPF's report will be considered by the Director, or the Planning Commission when determining if the proposed use is compatible with timber growing and harvesting.

Mitigation Measure III-1: To prevent exposing sensitive receptors to substantial pollutant concentrations and to prevent objectionable odors from affecting a substantial number of people, commercial Cannabis cultivation must comply with the setbacks stated in the County's most current commercial Cannabis cultivation ordinance.

Mitigation Measure VI-1: For any site requiring any earthmoving activities, implement guidelines established in the California Forest Practice Rules or in Appendix B of the North Coast Regional Water Quality Control Board's Order No. 2015-0023 entitled *Best Management Practices for Discharges of Waste Resulting from Cannabis Cultivation and Associated Activities or Operations with Similar Environmental Effects* as applicable. Appendix B is available online at

INITIAL STUDY - EVALUATION OF ENVIRONMENTAL IMPACT
Project Name: Ag-Forest Zoning District Ordinance Update

http://www.waterboards.ca.gov/northcoast/board_decisions/adopted_orders/pdf/2015/150728_Appendix%20B_BMP_clean.pdf

Mitigation Measure IX-1: For any site requiring the drilling of a new well, a well report that has been completed within the past 5 years must be provided that proves the well's recovery rate to be at least 3 gallons-per-minute.

INITIAL STUDY - EVALUATION OF ENVIRONMENTAL IMPACT

Project Name: Ag-Forest Zoning District Ordinance Update

Determination:

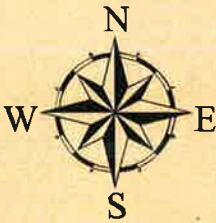
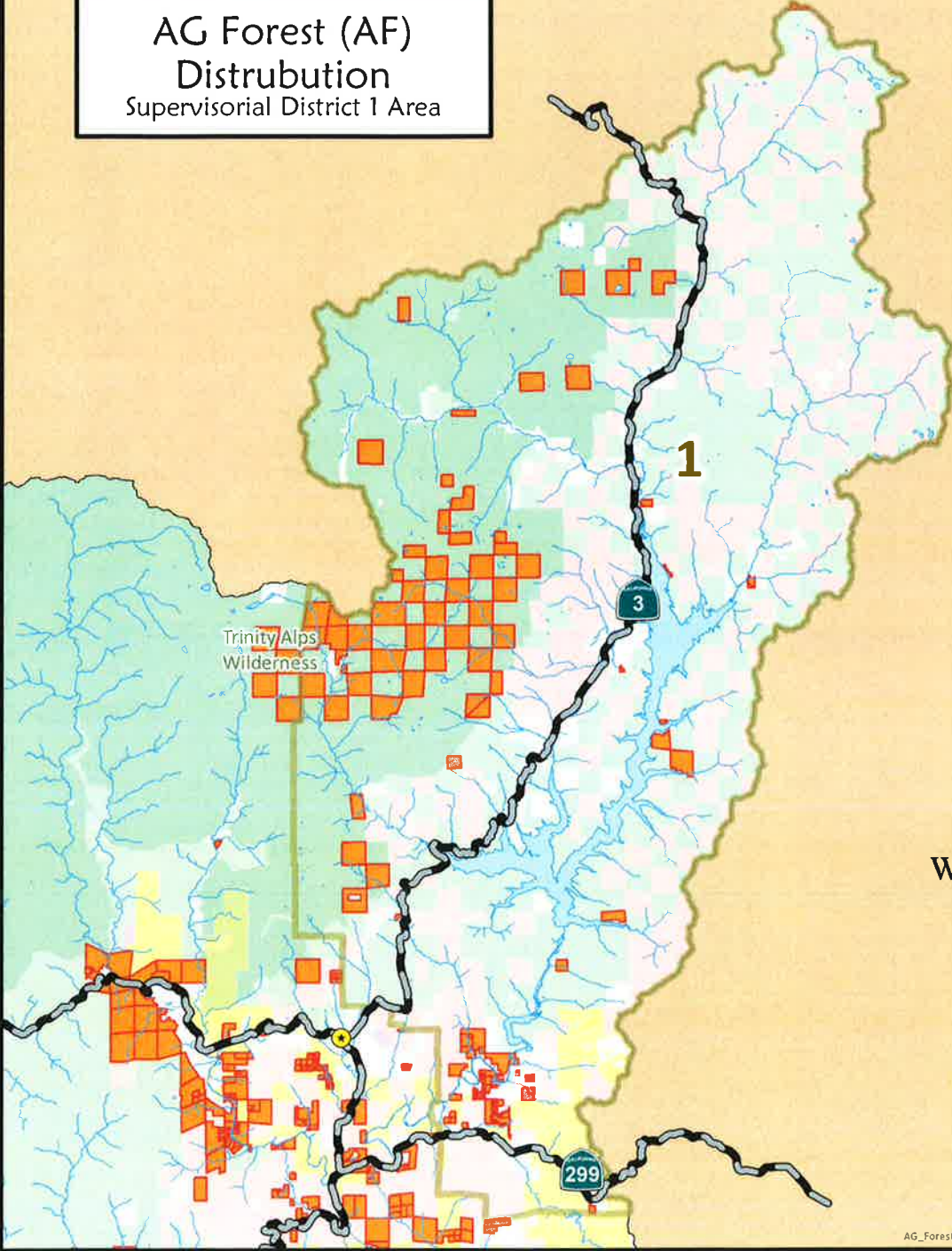
On the basis of this initial evaluation:

- 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.


John A. Jelich, Senior Interim Planner,
Trinity County Planning Department

4-12-17
Date

AG Forest (AF) Distrubution Supervisorial District 1 Area



AG_Forest_Distrubution_Supervisorial_District_1_8-5x11.mxd

Ownership

- Private / Other
- Private - Timber (TPZ)
- Bureau of Land Mgmt.
- U.S. Forest Service
- Wilderness Area

-  Supervisorial Districts
-  AG Forest Land



0 1 2 3 4 5 6 7 8 9 10 Kilometers

0 1 2 3 4 5 6 7 8 9 10 Miles

Scale: 1 = 430,000

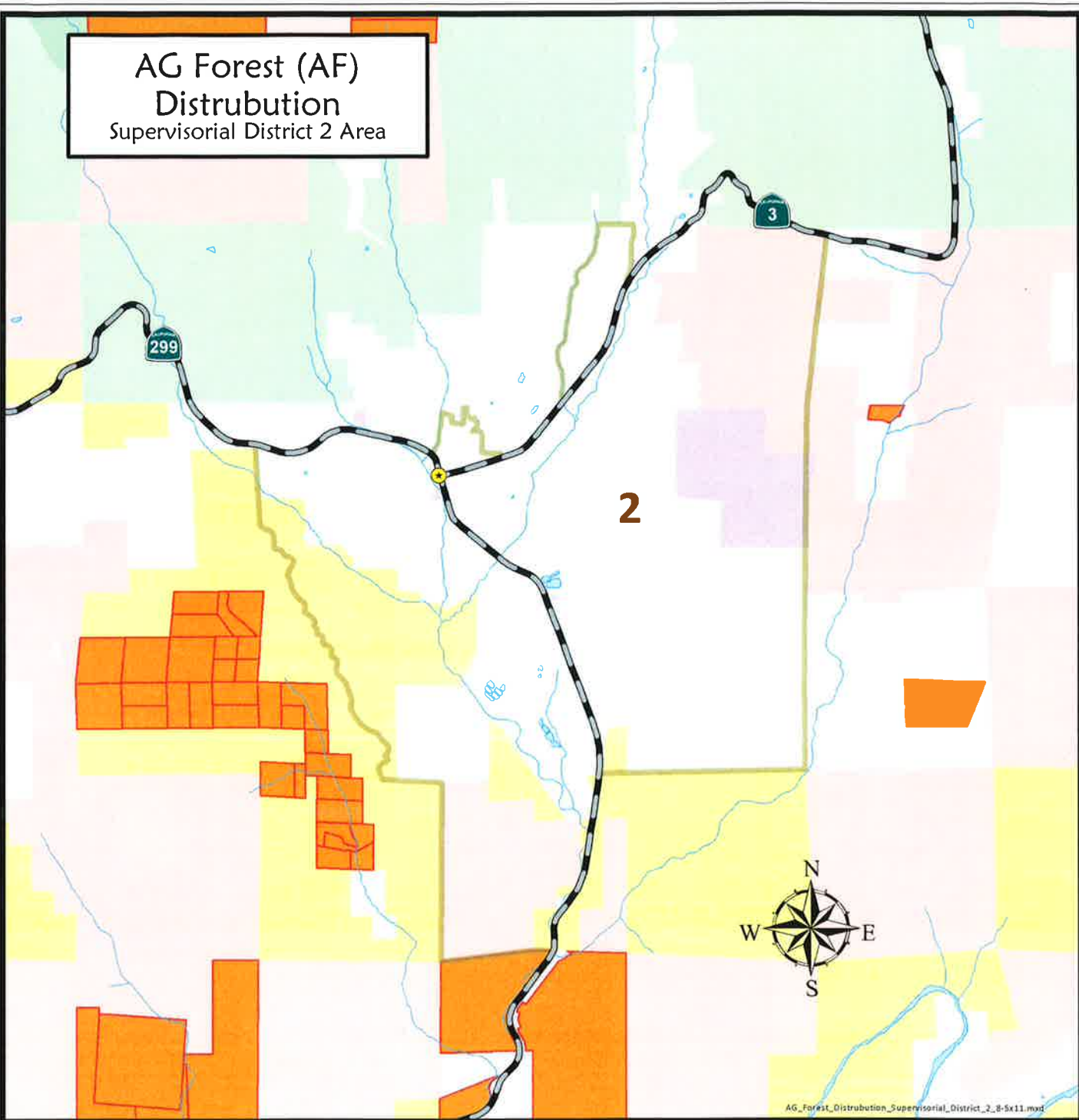
Vicinity & Location Map

Emf

6

34

AG Forest (AF) Distrubution Supervisorial District 2 Area



AG_Forest_Distrubution_Supervisorial_District_2_8-Sx11.mxd

Ownership

- Private / Other
- Private - Timber (TPZ)
- Bureau of Land Mgmt.
- U.S. Forest Service
- Wilderness Area



Supervisorial Districts



AG Forest Land



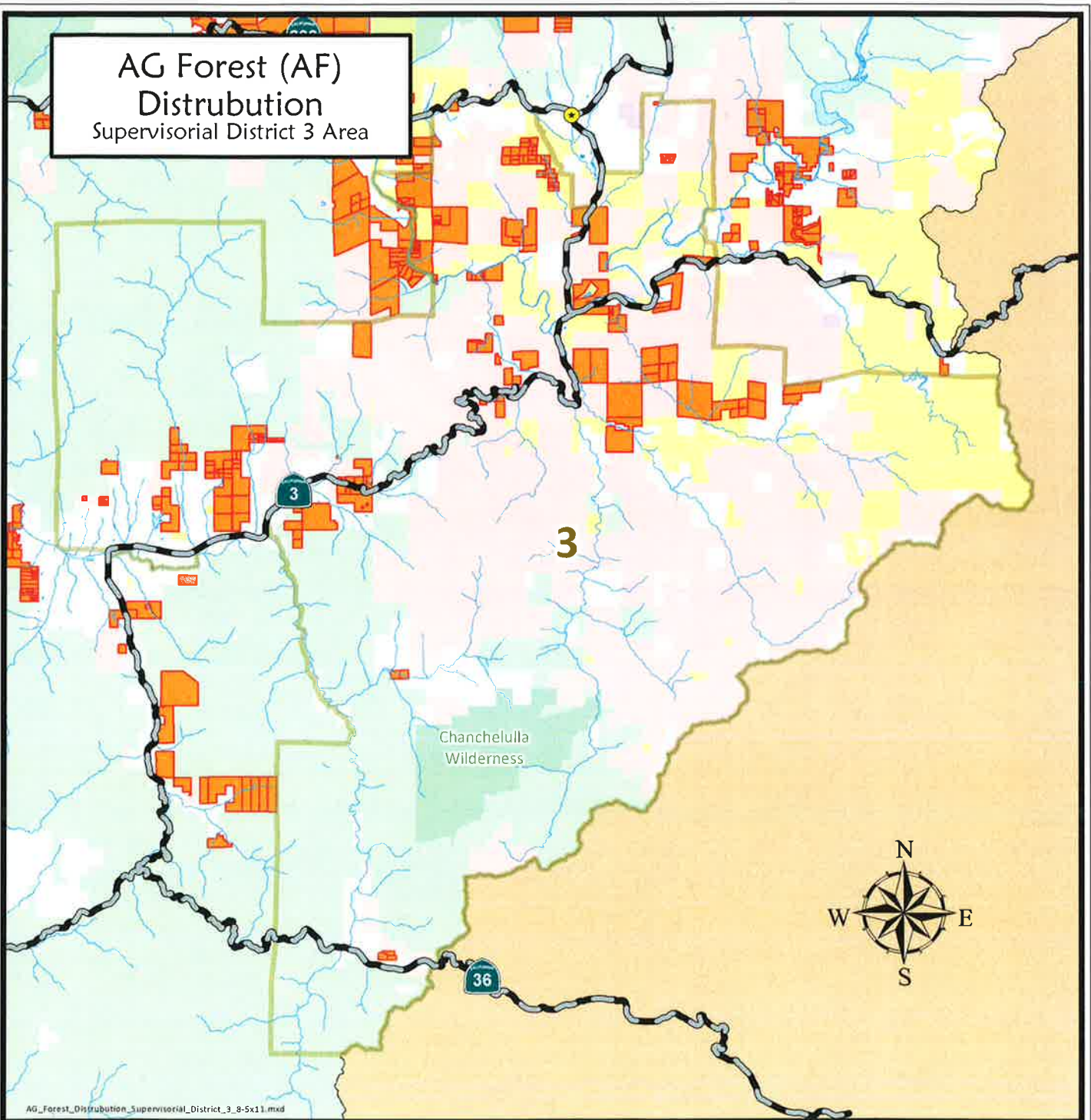
Scale: 1 = 48,000



Vicinity & Location Map

EmF

**AG Forest (AF)
Distrubution
Supervisorial District 3 Area**

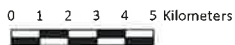


AG_Forest_Distribution_Supervisorial_District_3_8-5x11.mxd

Ownership

- Private / Other
- Private - Timber (TPZ)
- Bureau of Land Mgmt.
- U.S. Forest Service
- Wilderness Area

-  **Supervisorial Districts**
-  **AG Forest Land**



Scale: 1 = 250,000

Vicinity & Location Map

Emf

8
36

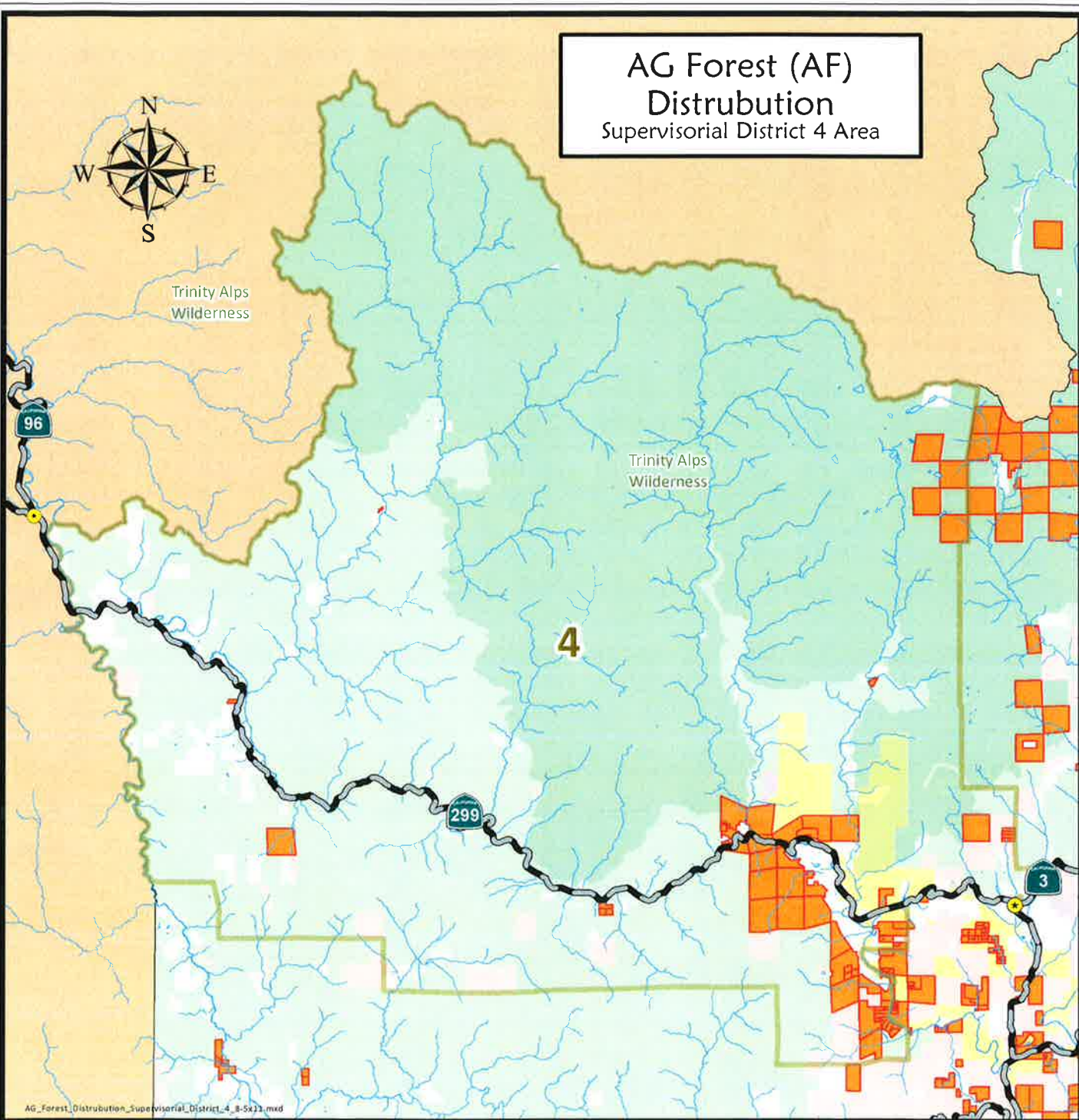
AG Forest (AF) Distrubution Supervisorial District 4 Area



Trinity Alps
Wilderness

Trinity Alps
Wilderness

4



AG_Forest_Distribution_Supervisorial_District_4_8-5x11.mxd

Ownership

- Private / Other
- Private - Timber (TPZ)
- Bureau of Land Mgmt.
- U.S. Forest Service
- Wilderness Area

-  Supervisorial Districts
-  AG Forest Land

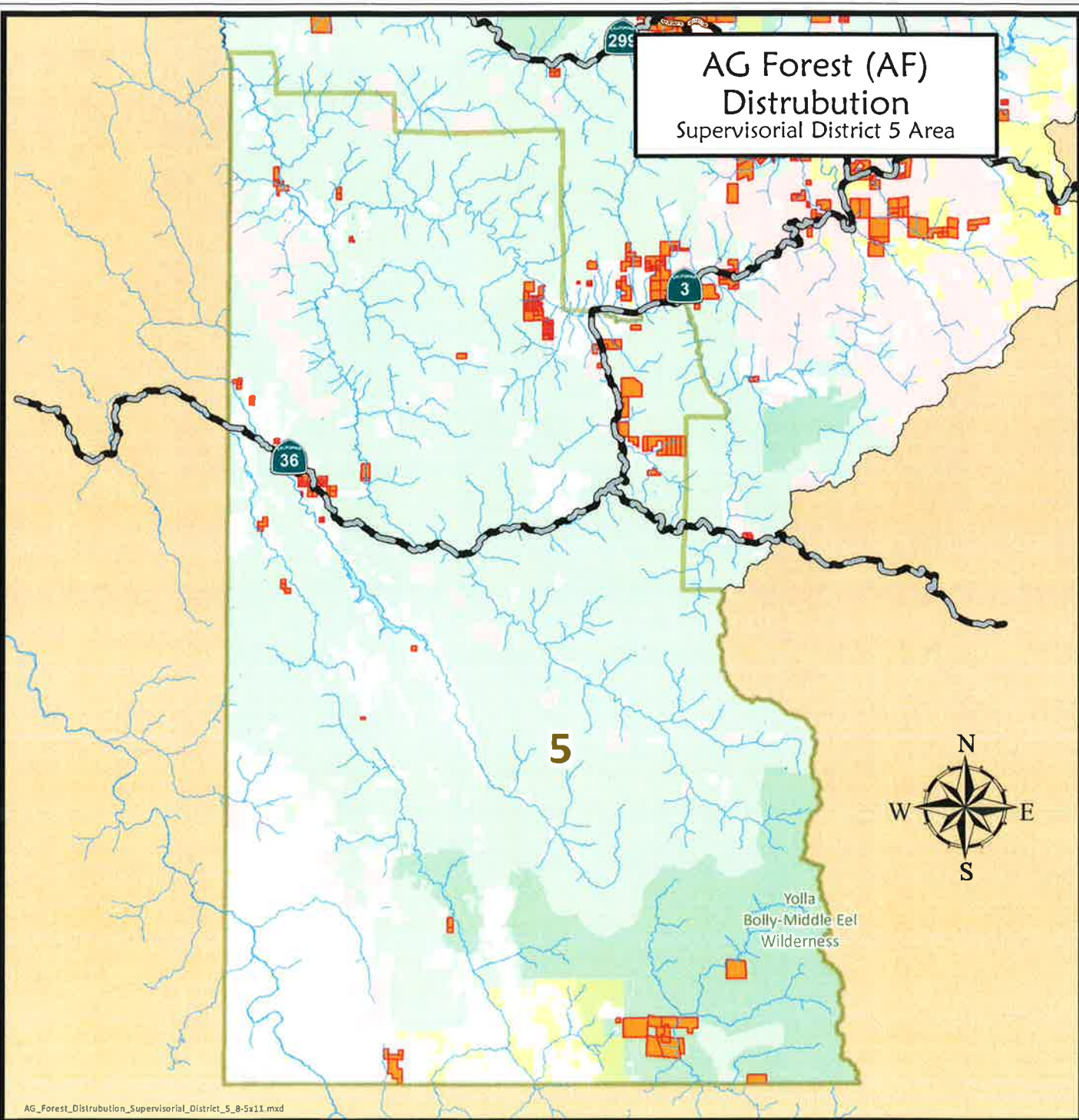


Scale: 1 = 325,000

Vicinity &
Location Map

Emf



AG Forest (AF) Distrubution Supervisorial District 5 Area

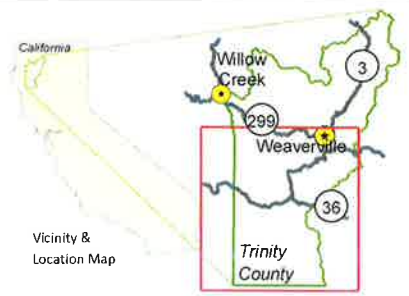


AG_Forest_Distrubution_Supervisorial_District_5_8-5x11.mxd

Ownership

- Private / Other
- Private - Timber (TPZ)
- Bureau of Land Mgmt.
- U.S. Forest Service
- Wilderness Area

-  Supervisorial Districts
-  AG Forest Land



Scale: 1 = 450,000

Emf

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 checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Substantially degrade the existing visual character or quality of the site and its surroundings? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

I(a,b): Some Ag-Forest zoned parcels may be within sight of a scenic vista or scenic resource, but none that are formally designated. Some of the parcels included in the Project will be located within sight of established roadside vista points, also not formally designated scenic resources. In rare cases, a property could be within sight of a historic building, but most of these are located within the historic districts of Weaverville and Lewiston, which are relatively urbanized and do not include Ag-Forest designations. Some of the Ag-Forest zoned parcels will be visible from State Highway 3, State Highway 36 or State Highway 299, which are not designated scenic highways or byways.

Most of the uses allowed without further CEQA review would not have significant aesthetic impacts, except possibly temporary labor camps, which would be subject to a Planning Director-issued use permit. As part of that review process, adjacent property owners would have the opportunity to comment on these uses, and the Director would have discretion to require additional review if a scenic resource would be impacted.

Mitigation Measure I-1: The Planning Director, in reviewing projects for a Planning Director’s Use Permit, shall consider any nearby scenic resources, highways and/or historic buildings within sight of the subject property, and may require mitigation, such as retaining forest habitat to provide a buffer between areas developed for new land uses and adjacent roadways, scenic vistas or historic buildings.

I(c): The project may change the existing visual character of the area by adding new land uses amidst lands that are typically forested. Setback requirements and height limitations that are included in the ordinance for accessory buildings, including greenhouses and temporary labor camps will help prevent the degradation of the existing visual character of the site’s surroundings, and the view from other parcels. Further protection of particularly sensitive viewsheds will be provided by Mitigation Measure I-1, above.

I(d): New, artificial light sources may be created to support new land uses. For some sites, lights will remain on until at least 10:00 p.m. or possibly all night for security reasons. To prevent light pollution, conditions described in Section 30.J.8 of the zoning ordinance will be in effect.

INITIAL STUDY - EVALUATION OF ENVIRONMENTAL IMPACT

Project Name: Ag-Forest Zoning District Ordinance Update

| <p>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.</p> | | | | |
|---|--------------------------|---------------------------------------|-------------------------------------|-------------------------------------|
| 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, forest land (as defined by Public Resources Code section 12220(g)), or 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Result in loss of forest land or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

II(a): The project does not include lands identified as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.

II(b): The project includes the re-creation of the Ag-Forest zoning district. It creates additional agricultural land by opening up the Ag-Forest designation to include non-forest agriculture and grazing. Land zoned Ag-Forest will not be zoned Ag-Preserve, and will not be included in the Williamson Act.

II(c-e): Updating the Ag-Forest Zoning District does not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned timber production. Allowable uses in Ag-Forest will be designed and permitted in a manner consistent with the General Plan's "Resource" land use designation and will retain the land's pre-project ability to produce timber and timber products as well as other natural resources that occur within Trinity County. Forest-producing lands identified as poorly suited for forestry (Site Class IV or V, Dunning scale) will be allowed to be developed for commercial Cannabis cultivation and other agricultural uses without a use permit.

Lands identified as more suitable for the production of timber (Site Class I, II and III, Dunning scale) will be required to obtain a Director's-Issued use permit before converting to commercial Cannabis cultivation. The Director's review must ensure that the use will be located in a manner that will minimize conflicts with timber management activities on the remainder of the site and not interfere with future timber harvest operations. Land zoned Ag-Forest will not be zoned Timber Preserve (TPZ) and will not be subject to Government Code Section 51104(g).

INITIAL STUDY - EVALUATION OF ENVIRONMENTAL IMPACT

Project Name: Ag-Forest Zoning District Ordinance Update

For the other non-forestry uses that can be allowed with a use permit, Mitigation Measure II.1 will be required to ensure that forest land is not converted to non-forest use.

Mitigation Measure II.1. All applications for uses that require a use permit must be accompanied by a finding by a Registered Professional Forester (RPF) stating that the use will not detract from the ability to grow and harvest timber and timber products. The RPF shall provide all supporting documentation to the Planning Department. The RPF's report will be considered by the Director, or the Planning Commission when determining if the proposed use is compatible with timber growing and harvesting.

| 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Create objectionable odors affecting a substantial number of people? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input 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. Minor emissions (dust, equipment exhaust) from construction and/or site development as a new land use is implemented will not contribute to an exceedance of the particulate matter standard, because development of sites will be spread out temporally and spatially.

Development of individual sites resulting from the new, allowable land uses in the Ag-Forest zoning district update is expected to occur intermittently over time. The largest impact to air quality is anticipated from the commercial cultivation of Cannabis when vehicle trips will increase seasonally (during the beginning of the growing season for planting and end of season for harvesting and processing). Activities during these time periods would likely generate an increase in seasonal traffic, dispersed throughout the County that is not expected to cause an impact.

III(d): The project will generate a minor amount of dust, asphalt emissions, concrete dust and heavy equipment exhaust during site development. Pollution concentrations during the short site development or construction period will not be substantial. Sites associated with this project will be dispersed throughout the County and will not cause a significant adverse impact to the environment.

III(e): The project will result in some sites being developed for the commercial cultivation of Cannabis. Objectionable odors created from this activity will be mitigated according to Mitigation Measure III-1.

Mitigation Measure III-1: To prevent exposing sensitive receptors to substantial pollutant concentrations and to prevent objectionable odors from affecting a substantial number

INITIAL STUDY - EVALUATION OF ENVIRONMENTAL IMPACT

Project Name: Ag-Forest Zoning District Ordinance Update

of people, commercial Cannabis cultivation must comply with the setbacks stated in the County's most current commercial Cannabis cultivation ordinance.

| 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 checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input 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): Although updating the Ag-Forest zoning district will not directly cause impacts to biological resources, sites developed as a result of this project will occur across a wide range of habitat types throughout Trinity County. The presence of special-status species and/or their habitat could vary on a site-specific basis and impacts to these resources would vary by the type, size and intensity of the use. Larger, more intensive uses will be subject to specific CEQA review prior to issuance of a Planning Commission Use Permit. Cannabis cultivation will be subject to the County's commercial Cannabis cultivation ordinance and future regulations to be developed by the California Department of Fish and Wildlife. If project activities include tree removal, an applicant will contact CalFire.

Dwelling units and other accessory buildings, as well as logging operations, will be set back 200 feet from any water body, or, for timber operations, as required by the California Forest Practices Act as determined by an RPF. Other uses allowed by the revised Ag-Forest zoning district without further CEQA review will be relatively small and of low intensity. Impacts from these less intensive uses are not expected to be significant.

INITIAL STUDY - EVALUATION OF ENVIRONMENTAL IMPACT

Project Name: Ag-Forest Zoning District Ordinance Update

IV(b-d): Sites developed as a result of this project may encompass, be located in, or be adjacent to a variety of sensitive plant, wildlife, riparian, wetland habitat types, and/or fish or wildlife migration corridors. The revised Ag-Forest requirements include a setback of not less than 200 feet from any water body for structures, or comply with waterbody setbacks in the California Forest Practices Act as determined by a registered professional forester or setbacks in Appendix B of the North Coast Regional Water Quality Control Board’s Order No. 2015-0023 entitled *Best Management Practices for Discharges of Waste Resulting from Cannabis Cultivation and Associated Activities or Operations with Similar Environmental Effects*. These setbacks will help protect riparian and adjacent wetland habitats and migration corridors for fish and most wildlife.

Additional requirements may be placed on developments that require a Planning Commission-issued use permit, as a result of the CEQA process. Even in cases where a use permit is not required, private developers are still subject to state and federal laws protecting wetlands, surface waters, and wildlife habitat. If development is to occur in wetlands or surface waters, notification, permit application and/or consultation with the California Department of Fish and Wildlife, North Coast Regional Water Quality Control Board and/or US Army Corps of Engineers is required.

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 area is not subject to any specific ordinances or plans regarding biological resources.

| V CULTURAL RESOURCES Would the project. | Potentially Significant | Less Than Significant With Mitigation | Less Than Significant | No Impact |
|---|--------------------------|---------------------------------------|-------------------------------------|--------------------------|
| a) Cause a substantial adverse change in the significance of a historical resource, as defined in Section 15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Disturb any human remains, including those interred outside of formal cemeteries? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

V.(a-d): Most of Trinity County, northeast of South Fork Mountain, is part of the Nor Rel Muk Band of Wintu’s territory. The Tsnungwe, Chimariko and Hoopa occupy territory along the Trinity River in far western Trinity County, and the Round Valley Reservation/Covelo Indian Community represent several tribes southwest of South Fork Mountain. Historic uses of the area include gold mining, logging, farming and ranching.

No records search was requested for this project because no specific sites have been proposed for development yet. Projects involving Planning Commission-issued use permits would be subject to record searches, Native American consultation and mitigation. Projects allowed without a Planning Commission-issued use permit are unlikely to unearth cultural or paleontological resources or human remains.

| 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 | | | | |

INITIAL STUDY - EVALUATION OF ENVIRONMENTAL IMPACT

Project Name: Ag-Forest Zoning District Ordinance Update

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

VII(a,c,d): There are no areas of Trinity County that are 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 County. Seismic shaking may occur, generated by more distant active faults. However, these would not be likely to lead to rupture, strong seismic shaking, ground failure or liquefaction at project sites in Trinity County, due to the distance from the epicenter and the nature of the materials underlying most of the County. Some sites in steep terrain could be subject to landslides, and some may contain expansive soils. These would mostly be of concern for the siting and construction of dwellings and other structures, which would require building permits. The Uniform Building Code contains requirements to mitigate these potential hazards for structures.

VI(b): Grading may occur as a result of this project, particularly to develop commercial Cannabis cultivation sites. To avoid or decrease the potential for erosion, the North Coast Regional Water Quality Control Board issued Order No. 2015-0023 (Order), *Waiver of Waste Discharge Requirements and General Water Quality Certification for Discharges of Waste Resulting from Cannabis Cultivation and Associated Activities or Operations with Similar Environmental Effects In the North Coast Region*. Included in the Order, as Appendix B, is guidance for how to avoid or reduce erosion. Although the project will result in the development of a wide range of sites, and other activities in addition to Cannabis cultivation, the best management practices described in Appendix B to the Order or in the California Forest Practice Rules for timber-related activities will avoid or decrease the potential for erosion and loss of top soil associated with the development of these sites.

Mitigation Measure VI-1: For any site requiring any earthmoving activities, implement guidelines established in the Forest Practice Rules or in Appendix B of the North Coast Regional

Water Quality Control Board's Order No. 2015-0023 entitled Best Management Practices for Discharges of Waste Resulting from Cannabis Cultivation and Associated Activities or Operations with Similar Environmental Effects as applicable. Appendix B is available online at:

http://www.waterboards.ca.gov/northcoast/board_decisions/adopted_orders/pdf/2015/150728_Appendix%20B_BMP_clean.pdf

VI(e): The project may involve the installation of sewage disposal systems in association with construction of a dwelling unit, guest house, labor camp or hunting club. All of these uses would require a building permit, which, in turn, would require a percolation test to determine the capacity of the soils to treat wastewater. If sites are not capable of processing the wastewater from a proposed building, an alternative wastewater disposal system would have to be developed, or connection to a public sewer system would be required in order to issue the building permit.

VI(f): There is potential for naturally occurring asbestos to be present at some of the potential project sites. However, very few of the potential uses would involve significant excavation or deep grading that would be likely to expose large areas of naturally occurring asbestos. For most agricultural, residential or timber uses, soil would be left intact or imported for lawns and gardens, covering any bare areas of graded ultramafic rock.

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

VII(a): Sites developed as a result of the project could generate a seasonal increase in traffic that would be dispersed throughout the County. These trips are expected to occur intermittently over time and/or seasonally, particularly if they are associated with commercial Cannabis cultivation when the need for additional workers increases during the beginning of the growing season for planting and end of season for harvesting and processing. Although this is a substantial number of trips to remote areas dispersed throughout the County, the impact would only occur for a short period, twice a year. When considered against the backdrop of typically very low traffic volumes in these rural areas, the impact, over the course of an entire year, and spread throughout the County, would not be significant. Allowing labor camps with a use permit in the proposed Ag-Forest district provides a means to substantially reduce the number of trips during the peak season.

VII(b): The project is consistent with zoning and the Land Use Element of the Trinity County General Plan. There are currently no adopted County plans or policies adopted for the purpose of reducing greenhouse gas emissions.

| VIII. HAZARDS AND HAZARDOUS MATERIALS Would the project: | Potentially Significant | Less Than Significant With Mitigation | Less Than Significant | No Impact |
|---|--------------------------|---------------------------------------|-------------------------------------|--------------------------|
| a) Create a significant hazard to the public or the environment through the routine | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

INITIAL STUDY - EVALUATION OF ENVIRONMENTAL IMPACT

Project Name: Ag-Forest Zoning District Ordinance Update

| | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| transport, use, 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 checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> |

VIII(a-b): Site development activities resulting from the project would not create a significant hazard to the public or environment. Minor equipment maintenance involving the transfer of fuels, oils, greases, hydraulic fluids and solvents may occur during site development or timber harvest, but would be very short-term and the potential of release of such materials is low. Once developed, most sites resulting from the project would not store hazardous materials or would store them in a confined area designed to house them on a short-term basis.

Development of a single family dwelling or guest house may introduce common household hazardous materials which will be disposed of properly during designated hazardous materials collection days at County facilities.

Development of commercial Cannabis cultivation sites may introduce a different set of hazardous materials. At the present time, there are no pesticides or herbicides registered specifically for use directly on Cannabis and the use of pesticides on Cannabis plants has not been reviewed for safety, human health effects, or environmental impacts. Under California law, the only pesticide products not illegal to use on cannabis are those that contain an active ingredient that is exempt from residue tolerance requirements and either registered and labeled for a broad enough use to include use on Cannabis or exempt from registration requirements as a minimum risk pesticide under FIFRA section 25(b) and

INITIAL STUDY - EVALUATION OF ENVIRONMENTAL IMPACT

Project Name: Ag-Forest Zoning District Ordinance Update

California Code of Regulations, title 3, section 6147. Uses of pesticide products shall be consistent with product labelling and any products on the site shall be placed, used, and stored in a manner that ensures that they will not enter or be released into surface or ground waters.

VIII(c): Sites developed as a result of the project will not emit hazardous emissions or handle hazardous waste within ¼ mile of an existing or proposed school. As described above, most uses, such as timber, agriculture and residential uses, would not involve hazardous emissions or acutely hazardous wastes. Cannabis cultivation is not allowed within 1,000 feet of a school.

VIII(d): Sites associated with the project are zoned Ag-Forest, and have typically been in a forested, rural state throughout their history. Sites that have a history of industrial uses that would result in their listing as hazardous materials sites would not be currently zoned Ag-Forest.

VIII(e,f) Sites developed as a result of the project could potentially be located within the Hayfork, Hyampom, Ruth, Trinity Center, and/or Weaverville Airport Land Use Compatibility Plans (ALUCP). Development in these areas should not attract large numbers of people, must not be noise-sensitive, should not present a hazard to flight and should not be over 70 feet tall. Structures over 40 feet tall will not be allowed in the proposed Ag-Forest zoning district, except that cell towers taller than 40 feet may be allowed with a Planning Commission use permit. These would be subject to review by the Airport Land Use Committee (ALUC) if located within an ALUCP.

Temporary labor camps could attract large numbers of people at a time, for a few months during the year. Longer term labor camps, resorts, RV parks and bed and breakfast facilities could attract people year-round, but would be subject to a Planning Commission use permit with site specific environmental review and ALUC approval, if located within an ALUCP. Sites within the vicinity of a private airstrip will be treated similarly, except that no ALUC approval would be required.

VIII(g): The project will not interfere with emergency response services or the emergency evacuation of residences in the vicinity. No public roads will be closed for this project.

VIII(h): Most of the sites developed due to this project will be in known wildland fire interfaces throughout the County. None of the sites will affect evacuation routes in the event of a wildfire or other emergency.

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

INITIAL STUDY - EVALUATION OF ENVIRONMENTAL IMPACT

Project Name: Ag-Forest Zoning District Ordinance Update

| | | | | |
|--|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| amount of surface runoff in a manner that would result in flooding on- or off-site? | | | | |
| e) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| f) Otherwise substantially degrade water quality? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input 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): Sites developed as a result of the project will generate wastewater that will be discharged to permitted septic systems or to the public sanitary sewer system. During site development activities, particularly involving grading, violations of water quality standards for turbidity could occur if erosion and sedimentation is not controlled, or if disturbed areas are left uncovered. To avoid or decrease the potential for erosion, the North Coast Regional Water Quality Control Board issued Order No. 2015-0023, *Waiver of Waste Discharge Requirements and General Water Quality Certification for Discharges of Waste Resulting from Cannabis Cultivation and Associated Activities or Operations with Similar Environmental Effects In the North Coast Region* (Order). Included in the Order, as Appendix B, is guidance for how to avoid or reduce erosion. Although the project will result in the development of a wide range of activities in addition to Cannabis cultivation, the best management practices described in Appendix B of the Order will avoid or decrease the potential for erosion and loss of top soil associated with the development of these sites. Compliance with Appendix B of the Order is required by Mitigation Measure VI-1 in the *Geology/Soils* section above, and repeated below.

Mitigation Measure VI-1: For any site requiring any earthmoving activities, implement guidelines established in Appendix B of the North Coast Regional Water Quality Control Board’s Order No. 2015-0023 entitled Best Management Practices for Discharges of Waste Resulting from Cannabis Cultivation and Associated Activities or Operations with Similar Environmental Effects.

IX(b): Some of the allowable land uses added in to the Ag-Forest zoning district revision will rely on the use of groundwater, although none of these uses would interfere with groundwater recharge. The main, new land use that will be allowed in the Ag-Forest zoning district that will rely on the use of groundwater is commercial Cannabis cultivation. The County has restricted the total number of commercial Cannabis cultivation licenses in all zoning districts countywide to 500 licenses until an impacts analysis focused solely on Cannabis cultivation can be completed. The net deficit in aquifer volume or a lowering of the groundwater table will be mitigated by Mitigation Measure IX-1:

Mitigation Measure IX-1: For any site requiring the drilling of a new well, a well report that has been completed within the past 5 years must be provided that proves the well’s recovery rate to be at least 3 gallons-per-minute.

INITIAL STUDY - EVALUATION OF ENVIRONMENTAL IMPACT

Project Name: Ag-Forest Zoning District Ordinance Update

IX(c-f): Some sites developed by this project will create small, localized impermeable surfaces. Grading, paving and building construction could be included in developing sites congruent with new, allowable land uses in the Ag-Forest zoning district. No alteration of the courses of streams or rivers will occur from activities associated with this project, and although some sites may alter the existing drainage pattern in a localized area, no increase in erosion or siltation will occur, and the rate or amount of surface runoff will not result in flooding on- or off-site or provide substantial additional sources of polluted runoff with implementation of Mitigation Measure VI-1. There are no existing or planned municipal stormwater drainage systems within Ag-Forest zones.

To avoid or decrease the potential for negative impacts to water quality, the North Coast Regional Water Quality Control Board issued Order No. 2015-0023, *Waiver of Waste Discharge Requirements and General Water Quality Certification for Discharges of Waste Resulting from Cannabis Cultivation and Associated Activities or Operations with Similar Environmental Effects In the North Coast Region*. Included in the Order, as Appendix B, is guidance for how to protect water quality. Although the project will result in the development of a wide range of sites in addition to Cannabis cultivation, the best management practices described in Appendix B will avoid or decrease the potential for water quality degradation associated with the development of these sites.

IX(g-h): Site development could occur in the 100-year floodplain of numerous watercourses throughout Trinity County. However, construction of any housing or structures will require a building permit. Building permit review will require a check of the current floodplain maps, and an elevation certificate for any proposed structures that appear to be located in the floodplain. Buildings may then be engineered to avoid impeding or redirecting flood flows, or will otherwise not be allowed in the 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. LAND USE AND PLANNING Would the project: | Potentially Significant | Less Than Significant With Mitigation | Less Than Significant | No Impact |
|---|--------------------------|---------------------------------------|--------------------------|-------------------------------------|
| a) Physically divide an established community? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Conflict with any applicable habitat conservation plan or natural communities' conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

X(a): The project will not physically divide a community. Various projects will occur on properties scattered throughout the County that are already zoned Ag-Forest.

X(b): The project will result in an update of the Ag-Forest zoning district consistent with the Open Space and Land Use Elements of the General Plan.

X(c): The project site is not subject to any habitat conservation plan or natural community conservation plan. There are no such plans currently in effect in Trinity County.

INITIAL STUDY - EVALUATION OF ENVIRONMENTAL IMPACT

Project Name: Ag-Forest Zoning District Ordinance Update

| XI. MINERAL 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 resource 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"/> |

XI(a-b): The project will not affect the availability of any mineral resources. Mining would be allowed in Ag-Forest with a Planning Commission-issued use permit and approved Reclamation Plan. The other uses that would be allowed in Ag-Forest would not permanently preclude future mining on the sites.

| XII. NOISE Would the project result in: | Potentially Significant | Less Than Significant With Mitigation | Less Than Significant | No Impact |
|---|--------------------------|---------------------------------------|-------------------------------------|-------------------------------------|
| a) Exposure of persons to, or generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Exposure of persons to, or generation of, excessive ground-borne vibration or ground-borne noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input 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 type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) For a project located within an airport land use compatibility plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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): Noise generated by this project could include typical construction noise such as equipment engines, grading, and compaction of soils during site development and/or operation; noise associated with resorts, bed and breakfast facilities, and recreational and/or labor camps including music, voices, passenger vehicles, recreational vehicles, and pets; and saw noise generated from sawmills. Trinity County does not have a noise ordinance. The Noise Element of the General Plan does not have standards that apply to construction or operation activities. Although residences could be near some of the sites developed by the project, the rural and dispersed nature of properties zoned Ag-Forest will make noise pollution less than significant.

XII(b): During site development, vibrations could be generated by construction equipment moving earth at the site, and compaction of the soils. There will be no pile driving, blasting or other excessive noise or vibration. The vibrations would be short term, during daylight hours only, when construction activities could be conducted.

INITIAL STUDY - EVALUATION OF ENVIRONMENTAL IMPACT

Project Name: Ag-Forest Zoning District Ordinance Update

XII(c,d): Ambient noise levels post-project will be similar to noise levels pre-project. Temporary, intermittent, ambient noise levels would most likely increase commensurately with tourism during the summer months and during the busiest periods of Cannabis cultivation (for harvesting and processing). Noise generated by new land uses proposed in the project would be consistent with noise from traditional timber harvest, agriculture, and recreational activities that would typically be most prevalent during the driest months of the year when access to agricultural and forest resources are best. Permanent increases in noise levels in the project vicinity are not expected to occur.

XII(e,f): Some sites associated with the project could be located in the Hayfork, Hyampom, Ruth, Trinity Center, or Weaverville Airport Land Use Compatibility Plans, or near a private airstrip. However, the majority of these sites would be located at existing homes where intermittent noise from aircraft is an existing condition. Airports in Trinity County support only small personal aircraft and occasional firefighting aircraft. These smaller airplanes do not generally generate excessive noise.

| 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): The project will have an effect on seasonal population particularly for activities associated with timber harvest and the commercial cultivation of Cannabis. Only one permanent single family dwelling will be allowed per parcel, limiting permanent population growth. However, temporary accommodations for seasonal workers will be allowed in guest houses or labor camps. Resorts, RV parks and campgrounds supporting temporary visitors will be allowed with a Planning Commission use permit. The project does not propose the extension of roads or other infrastructure that could induce off-site population growth.

XIII(b-c): Although it will not displace any housing or people, the project could create the need for additional, seasonal housing.

INITIAL STUDY - EVALUATION OF ENVIRONMENTAL IMPACT

Project Name: Ag-Forest Zoning District Ordinance Update

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

XIV(a) – (f): The project does not involve the construction of new or physically altered governmental facilities. There may be a seasonal increase in demand for police protection and schools when large numbers of laborers are present in labor camps, but the increased demand will not lead to a need for new or physically altered government facilities. Fire protection, and water for fire protection will be provided from the same sources that are in place before the project is implemented.

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

XV(a-b): The project would increase the population seasonally, during which time there could be an increase in the use of existing parks and recreational facilities. The project would not otherwise cause a permanent, year-round population increase that would lead to the need to expand recreational facilities, nor would it increase use of other recreational facilities such that physical deterioration would occur.

| 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 measures 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"/> |

INITIAL STUDY - EVALUATION OF ENVIRONMENTAL IMPACT

Project Name: Ag-Forest Zoning District Ordinance Update

| | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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 expected to generate a seasonal increase in traffic on a combination of private, County, and State routes dispersed throughout the County. The combination of these routes and the dispersed nature of road usage will not exceed the capacity of a single route to accommodate extra trips and will not affect multi-modal transportation including public transit and/or non-motorized travel. The level of service standards included in the County’s Regional Transportation Plan will not be exceeded by these dispersed trips in rural areas.

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

XVI(d): The increase in seasonal traffic County-wide is not expected to increase road hazards due to the dispersed nature of road usage throughout the entire County. Any new road encroachments are required to obtain an encroachment permit from the County Department of Transportation, which will include a review of the proposed driveway location for potential hazards, and requirements to mitigate those hazards.

XVI(e): The project will not affect emergency access. No public roads will be blocked or closed during site development or operations resulting from the project.

XVI(f): The project will have no effect on existing or proposed transit, bikeways or pedestrian facilities.

| XVII. TRIBAL CULTURAL RESOURCES Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: | Potentially Significant | Less Than Significant With Mitigation | Less Than Significant | No Impact |
|--|--------------------------|---------------------------------------|--------------------------|-------------------------------------|
| a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

INITIAL STUDY - EVALUATION OF ENVIRONMENTAL IMPACT

Project Name: Ag-Forest Zoning District Ordinance Update

| | | | | |
|---|--|--|--|--|
| significance of the resource to a California Native American tribe. | | | | |
|---|--|--|--|--|

XVII(a, b): Assembly Bill 52, passed by the State in 2014, requires the County to consult with any California Native American tribe that is traditionally and culturally affiliated with the geographic area of a proposed project, if the tribe requested to the lead agency, in writing, to be informed of proposed projects in that geographic area. Most of Trinity County, northeast of South Fork Mountain, is part of the Nor Rel Muk Band of Wintu’s territory. The Tsnungwe, Chimariko and Hoopa occupy territory along the Trinity River in far western Trinity County, and the Round Valley Reservation/Covelo Indian Community represents several tribes southwest of South Fork Mountain. None of these Tribes, or any other California Native American tribe, has requested to be informed of proposed projects in Trinity County in accordance with AB 52. However, Trinity County routinely consults with Native American tribes in the region, and a copy of this Initial Study/Mitigated Negative Declaration will be sent to the above-listed tribes, along with a request for their comments.

Further, any CEQA documents prepared in support of a Planning Commission issued Use Permit for any activity in the Ag-Forest zone will also be sent to the appropriate Native American tribe for that area.

| XVIII. UTILITIES AND SERVICE SYSTEMS Would the project: | Potentially Significant | Less Than Significant With Mitigation | Less Than Significant | No Impact |
|--|--------------------------|---------------------------------------|--------------------------|-------------------------------------|
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Require or result in the construction of new water or wastewater facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? | <input type="checkbox"/> | <input 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"/> |

XVIII(a, b, e): The project will not exceed wastewater treatment requirements of the North Coast Regional Water Quality Control Board. The project will not generate an exceptional amount of wastewater requiring treatment that would exceed the capacity of on-site, permitted septic systems. The

INITIAL STUDY - EVALUATION OF ENVIRONMENTAL IMPACT

Project Name: Ag-Forest Zoning District Ordinance Update

project is not expected to affect the public wastewater system because it involves an update to the Ag-Forest Zoning District; parcels in this zoning district are not likely to be served by a public wastewater system. However, in the case that a public wastewater system does serve a site to be developed as a result of the project, the capacity of the wastewater system will not be exceeded, and no expansion of the wastewater system will be necessary.

XVIII(c): Parcels in the Ag-Forest Zoning District are not likely to be served by municipal stormwater facilities operated by the County.

XVIII(d): Water will be supplied by on-site sources (well, permitted surface water source), and/or the same public water providers that exist pre-project. Water demand associated with the project, particularly for the commercial cultivation of Cannabis, could be extremely high depending on weather patterns and site conditions. To prevent water demand from exceeding the capacity of existing entitlements and resources, Mitigation Measure IX-1, stated previously in the *Hydrology/ Water Quality* section, and repeated below, will be required:

Mitigation Measure IX-1: For any site requiring the drilling of a new well, a well report that has been completed within the past 5 years must be provided that proves the well's recovery rate to be at least 3 gallons-per-minute.

XVIII(f-g): The project will not generate sufficient waste to have an impact on landfill facilities or violate regulations related to solid waste.

| XIX. 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 probable future projects, as defined in Section 15130.) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) 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"/> |

XVIII(a): As documented above, the project, with mitigation, will have no effect on special status fish, wildlife or plant species or important examples of major periods of history or prehistory.

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

INITIAL STUDY - EVALUATION OF ENVIRONMENTAL IMPACT

Project Name: Ag-Forest Zoning District Ordinance Update

projects on Ag-Forest zoning within the County that would contribute to the effects of this project. However, the effects, particularly of commercial Cannabis cultivation, will be combined with the impacts of similar activities in other zoning districts. The cumulative effect of County-wide commercial Cannabis cultivation is being reviewed in a separate CEQA document that is currently being prepared.

XVIII(c): The project, as mitigated, would not have any environmental impacts that would cause substantial adverse effects on human beings.

References

- North Coast Regional Water Quality Control Board, Order No. 2015-0023, *Appendix B. Best Management Practices for Discharges of Waste Resulting from Cannabis Cultivation and Associated Activities or Operations with Similar Environmental Effects as applicable*, available online:
http://www.waterboards.ca.gov/northcoast/board_decisions/adopted_orders/pdf/2015/150728_Appendix%20B_BMP_clean.pdf
- Trinity County Airport Land Use Commission, Trinity County Airport Land Use Compatibility Plan, adopted November 12, 2009
- Trinity County Planning Dept., Trinity County Zoning Ordinance 315, Section 14 adopted November 19, 1996
- Trinity County Planning Dept., Trinity County General Plan

Appendices

Appendix A. Proposed Ag-Forest Zoning District Ordinance

Appendix B. Existing Ag-Forest Zoning District Ordinance

**APPENDIX A.
SECTION 14**

**AGRICULTURE-FOREST DISTRICT
OR “A-F” DISTRICT**

A. GENERAL DESCRIPTION: The purpose of this District is to identify and set development standards for lands suitable for forestry management, but which are not zoned Timberland Production Zone. This district is consistent with the “Resource” General Plan land use designation.

B. LIST OF USES PERMITTED IN AN AGRICULTURE-FOREST DISTRICT:

Agricultural uses on Site Class IV or V timberland (Dunnings scale), as determined by a Registered Professional Forester, and, if Cannabis, subject to meeting all local and state Cannabis licensing requirements (see also Section xxxx).

Christmas tree farm.

Firewood storage, processing

Forestry.

Grazing.

Low-intensity recreational uses which involve only minimal improvements (e.g.: non-motorized fishing or hunting club that does not provide food service and/or lodging facilities).

Portable sawmill, chipper and similar equipment.

Watershed management activities.

Wildlife and fisheries habitat improvement.

Other uses found to be similar in nature as determined by resolution adopted by the Planning Commission (ref Section 30.A).

Bb. USES PERMITTED SUBJECT TO FIRST SECURING A PLANNING DIRECTOR ISSUED USE PERMIT:

Uses considered under this subsection shall require a Registered Professional Forester (RPF) to find that the use will not negatively detract from the ability to grow and harvest timber and timber products as part of the use permit application. The RPF shall provide all supporting documentation to the Planning Department. The RPF’s report will be considered by the Director when determining if the proposed use is compatible with timber growing and harvesting.

Guest house, if located in close proximity to the main dwelling to minimize conflicts with timber management activities on the remainder of the site.

Agricultural uses on Site Class I, II or III timberland (Dunning Scale) as determined by a Registered Professional Forester, when located in a manner to minimize conflicts with timber management activities on the remainder of the site and not interfere with future

logging operations (e.g.: location on an established log landing would be discouraged), and subject to meeting all local and state Cannabis licensing requirements (see also Section xxxx).

Temporary labor camp(s), less than one year in duration, accessory to harvesting or planting operations.

C. LIST OF USES PERMITTED SUBJECT TO FIRST OBTAINING A PLANNING COMMISSION ISSUED USE PERMIT:

Uses considered under this subsection shall require a Registered Professional Forester (RPF) to find that the use will not negatively detract from the ability to grow and harvest timber and timber products as part of the use permit application. The RPF shall provide all supporting documentation to the Planning Department. The RPF's report will be considered by the Planning Commission when determining if the proposed use is compatible with timber growing and harvesting.

Bed and Breakfast facility.

Campground.

Cell tower and accessory buildings/uses

Logging contractors yard when located in a manner to minimize conflicts with timber management activities on the remainder of the site.

Mining.

Nursery for raising tree seedlings.

Processing facility (e.g.: sand and gravel screening,

Recreational Vehicle Park.

Sawmill.

Resort.

Trailer camp (permanent placement) for laborers.

Winery when located in a manner to minimize conflicts with timber management activities on the remainder of the site.

Other uses found to be similar in nature as determined by resolution adopted by the Planning Commission (ref Section 30.A).

D. ACCESSORY BUILDINGS AND USES: The following accessory uses are deemed to be compatible with Agriculture-Forest related uses provided they do not significantly detract from the use of the property for, or inhibit, forestry uses:

Cold frame greenhouse(s) and/or hoop-house(s). (Must meet setback standards in this section)

One single-family dwelling per parcel and normal residential accessory uses (e.g.: garage, shop). (Must meet setback standards in this section)

Recreational use such as walking, hiking, picnicking, swimming, boating, or fishing.

Roads, landings, and log storage areas integral to the growing and harvesting of timber.

E. MINIMUM PARCEL AREA FOR SUBDIVISION PURPOSES:

The minimum acreage for subdivision purposes shall be 10 acres for Site Class IV or V timberland; and 40 acres for Site Class I, II or III timberland (Dunning scale).

F. BUILDING HEIGHT: The maximum building height shall be forty (40) feet.

G. FRONT YARD SETBACK: The front yard shall have a minimum depth of twenty (20) feet; provided, however, that the setback shall be 100 feet, if the yard abuts lands zoned Timberland Production Zone.

H. SIDE YARD SETBACK: Each side yard shall have a minimum depth of twenty (20) feet; provided, however, that the setback shall be 100 feet, if the yard abuts lands zoned Timberland Production Zone.

I. REAR YARD SETBACK: The rear yard setback shall be a minimum of twenty (20) feet; provided, however, that the setback shall be 100 feet, if the yard abuts lands zoned Timberland Production Zone.

J. SETBACK FROM NEIGHBORING DWELLINGS: There are no setback requirements for forestry or agricultural uses in this resource oriented zoning district; provided, however, that if the parcel abuts property zoned primarily for residential use, then the neighboring dwelling setback established in Section xxxx, shall apply.

K. SETBACK FROM SURFACE WATER BODIES: The setback shall be either not less than 200 feet from any water body, or comply with waterbody setbacks in the California Forest Practices Act as determined by a registered professional forester or in Appendix B of the North Coast Regional Water Quality Control Board's Order No. 2015-0023 entitled *Best Management Practices for Discharges of Waste Resulting from Cannabis Cultivation and Associated Activities or Operations with Similar Environmental Effects* as applicable. Appendix B is available online at http://www.waterboards.ca.gov/northcoast/board_decisions/adopted_orders/pdf/2015/150728_Appendix%20B_BMP_clean.pdf

L. TIMBERLAND CONVERSION PERMIT: A timberland conversion permit issued by CalFire may be required prior to establishing any use other than forestry.

M. GRADING: For any site requiring any earthmoving activities, implement guidelines established in the California Forest Practice Rules or in Appendix B of the North Coast

Regional Water Quality Control Board's Order No. 2015-0023 entitled *Best Management Practices for Discharges of Waste Resulting from Cannabis Cultivation and Associated Activities or Operations with Similar Environmental Effects* as applicable. Appendix B is available online at

http://www.waterboards.ca.gov/northcoast/board_decisions/adopted_orders/pdf/2015/150728_Appendix%20B_BMP_clean.pdf

SECTION 14. AGRICULTURAL FOREST DISTRICT OF AF DISTRICTS

Subject to the provisions of Section 30, none but the following uses, or uses, which in the opinion of the Planning Commission are similar in nature will be allowed. See Section 30.A.

- A. **USES PERMITTED:** Management of land and forest for the production and harvest of trees and other natural resources (including tree farming), management of land and forest in a manner designed to provide protection from fire caused either by man or nature, insects, diseases, or other catastrophe, logging, primary wood processing plants and operations, and accessory buildings and uses.
- B. **USES PERMITTED SUBJECT TO FIRST SECURING A USE PERMIT IN EACH CASE:** Other uses which are incidental to the primary purpose of "A- F" district including, but not limited to a permanent wood processing installation.
- C. Reserved.
- D. Reserved.
- E. **FOR SUBDIVISION PURPOSES, THE MINIMUM PARCEL SIZE REQUIRED:** A corner and an interior lot - 10 acres. (315-200)
- G. **MINIMUM LOT WIDTH REQUIRED:** No requirement.
- I. **MAXIMUM ALLOWABLE LOT COVERAGE BY ALL STRUCTURES:** No requirement.
- J. **MAXIMUM ALLOWABLE HEIGHT:** No requirement.
- K. **MINIMUM FRONT YARD REQUIRED:** Twenty (20) feet. (Ord. 315-722)
- L. **MINIMUM SIDE YARD REQUIRED:** (Interior and Exterior lot lines) Twenty (20) feet.
- M. **MINIMUM REAR YARD REQUIRED:** Twenty (20) feet. (Ord. 315-722)
- A. **GENERAL REQUIREMENT:** Any petition to establish, reclassify or amend, the agricultural-forest classification shall state that the minimum duration of such classification shall be 5 years. Upon the termination of the original or subsequent 5 year period, either the owner or the Trinity County Planning Commission may petition for reclassification of any portion of any ownership so classified.

Unless such petition is filed either by the owner or by the Planning Commission within 120 days preceding the date of termination and provided that notice of such petition is delivered to the signatories within 120 days preceding said termination date. Extension of the five-year exclusive use classification shall be automatic.

Public comment Read @ JC
4/27/17 From his
McIntos

Comments for Ag Forest (April 28,2017)

I'd like to talk about Ag Forest. I am a little surprised to not see it on the agenda tonight....but then again, I don't know if your agenda could be more full.

As we discussed the proposed amendments to the zone last commission meeting this "fix" with the RPF sounded really great until we got down to the nitty gritty. The nagging question in my mind was "how much and how long does it take to go this route" which I asked during public comment. Though there was no clear answer - when Commissioner Frasier said something along the lines of - for all the time and money it would cost to go the RFP route, the property owner would be better off doing a CUP. That was all I needed to hear. A CUP takes approximately \$4000 and 16 weeks to complete - anything more than that is unnecessary burden.

I'm not saying that the RFP route isn't a good option for some, but I don't think you should approve this as a mandate for all. Another thing that came up was the question of acreage and viability in regards to Timber. Tom Ballanco mentioned 40 acres as a threshold for timber viability and it seemed that resonated with you all.

As we discussed the possibility of using the zoning code minimums to include in this ordinance it came up that the parcels in these zones often fall far short of what their minimum acreage is supposed to be. After that meeting, I went home and started sorting the lists to see just how far off these thresholds are. We have a total of 385 parcels zoned Ag Forest in Trinity County. Of those, there are 28 parcels that do not carry a minimum acreage requirement - these 28 parcels range from as small as a half acre all the way up to 460 acres. Of the remaining 357 parcels with minimum acreage thresholds - 128 of those, approximately 43% of these properties do not meet the criteria of their zoning code. This is not limited to zone AF but all zones carrying minimum acreage thresholds can be found to contain many properties that don't meet the criteria.

Here's a break- down of the parcels and their acreages in zone AF (using LOT acres)

| Acres | 0 - 4.99 | 5 - 9.99 | 10 - 19.99 | 20 - 39.99 | 40 - 79.99 | 80 - 99.99 | 100+ |
|---------|----------|----------|------------|------------|------------|------------|------|
| Parcels | 24 | 46 | 81 | 103 | 75 | 15 | 41 |

I am assuming that both TPZ and AF were created for economic viability. If we do agree that 40 acres is a good threshold to say a parcel is viable for Timber Harvest then maybe it would be most appropriate to used the actual acreage as a guide. I urge you to keep the RPF route as an option but include other avenues as options such as a DUP and/or a CUP that utilize the actual acreage (not the zoning code) as a guide. Also, maybe garden size should be a consideration.

For instance:

Allow outdoor/mixed light cannabis cultivation on parcels under 40 acres for license types 1c (cottage up to 2,500 square feet), 1 and 1b (up to 5,000 square feet) without an additional permit.

Allow outdoor/mixed light cannabis cultivation on parcels under 40 acres for license type 2 and 2b (10,000 square feet) with a Directors Use Permit.

Allow outdoor/mixed light cannabis cultivation (of any license type) on parcels over 40 acres, subject to a Conditional Use Permit.

When the CUP was discussed at the last meeting there was a comment that it would be easy to go this route as long as we have Dan Frasier on the commission but what about when he leaves. Lucky for us, he has recently signed up for 4 years of all this fun and hopefully we can retain him; but if we can just keep him long enough to get a handful of these existing folks through we will then have references to draw from if/when Dan moves on from the commission. Keeping the RPF as an option may also help in the more tricky cases.

Thank you for considering this as we go forward!

"F"

60

| PARCEL | LOT ACRES | GIS ACRES | ZD CODE | GPD CODE | PLANNING AREA |
|---------------|-----------|-----------|---------|----------|---------------|
| 007-120-50-00 | 0.92 | 1.00 | AF | RR | North Lake |
| 007-120-52-00 | 1.70 | 1.69 | AF | RR | North Lake |
| 007-120-53-00 | 0.46 | 0.75 | AF | RR | North Lake |
| 007-120-63-00 | 1.02 | 1.02 | AF | RR | North Lake |
| 007-120-64-00 | 1.00 | 1.06 | AF | RR | North Lake |
| 008-420-15-00 | 34.30 | 33.12 | AF | RE | Salyer |
| 011-140-12-00 | 26.26 | 27.78 | AF | RE | Hyampom |
| 011-140-14-00 | 257.37 | 258.11 | AF | RE | Hyampom |
| 011-140-15-00 | 26.49 | 25.43 | AF | RE | Hyampom |
| 015-190-02-00 | 460.00 | 459.41 | AF | RE | Douglas City |
| 017-130-41-00 | 39.40 | 39.37 | AF | RE | Hayfork |
| 017-130-42-00 | 39.39 | 39.42 | AF | RE | Hayfork |
| 018-020-42-00 | 60.51 | 61.25 | AF | RE | Ruth |
| 018-020-60-00 | 30.10 | 26.31 | AF | V | Ruth |
| 018-020-61-00 | 23.40 | 20.76 | AF | V | Ruth |
| 018-020-62-00 | 32.00 | 36.17 | AF | V | Ruth |
| 018-020-63-00 | 31.80 | 30.96 | AF | V | Ruth |
| 018-210-16-00 | 113.08 | 117.75 | AF | RE | Ruth |
| 018-210-17-00 | 40.74 | 42.80 | AF | RE | Ruth |
| 020-070-56-00 | 40.00 | 40.64 | AF | RE | Ruth |
| 020-120-22-00 | 20.19 | 19.95 | AF | RE | Ruth |
| 022-260-38-00 | 80.00 | 82.69 | AF | RE | Zenia |
| 022-260-39-00 | 53.00 | 45.46 | AF | RE | Zenia |
| 022-260-40-00 | 107.00 | 107.64 | AF | RE | Zenia |
| 022-260-41-00 | 400.00 | 393.38 | AF | RE | Zenia |
| 024-080-20-00 | 19.18 | 19.54 | AF | RE | Weaverville |
| 024-080-21-00 | 20.87 | 21.26 | AF | RE | Weaverville |
| 024-080-22-00 | 20.03 | 20.34 | AF | RE | Weaverville |
| 010-690-33-00 | 25.64 | 25.53 | AF10 | A | Weaverville |
| 011-290-17-00 | 14.01 | 14.81 | AF10 | A | Hyampom |
| 011-290-18-00 | 19.04 | 17.18 | AF10 | A | Hyampom |
| 015-380-18-00 | 23.75 | 24.86 | AF10 | RE | Douglas City |
| 015-440-55-00 | 9.03 | 9.01 | AF10 | RE | Douglas City |
| 015-440-56-00 | 4.50 | 4.50 | AF10 | RE | Douglas City |
| 015-440-57-00 | 4.50 | 4.50 | AF10 | RE | Douglas City |
| 015-440-58-00 | 75.65 | 72.40 | AF10 | RE | Douglas City |
| 018-870-10-00 | 13.40 | 13.65 | AF10 | RE | Ruth |
| 018-870-11-00 | 13.17 | 13.43 | AF10 | RE | Ruth |
| 018-870-12-00 | 13.24 | 13.24 | AF10 | RE | Ruth |
| 024-020-07-00 | 79.63 | 81.49 | AF10 | RE | Junction City |
| 025-350-12-00 | 5.43 | 5.51 | AF10 | RE | Lewiston |
| 008-260-02-00 | 640.00 | 642.83 | AF160 | RE | Salyer |
| 015-160-12-00 | 160.00 | 164.46 | AF160 | RE | Douglas City |
| 015-160-14-00 | 160.00 | 162.01 | AF160 | RE | Douglas City |
| 015-160-15-00 | 80.00 | 80.81 | AF160 | RE | Douglas City |
| 015-160-16-00 | 78.59 | 80.68 | AF160 | RE | Douglas City |
| 015-160-17-00 | 80.00 | 81.67 | AF160 | RE | Douglas City |
| 015-160-18-00 | 80.00 | 82.28 | AF160 | RE | Douglas City |

| | | | | | |
|---------------|--------|--------|-------|----|---------------|
| 015-220-28-00 | 217.41 | 181.77 | AF160 | RE | Douglas City |
| 017-460-27-00 | 159.19 | 162.53 | AF160 | RE | Hayfork |
| 017-460-28-00 | 160.00 | 159.53 | AF160 | RE | Hayfork |
| 017-460-29-00 | 160.30 | 162.43 | AF160 | RE | Hayfork |
| 017-460-30-00 | 120.00 | 119.00 | AF160 | RE | Hayfork |
| 019-100-45-00 | 160.00 | 150.88 | AF160 | RE | Hayfork |
| 019-100-46-00 | 160.00 | 154.54 | AF160 | RE | Hayfork |
| 019-100-47-00 | 160.00 | 152.10 | AF160 | RE | Hayfork |
| 019-100-48-00 | 160.00 | 153.32 | AF160 | RE | Hayfork |
| 024-030-09-00 | 120.00 | 118.93 | AF160 | RE | Junction City |
| 024-030-25-00 | 6.60 | 6.47 | AF160 | RE | Junction City |
| 024-030-26-00 | 6.60 | 6.46 | AF160 | RE | Junction City |
| 024-030-30-00 | 20.00 | 19.46 | AF160 | RE | Junction City |
| 024-030-38-00 | 6.60 | 6.46 | AF160 | RE | Junction City |
| 005-370-45-00 | 5.50 | 5.37 | AF20 | RE | Salyer |
| 007-260-19-00 | 60.01 | 56.84 | AF20 | RE | North Lake |
| 007-260-20-00 | 23.77 | 24.50 | AF20 | RE | North Lake |
| 007-300-54-00 | 21.30 | 20.93 | AF20 | RE | North Lake |
| 009-350-02-00 | 5.00 | 4.76 | AF20 | RE | Junction City |
| 009-350-08-00 | 40.00 | 36.62 | AF20 | RE | Down River |
| 009-350-09-00 | 10.00 | 9.41 | AF20 | RE | Junction City |
| 011-330-46-00 | 118.89 | 113.48 | AF20 | RE | Hayfork |
| 012-220-15-00 | 40.00 | 41.54 | AF20 | RE | Junction City |
| 014-420-53-00 | 10.00 | 10.28 | AF20 | RE | Hayfork |
| 014-420-54-00 | 10.00 | 10.27 | AF20 | RE | Hayfork |
| 014-420-55-00 | 20.00 | 20.53 | AF20 | RE | Hayfork |
| 014-420-63-00 | 10.00 | 9.89 | AF20 | RE | Hayfork |
| 015-090-16-00 | 10.00 | 10.67 | AF20 | RE | Junction City |
| 015-090-22-00 | 5.00 | 5.34 | AF20 | RE | Junction City |
| 015-090-23-00 | 5.00 | 5.32 | AF20 | RE | Junction City |
| 015-090-29-00 | 31.07 | 28.84 | AF20 | RE | Junction City |
| 015-090-30-00 | 40.42 | 42.75 | AF20 | RE | Junction City |
| 015-110-28-00 | 40.00 | 36.23 | AF20 | RE | Douglas City |
| 015-110-77-00 | 42.50 | 34.09 | AF20 | RE | Douglas City |
| 015-440-53-00 | 38.00 | 40.74 | AF20 | RE | Douglas City |
| 015-440-54-00 | 40.00 | 40.78 | AF20 | RE | Douglas City |
| 018-050-73-00 | 17.10 | 17.43 | AF20 | RE | Ruth |
| 018-630-01-00 | 19.80 | 20.17 | AF20 | RE | Ruth |
| 018-630-02-00 | 19.30 | 19.62 | AF20 | RE | Ruth |
| 018-680-01-00 | 37.32 | 38.06 | AF20 | RE | Ruth |
| 018-690-01-00 | 26.81 | 27.20 | AF20 | RE | Ruth |
| 018-690-02-00 | 20.13 | 20.94 | AF20 | RE | Ruth |
| 018-700-01-00 | 23.17 | 23.41 | AF20 | RE | Ruth |
| 018-700-02-00 | 21.59 | 22.01 | AF20 | RE | Ruth |
| 018-700-03-00 | 26.38 | 29.07 | AF20 | RE | Ruth |
| 018-710-01-00 | 28.27 | 30.35 | AF20 | RE | Ruth |
| 018-710-02-00 | 24.79 | 29.12 | AF20 | RE | Ruth |
| 018-750-01-00 | 20.34 | 20.89 | AF20 | RE | Ruth |
| 018-750-02-00 | 20.73 | 21.28 | AF20 | RE | Ruth |

| | | | | |
|---------------|-------|------------|----|---------------|
| 018-750-03-00 | 29.38 | 26.28 AF20 | RE | Ruth |
| 018-760-01-00 | 21.91 | 28.34 AF20 | RE | Ruth |
| 018-760-02-00 | 16.24 | 19.56 AF20 | RE | Ruth |
| 018-770-01-00 | 24.31 | 24.18 AF20 | RE | Ruth |
| 018-770-02-00 | 21.30 | 21.76 AF20 | RE | Ruth |
| 018-780-01-00 | 28.52 | 31.29 AF20 | RE | Ruth |
| 018-780-02-00 | 22.71 | 24.31 AF20 | RE | Ruth |
| 018-790-01-00 | 20.01 | 20.48 AF20 | RR | Ruth |
| 018-790-02-00 | 21.40 | 21.12 AF20 | RR | Ruth |
| 018-800-01-00 | 20.28 | 19.06 AF20 | RR | Ruth |
| 018-800-02-00 | 20.00 | 20.79 AF20 | RR | Ruth |
| 018-810-01-00 | 27.08 | 28.37 AF20 | RR | Ruth |
| 018-810-02-00 | 18.81 | 20.09 AF20 | RR | Ruth |
| 018-820-01-00 | 23.21 | 23.77 AF20 | RR | Ruth |
| 018-820-02-00 | 16.94 | 22.01 AF20 | RR | Ruth |
| 018-830-01-00 | 27.43 | 28.66 AF20 | RR | Ruth |
| 018-830-02-00 | 22.02 | 22.81 AF20 | RR | Ruth |
| 018-830-03-00 | 22.94 | 24.03 AF20 | RR | Ruth |
| 018-840-01-00 | 20.81 | 22.40 AF20 | RR | Ruth |
| 018-840-02-00 | 28.40 | 30.45 AF20 | RR | Ruth |
| 018-840-03-00 | 22.23 | 22.84 AF20 | RR | Ruth |
| 019-260-41-00 | 31.36 | 30.69 AF20 | RE | Wildwood |
| 019-260-42-00 | 23.14 | 22.82 AF20 | RE | Wildwood |
| 019-260-43-00 | 19.70 | 19.89 AF20 | RE | Wildwood |
| 024-020-10-00 | 20.00 | 17.51 AF20 | RE | Junction City |
| 024-020-63-00 | 33.41 | 34.33 AF20 | RE | Junction City |
| 024-020-64-00 | 20.00 | 19.36 AF20 | RE | Junction City |
| 024-030-31-00 | 36.58 | 33.67 AF20 | RE | Junction City |
| 024-030-32-00 | 42.33 | 42.13 AF20 | RE | Junction City |
| 024-030-34-00 | 39.00 | 39.63 AF20 | RE | Junction City |
| 024-030-35-00 | 39.00 | 42.03 AF20 | RE | Junction City |
| 024-030-45-00 | 20.08 | 20.37 AF20 | RE | Junction City |
| 024-030-46-00 | 20.19 | 20.00 AF20 | RE | Junction City |
| 024-030-47-00 | 28.21 | 28.31 AF20 | RE | Junction City |
| 024-030-48-00 | 10.71 | 10.62 AF20 | RE | Junction City |
| 024-050-16-00 | 10.00 | 20.13 AF20 | RE | Weaverville |
| 024-050-17-00 | 20.00 | 10.10 AF20 | RE | Weaverville |
| 024-050-20-00 | 10.00 | 10.10 AF20 | RE | Weaverville |
| 024-050-30-00 | 20.00 | 22.52 AF20 | RE | Weaverville |
| 024-050-42-00 | 8.00 | 9.43 AF20 | RE | Weaverville |
| 024-050-44-00 | 11.50 | 13.09 AF20 | RE | Weaverville |
| 024-050-45-00 | 12.00 | 8.84 AF20 | RE | Weaverville |
| 024-050-46-00 | 10.00 | 7.50 AF20 | RE | Weaverville |
| 024-050-47-00 | 20.00 | 20.15 AF20 | RE | Weaverville |
| 024-050-48-00 | 20.00 | 19.85 AF20 | RE | Weaverville |
| 024-050-58-00 | 20.00 | 19.84 AF20 | RE | Weaverville |
| 024-050-59-00 | 12.17 | 11.99 AF20 | RE | Weaverville |
| 024-050-60-00 | 6.19 | 6.14 AF20 | RE | Weaverville |
| 024-050-63-00 | 9.67 | 9.78 AF20 | RE | Weaverville |

| | | | | |
|---------------|--------|-------------|----|---------------|
| 024-050-64-00 | 9.62 | 9.79 AF20 | RE | Weaverville |
| 024-050-65-00 | 9.51 | 9.82 AF20 | RE | Weaverville |
| 024-050-66-00 | 9.55 | 9.81 AF20 | RE | Weaverville |
| 024-050-68-00 | 18.53 | 19.75 AF20 | RE | Weaverville |
| 024-050-69-00 | 18.99 | 19.77 AF20 | RE | Weaverville |
| 024-050-71-00 | 20.02 | 19.46 AF20 | RE | Weaverville |
| 024-050-72-00 | 21.69 | 23.57 AF20 | RE | Weaverville |
| 024-050-73-00 | 13.46 | 13.07 AF20 | RE | Weaverville |
| 024-050-74-00 | 23.00 | 21.84 AF20 | RE | Weaverville |
| 024-050-75-00 | 19.96 | 19.76 AF20 | RE | Weaverville |
| 024-050-76-00 | 18.07 | 19.73 AF20 | RE | Weaverville |
| 024-050-78-00 | 30.00 | 30.54 AF20 | RE | Weaverville |
| 024-090-25-00 | 27.07 | 27.27 AF20 | RE | Douglas City |
| 024-110-01-00 | 10.00 | 9.70 AF20 | RE | Junction City |
| 024-110-02-00 | 9.08 | 8.74 AF20 | RE | Junction City |
| 024-110-03-00 | 10.00 | 9.60 AF20 | RE | Junction City |
| 024-110-04-00 | 10.00 | 9.56 AF20 | RE | Junction City |
| 024-110-06-00 | 10.00 | 9.49 AF20 | RE | Junction City |
| 024-110-07-00 | 20.00 | 18.84 AF20 | RE | Junction City |
| 024-110-08-00 | 0.91 | 0.90 AF20 | RE | Junction City |
| 024-110-09-00 | 5.00 | 4.76 AF20 | RE | Junction City |
| 024-110-10-00 | 5.00 | 4.77 AF20 | RE | Junction City |
| 024-560-11-00 | 17.00 | 18.96 AF20 | RE | Douglas City |
| 024-560-12-00 | 13.00 | 14.05 AF20 | RE | Douglas City |
| 024-560-13-00 | 19.60 | 19.22 AF20 | RE | Douglas City |
| 025-010-03-00 | 130.79 | 139.44 AF20 | RE | Lewiston |
| 025-010-29-00 | 21.32 | 17.95 AF20 | RE | Lewiston |
| 025-060-03-00 | 40.00 | 40.66 AF20 | RE | Lewiston |
| 025-060-14-00 | 6.00 | 6.13 AF20 | RE | Lewiston |
| 025-060-16-00 | 9.60 | 10.41 AF20 | RE | Lewiston |
| 025-060-20-00 | 15.19 | 17.50 AF20 | RE | Lewiston |
| 025-060-21-00 | 16.15 | 14.06 AF20 | RE | Lewiston |
| 025-060-22-00 | 17.67 | 18.29 AF20 | RE | Lewiston |
| 025-060-23-00 | 17.57 | 16.20 AF20 | RE | Lewiston |
| 025-110-45-00 | 20.13 | 19.73 AF20 | RE | Lewiston |
| 025-110-46-00 | 60.00 | 60.32 AF20 | RE | Lewiston |
| 025-110-47-00 | 73.53 | 73.35 AF20 | RE | Lewiston |
| 025-110-58-00 | 190.00 | 198.56 AF20 | RE | Lewiston |
| 025-120-10-00 | 8.92 | 9.03 AF20 | RE | Lewiston |
| 025-120-11-00 | 8.56 | 8.71 AF20 | RE | Lewiston |
| 025-120-12-00 | 32.37 | 37.39 AF20 | RE | Lewiston |
| 025-120-19-00 | 20.00 | 19.74 AF20 | RE | Lewiston |
| 025-190-01-00 | 40.00 | 39.35 AF20 | RE | Lewiston |
| 025-240-10-00 | 30.00 | 30.11 AF20 | RE | Lewiston |
| 025-240-11-00 | 10.02 | 10.16 AF20 | RE | Lewiston |
| 025-250-09-00 | 2.50 | 2.39 AF20 | RE | Lewiston |
| 025-250-10-00 | 2.00 | 2.03 AF20 | RE | Lewiston |
| 025-250-12-00 | 2.85 | 2.86 AF20 | RE | Lewiston |
| 025-250-19-00 | 6.00 | 6.11 AF20 | RE | Lewiston |

| | | | | |
|---------------|--------|-------------|----|---------------|
| 025-250-22-00 | 5.66 | 5.16 AF20 | RE | Lewiston |
| 025-250-23-00 | 4.14 | 4.06 AF20 | RE | Lewiston |
| 025-250-26-00 | 4.50 | 2.16 AF20 | RE | Lewiston |
| 025-250-27-00 | 15.06 | 18.52 AF20 | RE | Lewiston |
| 025-250-28-00 | 20.11 | 19.92 AF20 | RE | Lewiston |
| 025-250-29-00 | 20.00 | 19.75 AF20 | RE | Lewiston |
| 025-250-30-00 | 21.03 | 21.51 AF20 | RE | Lewiston |
| 025-350-52-00 | 13.38 | 13.37 AF20 | RE | Lewiston |
| 025-350-53-00 | 15.59 | 15.57 AF20 | RE | Lewiston |
| 025-350-54-00 | 11.05 | 11.06 AF20 | RE | Lewiston |
| 025-350-55-00 | 16.26 | 16.91 AF20 | RE | Lewiston |
| 025-520-05-00 | 46.53 | 43.90 AF20 | RE | Lewiston |
| 025-520-07-00 | 59.07 | 57.71 AF20 | RE | Lewiston |
| 012-120-56-00 | 2.65 | 2.65 AF320 | RE | Junction City |
| 009-170-07-00 | 38.52 | 38.32 AF40 | RE | Junction City |
| 009-190-04-00 | 310.00 | 312.40 AF40 | RE | North Lake |
| 009-360-21-00 | 142.73 | 143.59 AF40 | RE | Junction City |
| 010-260-20-00 | 40.00 | 38.34 AF40 | RE | Weaverville |
| 010-260-21-00 | 40.00 | 38.17 AF40 | RE | Weaverville |
| 010-260-22-00 | 40.00 | 38.01 AF40 | RE | Weaverville |
| 010-260-23-00 | 40.00 | 37.85 AF40 | RE | Weaverville |
| 011-220-40-00 | 47.91 | 47.94 AF40 | A | Hyampom |
| 011-220-41-00 | 48.24 | 48.29 AF40 | A | Hyampom |
| 012-220-13-00 | 40.00 | 41.40 AF40 | RE | Junction City |
| 012-220-14-00 | 40.00 | 41.68 AF40 | RE | Junction City |
| 014-180-19-00 | 185.00 | 172.26 AF40 | RE | Hayfork |
| 014-180-36-00 | 170.00 | 163.65 AF40 | A | Hayfork |
| 014-180-91-00 | 68.00 | 83.62 AF40 | RE | Hayfork |
| 014-180-93-00 | 10.00 | 9.82 AF40 | RE | Hayfork |
| 014-200-05-00 | 1.68 | 1.85 AF40 | RE | Hayfork |
| 014-420-59-00 | 20.38 | 20.10 AF40 | RE | Hayfork |
| 015-050-07-00 | 120.00 | 119.84 AF40 | RE | Hayfork |
| 015-050-09-00 | 7.61 | 7.98 AF40 | RE | Hayfork |
| 015-050-15-00 | 58.00 | 57.18 AF40 | RE | Hayfork |
| 015-050-17-00 | 5.00 | 2.22 AF40 | RE | Hayfork |
| 015-050-21-00 | 20.00 | 20.84 AF40 | RE | Hayfork |
| 015-050-23-00 | 40.00 | 42.63 AF40 | RE | Hayfork |
| 015-050-24-00 | 56.67 | 61.38 AF40 | RE | Hayfork |
| 015-050-32-00 | 14.36 | 14.42 AF40 | RE | Hayfork |
| 015-050-36-00 | 12.21 | 12.09 AF40 | RE | Hayfork |
| 015-050-37-00 | 13.87 | 13.83 AF40 | RE | Hayfork |
| 015-050-38-00 | 53.92 | 52.24 AF40 | RE | Hayfork |
| 015-050-45-00 | 17.94 | 19.49 AF40 | RE | Hayfork |
| 015-050-46-00 | 12.88 | 13.92 AF40 | RE | Hayfork |
| 015-070-52-00 | 40.00 | 38.32 AF40 | RE | Douglas City |
| 015-110-12-00 | 20.00 | 18.30 AF40 | RE | Douglas City |
| 015-110-78-00 | 19.20 | 19.26 AF40 | RE | Douglas City |
| 015-110-79-00 | 80.00 | 73.78 AF40 | RE | Douglas City |
| 015-170-04-00 | 160.00 | 163.21 AF40 | RE | Douglas City |

| | | | | | |
|---------------|--------|--------|------|----|--------------|
| 015-170-06-00 | 160.00 | 161.90 | AF40 | RE | Douglas City |
| 015-170-41-00 | 40.00 | 40.59 | AF40 | RE | Douglas City |
| 015-170-42-00 | 40.00 | 40.43 | AF40 | RE | Douglas City |
| 015-170-43-00 | 160.00 | 165.90 | AF40 | RE | Douglas City |
| 015-170-44-00 | 40.00 | 40.85 | AF40 | RE | Douglas City |
| 016-150-26-00 | 80.00 | 79.24 | AF40 | RE | Hayfork |
| 016-160-01-00 | 163.49 | 163.65 | AF40 | RE | Hayfork |
| 016-160-07-00 | 40.00 | 39.45 | AF40 | RE | Hayfork |
| 016-160-28-00 | 160.00 | 155.60 | AF40 | RE | Hayfork |
| 016-160-51-00 | 40.00 | 39.26 | AF40 | RE | Hayfork |
| 016-160-52-00 | 100.00 | 98.40 | AF40 | RE | Hayfork |
| 016-160-62-00 | 28.65 | 28.87 | AF40 | RE | Hayfork |
| 016-160-63-00 | 40.01 | 40.70 | AF40 | RE | Hayfork |
| 016-160-64-00 | 40.00 | 40.89 | AF40 | RE | Hayfork |
| 016-160-65-00 | 40.00 | 39.58 | AF40 | RE | Hayfork |
| 016-160-66-00 | 40.00 | 39.58 | AF40 | RE | Hayfork |
| 016-160-67-00 | 43.00 | 40.95 | AF40 | RE | Hayfork |
| 016-160-68-00 | 41.00 | 39.29 | AF40 | RE | Hayfork |
| 016-160-69-00 | 75.00 | 72.64 | AF40 | RE | Hayfork |
| 016-160-74-00 | 29.96 | 29.39 | AF40 | RE | Hayfork |
| 016-160-75-00 | 17.11 | 16.71 | AF40 | RE | Hayfork |
| 016-160-76-00 | 17.10 | 16.74 | AF40 | RE | Hayfork |
| 016-160-77-00 | 17.05 | 16.87 | AF40 | RE | Hayfork |
| 016-160-80-00 | 71.31 | 72.90 | AF40 | RE | Hayfork |
| 016-160-81-00 | 8.50 | 8.35 | AF40 | RE | Hayfork |
| 016-170-32-00 | 24.84 | 24.84 | AF40 | RE | Hayfork |
| 016-170-35-00 | 27.00 | 26.55 | AF40 | RE | Hayfork |
| 016-170-46-00 | 5.76 | 5.70 | AF40 | RE | Hayfork |
| 016-170-47-00 | 3.03 | 2.97 | AF40 | RE | Hayfork |
| 016-170-48-00 | 4.36 | 4.31 | AF40 | RE | Hayfork |
| 016-170-49-00 | 5.52 | 4.97 | AF40 | RE | Hayfork |
| 016-170-50-00 | 13.70 | 13.69 | AF40 | RE | Hayfork |
| 016-170-51-00 | 13.28 | 13.31 | AF40 | RE | Hayfork |
| 016-170-52-00 | 11.87 | 12.37 | AF40 | RE | Hayfork |
| 016-170-58-00 | 3.16 | 3.14 | AF40 | RE | Hayfork |
| 016-170-59-00 | 3.18 | 3.12 | AF40 | RE | Hayfork |
| 016-170-60-00 | 2.62 | 2.61 | AF40 | RE | Hayfork |
| 016-170-61-00 | 6.05 | 5.86 | AF40 | RE | Hayfork |
| 016-170-65-00 | 35.10 | 33.36 | AF40 | RE | Hayfork |
| 016-170-66-00 | 6.69 | 6.46 | AF40 | RE | Hayfork |
| 016-170-67-00 | 5.18 | 5.03 | AF40 | RE | Hayfork |
| 016-170-68-00 | 5.18 | 5.03 | AF40 | RE | Hayfork |
| 016-170-69-00 | 5.18 | 5.07 | AF40 | RE | Hayfork |
| 016-170-70-00 | 5.18 | 5.06 | AF40 | RE | Hayfork |
| 016-170-71-00 | 6.26 | 6.08 | AF40 | RE | Hayfork |
| 016-170-72-00 | 16.83 | 16.19 | AF40 | RE | Hayfork |
| 016-170-73-00 | 18.04 | 17.24 | AF40 | RE | Hayfork |
| 016-170-74-00 | 10.53 | 10.39 | AF40 | RE | Hayfork |
| 016-170-75-00 | 10.20 | 10.00 | AF40 | RE | Hayfork |

| | | | | | |
|---------------|--------|--------|------|----|---------------|
| 016-170-76-00 | 41.27 | 37.42 | AF40 | RE | Hayfork |
| 016-170-77-00 | 42.98 | 41.72 | AF40 | RE | Hayfork |
| 016-220-01-00 | 34.25 | 29.11 | AF40 | RE | Hayfork |
| 016-220-06-00 | 8.34 | 8.54 | AF40 | RE | Hayfork |
| 016-220-07-00 | 4.68 | 4.58 | AF40 | RE | Hayfork |
| 016-220-09-00 | 5.55 | 5.62 | AF40 | RE | Hayfork |
| 016-220-10-00 | 11.23 | 11.56 | AF40 | RE | Hayfork |
| 017-010-33-00 | 3.12 | 2.41 | AF40 | RE | Hayfork |
| 017-010-36-00 | 3.12 | 2.08 | AF40 | RE | Hayfork |
| 018-050-58-00 | 61.79 | 57.49 | AF40 | RE | South Fork |
| 018-050-59-00 | 59.80 | 56.19 | AF40 | RE | South Fork |
| 018-050-60-00 | 55.10 | 52.18 | AF40 | RE | Ruth |
| 018-050-65-00 | 30.00 | 31.38 | AF40 | RE | Ruth |
| 018-050-74-00 | 43.30 | 41.19 | AF40 | RE | Ruth |
| 018-050-75-00 | 139.66 | 124.56 | AF40 | RE | Ruth |
| 018-150-17-00 | 43.00 | 43.47 | AF40 | RE | South Fork |
| 018-240-18-00 | 38.50 | 33.95 | AF40 | RE | Ruth |
| 022-110-09-00 | 48.54 | 45.71 | AF40 | RE | Zenia |
| 023-210-15-00 | 40.00 | 40.28 | AF40 | RE | Zenia |
| 023-260-10-00 | 309.05 | 229.77 | AF40 | RE | Zenia |
| 023-260-18-00 | 15.00 | 16.93 | AF40 | RE | Zenia |
| 023-260-19-00 | 60.00 | 72.12 | AF40 | RE | Zenia |
| 023-260-23-00 | 92.50 | 100.66 | AF40 | RE | Zenia |
| 024-010-01-00 | 160.00 | 171.61 | AF40 | RE | Junction City |
| 024-010-11-00 | 37.00 | 40.96 | AF40 | RE | Junction City |
| 024-020-08-00 | 79.50 | 79.29 | AF40 | RE | Junction City |
| 024-050-05-00 | 40.00 | 39.26 | AF40 | RE | Weaverville |
| 024-050-10-00 | 40.00 | 39.62 | AF40 | RE | Weaverville |
| 024-050-12-00 | 40.00 | 39.24 | AF40 | RE | Weaverville |
| 024-050-34-00 | 20.00 | 19.78 | AF40 | RE | Weaverville |
| 024-050-35-00 | 20.00 | 19.80 | AF40 | RE | Weaverville |
| 024-050-57-00 | 40.00 | 39.22 | AF40 | RE | Weaverville |
| 024-560-14-00 | 8.41 | 8.09 | AF40 | RE | Douglas City |
| 024-560-15-00 | 7.66 | 7.74 | AF40 | RE | Douglas City |
| 024-560-16-00 | 4.15 | 4.11 | AF40 | RE | Douglas City |
| 024-560-17-00 | 115.00 | 132.11 | AF40 | RE | Douglas City |
| 025-050-35-00 | 42.80 | 43.06 | AF40 | RE | Lewiston |
| 025-180-24-00 | 40.00 | 39.15 | AF40 | A | Lewiston |
| 025-180-25-00 | 39.29 | 39.08 | AF40 | A | Lewiston |
| 025-180-26-00 | 39.95 | 40.10 | AF40 | A | Lewiston |
| 025-200-05-00 | 56.60 | 56.10 | AF40 | RE | Lewiston |
| 015-070-53-00 | 99.07 | 106.97 | AF60 | RE | Douglas City |
| 015-070-58-00 | 60.00 | 62.24 | AF60 | RE | Douglas City |
| 015-070-60-00 | 9.30 | 10.23 | AF60 | RE | Douglas City |
| 015-010-13-00 | 0.00 | 322.48 | AF80 | RE | Hayfork |
| 015-220-29-00 | 96.41 | 85.19 | AF80 | RE | Douglas City |
| 015-410-12-00 | 40.00 | 38.84 | AF80 | RE | Hayfork |
| 015-410-13-00 | 80.00 | 78.51 | AF80 | RE | Hayfork |
| 015-410-15-00 | 160.00 | 157.96 | AF80 | RE | Hayfork |

| | | | | |
|---------------|--------|-------------|----|---------------|
| 015-410-17-00 | 80.00 | 80.18 AF80 | RE | Hayfork |
| 015-410-22-00 | 10.03 | 10.29 AF80 | RE | Hayfork |
| 015-410-23-00 | 10.03 | 10.26 AF80 | RE | Hayfork |
| 015-410-27-00 | 20.00 | 20.61 AF80 | RE | Hayfork |
| 015-410-29-00 | 10.06 | 10.30 AF80 | RE | Hayfork |
| 015-410-34-00 | 20.00 | 20.37 AF80 | RE | Hayfork |
| 015-410-38-00 | 40.11 | 41.39 AF80 | RE | Hayfork |
| 015-410-39-00 | 20.06 | 20.71 AF80 | RE | Hayfork |
| 015-410-40-00 | 20.06 | 20.72 AF80 | RE | Hayfork |
| 015-410-41-00 | 5.00 | 5.13 AF80 | RE | Hayfork |
| 015-410-42-00 | 5.00 | 5.13 AF80 | RE | Hayfork |
| 015-410-43-00 | 19.97 | 19.24 AF80 | RE | Hayfork |
| 015-410-44-00 | 19.99 | 19.20 AF80 | RE | Hayfork |
| 015-410-45-00 | 19.97 | 20.64 AF80 | RE | Hayfork |
| 015-410-46-00 | 13.62 | 12.58 AF80 | RE | Hayfork |
| 015-410-47-00 | 9.83 | 10.77 AF80 | RE | Hayfork |
| 015-410-48-00 | 6.95 | 6.91 AF80 | RE | Hayfork |
| 015-410-49-00 | 9.62 | 8.44 AF80 | RE | Hayfork |
| 015-410-56-00 | 10.16 | 9.71 AF80 | RE | Hayfork |
| 015-410-57-00 | 10.14 | 9.71 AF80 | RE | Hayfork |
| 015-410-58-00 | 10.13 | 9.72 AF80 | RE | Hayfork |
| 015-410-59-00 | 10.11 | 9.72 AF80 | RE | Hayfork |
| 015-410-60-00 | 10.10 | 9.83 AF80 | RE | Hayfork |
| 015-410-61-00 | 10.11 | 9.84 AF80 | RE | Hayfork |
| 015-410-62-00 | 10.16 | 9.81 AF80 | RE | Hayfork |
| 015-410-63-00 | 10.15 | 9.80 AF80 | RE | Hayfork |
| 015-410-67-00 | 34.00 | 35.31 AF80 | RE | Hayfork |
| 015-410-68-00 | 26.00 | 25.87 AF80 | RE | Hayfork |
| 015-410-69-00 | 75.37 | 77.23 AF80 | RE | Hayfork |
| 015-410-70-00 | 76.71 | 77.77 AF80 | RE | Hayfork |
| 017-010-05-00 | 80.00 | 81.59 AF80 | RE | Hayfork |
| 017-010-34-00 | 40.00 | 42.32 AF80 | RE | Hayfork |
| 017-010-35-00 | 40.00 | 42.31 AF80 | RE | Hayfork |
| 018-050-66-00 | 113.70 | 124.56 AF80 | RE | Ruth |
| 018-150-18-00 | 98.00 | 101.98 AF80 | RE | South Fork |
| 018-150-19-00 | 106.00 | 100.11 AF80 | RE | South Fork |
| 018-240-17-00 | 87.50 | 84.25 AF80 | RE | Ruth |
| 022-100-04-00 | 96.84 | 90.17 AF80 | RE | Zenia |
| 024-020-14-00 | 45.69 | 42.32 AF80 | RE | Junction City |
| 024-020-22-00 | 20.00 | 21.64 AF80 | RE | Junction City |
| 024-020-23-00 | 60.00 | 61.02 AF80 | RE | Junction City |
| 024-060-03-00 | 157.37 | 148.84 AF80 | RE | Douglas City |
| 024-060-88-00 | 38.33 | 37.79 AF80 | RE | Douglas City |