

<p>TRINITY COUNTY PLANNING COMMISSION STAFF REPORT</p>

APPLICANT: Nikola Rakocevic

REPORT BY: Colleen O’Sullivan

OWNER: same

APN: 024-650-25

PROJECT DESCRIPTION: Rezone 40 acres from Special Unit Development (SUD) to Rural Residential, ten acre minimum (RR-20), or more restrictive zoning.

LOCATION: 701 Lorenz Rest, off Tucker Hill Road, Douglas City, CA

PROJECT INFORMATION:

- A) Planning Area: Douglas City
- B) Existing General Plan Designation: Rural Residential
- C) Existing Zoning: SUD
- D) Existing Land Use: single family residence
- E) Adjacent Land Use Information:

	<u>Land Use</u>	<u>Zoning</u>	<u>General Plan Des.</u>
North:	residential, vacant	RR-10	Rural Residential
South:	timber management/river	TPZ/OS	Resource
East:	vacant residential/res	SUD/RR-5	Rural Residential
West:	vacant residential	RR-10	Rural Residential

BACKGROUND INFORMATION:

This parcel, and the 40 acre parcel to the east, were zoned Special Unit Development (SUD) in 1996 by the owners at the time. They requested this zone so that they could create variable lot sizes on 80 acres, with as many as 8 residential, single family parcels total. The purpose of the SUD was to insure homesite development did not result in significant reductions of wildlife site use and insure that general development activities did not result in adverse aesthetic impacts. A copy of the Development Guidelines is attached (Figure 5).

The two parcels were rezoned to SUD but the required map to created the parcels was never completed and the project was abandoned. The applicant would like to rezone the parcel to RR-10 in order to use an existing pad for a home and to cultivate Cannabis even though SUD allows cultivation.

PROJECT EVALUATION:

Staff's evaluation centered on surrounding land uses and zoning, consistency with policies of the Douglas City Community Plan and sewage disposal capacity.

Surrounding Land Uses and Zoning

This parcel and the one to the east, both presently zoned SUD, have a mix of zoning and uses in this area west of Weaver Creek and north of the Trinity River. There are commercial timberlands to the south, with Open Space to the east of that. There is RR-10 to the west, with Open Space (Trinity River). A mix of RR-10 and RR-5 zones lie to the north. Highway 299 runs north-south to the east of the property. Rural Residential, ten acre minimum is consistent with surrounding zoning and densities (a mix of vacant and residential properties), with a transition to resource lands to the south.

The requested zoning could result in up to four parcels being created. Though this is a lower density than the SUD, subsequent development in the Tucker Hill area over the years has resulted in an unstable and poorly designed road system. Staff concerns with increased density in this area have led to a recommendation of RR-20 to lower the potential impacts of land division and subsequent development.

Douglas City Community Plan

Under the discussion for Rural Residential zoning, the plan states that the highest density should be RR-2.5, and the lowest density could be as low as RR-20. The Zoning Ordinance does not show an RR-20 acre minimum, but RR-20 (or higher) is allowable given the physical and topographical constraints of a particular parcel or area (Mallette Subdivision, 1986). Staff is recommending RR-20 as the density for this parcel, given the reasons stated above.

Sewage Disposal Capacity

The Environmental Health Specialist, Kristy Anderson, has concerns with limited sewage disposal capacity in the Tucker Hill Road area. Soils are limited in many areas due to a variety of factors, including unstable slopes and high clay components. Future proposed lot divisions should be carefully evaluated in terms of their ability to support septic systems.

ENVIRONMENTAL EVALUATION:

An initial study and Negative Declaration was completed on February 6th, 2018. There were no identified impacts that required mitigation measures.

STAFF RECOMMENDATION:

Staff recommends the following:

1. Recommend to the Board of Supervisors approval of the Negative Declaration, finding that on the basis of the whole record, including the initial study, that there is no substantial evidence that the project will have a significant effect on the environment and that a negative declaration reflects the County's independent judgment and analysis, and;
2. Recommend to the Board of Supervisors approval of the rezone1202
3. from Special Unit Development (SUD) to Rural Residential, twenty acre minimum (RR-20), finding the action to be consistent with the overall goals and policies of the Trinity County General Plan and the Douglas City Community Plan.

Figures 1 and 2
PROJECT LOCATION & ZONING MAP
P-17-53 - RAKOVECIC REZONE

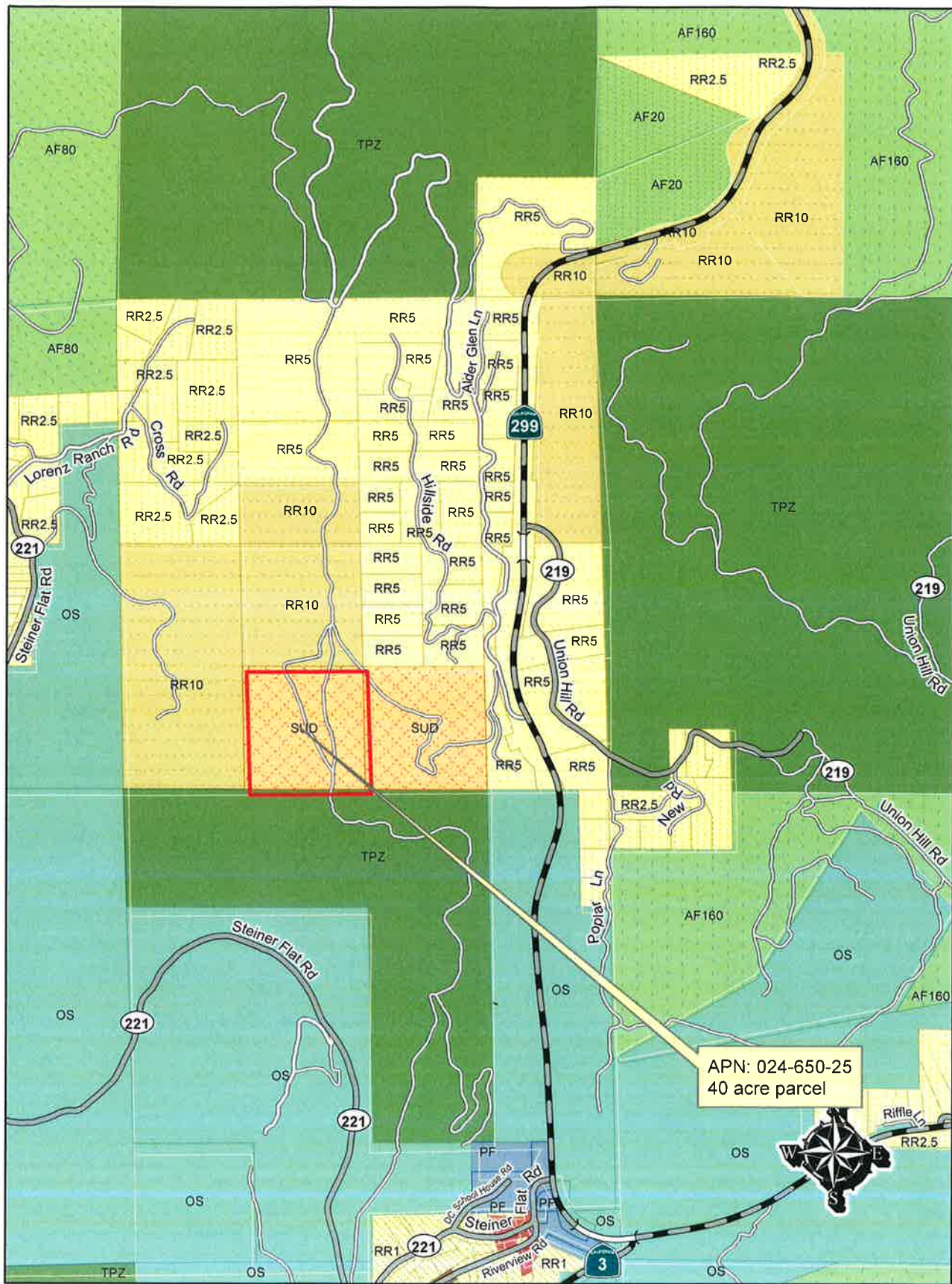
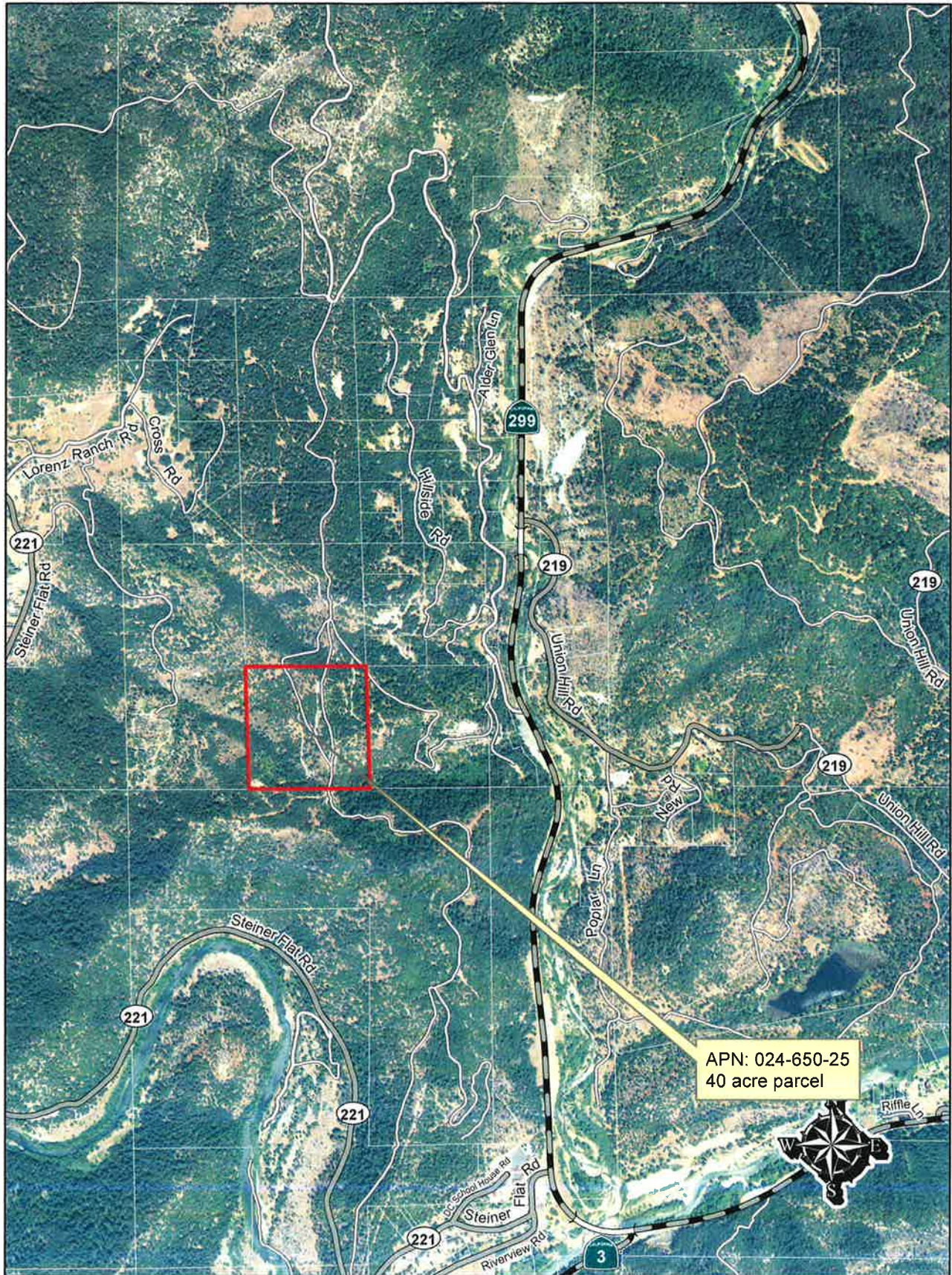
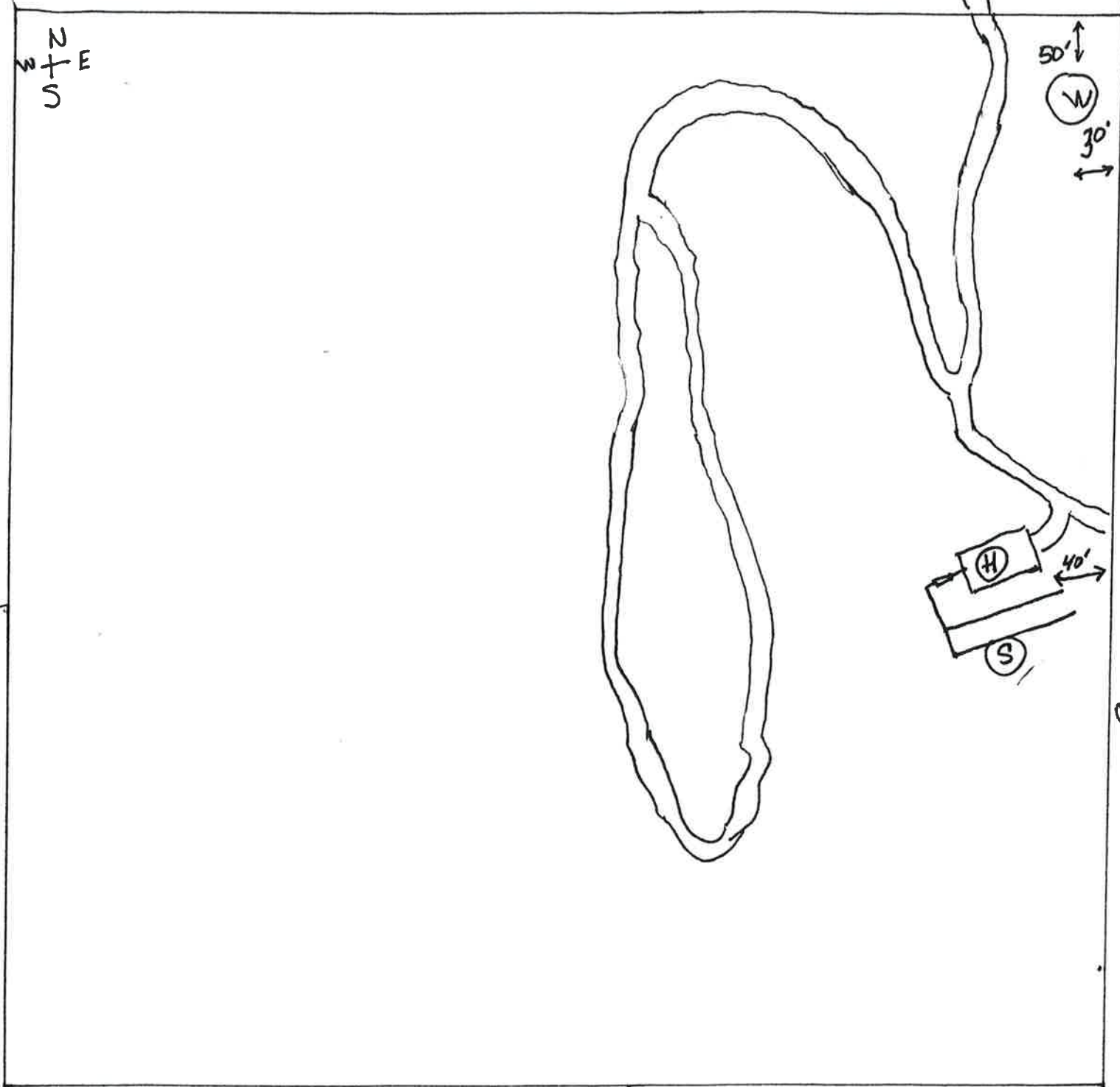


Figure 3 - Topography
PROJECT TOPOGRAPHY MAP
P-17-53 - RAKOVECIC REZONE



Chris Cros.

FIGURE 4 SITE DEVELOPMENT MAP



- (W) Well
- (S) Septic
- (H) House Site

MARY KAY BROOKS
Development Guidelines

1. PURPOSE AND INTENT

The Brooks Property is being created as a Specific Unit Development (S.U.D.) composed of 8 parcels ranging from 2.0 to 23.8 acres. The entire S.U.D. ownership consists of 80 acres. The location of the homesites is arranged in such a manner so as to:

- ~ ~ ~ Insure homesite development does not result in significant reductions of wildlife usage of the site;
- ~ ~ ~ Insure general development activities do not result in adverse aesthetic impacts;

2. PERMITTED USES:

Uses permitted within the S.U.D. shall be as follows:

- A. ONE SINGLE-FAMILY DWELLING.
- B. MOBILE HOMES STANDARDS-Mobile Homes placed within the S.U.D. shall comply with the Mobile Home Standards overlay zone, as provided in Section 27.C of the Trinity County Zoning Ordinance.

3. USES PERMITTED, SUBJECT TO SECURING A USE PERMIT, IN EACH CASE.

The following agricultural uses may be allowed with in the S.U.D., subject to securing a Use Permit:

- A. Horses, mules, cattle, similar livestock.
- B. Goats, sheep, similar livestock.
- C. Chickens, ducks, geese, pigeons, pheasants, peafowl, guinea fowl, rabbits, mink, chinchilla, similar livestock.

4.. ACCESSORY BUILDINGS AND ACCESSORY USES:

- A. Accessory buildings normally incidental to single-family dwellings, if constructed simultaneously with or subsequent to the main building on the same lot. Accessory buildings as necessary to facilitate the agricultural uses specified in Section 3, contingent upon issuance of a Use Permit.

5. MAXIMUM LOT COVERAGE BY ALL STRUCTURES: Thirty-five (35) percent.

6. MAXIMUM ALLOWABLE HEIGHT: Forty (40) feet, or not too exceed 2 stories.

7. MINIMUM FRONT YARD REQUIRED: Twenty (20) feet.

8. MINIMUM SIDE YARD REQUIRED: Exterior, or interior lot - Twenty (20) feet.

MINIMUM REAR YARD REQUIRED: Twenty (20) feet.

9. MARY KAY BROOKS HOMEOWNERS ASSOCIATION:

The formation of a Homeowners Association is required as part of this S.U.D. The duties and responsibilities of the Homeowners Association shall include, but not be limited to:

- A. Maintenance of Murphy Lane and the emergency escape route.
- B. Management of community domestic water system.
- C. Correspondence with the Planning Department, Planning Commission and Board of Supervisors on matters pertaining to the S.U.D.
- D. Maintenance of fire protection facilities and improvements.

10. On parcels with Site Class III or better timber land that are ten acres in size or larger a Timber Management Plan shall be prepared.



TRINITY COUNTY
Planning Department

P.O. Box 2819 (916) 623-1351
Weaverville, CA 96093 (916) 623-1353 (fax)
Email: tcplng@tcoe.trinity.k12.ca.us

5 December 1996

TO: MEMBERS IN SESSION

SUBJECT: Agenda Item 6, 12/12/96 Planning Commission Meeting
Tentative Map to subdivide 80 acres into eight residential lots,
ranging in size from two acres to 23+ acres. APNs 24-65-25 and
26.
Location: Above the Moon Lee rest stop, off Tucker Hill Road,
Douglas City.
Applicant: Mary Kay Brooks (P-96-07)

BACKGROUND

On April 11, 1996 the Planning Commission recommended to the Board of Supervisors approval of Special Unit Development (SUD) zoning for these parcels. The Board of Supervisors approved the SUD zoning on May 8, 1996. The SUD zoning allowed a variety of parcel sizes to be created, from two to 23 acres. The tentative map is now before you for recommendation to the Board of Supervisors.

PROJECT EVALUATION

The map proposes to create eight residential lots on two parcels that total 80 acres. Access is from Tucker Hill Road, a private road off Highway 299 next to the Moon Lee rest stop. The main road and access roads to each lot have already been constructed. Staff's concerns with the map centered on-site drainage and grading, fire protection, sewage disposal, domestic water supply, road improvements and timber management.

On-Site Drainage and Grading

Because roads and pads have already been constructed, unstable slopes may have resulted. There are mapped unstable slopes in the vicinity of this project, though none are mapped on this site. Evidence of road cut slippage was evident in some locations. Because of logging on some parcels, there is very little on-site vegetation to hold the soil in place. Unstable slopes, road cuts and drainages could contribute significant amounts of sediment to off-site streams, including Weaver Creek. An erosion control, grading and drainage plan is recommended for submittal to the Transportation Department for review and approval prior to recordation of the map.

Fire Protection

Comments from CDF include the need for shaded fuel breaks, emergency access, disposal of logging slash, requirement of a identifying road sign, brushing and limbing of trees, placement of fire hydrants, turnarounds, and fire protection water storage. The project should fully comply with the county's Fire Safe Ordinance prior to map recordation.

Sewage Disposal

The Regional Water Quality Control Board is requiring the applicant to demonstrate to the Board and to the County Health Department that each proposed lot has on-site soils and groundwater conditions suitable for the proper installation of an individual system.

Domestic Water Supply

Proof of water shall be demonstrated on each parcel.

Road Improvements

Several road improvements are required on the private road and are found in the attached resolution.

Timber Management

The subject site support timber prior to its development for residential uses. The Planning Commission expressed concern with taking land out of timber production. They requested that staff evaluate the site and that if any of the parcels ten acres or larger have a Site Class III or better, then a Timber Management Plan should be prepared for the parcel. After field review, it was determined that none of the larger parcels met the minimum site requirements for timber management.

Soils Report

A soils report, as required by the Subdivision Map Act, is usually provided as part of the tentative map application. After discussions with staff and the applicant's agent, it was agreed that the report could be provided as a condition of the final map.

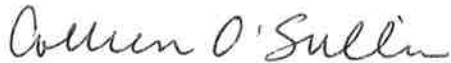
ENVIRONMENTAL REVIEW

An Negative Declaration for the entire project was prepared on March 15, 1996 and was ratified by the Planning Commission on April 11, 1996.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission recommend to the Board of Supervisors approval of the tentative map creating eight SUD (Rural Residential) lots, subject to conditions and based upon the findings of fact contained in the attached resolution.

Respectfully submitted,



Colleen O'Sullivan
Associate Planner

P-17-53



Sierra Pacific Industries

Weaverville District • P.O. Box 478 • Weaverville, California 96093 • (530) 623-4301

3-23-2018

Trinity County Planning Department

P.O. Box 2819

Weaverville, Ca. 96093

RECEIVED

MAR 23 2018

TRINITY COUNTY
PLANNING DEPARTMENT

Ref: Proposed Mitigated Negative Dec and rezone for APN 024-650-25

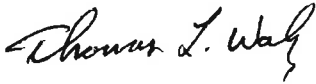
My name is Thomas L. Walz, I am the District Manager for Sierra Pacific Industries (SPI). SPI owns property directly adjacent to the proposed rezone and we strenuously object to the proposed rezone of this parcel. When the original property was parceled into 40 acre parcels with a Special Unit Development overlay, assurances were given that this zoning designation would provide for additional considerations and mitigations and it was approved with the understanding that future development would comply with the Special Unit Development requirements. To undo the SUD and revert to a RR20 with the prospects of two parcels being developed without any of the SUD requirements would be considered piece-mealing under CEQA and an attempt to avoid required environmental constraints. SUD designation would require considerations for ground water analysis, slope stability analysis, population density analysis and a host of other requirements that would be circumvented if the proposed re-zone occurs.

SPI is concerned that the current use of the property is not in compliance with the SUD designation of the property and that the applicant needs to come in compliance with all current ordinances including the cannabis requirements. The SUD designation was entered into by the original parcel split knowing that future development would be severely monitored and limited in extent. Those monitoring requirements along with compliance to County ordinances have been ignored and it is incumbent upon the Planning Commission to deny this proposed re-zone and request the applicant bring the property into compliance with the current SUD designated requirements.

This is not the proper property for RR20 zoning. It is steep with a challenging road system and located in a ground water zone that is already over-allocated with wells being drilled and then three years later coming up dry do to all the cannabis use in the area. An SUD designation would require an analysis of the ground water situation so why has that not been done? It appears to SPI that the mitigated negative declaration and re-zone is a significant project under CEQA and an analysis of whether the mitigated Neg. Dec is the proper environmental analysis is questionable.

In conclusion, I strongly urge the Commission to request staff to withdraw the proposed Mitigated Negative Declaration and rezone for this parcel. If the applicant desires to embark upon additional development on this property it should be done under the current SUD zoning.

Sincerely,

A handwritten signature in cursive script that reads "Thomas L. Walz".

Thomas L. Walz

District Manger

Sierra Pacific Industries.

TRINITY COUNTY
PLANNING DEPARTMENT



61 Airport Road
P.O. BOX 2819
61 Airport Road
WEAVERVILLE, CA 96093
(530) 623-1351 ext. 5
FAX (530) 623-1353
Email: cosullivan@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: February 6, 2018

Project No.: P-17-53

Lead Agency:

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

Project Planner:

Colleen O’Sullivan, Associate Planner
Trinity County Planning Department
P.O. Box 2810 – 61 Airport Road
Weaverville, CA 96093-2490
(530) 623-1351 voice; (530) 623-1353 fax
cosullivan@trinitycounty.org

Project Information:

Project Name: Rakovecic Rezone

Project Applicant(s): Nikola Racovecic

Agent: n/a

Project Location:

701 Lorenz Rest, Douglas City, CA
Section 36; T34 N R10 W; MDB&M
Weaverville Quad 7.5 minute USGS Quad
See Figures 1, 2 and 3

General Plan Designation:

Rural Residential

Zoning:

Special Unit Development (SUD)

INITIAL STUDY - EVALUATION OF ENVIRONMENTAL IMPACT

Project Name: Racovecic Rezone (P-17-53)

Project Description:

The applicant is seeking the necessary entitlements to rezone APN 024-650-25, a parcel of 40 acres, from Special Unit Development (SUD) to Rural Residential, 10 acre minimum (RR-10). This is one of two parcels, totaling 80 acres, that were rezoned from Rural Residential 10 acre minimum (RR-10) to SUD in the mid-1990's to facilitate a subdivision. The SUD development standards allowed for a variety of lot sizes within the subdivision (SUD guidelines and 1996 staff report are attached as Figure 5). Major concerns with the subdivision centered on road grade and stability, fire safety, adequate sewage disposal and domestic water sources, and onsite drainage and grading. The rezone and map were approved – the rezone remains with the two parcels, but the map was never recorded and the effort was abandoned.

The applicant would like to rezone the property back to Rural Residential, presumably to be free of the SUD guidelines, and staff has recommended that he request RR-20 given the concerns with Tucker Hill Road (the main access road to parcels in the vicinity) past and present. The applicant is in agreement. He is in the process of obtaining a Cannabis cultivation license for the site and plans to utilize 'Lorenz' Rest' (top of the property) as his cultivation area.

Surrounding Land Uses and Environmental Setting:

The project area has a northern aspect and is accessed by Tucker Hill Road, a steep road that is experiencing erosion problems due to inherent instability and increased traffic. It is forested and has some residential development in the vicinity (Figure 3). Typical vegetation consists of madrone, Douglas fir, ponderosa pine, ceanothus and other shrub species. The area is dissected by steep ravines. The access road terminates at the top of the property, a 360 degree knoll that is known as Lorenz' Rest.

Surrounding land uses include residential, resource management (Weaver Creek to the east) and timber lands to the south and west.

Other Public Agencies whose Approval is Required: None

Environmental Factors Potentially Affected:

The environmental factors checked below would be potentially affected by this project. The significance level is indicated using the following notation: 1=Potentially Significant; 2=Less Than Significant with Mitigation; 3=Less Than Significant.

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

INITIAL STUDY - EVALUATION OF ENVIRONMENTAL IMPACT

Project Name: Racovecic Rezone (P-17-53)

Summary of Mitigation Measures:

There are no proposed Mitigation Measures

Determination:

On the basis of this initial evaluation:

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

Leslie Hubbard, Planning Director,
Trinity County Planning Department

Date

INITIAL STUDY - EVALUATION OF ENVIRONMENTAL IMPACT

Project Name: Racovecic Rezone (P-17-53)

Environmental Checklist and Explanatory Notes

I. AESTHETICS Would the project:	Potentially Significant	Less Than Significant With Mitigation	Less Than Significant	No Impact
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

I(a-b): The project is not within sight of a scenic vista or scenic resource, historic buildings or state scenic highways. The proposed cultivation site mostly faces to the southwest and is not visible from Highway 299.

I(c): The rezone itself will not impact existing visual characteristics.

I(d): The project will not create any new sources of light or glare; it should be noted that the applicant could cultivate under the SUD zone and no environmental review currently takes place for Type I and II licenses.

II. AGRICULTURE RESOURCES In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

Would the project:	Potentially Significant	Less Than Significant With Mitigation	Less Than Significant	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program in the California Resources Agency, to non-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

INITIAL STUDY - EVALUATION OF ENVIRONMENTAL IMPACT

Project Name: Racovecic Rezone (P-17-53)

agricultural use?				
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, timberland (as defined by Public Resources Code section 4526), or timberland zoned timber production (TPZ) as defined by Government Code Section 51104(g)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use, or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

II(a-c): The project site is not on agricultural lands, AG zoned lands or prime farmland, timberland or land that is subject to the Williamson Act.

II(d-e): The property had some timber value in the past, as it was logged prior to the rezone and map process in 1997. There was concern expressed at that time by Commissioner Groves regarding the timber productivity of the two parcels. Development Guideline #9 was added to the Mary Kay Brooks SUD to address Site Class III or better timber land on the combined 80 acres. It was determined that there were no Class III or better sites. The subject parcel is forested, with scattered openings for roads and pads. Larger timber holdings are located to the south and west of the site. Because the parcel map was not recorded there has not been homesite development, and the rezone would result in lower density use. Impacts to timber resources are not considered significant.

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

INITIAL STUDY - EVALUATION OF ENVIRONMENTAL IMPACT

Project Name: Racovecic Rezone (P-17-53)

emissions that exceed quantitative thresholds for ozone precursors)?				
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

III(a-e): The rezone will not change the use of the property but it will lower the allowable density to potentially 2 parcels, which will lessen air quality impacts.

IV. BIOLOGICAL RESOURCES Would the project:	Potentially Significant	Less Than Significant With Mitigation	Less Than Significant	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

INITIAL STUDY - EVALUATION OF ENVIRONMENTAL IMPACT

Project Name: Racovecic Rezone (P-17-53)

adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan?				
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IV(a-c): The property is located on steep slopes dissected by steep ravines. One unnamed water-course originates in the southwest corner of the property and flows in a northwesterly direction, where it crosses Steiner Flat Road and enters the Trinity River, a major fish-bearing stream. Existing building pads are to the north and east of the stream. No other species of concern were identified using existing databases.

IV(d): The general area is a large wildlife corridor for many native animal species, which often migrate between major riparian corridors (Trinity River) and adjacent hills and mountains. A rezone from SUD to RR-20 acre minimum will lessen impacts to resident and migratory wildlife populations.

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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

V(a-d): Ground disturbance has already taken place, in the form of constructed roads and pads (for homes and cultivation areas). The rezone to a lower density (from 8 to 2 parcels) lessens the likelihood of potential impacts to cultural resources.

VI. GEOLOGY AND SOILS Would the project:	Potentially Significant	Less Than Significant With Mitigation	Less Than Significant	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

INITIAL STUDY - EVALUATION OF ENVIRONMENTAL IMPACT

Project Name: Racovecic Rezone (P-17-53)

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

VII(a,c,d): There are no known faults crossing the project area. The area is not mapped on an Alquist-Priolo Earthquake Fault Zoning Map. No Quaternary faults (faults having recent movement within the past 2 million years) have been recognized in the area. Seismic shaking may occur, generated by more distant active faults. However, these would not be likely to lead to ground failure or liquefaction at the project site, due to the nature of the materials underlying the site. The site is underlain by non-marine sediments of the Weaverville Formation. The coarse sediments underlying the site are not subject to liquefaction, expansion, lateral spreading or differential subsidence. The area to be disturbed is flat, and the steep banks of Hayfork Creek will not be disturbed, so the potential for landslides is very low.

VI(b): The parcel does not have any known or mapped landslides; mapped landslides occur further west adjacent to Steiner Flat Road. There have been, however, numerous erosion control issues with parts of Tucker Hill Road, which extends north into more unstable slopes. Roads on the parcel are established (no new roads are proposed) and do not exhibit erosional features.

INITIAL STUDY - EVALUATION OF ENVIRONMENTAL IMPACT

Project Name: Racovecic Rezone (P-17-53)

VI(e): The Environmental Health Department expressed concerns with suitable soils onsite for individual septic systems. A septic permit should be obtained prior to occupancy of a residence.

VI(f): No ultra-mafic rock or soils occur in this area.

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

VII(a): The project will not generate new traffic or otherwise generate emissions.

VII(b): The rezone from SUD to RR-20 will result in less emissions of greenhouse gas due to the lower density (8 to 4 parcels).

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

INITIAL STUDY - EVALUATION OF ENVIRONMENTAL IMPACT

Project Name: Racovecic Rezone (P-17-53)

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

VIII(a-b): Routine residential activities associated with will not create a significant hazard.

VIII(c): The parcel is about a mile north of Douglas City School.

VIII(d): There are no identified hazardous materials site on this parcel.

VIII(e): The project is not within 2 miles of a public airport.

VIII(f): The project is not within a mile of a private airstrip.

VIII(g): The project will not interfere with emergency response services or the emergency evacuation of residences in the vicinity. The project is not on a public road that provides access for emergency vehicles.

VIII(h): The project has a north-south ridge running through the middle of it. Roads traverse this ridge. Wildfire could advance up the east and/or west flank of this ridge. Development in this area generally increases exposure of people and structures to a significant loss, etc. involving wildfires. The parcel is located in the CalFire Community Protection Area.

IX. HYDROLOGY AND WATER QUALITY Would the project:	Potentially Significant	Less Than Significant With Mitigation	Less Than Significant	No Impact
a) Violate any applicable water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

INITIAL STUDY - EVALUATION OF ENVIRONMENTAL IMPACT

Project Name: Racovecic Rezone (P-17-53)

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)?				
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within a 100-year floodplain, as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year floodplain structures that would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

IX(a-b): The rezone to a lower density (from 8 to 2 potential parcels) will decrease potential impacts to water quality and onsite domestic water availability.

IX(c-d): The existing drainage pattern of the area will not be impacted by moderate site development, which is confined to existing pads. The rezone to a lower density will decrease potential impacts to on- and offsite drainage.

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

INITIAL STUDY - EVALUATION OF ENVIRONMENTAL IMPACT

Project Name: Racovecic Rezone (P-17-53)

IX(f): Water quality degradation is always a concern when there are ground-disturbing activities in steep country with heavily dissected hillsides. The rezone from SUD to RR-20 will reduce potential impacts to on- and offsite water resources.

IX(g-j): There are no floodplains in this area. There is no risk of flooding due to dam or levee failure. There is no significant risk of seiche, tsunami or mudflow as a result of this project.

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): No.

X(b): No. The parcel has a General Plan designation of Rural Residential, which is compatible with the requested zoning of Rural Residential, twenty acre minimum.

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

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

XI(a-b): The project will not affect the availability of any mineral resources. Placer and aggregate deposits in nearby areas would continue to be available.

INITIAL STUDY - EVALUATION OF ENVIRONMENTAL IMPACT

Project Name: Racovecic Rezone (P-17-53)

XI(c): No.

XII. NOISE Would the project result in:	Potentially Significant	Less Than Significant With Mitigation	Less Than Significant	No Impact
a) Exposure of persons to, or generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exposure of persons to, or generation of, excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 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 expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XII(a-c): The applicant is bringing PUD power to the site. There is not expected to be generator noise from cultivation activities.

XII(d): There may be some increase in ambient noise levels due to site development, but these should be temporary.

XII(e-f): No.

INITIAL STUDY - EVALUATION OF ENVIRONMENTAL IMPACT

Project Name: Racovecic Rezone (P-17-53)

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

XIII(a-c): The project will have no effect on population, nor will it displace housing or businesses.

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

XIV(a) – (f): The project, as a rezone, will lessen impacts to Public Services due to the decreased density possibilities. No comments were received from affected entities.

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

INITIAL STUDY - EVALUATION OF ENVIRONMENTAL IMPACT

Project Name: Racovecic Rezone (P-17-53)

that substantial physical deterioration of the facility would occur or be accelerated?				
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 requested zoning will result in potentially less use on existing recreational facilities due to lower density. No significant impacts to these facilities is anticipated.

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

INITIAL STUDY - EVALUATION OF ENVIRONMENTAL IMPACT

Project Name: Racovecic Rezone (P-17-53)

XVI(a-f): The lesser density (from 8 to 2 potential parcels) resulting from this rezone request will lessen impacts to Tucker Hill Road. There are no anticipated significant impacts to existing traffic patterns, circulation systems, air traffic patterns or transportation plans. There are no potential impacts to pedestrian or bicycle policies or plans.

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

XVII(a-g): The Tucker Hill Road system has been in place for many decades and service several parcels in the area (Figures 1,2 & 3). This rezone will result in less impacts than what could have been potentially developed under the SUD guidelines (up to 8 parcels and homesites). There is an existing road that accesses both the homesite and cultivation site on this parcel. No potential impacts are anticipated on existing utilities and service systems, nor will there be a need for expansion of these same systems.

INITIAL STUDY - EVALUATION OF ENVIRONMENTAL IMPACT

Project Name: Racovecic Rezone (P-17-53)

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

XVII(a): As documented in the technical studies performed for this project, the project will have no effect on special status fish or wildlife species or important examples of major periods of history or prehistory.

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

XVIII(c): The project would not have any adverse effects on human beings. Potentially, air quality and traffic levels of service could slightly improve due to lower density zoning.

References: Douglas City Community Plan (July, 1987)
 P-96-07 - Mary Kay Brooks SUD and Map (1996)
 NRCS WSS soils mapping program

ORDINANCE NO. 315-
AN ORDINANCE OF THE BOARD OF SUPERVISORS
OF THE COUNTY OF TRINITY
AMENDING THE ZONING ORDINANCE NO. 315-
Rakocevic, P-17-53

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

SECTION 1. That portion of real property situated in the County of Trinity, State of California, located on the west side of State Highway 299, off Tucker Hill Road (701 Lorenz Rest), Douglas City, being APN: 024-650-25:

The Southwest Quarter of the Southwest Quarter of Section 36 in Township 33 North, Range 10 West, M.D.M., according to the Official Plat thereof.

- 1) Together with a right of way for ingress and egress and public utility purposes over and across the portion of land lying sixteen (16) feet on each side of the following described centerline:

All that portion of the Southeast Quarter of the Southeast Quarter of Section 36, Township 33 North, Range 10 West, M.D.M., Trinity County, California and more particularly described as follows:

Beginning at a point in the centerline of an existing road on the westerly line of the Southeast Quarter of the Southeast Quarter of Section 36, Township 33 North, Range 10 West, M.D.M., Trinity County, California from which the Northwest corner of said Southeast Quarter bears North 1°24'29" West 64.75 feet, thence,

from said point of beginning along said centerline, the following courses:

South 58°13'35" East 110.99 feet, thence South 37°36'45" East 132.83 feet, thence South 15°35'35" East 18.69 feet, to a point on the westerly line of State Highway 299 being the point of termination of this description as described in the deed to George Gritton, et al, recorded February 4, 1974 in book 162 of official records 848.

- 2) Also together with a non-exclusive easement for ingress, egress and public utility purposes 50 feet in width as conveyed in the deed to Mary Kay Brooks, et al which recorded April 10, 1990 in book 291, page 184.
- 3) A non-exclusive easement 50 feet in width, lying 25 feet either side of the center line, for the purpose of the installation, maintenance, pipeline of the center line, for the purpose of installation, maintenance, pipeline and utilities, as conveyed by Richard Cline, et ux to Mary Kay Burgess, et al in the grant of easement recorded

February 9, 1993, instrument no. 448 in book 318, page 491 , of official records, the centerline of said easements is more particularly described as follows:

Beginning at a point in the centerline of Tucker Hill Road, from which the Northeast corner of the Southwest Quarter of the Southeast Quarter of said Section 36 bears South 79°44'12" West, 104.28 feet; thence,

along a 50 foot radius curve concave to the Southeast, through a central angle of 81 °00'00", a distance of 70.69 feet; thence, South 11 °55'04" East, 58.21 feet; thence, along a 250 foot radius curve concave to the West, through a central angle of 13°29'15", a distance of 58.85 feet; thence,

South 01 °34'11" West, 69.87 feet; thence,

along a 250 foot radius curve concave to the Northwest, through a central angle of 38°43'03", a distance of 168.94 feet; thence,

South 40°17'14" West, 50.48 feet; thence,

along a 50 foot radius curve concave to the East, through a central angle of 79°20'33", a distance of 69.24 feet; thence,

South 39°03'19" East, 59.15 feet; thence,

along a 160 foot radius curve to the west, through a central angle of 86°03'08", a distance of 240.30 feet to a point on the Easterly line of aforementioned Southwest Quarter of the Southwest Quarter being South 1 °19'19" East, 744.82 feet from the Northeast corner thereof.

4) A non-exclusive easement of 60 feet in width for the installation, maintenance, pipeline and utilities, as conveyed by Christopher T. Cross, et ux to Mary Kay Burgess, recorded February 9, 1983, instrument no. 448 in book 318, page 491, of official records the centerline of said easement is more particularly described as follows:

Parcel No. 1

Beginning at a point on the Northerly line of the Southeast Quarter of the Southwest Quarter of said Section 36; being South 89°26'27" West, 37.69 feet from the Northeast corner thereof; thence,

North 37°13'30" West 52.32 feet; thence,

along a 200 foot radius curve concave to the Southwest, through a central angle of 8°41 '48", a distance of 30.35 feet; then, North 45°55'18" West, 100.89 feet; thence,

along a 200 foot radius curve concave to the Northeast, through a central angle of

9°52'54", a distance of 34.49 feet; thence, North 36°02'24" West, 171.37 feet; thence, along a 220 foot radius curve concave to the Northeast, through a central angle of 16°30'10", a distance of 115.17 feet; thence,

South 28°20'36" West, 171.15 feet; thence,

along a 70 foot radius curve concave to the East, through a central angle of 50°30'32", a distance of 61.71 feet; thence, South 22°00'56" East, 43.12 feet; thence,

along a 50 foot radius curve concave to the Northwest, through a central angle of 101°13'52", a distance of 89.34 feet; thence,

South 79° 12'56" West, 318.24 feet; thence, along a 60 foot radius curve concave to the Southeast, through a central angle of 112°54'06", a distance of 118.23 feet to a point on the aforementioned Northerly line of the Southeast Quarter of the Southwest Quarter.

Parcel No. 2

Beginning at a point on the Northerly line of the Southwest Quarter of the Southwest Quarter of said Section 36; being South 89°26'27" West, 17.69 feet from the Northeast corner thereof; said point being the point of beginning of that segment heretofore referred to as segment C; thence,

along said Northerly line, South 89°26'27" West 37.40 feet to a point on the Southwesterly line of that 60 foot wide easement described in segment C; said point being the point of beginning of this description.

Thence, continuing along said Northerly line, South 89°26'27" West, 90.0 feet; thence,

North 2°00' East 93.94 feet to the aforementioned Southwesterly line of said 60 foot wide easement; thence,

Southeasterly along said line, 128 feet more or less to the point of beginning.

Is heretofore, zoned and classified as "Special Unit Development (SUD)" District, be and the same hereby is rezoned and reclassified as "Rural Residential, 20 acre minimum (RR-20)".

SECTION 2: 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 with the names of the member 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 on this ____ day of ____, 2018 by the Board of Supervisors, of the County of Trinity by motion, second (I), and the

Ordinance No. 315-
(month, day, year)
Page 4

following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

RECUSE:

KEITH GROVES, CHAIRMAN
Board of Supervisors
County of Trinity
State of California

RICHARD KHUNS, Psy. D
Clerk to the Board of Supervisors

By: _____
Deputy

APPROVED AS TO FORM AND LEGAL EFFECT:

Margaret Long, County Counsel