

**TRINITY COUNTY PLANNING COMMISSION
STAFF REPORT**

APPLICANT: Mountain Communities Healthcare District

APPELLANT: Susan Corrigan

REPORT BY: Rick Tippett

APN: 001-040-60

PURPOSE:

Appeal of Planning Director's decision upholding the Weaverville Architectural Review Committee's recommendation regarding aesthetics for Mountain Communities Healthcare District clinic expansion.

LOCATION: 31 Easter Avenue, Weaverville

BACKGROUND INFORMATION:

On July 14, 2016, the applicant, Mountain Communities Healthcare District (MCHD), submitted an application to the Planning Commission for a Conditional Use Permit (Planning Department File # P-16-11). The request was for approval of a 7,680 square foot expansion of the clinic facility at 31 Easter Avenue in Weaverville, and a parking, circulation and landscape concept plan. The proposed building would be a Type 5 (wood) building with sprinklers build (stick-built) on site. The Planning Commission voted 3-0 to approve the request for a Conditional Use Permit for the proposed project, however their decision was appealed to the Board of Supervisors.

During a Trinity County Board of Supervisors meeting on August 16, 2016, a public hearing was held for the appeal of the Planning Commission's decision. The BOS unanimously upheld the Commission's recommendation to approve the project. An evaluation of environmental impacts and a Mitigation and Monitoring Reporting Program for the project (Exhibit A; BOS August 16 2016_MCHD Appeal Staff Report) was included with the approval.

Since that time, MCHD determined that original construction methods of on-site construction were not achievable as proposed due to budgetary constraints and building alternatives needed to be explored. MCHD explored alternatives that would be available for construction to remain within budget, and determined that they could remain with a Type 5 (wood) building with

sprinklers, however it would be constructed off-site (modular). The Director considered the change in building type to be a change to the conditions of the environmental document warranting further evaluation.

Although the location of the clinic is not within the Historic District of Weaverville, the Conditional Use Permit approved for the project included a Mitigation Monitoring and Reporting Program with the recommendation that the Applicant consult with the Weaverville Architectural Review Committee (WARC) and Trinity County Historical Society to address issues related to aesthetics and the historic setting of the neighborhood:

Mitigation Measure I-1:

It is recommended that the applicant meet with the Weaverville Architectural Review Committee and representatives of the Trinity County Historical Society to assess the project effect on historical resources and the historic setting, and if justified, craft a treatment plan that would either avoid impact to historic resources or ensure that such impacts are less than significant. A lighting plan for all proposed exterior lighting components shall be submitted for Planning Director approval, with input from the Weaverville Architectural Review Committee.

Required Actions and Timing: Prior to the development of final construction plans the applicant is to consult with the Weaverville Architectural Review Committee joined by additional representatives from the Trinity County Historical Society. Planning Department staff will attend and provide guidance to applicant on how to implement the input provided.

Two meetings occurred between the WARC and MCHD, with Planning Staff present. Each meeting was noticed for 72 hours prior to the meeting:

- September 12, 2018: WARC meeting on project site with staff from MCHD to discuss design options that would affect the proposed building's impact on aesthetics in the historic setting of Taylor Street. Roof and siding treatments were discussed with the goal of finding treatments that would allow the new building to fit in with the existing aesthetic quality of buildings—particularly the hospital—in the neighborhood. WARC members requested that another meeting be held in the near future after MCHD provide renderings of proposed roof and siding treatments discussed during this meeting. Planning staff rescheduled a meeting after renderings were provided to the Planning Department on September 17.
- September 24, 2108: WARC meeting on project site with contractor representing MCHD and MCHD staff attended by phone to continue discussion to evaluate design options that would allow the new building to fit in with the historic setting of the neighborhood. MCHD provided renderings of general proposed building appearance, roof/eve treatments, and proposals for signage and lighting. WARC members agreed unanimously to approve the proposed aesthetic treatments for the new clinic building if it included the following: the addition of a 4 in 12 pitched cosmetic gable roof that

would sit on top of the modular (assuming the modular was verified to be structurally sound enough to support the addition), a landscape plan including the use of mature plants and addition of gable eaves and rafter tailings.

The Planning Department Director accepted the WARC's recommendation taken on September 24, 2018 as consistent with the Conditional Use Permit approved for the project and made the decision that the project could move forward as proposed. The project has since gotten underway with the applicant beginning site preparation and placement of a pre-fabricated building on the parcel (the applicant was advised against placement, and was notified that it could be at their risk should future actions not allowing the placement of the modular units).

On October 9, 2018, an appeal of the decision was filed by Sue Corrigan, whose property adjoins the MCHD Clinic project location (Exhibit B; Corrigan Appeal).

The letter received from the appellant cites an appeal of "the MCHD expansion with modular instead of original plans approved 2 years ago. Due process has not been given to the neighbors. Also, the WARC did not have plans, or all the info before their decision (recommendation of 9-12 and 9-24."

Staff clarifies that the appeal is limited to the Planning Director's decision on September 24 based on accepting the WARC's action/recommendation regarding aesthetic treatments. As outlined in Trinity County Zoning Ordinance No. 315, Section 34 (K), *Any person dissatisfied with any action of the Planning Director may appeal therefrom to the Planning Commission at any time within ten (10) working days after notice of the decision is given. Such an appeal is taken by filing a notice of appeal with the Planning Director and paying the required appeal fee. Upon filing of a notice of appeal, the Planning Director shall within ten (10) days transmit to the Secretary of the Planning Commission all papers and documents on file with the Planning Director relating to the appeal and schedule the appeal for Commission hearing.*

Respectfully submitted

Richard Tippett, Planning Director

Exhibit A: BOS_August 16 2016_MCHD Appeal Staff Report
Exhibit B: Corrigan Appeal

County Contract No.
Department Planning

TRINITY COUNTY
Board Item Request Form
2016-08-16

2.02

Contact Richard Tippett	Phone 623-1365 x3425	Requested Agenda Location 10:00 AM Public Hearings
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Requested Board Action:
Consider appeal of Planning Commission decision to grant a conditional use permit for a 7,680 square-foot clinic expansion, concept landscaping, parking lot and circulation plan located at 31 Easter Avenue, Weaverville (Applicant: Mountain Communities Healthcare District; APN: 001-040-55; Planning Project: P-16-11; Appellant: Corrigan).

Fiscal Impact:
No fiscal impact.

Motion: _____ Second _____ Roll Call: Ayes: _____ Nays: _____ Tabled To: _____

Action:

Notes:

EXHIBIT A

STAFF REPORT

Subject: Corrigan Appeal of the Planning Commission Use Permit Approval
Granted the MCHD Clinic Expansion Project, Weaverville
(Planning Department File # P-16-11)

Date: August 16, 2016

ISSUE: SHOULD THE BOARD APPROVE OR DENY THE APPEAL OF THE PLANNING COMMISSION DECISION TO GRANT A CONDITIONAL USE PERMIT FOR A 7,680 SQUARE-FOOT CLINIC EXPANSION, CONCEPT LANDSCAPE, PARKING LOT AND CIRCULATION PLAN PROPOSED AT 31 EASTER AVENUE?

BACKGROUND:

An appeal from a Planning Commission action has been filed by Sue Corrigan, whose property adjoins the MCHD Clinic project location (Exhibit A; Corrigan Appeal).

For the Planning Commission's consideration, on July 14, 2016, the applicant, Mountain Communities Healthcare District (MCHD), submitted an application for a Conditional Use Permit (Planning Department File # P-16-11). The request was for approval of a 7,680 square-foot expansion of the clinic facility at 31 Easter Avenue, and a parking, circulation and landscape concept plan (Exhibit B; PC Staff Report). The applicant also requested that the Planning Commission consider four on-street parking spaces along Taylor Street as part of the project's concept parking, circulation and landscape plan, counted on a 2:1 basis, as part of the clinic's total off-street parking count.

The project site is located along the south side of Easter Avenue, and is bounded by Garden Gulch Road on the west and Taylor Street on the east. The subject property is comprised of three merged parcels carrying Residential Office (R-O) zone designations and one parcel carrying a Single-family Residential (R-1) zone designation. The Trinity Hospital property to the north is zoned Public Facilities (PF). Garden Gulch Creek borders Garden Gulch Road on the west. Land further west, due south, and to the east is developed with residential and residential office uses (zoning designations R-2, R-1, R-O). The General Plan designations within the setting mirror the zoning (i.e., PF, Single Family-Medium Density, Single Family-High Density).

A public hearing notice for the Clinic expansion project was placed in the June 29, 2016 *Trinity Journal*. In addition, written notification of the Conditional Use Permit application was sent to adjacent landowners and is documented in the project file.

At the opening of the public hearing the Planning Commission received a presentation from Aaron Rogers, Clinic CEO, explaining the rationale for the expansion of the clinic facility. His comments expanded upon the written comments that were provided as part of the application submitted to the Planning Commission in its July 14 packet (Exhibit B; PC Staff Report). The presentation highlighted the needs being met through the clinic expansion and efforts to address

traffic concerns raised by neighborhood residents by emphasizing Garden Gulch Road as the primary vehicular access point, and by adding pedestrian improvements along Garden Gulch Road rather than along Taylor Street.

Approximately 14 persons spoke during the public comment period, nine of whom voiced support for the clinic expansion project, five of whom expressed clear opposition to the proposed project based on traffic circulation concerns, impacts to historic resources along Taylor Street, and public safety and security concerns. In particular, a Department of Transportation condition of approval requiring installation of a sidewalk, curb and gutter along Taylor Street, as well as the findings contained in the trip generation study (Exhibit C; Clinic Trip Generation Analysis)—documenting that traffic associated with the clinic expansion did not reach the threshold for triggering the preparation of formal traffic study—were questioned. The expansion of the clinic in its current setting and the potential disruptions posed by the property's close adjacency to residential properties was a frequently voiced concern during public comments, as was the condition of approval requiring installation of a sidewalk south from the clinic property along Taylor. Several speakers stated that Taylor Street was too narrow to accommodate a sidewalk and taking such action would require a narrowing of the street's vehicular traffic lane. Some Taylor Street residents expressed concern that the required right-of-way for the sidewalk would be taken from their properties and would decrease the size of their front yards.

VOTE OF THE COMMISSION:

On July 14, 2016, the Planning Commission voted 3-0 to approve the request for a Conditional Use Permit for the proposed project, subject to the three revised conditions of approval adopted by the Commission: (1) deleting the Department of Transportation condition requiring sidewalk curb and gutter installation along Taylor Street that would extend down to the northerly end of Court Street; (2) denying the request for four on-street parking spaces along Taylor Street, and; (3) requiring the widening the Garden Gulch Road parking lot entrance/exit and a corresponding narrowing of the Taylor Street driveway to discourage traffic accessing Taylor Street from the Clinic parking lot. Before adopting the IS/MND, and adopting findings of fact with the concurrence of legal counsel present, the Planning Commission also revised IS/MND Mitigation Measure X-1 – the revision requiring MCHD to come back for Planning Staff evaluation only if the Clinic's potential inclusion of dental services in the future goes beyond the Clinic's currently defined "scope of services." In addition, The Commission revised Mitigation Measure XVI-3 – this revision removing the requirement for sidewalk, curb and gutter installation along Taylor Street extending south of the Clinic's proposed driveway opening to the northerly end of Court Street.

ENVIRONMENTAL ANALYSIS OF PROJECT

Environmental analysis for the proposed project, per CEQA, was completed by staff during July 2015 and included preparation of a detailed Initial Study/Mitigated Negative Declaration (Exhibit B-Attachment C – typos corrected). Based on that analysis staff concluded that mitigation measures would reduce project impacts to a less than significant level. A review of the analysis shows that potential impacts were identified in four of the 17 CEQA topic areas, including: Aesthetics, Cultural Resources, Hazards and Hazardous Materials, and

Transportation/Traffic/Circulation. All of these impacts were found to be less than significant when standard mitigations are employed – examples of which include requiring review and approval of an exterior lighting plan to address Night Sky and ALUCP concerns; consultation with the Weaverville Architectural Review Committee and County Historical Society to ensure the viewshed for historic resources along Taylor Street is preserved; accidental cultural resource discovery provisions; as well as the County’s standard stormwater collection infrastructure and public easement requirements.

The Planning Commission minutes from the July 14, 2016 meeting are attached as Exhibit D.

ALTERNATIVES INCLUDING FINANCIAL IMPLICATIONS:

- 1) Deny the appeal and uphold the July 14, 2016 Planning Commission decision granting the Conditional Use Permit subject to Commission’s revised conditions of approval, and uphold its adoption of the project IS/MND with the amended mitigation measures proposed by the Commission; or
- 2) Take no action. Provide direction to Staff on select items for the Planning Commission to reconsider; or
- 3) Accept the appeal, thereby overturning the decision by the Planning Commission on July 14, 2016 that granted approval of the Conditional Use Permit. Provide direction to staff to return to the Board with findings to deny this project.

RECOMMENDATION: Staff recommends Alternative 1.

Respectfully submitted

Richard Tippett, Planning Director

CAO RECOMMENDATION: Concur: Yes No

Comments:



COUNTY OF TRINITY
APPEAL OF PLANNING COMMISSION
DECISION TO BOARD OF SUPERVISORS

RECEIVED

JUL 25 2016

TRINITY COUNTY
PLANNING DEPARTMENT
Received Stamp

Name: Susan Corrigan Email: [REDACTED]

Telephone: [REDACTED] Work: _____ Fax: _____

Address: [REDACTED]

Decision of Planning Commission rendered on: 7-14-16
(date)

Planning Commission's Decision was to: Approve Deny Continue

Request for:
Conditional Use Permit for Clinic Expansion

Reason for Appeal:
challenge traffic study, use permit, 500' Fms turnaround, helicopter flight, and general use permit objection

Signature: [Signature] Date: 7-25-16

Clerk's Use Only

Date Filed: _____ Fee Collected: _____
Hearing Date: _____ Planning Dept. Notified: _____
Notice Published: _____ Notice Mailed: _____

Susan and Kelly Corrigan

[REDACTED]
[REDACTED]
[REDACTED]

July 5, 2016

RECEIVED
JUL 11 2016
TRINITY COUNTY
PLANNING DEPARTMENT

Subject: Medical clinic expansion on Taylor St.

To all whom this matter concerns:

We are Susan and Kelly Corrigan, and our property shares a property line with the site of the proposed expansion of the Mountain Communities Healthcare District's Weaverville Clinic.

Since receiving the news of the proposal to build a clinic on Taylor Street, we have been in discussions with the neighbors, community members, and planning & road department staff. Everything we have heard and learned has only solidified our position that this plan has too many potential problems with regard to this particular location.

1. **Historic Neighborhood:** The hospital itself is currently located in a neighborhood which should, by all rights, be zoned residential and historically registered. Rather than allowing the expansion of commercial sites to envelop the neighborhood, we should be working to lift up and support the historic value and residential status of the neighborhood.
2. **Easements:** The necessary easements on and off Taylor Street & Garden Gulch Road should be hard pressed to gain approval (e.g., drivers' views from Garden Gulch Rd. are blocked by several locus trees as well as a shop—even if the trees were removed, drivers would still have to pull well out into the street to have a clear line of site to enter the street safely).
3. **Safety Issues:**
 - a. Taylor St. is narrow and tree-lined; with no turn lanes, painted street lines, or adequate or safe sidewalks for pedestrians. When patients in wheelchairs or mothers with strollers walk to town, they currently have to walk in the street because of the crumbling sidewalks and parked cars in front of houses. To mitigate these issues, the entire make up of this historic street would have to change. Taking away from the historic charm Taylor Street offers the community. Taylor St. is a part of the historical walking tour. There are over a dozen registered historical homes on Taylor and Court Streets. Garden Gulch's walking path is only on part of the street and has no sidewalk.
 - b. Another safety issue is the increase of crime in our neighborhood since the clinic moved to Dr. Dolci's old office.
 - i. We have had patients leave the hospital and break into our cars and homes.
 - ii. We have late at night had to go and assist a patient who drove his wheelchair off the road into the ditch and was yelling for help. Due to shortages in the sheriff dept. no one was available to respond.
 - iii. Recently our friend was clipped pulling out of our driveway, by a driver in a hurry leaving the clinic.
 - iv. Most recently a woman was caught breaking in our neighbors back window. Admittedly, not all of these are clinic-related, but an increase in traffic would only add to these already growing problems.

Susan and Kelly Corrigan



4. Increase in Operating Hours: It has been brought to our attention that the clinic will be extending their hours. Open late nights and Saturday. For years, we have been struggling with the increase in traffic from the hospital staff and patients. More flights into the hospital and ambulance calls. Putting more strain on a mostly residential area. For years, the hospital has needed to relocate so they could expand. They have taken up office space on Barbara Avenue and expanded off the hospital property to open the current clinic. Now they want to expand even further into the neighborhood. Driving home the point that they need to take their non-residential use and expand in a commercial-friendly location. Not a historic neighborhood!!!
5. Exploration of Alternative Options:
 - a. For many years now, the hospital has been receiving feedback to look at a long-term plan for the hospital. When the Industrial park was being built, they were urged to look at restructuring. Recently, they were urged to look at the airport location and possibly the jail location, when it is moved, and Lance Gulch Road near the Mill. As taxpayers, we feel that the long-term options need to be reviewed and put into action.
 - b. The hospital must be Earthquake Retrofitted by 2030. The existing hospital is an aged facility, and this fact must be taken into consideration when looking into the location of this clinic. How costly is it going to be to keep old plumbing, roofing, and general wear & tear updated?

We the people of Trinity County need medical and emergency services. We need a facility that can grow with the community and the times. The proposed location of this clinic will not allow for these growth needs. The proposal has too many limits to start with, and will only compound these issues as they try to grow.

We urge all involved to step back and take a hard look at what is best for the community and the future growth of our medical system. Most small towns have successfully reinvented their declining hospitals with new medical clinics that provide all the services needed under one roof. Thus stopping the financial bleed. We too need this, but in a commercial setting, not in a historical neighborhood where growth is limited and the negative impact is huge.

In summary, it is our sincere hope that this expansion will not proceed without a complete inquiry by the supervisors, taxpayers, and neighbors. The impact of this project on our county is far too complex to not thoroughly pursue all alternatives before allowing it to change a quiet historical neighborhood forever.

Sincerely,

A handwritten signature in cursive script that reads "Susan & Kelly Corrigan".

Susan and Kelly Corrigan

Planning Commission consider four on-street (Taylor Street) parking constructed as part of this project to be counted as two of the spaces (2:1) within the Clinic's total off street parking count. Commission approval of the CUP would acknowledge the request unless it votes to delete this specific applicant accommodation.

The property consists of R-O and R-1-zoned parcels (see Figure 2). The existing clinic building contains 2,650 square feet on the first floor with an additional 770 square feet in the second-floor/partial attic space. The existing porch would be removed to accommodate the new clinic addition, and the combined building square footage (when completed) would be 7,680.

MCHD views the current 3,420 square-foot Trinity Community Clinic facility as operating at its maximum physical capacity. As proposed, the project would centralize healthcare services and result in what the applicant claims will be "...a significant decrease in vehicle miles traveled" by clinic patients, while also permitting easy access to ancillary services—including emergency care at the Trinity Hospital Emergency Room (north across Easter Avenue). In conjunction with the current telemedicine program, the expanded facility will accommodate medical specialist visits to Trinity County and will reduce the need for patients to travel outside the county for medical follow-up appointments, but will, it is anticipated, as a result, bring an increased number of patient visits to the project location. As stated in the application some 1,102 patients were seen at Weaverville MCHD clinic facilities during May 2016. This figure provides an approximate indication of the potential volume of patient visits on a monthly basis. The clinic's estimated proposed daily trip generation rate for patients and staff was given as between 50 and 100, which conforms with Staff's expectation (Attachment A).

The applicant states that there are three staff at the existing clinic and that a total of eight to ten additional full-time staff will be housed in the proposed facility (new providers, nursing and administrative staff), as well as a small number of local practicing physicians keeping patient appointments there in the near future. A potential expansion of dental services also is being considered, and if this takes place, those services would be housed at the project location. This increase of service will require a standalone CUP application to be submitted at a future date when services are requested.

Environmental Scoping and Comments:

The project was routed for comments on June 15, 2016. Comments received from public agencies (and the County Surveyor) during the initial routing were as follows:

County Surveyor: Noted that the actual merger does not take effect until title to the two parcels is transferred to MCHD and all conditions of the Notice of Merger are met. The merger process must be completed prior to issuance of the CUP

County Department of Transportation:

1. An encroachment permit from the Trinity County Department of Transportation is required for the driveway access locations onto County maintained Garden Gulch Road, Co. Rd. No. WVC43, Easter Avenue, Co. Rd. No. WVC47, and Taylor Street, Co. Rd. No. WVC45. The encroachments shall conform to the County Department of Transportation standards.
2. Parking lot grading, including slope and/or elevations, shall be shown on the plans, and shall provide sufficient detail to ensure adequate drainage. Grading and drainage plans shall be stamped by an engineer and approved by the Department of Transportation prior to construction.

3. Post construction storm water runoff shall remain consistent with the current runoff conditions. Hydrology calculations stamped by an engineer shall be provided for a 2 year and 100 year storm event, and shall show that no increased flow to roadside ditches, gutters or other offsite locations is expected for these rainfall events. Design and capacity of onsite water retention methods shall be included in these calculations.

4. Grading and drainage improvements shall be inspected and approved by the County Engineer or his designee.

5. Sidewalk with curb and gutter shall be constructed along the Taylor Street frontage from the intersection of Taylor Street and Easter Avenue to the intersection of Taylor and Court Streets. Sidewalk plans and construction be approved by the County Engineer or his designee.

6. Plan review and inspections related to grading, drainage improvements, and sidewalk improvements shall be charged to the applicant at actual hourly rates.

7. The improvement plans shall include a grading plan and erosion and sediment control plan, which incorporates standard erosion control practices and best management practices, subject to the approval of the County Engineer for disturbed areas. The plan shall be prepared by a Qualified SWPPP Developer (QSD) and shall be included in an agreement with the construction contractor. The following measures shall be included:

a. Any mass grading shall be restricted to dry weather periods between April 1 and October 31.

b. If other grading activity is to be undertaken in wet-weather months, permanent erosion and sediment controls shall be in place by October 15, and construction shall be limited to areas as approved by the County Engineer. A winterization plan shall be submitted by September 15 and implemented by October 15.

c. In the event construction activity including clearing, grading, disturbances to the ground, such as stockpiling, or excavation result in soil disturbances of at least one acre of total land area, the applicant shall obtain and provide a Notice of Intent (NOI) from the Regional Water Quality Control Board.

d. Should a NOI be required, Storm Water Pollution Prevention Plan (SWPPP) shall be provided prior to issuing a construction permit. The SWPPP shall have provisions to provide at minimum monthly monitoring reports to the County during wet weather and to 1 year after completion of construction.

e. Projects less than one acre are exempt from obtaining a NOI unless construction activity is expected to create soil disturbances that could cause significant water quality impairment.

f. The internet site for information and application on the NOI can be found at http://waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml

g. Sedimentation basins, traps, or similar BMP controls shall be installed prior to the start of grading.

h. Mulching, hydro seeding, or other suitable revegetation measures shall be implemented. Planting shall also occur on areas of cut and fill to reduce erosion and stabilize exposed areas of later construction phases. All disturbed areas with a slope greater than 5% shall receive erosion control.

i. Excavated materials shall not be deposited or stored where the materials could be washed away by storm water runoff.

Northeast Information Center, California State University at Chico (NEIC): All prior communications from the Northeast Information Center have stressed that many portions of the Weaverville area are considered highly sensitive for prehistoric, protohistoric and historic resources based on local topography and hydrology, as well as regional historical patterns. This includes seasonal and permanent settlements established by Wintu populations as well as historical settlement activity predating the gold rush era in the mid-nineteenth century.

Weaverville Community Services District (WCSD): WCSD wrote that the Project "...will require the extension of the existing water service or an additional meter. If fire suppression is required, a new service line will be installed. Water mains are located at the edge of the roadway on Taylor Street and Easter Avenue."

The **County Environmental Health Department, County Building & Safety Department, and Weaverville Fire Department** were contacted but offered no formal comments on the application.

Public Comments

As of this writing (July 4th week) no written comments have been received from the general public regarding the current clinic expansion application; however, several written comments were received related to the December 2015 lot merger application (approved per usual practice by the Planning Director). The comments are not focused on the lot merger details per se but express opposition to any expansion of the clinic facility at the 31 Easter Avenue location (Attachment B). In a verbal comment made to staff on July 5th neighboring property owner reported ongoing issues related to unsupervised mentally-impaired or intoxicated clinic patrons who leave the clinic and then trespass on private properties along Taylor Street.

Environmental Review Action

Staff has prepared an Initial Study/Mitigated Negative Declaration and a Mitigation Monitoring & Reporting Plan (MMRP) consistent with CEQA requirements (Attachments C and D).

Staff Analysis and Recommendations

Zoning and General Plan Designations

Per Zoning Ordinance Section 18.5 a use permit is required for "improved parking lots" within the R-O zone district. All uses in the R-1 zone require a use permit other than a single-family dwelling and a second dwelling unit permissible per Section 30 D(3)c)(2) (General Provisions and Exceptions). The General Plan provides no guidance specific to the SF-H land use designation and defers the reader to the various community plans for detail.

Weaverville Community Plan

The goals, policies and objectives contained in the Transportation (Chapter 3), Public Services and Facilities (Chapter 4), Hazards (Chapter 7) and Land Use and Community Design (Chapter 9) sections of the Weaverville Community Plan (1990; as revised In December 2001) were consulted concerning the proposed development and expansion of the MCHD Clinic facility and the related parking and circulation site plan concept.

Transportation

The Transportation Chapter provides only one overall goal, applicable equally to the Clinic project and the community at large:

Goal: To provide a streets-and-highways system which effectively, efficiently, and safely serves the variety of transportation needs of the community

The desired aim is to plan roadway improvements and other public improvements such that these "...match the future needs of the overall community and individual neighborhood areas" (page 14)

Public Service and Facilities

The stated Public Services and Facilities Goals and objectives include:

Goal: Maintain, as a minimum, the existing level of public services to area residents and businesses

Related Objective 1.1

Review future service extensions to ensure that such actions do not lower the ability of the service provider to continue the existing level of services

"Future expansion of emergent, acute and convalescent care facilities may be necessary due to projected increases in the Community's and countywide population. Also, the desire[d] ability for increasing services for the intermediate level of adult care may also be necessary based upon the relatively high percentage of the population over 65" (page 32)

Goal: Encourage the preparation and implementation of a public building program, which provides for growth in public services consistent with the needs of the Community and County.

Hazards

Goals 4 and 5 address communitywide noise and flood hazards, respectively. The flood hazard discussion is quite broad in scope however.

Goal 4: To protect the public from adverse noise impacts

Related Objective: Assess new projects and their noise impacts on individual neighborhoods

Also, the far northeasterly portion of the project site falls within the Weaverville Airport Safety Zone, Zone D (Primary Traffic Pattern = Low Relative Risk Level). Tall structures, uses that generate visual distractions and/or attract birds, and new uses that accommodate large concentrations of people, are typically discouraged but not prohibited within Zone D (per the *Trinity County Airport Land Use Compatibility Plan*. 2009).

Land Use and Community Design

The Land Use and Community Design chapter of the Weaverville Community Plan mentions the importance of heritage tourism as a component of Weaverville's economic well-being, and the need to protect and promote historic resources that support heritage tourism is referenced in the following Goals and Objectives:

Goal: To develop a land use pattern which implements other elements of the Community Plan.

Related Objective 1.4: Retain and encourage further development of pathways, as opposed to sidewalks, except along State highways and the Central business district, where sidewalks are warranted (page 98)

Goal: To recognize the importance, and provide for the protection and enhancement, of the community's historical character.

Related Objective 2.1: Encourage the creation of a community-wide historical district pursuant to State Historical Guidelines (page 98)

Goal: To emphasize and retain existing neighborhood characteristics.

Related Objective 4.1: Prevent the encroachment of undesirable uses into residential neighborhoods by establishing density limits compatible with the character of existing neighborhoods and; by basing zoning restrictions in residential neighborhoods on density and open space considerations, rather than on type of construction

Goal: To guide development in such a manner that an acceptable balance is achieved between the costs for public facilities and services and revenue or improvements required of new developments

The Court and Taylor Street Historic Area is specifically discussed (pages 86-87), and mention is made of typical County practice requiring private project archaeological reconnaissance in sensitive areas as part of its environmental review process. The Community Plan recommends the protection of the Taylor Street neighborhood area from "commercialization." In response, it proposed residential office zoning in lieu of commercial zoning on designated lots to accommodate medical office uses "but not more intensive commercial type activities." (page 96)

Parking and Traffic

A trip generation analysis was prepared by the Department of Transportation to determine if the traffic generated as a result of the clinic expansion project reaches the threshold for which a detailed traffic study is required—the key threshold criterion being whether, as proposed, a project adds an estimated 50 trips during the PM Peak Period (Attachment E). Based upon the Institute of Transportation Engineers (ITE) Trip Generation Manual assumptions and conservative assumptions, the increase in daily trips was estimated to be 81 with a corresponding PM Peak Hour trips around 8 vehicle. This is considerably below the 50-vehicle PM Peak Period threshold. The proposed project will bring a consolidation of some clinic services and would bring about an overall reduction of vehicle miles traveled. Also, based on this analysis, the increase in traffic occasioned by the proposed project would not alter the Level of Service (LOS) for adjoining local streets.

Historical/Cultural Resources

A review of the book *Trinity County Historic Sites* (1981) by the Trinity County Historical Society documents the presence of several historic buildings along Taylor Street in proximity to the MCHD Clinic property. The Junkans House (Taylor Street), Davis Barn (174 Garden Gulch Road/prior address: 311 Garden Gulch) and the Ed Todd House (73 Taylor Street/prior address: 312 Taylor Street) are in closest proximity. The Trinity Hospital property is itself referenced in *Trinity County Historic Sites*, based on its historical significance (Attachment F). Discussion in the book also documents the existence of an as-yet unlisted, potentially-National-Register-of-Historic-Places-eligible historic district along Taylor Street, presumably because the buildings are associated with, and reflect, broad patterns of local history (National Register Criterion A).

In response to the NEIC comments, contact was made with Dero Forslund of the Trinity County Historical Society Board of Directors. Forslund referenced the extensive hydraulic mining activities that occurred along Garden Gulch during the 1880s and earlier and other ground disturbance related to the bringing of electrical service to the neighborhood during the late nineteenth century. This calls into question the typical Planning Department practice of requiring that a Phase I-level Archeological Resources Survey be conducted of the subject property prior to the preparation of final plans.

It is recommended instead that the applicant meet with the Weaverville Architectural Review Committee and representatives of the Trinity County Historical Society to assess the project effect on historical resources and the historic setting, and if justified, craft a treatment plan that would either avoid impacts to historic resources or ensure that such impacts are less than significant (per CEQA Section 21084.1).

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Consistent with the provisions of AB 52, and notwithstanding the evidence of extensive onsite ground disturbance historically, staff has asked for comments from the Nor Rel Muk Wintu Nation tribal organization. In case any concerns are raised, the applicant will be directed, as a condition of use permit approval, to consult with tribal representatives prior to the preparation of final plans to address those concerns, and shall report back to the Planning Department the results of that consultation process prior to preparing final construction plans.

Staff recommends the following:

1. Approve the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring & Reporting Plan; and
2. Approve the Conditional Use Permit for the subject property subject to the conditions noted as part of the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring & Reporting Plan; and
3. Make a finding that the project, as conditioned, is consistent with the County's Zoning Ordinance, General Plan and with the Weaverville Community Plan (1990; 2001 update).

Findings of Fact

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

Statement of Fact: With the proposed conditions of approval the use would be compatible with the surrounding uses and consistent with the provisions of the Zoning Ordinance that specify permissible uses for the R-1 and R-O zone districts that may be granted at the discretion of the Planning Commission. The proposed conditions of approval further ensure that the proposed project would be consistent with the provision of the General Plan and the Weaverville Community Plan.

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

Statement of Fact: The proposed project expands a use already present on the subject property, and as conditioned, is deemed compatible with surrounding land uses such that no significant injury to the public health, safety or welfare would result.

3. Finding: The use permit request complies with the objectives of the general and community plans for the area in which it is located.

Statement of Fact: Granting approval of the application, as conditioned, is consistent with the objectives and policies of the County's General Plan and the Weaverville Community Plan and acknowledges current land use characteristics both on the subject property and within the project setting.

ATTACHMENT A



MOUNTAIN COMMUNITIES HEALTHCARE DISTRICT

June 7, 2016

Trinity County Planning Commission

Re: Mountain Communities Healthcare District Use Permit

Before you for review is the application for the Mountain Communities Healthcare District (MCHD) expansion of the Trinity Community Health Clinic, 31 Easter Ave.

The proposed clinic expansion will allow us to create the health care environment young physicians are seeking. Nationally the supply of physicians is shrinking, with one in three being close to retirement, and it is projected that the U.S. will need 130,000 more physicians by 2025. Population growth, an aging population, and longer life expectancy are important factors creating the shortage. Trinity County reflects these challenges. In California, our county has the largest percent of residents over 65 years of age. Twenty-two percent of our population is 65 years of age and older. The private physicians who have proudly served our community for many years are looking to their future and beginning to consider retirement. We need to have new providers available so there is not an interruption in care to the patients in our community and so residents will not have to travel out of the area for medical services. As we recruit younger physicians we are learning of their desire to focus on patient care, and not have to start and manage the business of a stand-alone private practice – for which they were not trained.

A recently concluded clinic patient survey clearly identified the need to expand our hours of service, increase the number of providers, and develop an Urgent Care Program, in order to avoid patients having to use the Emergency Room for non-critical situations. We expect to address those needs as our project develops. With the District's recent addition of 4 new healthcare providers Trinity Community Clinic has met its maximum physical capacity, but not patient requests for services. At this time we are not able to treat additional patients, yet the need continues to grow. In May 2016, the District's Weaverville and Hayfork clinics treated approximately 10% of the population of Trinity County. While we are proud of this achievement, we know there are additional members of the community still requiring healthcare services.

It is very important to Mountain Communities Healthcare District that patients have care within a reasonable distance, rather than being made to travel long distances for adequate care. The expansion of the Trinity Community Health Clinic will allow for centralization of services causing a significant decrease in the vehicle miles traveled by our patients. As the number of providers increase and are scheduled at both clinics, this will be especially true at the Hayfork Clinic. The proposed Weaverville clinic is convenient to many required ancillary services: X-ray, laboratory, physical therapy, CT scan, ultra-sound, and respiratory therapy are located at the main hospital campus. We recognize that patients may present at the clinic for a health concern and need to be referred to the Emergency Room (ER). Again, the close proximity of ER services will allow for appropriate care more quickly.

60 Easter Ave., PO Box 1229, Weaverville, CA 96093

www.mcmedical.org

530-623-5541


The community clinic's telemedicine program has already provided a great service to patients who are referred to a specialist, allowing them to stay local, rather than travel to a city with greater resources. Using the additional space we will begin to schedule medical specialist visits to Trinity County, further eliminating the need for patients to travel for follow-up appointments.

The District's vision is to re-establish and house local dental services in the expanded clinic.

We do not anticipate any construction phasing. Besides the District's current four FTE providers, the new facility will house an additional 8-10 full time positions, including new providers, nursing staff, and administrative personnel. Several practicing local physicians are committed to relocating to the new facility upon completion.

After receiving community input and considering a potential increase in traffic on Taylor Street, the present plan identifies the main entrance of the clinic on Garden Gulch. A lined walkway is already in place along Garden Gulch and a cross-walk will be established to ensure pedestrian safety. While the parking proposed in this application meets county requirements, we are currently exploring off-site parking options for our employees in an attempt to further alleviate any clinic parking concerns.

The mission of the Mountain Communities Healthcare District is to provide emergency, primary, and preventive healthcare services in a cost effective manner. The proposed project supports that vision in a thoughtful, creative and sustainable approach. The District is in a favorable financial position, fiscal projections are positive, and will continue to receive incentive funding from Partnership Health Plan of California to increase services and programs. Understanding these factors, along with the certainty of retiring private physicians, the analysis by the district board, administrative staff, and outside consultants indicates that this is an opportune time to move forward with healthcare service development in Trinity County.



Aaron Rogers
Chief Executive Officer

ATTACHMENT B

//

13 July 2016

Dear planning department:

I am unable to attend the Planning Department meeting concerning the addition to the Trinity community Health Center clinic due to a family medical problem. I want to be sure that the Planning Dept. understands that I unconditional support the current project.

A robust medical clinic associated with Trinity Community Health District is essential for maintenance and improvement of health care in Trinity County. Young doctors are demanding a practice under the umbrella of a larger institution and are not interested in solo practice. As the senior doctors such as myself approach retirement age, it is essential that we continue to attract younger physicians. The enlarged Trinity Community Health Center is essential for this purpose.

The current location of Trinity community Health Center is ideal for the clinic addition. Erecting an addition to the current building makes the project financially feasible. More than that, having the clinic adjacent to the hospital provides emergency room, lab and radiology services within easy walking distance of the clinic. This makes movement of the patient to a higher level of emergency care and improves efficient access to diagnostic testing. As a physician who also works in the hospital, the close proximity of the facilities makes it much easier to care for hospital patients while working in the clinic. The Trinity Community Health Center is within running distance of the hospital in an emergency.

The enlarged Trinity Community Health Center at its current location is critical for maintenance of our health care system.

Sincerely,

A handwritten signature in black ink, appearing to read 'DKrouse', written in a cursive style.

Donald Krouse MD

July 14, 2016

Trinity County Planning Department

Carson Anderson Senior Planner, canderson@trinitycounty.org

Per your letter regarding the expansion of the Medical Clinic and the related parking site plan, I am putting my objections in written form to the proposed plan posted on your website.

1. I am objecting to there being access to the parking lot area from Taylor Street. I am of the understanding that all access to the Hospital and Clinic is supposed to be via Garden Gulch, I request that the only access to the clinic be off that street.
2. I am opposed to the allotment of four parking spaces along Taylor Street. I do not believe these spaces are allowed, per the plan and any access should be solely off Garden Gulch.
3. I believe that the parcel should be rezoned to "commercial". Right now it is zoned "residential/office". My property has a home business license through the planning department and is only allowed to have six people patronize our business a week. Aren't you setting precedence by allowing more than six people to patronize the clinic?
4. Lastly, I am against the sidewalk being placed on Taylor Street. Your plan is currently defective due to the sidewalk plan is incomplete. Why is there a sidewalk being placed on a street that is not supposed to be used to access the hospital/clinic?
 - a. Why are there no sidewalks being planned on Garden Gulch?
 - b. Taylor Street is not wide enough to accommodate a sidewalk. Are you planning on implementing eminent domain in my front yard?
 - c. Will there be adequate room on the side of the sidewalk for parking? Several people who reside on Taylor Street are required to park on the street.
 - d. I am concerned regarding the fate of five historical trees on Taylor Street. I object to the planning allowing the cutting down of the trees to implement the sidewalk?

By submitting my response in writing, I do not waive my right to challenge any action, proposed action or future actions in court.

Thank you for your time and taking my concerns into consideration.

Bonnie Drake

Taylor Street Resident

July 14, 2016

Trinity County Planning Department

Carson Anderson Senior Planner, canderson@trinitycounty.org

Per your letter regarding the expansion of the Medical Clinic and the related parking site plan, I am putting my objections in written form to the proposed plan posted on your website.

1. I am objecting to there being access to the parking lot area from Taylor Street. I am of the understanding that all access to the Hospital and Clinic is supposed to be via Garden Gulch, I request that the only access to the clinic be off that street.
2. I am opposed to the allotment of four parking spaces along Taylor Street. I do not believe these spaces are allowed, per the plan and any access should be solely off Garden Gulch.
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 - d. I am concerned regarding the fate of five historical trees on Taylor Street. I object to the planning allowing the cutting down of the trees to implement the sidewalk?

By submitting my response in writing, I do not waive my right to challenge any action, proposed action or future actions in court.

Thank you for your time and taking my concerns into consideration.

Marjie Watkins,

Taylor Street Resident

Cc: Judy Morris, Trinity County Board of Supervisor, jmorris@trinitycounty.org

MCHD Board Members, Jerry Cousins jcousins@mcmmedical.org, Gerald Berasuelli jbrasuelli@mcmmedical.org, Lynn Jungwirth ljungwirth@mcmmedical.org

Dear Editor,

Well here we go citizens of Trinity County. MCHD is asking you to re up the tax base to support the hospital. Common sense says it didn't happen over the past 8 years, so what makes sense? Will another 4 years make a difference?

MCHD is now proposing a super clinic, on the premise that if we build it the doctors will come. They may come to our area, but they most likely will not stay. The combination of inability to practice good medicine due to an aged hospital, low pay, commuting distance, and other factors means they won't be here long. Doctors that have come to work at the current clinic have already left. PA's and Mid-levels have already left. The turnover rate is alarming. Successful hospitals in small towns are successful because they work with the community. We currently have a new CEO who has been in our community for a short 18 months, and is advising the board that this new clinic is the way to go. How long will he be here? How many CEO's have we had over the years? MCHD sent out a survey, and had a few board meetings discussing the clinic. They did not do one neighborhood meeting or a true town hall meeting regarding the future of the hospital. The way we have been asked to take part is to pay taxes, hope that the money is well spent and used wisely, and cross our fingers that things improve. That time has passed. Currently we do not have a community plan; the last plan is from 1990. We need to stop running things as usual and look to the future.

We need a hospital that is state of the art, with an attached urgent care clinic, and an updated emergency room. We need these things in a new area that will support a safe helicopter approach and emergency services. If we are going to build a new facility, we should be working together to make sure that facility will serve the community. If funds are going to be secured for such a project, than let's secure funds to build a facility than can take us into the future. Our current hospital is on its last leg; it has mandated retrofitting to be completed by 2030. That is only 14 years from now. When concerned questions are raised about this, the response is "We will cross that bridge when we come to it". Where is the planning?

We now have a large portion of the current hospital not being used. The sniff unit is still shut down. Until recently one wing of the hospital has been unused, due to the need to move the elderly to ward for care when skilled nursing closed. So they had to use the extra wing for Med/Surge. Due to nursing shortages often patients can't be admitted because they do not have enough nurses to man the floor. Why do we have such a large turnover of nurses? We have contract doctors running the emergency room, at a high rate of compensation. How is that financially sustainable? The current administrations answer to this problem is to buy up property next to the hospital, at the tune of around \$300,000. Why? Because it's location is convenient to the hospital, and will make it easier on staff to oversee. Also reimbursements will be double if it is attached to a hospital. This will take current staff's attention from the hospital to a clinic, further ignoring the hospitals issues.

I am the neighbor that is next door to this proposed project. As a family that has been in the area since 1856, we have been observers of the hospitals coming and goings forever. Since I was a young girl the hospital was going to relocate. Taylor Street is the home of many of our historic

buildings. It is also on the historic walking tour of our town. Since November we have been discussing this project with the people of the community. It is amazing what you learn when you listen. Currently our medical future is in trouble. We have heard everything from horror stories, to compliance stories, to staff complaints, and occasionally some positive feedback. It is clear that we are still spending money on a hospital with deep issues. MCHD should be held accountable for a plan that includes all aspects of our medical future, not just a quick fix plan that rides on assumptions and hope. We need a new modest state of the art hospital, emergency room, and clinic. One that can provide advanced medical care, with efficiency, which results in profits and sustainability.

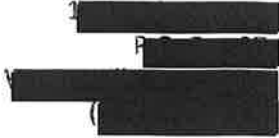
There has been an appeal filed in objection to the recent use permit given to build this clinic. That appeal will be heard by the Supervisors. Possibly on Aug. 16th, board meeting. We hope that the people of Trinity County speak up and let their voice be heard about what they want for the future of our medical services. For years we have heard from advisors that we need to relocate our hospital and make it a facility that people will use. Now people are moving out of the area because they want to be closer to a higher standard of medical care. As an old timer I have been a witness to too many people leaving because of that concern. In raising my boys here, caring for my disabled mother, and being active people, we have used the hospital often. We have had many family members that have been flown out for life saving measures. We are not against the hospital; to the contrary we want the best medical services possible. We feel that the direction the hospital is now taking is not the answer. It is our hope that a hospital that has outgrown its location in a mostly historical residential area, will relocate, upgrade, and provide the services that Trinity County deserves.

Respectfully,

Sue and Kelly Corrigan

P-15-24

Susan and Kelly Corrigan



November 7, 2015

RECEIVED

NOV - 9 2015

TRINITY COUNTY
PLANNING DEPARTMENT

ZONING 155023

Trinity County Planning Department
61 Airport Road
P.O. Box 2819
Weaverville, CA 96093

Dear Planning Director,

I am writing this letter as my official objection to the expansion of the Mountain Communities Healthcare District's Weaverville clinic. We, the neighboring residents on Taylor Street, do not wish to see any additional negative impact on our lovely street.

Taylor Street is home to the stately historic homes of Weaverville. As part of its charm, the street is not lined, with undeveloped sidewalks and beautiful shade trees. It is a lovely walking path in order to observe the beautiful homes, and is an obvious extension of the historical downtown area, including the historic Bandstand and Courthouse also located on our street.

The existing hospital facility has already negatively impacted traffic and parking issues along the street. There is also an evident imbalance along Taylor Street with regard to commercial vs. residential zoning. However, it should be noted that, during the 1980s, rezoning took place in order to keep that balance in check.

As taxpayers for two (2) of the impacted properties along Taylor Street, and the direct neighbors of the property in question, we feel that this expansion is not acceptable in this residential area. The clinic, as-is, already generates increased traffic, and the proposed expansion will only exacerbate the current situation.

We feel that the property would better suit our historic street and neighborhood if limited to residential use, or possibly a mixed use to accommodate a single office on a primarily residential property, keeping traffic and other impacts to a minimum.

It is our sincere hope that you will not approve this expansion without a complete inquiry with neighbors, taxpayers, and supervisors.

Respectfully submitted,

Susan Corrigan

Kelly Corrigan

November 7, 2015

Trinity County Planning Department
61 Airport Rd.
P.O. Box 2819
Weaverville, CA 96093

RECEIVED
NOV 16 2015
TRINITY COUNTY
PLANNING DEPARTMENT

Dear Planning Director,

I am writing this letter as my official objection of the MCHD Weaverville Clinic. We, the neighboring residents on Taylor Street, do not wish to see any additional negative impact on our lovely street.

The existing hospital facility has already negatively impacted traffic and parking issues along the street. There is also an evident imbalance along Taylor Street with regard to commercial vs. residential zoning. However, it should be noted that, during the 1980s, rezoning took place in order to keep that balance in check.

As a tax payer of 1 of the impacted properties on Taylor Street and a direct neighbor of the property in question, I feel that this expansion is not acceptable in this residential area. The clinic as-is, already generates increased traffic, and the proposed expansion will only exacerbate the current situation.

I feel that the property would better suit our historic street and neighborhood along with public safety, if limited to residential use, keeping traffic and speeding ambulances and helicopters to a minimum.

If a new clinic is to be approved for this historical little neighborhood, there would have to be street expansions with turn lanes, sidewalks and proper street lighting along with many, many other changes that would be extremely costly, if not impossible, destroying our beautiful neighborhood.

It is my wish that you will not approve this expansion without a complete inquiry with neighbors, taxpayers, and supervisors along with a current EIR.

Respectfully submitted,



Maureen Hubbell

Zoning ISSUES

Merritt and Sarah Goodyear

RECEIVED

NOV 18 2015

TRINITY COUNTY
PLANNING DEPARTMENT

November 17, 2015

Trinity County Planning Department
61 Airport Road
P.O. Box 2819
Weaverville, CA 96093

Dear Planning Director,

I am writing this letter as my official objection to the expansion of the Mountain Communities Healthcare District's Weaverville clinic. We, the neighboring residents on Taylor Street, do not wish to see any additional negative impact on our lovely street.

Taylor Street is home to the stately historic homes of Weaverville. As part of its charm, the street is not lined, with undeveloped sidewalks and beautiful shade trees. It is a lovely walking path in order to observe the beautiful homes, and is an obvious extension of the historical downtown area, including the historic Bandstand and Courthouse also located on our street.

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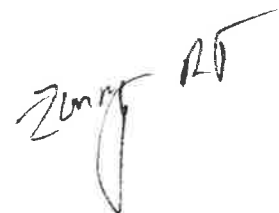
As taxpayers for ^{one} ~~two (2)~~ of the impacted properties along Taylor Street, and the direct neighbors of the property in question, we feel that this expansion is not acceptable in this residential area. The clinic, as-is, already generates increased traffic, and the proposed expansion will only exacerbate the current situation.

We feel that the property would better suit our historic street and neighborhood if limited to residential use, or possibly a mixed use to accommodate a single office on a primarily residential property, keeping traffic and other impacts to a minimum.

It is our sincere hope that you will not approve this expansion without a complete inquiry with neighbors, taxpayers, and supervisors.

Respectfully submitted,


Sarah Goodyear



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RECEIVED
NOV 18 2015
TRINITY COUNTY
PLANNING DEPARTMENT

Chris and Kari Kennedy
[REDACTED]
[REDACTED]
[REDACTED]

November 17, 2015

Trinity County Planning Department
61 Airport Road
P.O. Box 2819
Weaverville, CA 96093

Dear Planning Director,

I am writing this letter as my official objection to the expansion of the Mountain Communities Healthcare District's Weaverville clinic. We, the neighboring residents on Taylor Street, do not wish to see any additional negative impact on our lovely street.

Taylor Street is home to the stately historic homes of Weaverville. As part of its charm, the street is not lined, with undeveloped sidewalks and beautiful shade trees. It is a lovely walking path in order to observe the beautiful homes, and is an obvious extension of the historical downtown area, including the historic Bandstand and Courthouse also located on our street.

The existing hospital facility has already negatively impacted traffic and parking issues along the street. There is also an evident imbalance along Taylor Street with regard to commercial vs. residential zoning. However, it should be noted that, during the 1980s, rezoning took place in order to keep that balance in check.

As taxpayers for one of the impacted properties along Taylor Street, and the direct neighbors of the property in question, we feel that this expansion is not acceptable in this residential area. The clinic, as-is, already generates increased traffic, and the proposed expansion will only exacerbate the current situation.

We feel that the property would better suit our historic street and neighborhood if limited to residential use, or possibly a mixed use to accommodate a single office on a primarily residential property, keeping traffic and other impacts to a minimum.

It is our sincere hope that you will not approve this expansion without a complete inquiry with neighbors, taxpayers, and supervisors.

Respectfully submitted,


Chris Kennedy


Kari Kennedy

15

November 19, 2015

Terry Borden



Trinity County Planning Department
P.O. Box 2819
Weaverville, CA 96093

RECEIVED

NOV 19 2015

TRINITY COUNTY
PLANNING DEPARTMENT

Dear Planning Director:

I am writing this letter in objection to the expansion of the Mountain Communities Health Districts Weaverville Clinic. As a neighboring resident on Taylor Street, I do not wish to see any negative impact on our street.

As a homeowner to a home that has been in my family for almost 100 years I do not wish to see this historical street destroyed by a medical clinic that would bring unwanted traffic and noise to our beautiful street. Our street is already lined with cars from the hospital and we don't need anymore.

It is my hope that you will not approve this expansion without hearing from the neighbors, tax payers and our County Supervisors.

Thank You

Terry Borden

Terry Borden

16

Zonny

32

ATTACHMENT C



TRINITY COUNTY PLANNING DEPARTMENT

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

PROJECT INITIAL STUDY - ENVIRONMENTAL CHECKLIST AND EVALUATION OF ENVIRONMENTAL IMPACT

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

Date: 07/14/16

Project No.: P-16-11

Lead Agency:

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

Project Planner:

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

Project Information:

Project Name: MCHD Clinic Expansion and Parking/Circulation Plan Use Permit

Project Applicant(s):

Aaron Rogers, CEO
On behalf of MCHD

Agent:

Jack Freeman, Architect

Project Location:

The project is located at 31 Easter Avenue (County Road No. WVC47), on the south side of Easter Avenue, between Garden Gulch Road (west) and Taylor Street (east). MCHD Trinity Hospital is located immediately north across Easter Avenue (60 Easter Avenue). The Weaverville central business district is located approximately 2,000 feet south from the subject property via Taylor and Court Streets.

The subject project is identified as Assessor's Parcel # 001-040-55. The project location can be found on the Lewiston 7.5' USGS Topographic Quad, in Sections 19 and 20, Township 33 North, Range 8 West, M.D.B. and M (see Figure 1: Topo and Locator Map).

APN:

001-040-55

Zoning:

Single-Family
Residential (R-1)
and Residential
Office (R-O)

General Plan Designation:

Single-family –
High Density (SF-H)

Current Use:

Existing Clinic/Vacant
Grassland/Small Parking
Area

INITIAL STUDY - EVALUATION OF ENVIRONMENTAL IMPACT

Project Name: MCHD Clinic Expansion Project CUP (P-16-11)

Project Objective: The MCHD Clinic in Weaverville is considered to be at near capacity currently. The proposed project purpose is to expand family practice health services, facilitate access to urgent care when needed, and bolster proximity to ancillary services available at the adjoining Trinity Hospital campus (e.g., x-rays, labs, physical therapy, CT scan and ultrasound equipment access, and respiratory therapy). The total square footage of the clinic as proposed as part of the expansion would be 7, 680 square feet. The existing clinic contains 3,420 square feet (770 of that occurs on the second floor chiefly as attic space)(see Staff Report Attachments 4,5 &6).

Project Description:

The applicant has requested approval of a Conditional Use Permit (CUP) for the expansion of an existing use to a total of 7,680 square feet and the related parking and circulation plan. A Lot Merger was approved by the Planning Director. The merger was between three of the five parcels comprising the subject property (APN # 001-040-55), tying together three R-O-zoned lots.

Three full-time staff work at the existing clinic facility; 8 to ten additional full-time staff would be added, and medical specialists would keep appointments with clinic patients at the facility. In conjunction with the current telemedicine program, the expanded facility will accommodate medical specialist visits to Trinity County and will reduce the need for patients to travel outside the county for medical follow-up appointments, but will, it is anticipated, as a result, bring an increased number of patient visits to the project location. As stated in the application some 1,102 patients were seen at Weaverville MCHD clinic facilities during May 2016. This figure provides an approximate indication of the potential volume of patient visits on a monthly basis. The clinic’s estimated proposed daily trip generation rate for patients and staff was given as between 50 and 100. Utilizing ITE Trip Generation Manual, Table 630 (clinic uses), and conservative traffic assumptions, staff estimated a daily trip generation rate of 81trips. Because this is well below the 50-vehicle PM Period threshold no traffic study is required. A potential expansion of dental services also is being considered, and if this occurs, and these would be housed at the project location, due to the unknown staffing requirements and the related patient visit numbers and operational details future review by the Planning Commission and a new future CUP application is required presumably.

Surrounding Land Uses and Environmental Setting:

The subject property houses the existing 3,420 square-foot clinic land. Improvements include a small parking area (accessed off Easter Avenue) and vacant grassland, dotted around the perimeter by several mature trees. Garden Gulch Creek lies approximately 100 feet to the west; however, the subject property falls outside of the FEMA floodplain.

Other Public Agencies Whose Approval is Required:

An Encroachment Permit and other County Department of Transportation improvement requirements

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.

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

Summary of Mitigation Measures

Mitigation Measure I-1:

It is recommended that the applicant meet with the Weaverville Architectural Review Committee and representatives of the Trinity County Historical Society to assess the project effect on historical resources and the historic setting, and if justified, craft a treatment plan that would either avoid impact to historic resources or ensure that such impacts are less than significant. A lighting plan for all proposed exterior lighting components shall be submitted for Planning Director approval, with input from the Weaverville Architectural Review Committee.

Mitigation Measure V-2:

Consistent with the provisions of AB 52, and notwithstanding the evidence of extensive onsite ground disturbance historically, staff has asked for comments from the Nor Rel Muk Wintu Nation tribal organization. In the event that any concerns are raised, the applicant will be directed, as a condition of use permit approval, to consult with tribal representatives prior to the preparation of final plans to address those concerns, and shall report back to the Planning Department the results of that consultation process prior to preparing final construction plans.

Should tribal representatives express concern related to the possible presence of sub-surface cultural resources it could potentially require that subsurface construction activities be monitored by a Wintu Nation tribal cultural resource representative at the Applicant's expense. If significant or potentially significant cultural or paleontological resources are encountered during future construction, there shall be no further excavation or disturbance of that area. The construction crews shall stop work or avoid the materials and their context. The Planning Department shall be notified immediately. A Wintu Nation tribal cultural resource representative, and potentially, a qualified archaeologist shall evaluate the find to determine its historical or archaeological significance. If the find is determined to be a significant historical, paleontological or archaeological resource, the Wintu tribal cultural resource representative and/or archaeologist shall make recommendations for appropriate mitigation. Work in the area shall not resume until the recommended mitigation measures have been implemented.

Mitigation Measure V-3:

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

Mitigation Measure VIII-1

Consistent with the Trinity County Airport Compatibility Plan and Night Sky standards no exterior lighting features shall be installed which result in uplighting effects that could prove distracting to

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aviators, or that would cause spill light or glare impacts to adjacent properties. A lighting plan for the project is required and shall be submitted for the project for review and approval of the Planning Director.

Mitigation Measure X-1:

A potential expansion of dental services also is being considered, and if this takes place, those services would be housed at the project location. In that case, the applicant shall provide additional detail about the timing for that, as well as discuss the staffing requirements and the related patient visit numbers as part of a new CUP application for Planning Commission consideration.

Mitigation Measure XVI-1:

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

Mitigation Measure XVI-2:

The improvement plans, including a grading, erosion and sediment control plan prepared by a Qualified SWPPP Developer shall be submitted for County Engineer approval.

Mitigation Measure XVI-3:

Sidewalk with curb and gutter shall be constructed along Taylor Street frontage from the intersection of Taylor Street and Easter Avenue to the intersection of Taylor and Court Street. Sidewalk plans and construction shall be approved by the County Engineer or his designee, with input from the Weaverville Architectural Review Committee.

Determination:

On the basis of this initial evaluation:

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

Carson Anderson
Carson Anderson, Senior Planner,
Trinity County Planning Department

07/07/11
Date

IV. Environmental Checklist and Explanatory Notes

I. AESTHETICS Would the project:	Potentially Significant	Less Than Significant With Mitigation	Less Than Significant	No Impact
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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): The project is within the viewshed of the Weaverville Historic District but does not fall within the viewshed of a state scenic highway. Topographic variation and the proposed landscape treatment along the perimeter of the property will partially serve to screen views onto the property. Because no scenic vistas are present no effect would occur.

I(b): The project adjoins an historic district that was previously identified by the Trinity County Historical Society. Although not officially listed, Taylor Street south from the Clinic property is considered part of the Weaverville Historic District. To protect the visual setting associated with this district Mitigation Measure I-1, below is proposed.

I(c): The proposed project, is consistent with the R-O occur based upon the zone change/General Plan designation changes being proposed, would substantially change or degrade the existing visual character or quality of the site and its surroundings. The subject property is already developed with structures, including residential buildings, sheds and barns. Even if new structures were built at a future date, the appearance of the site will not change to a significant degree. The impact on visual character and quality would be less than significant therefore.

I(d): The project calls for a large addition to an existing building, and does not create any new sources of light or glare. Any proposed outdoor lighting and architectural finishes with the potential to produce spill light or glare would be reviewed at a later and conditioned appropriately as part of the development review/permitting process; thus, any future impact due to light and glare would be less than significant.

Mitigation Measure I-1:

It is recommended that the applicant meet with the Weaverville Architectural Review Committee and representatives of the Trinity County Historical Society to assess the project effect on historical resources and the historic setting, and if justified, craft a treatment plan that would either avoid impacts to historic resources or ensure that such impacts are less than significant. A lighting plan for all proposed exterior lighting components shall be submitted for Planning Director approval, with input from the Weaverville Architectural Review Committee.

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

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

II(c-d): Approval of the project would not change the General Plan and zone designations and does not involve timber land or forest land. Accordingly, it would not cause a rezoning of any property from any current zoning designation for timberland or timber production zoning.

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

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

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

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

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

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

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

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

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

IV(d): Though in proximity to it, the subject property does not abut Garden Gulch Creek and will not interfere with fish migration.

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

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

V(a,b) Based on prior records search performed by the Northeast Information Center, California State University at Chico, much of Weaverville is potentially sensitive for archaeological resources, and is in close proximity to the Weaverville Historic District.

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The proposed project does call for excavation, shallow grading, placement of rock or pavement, and installation of a drainage or sewage system. Although the setting is characterized as highly disturbed due to extensive nineteenth-century hydraulic mining activities and by prior excavation, gardening, and other human activities in this area, there is some limited potential for significant sub-surface cultural resources to be present. The subject property also adjoins structures identified as significant in historic resource surveys conducted by the Trinity County Historical Society. Although the Weaverville Historic District boundaries end at the northern edge of Court Street, Historical Society research indicates that Taylor Street up to the southern boundary of the Clinic property should rightly be considered part of the district. Due to these considerations, and in order to reduce potential impacts to a less-than- significant level, Mitigation Measures V-1 and V-2, below, will be implemented to address this possibility.

Mitigation Measure A-1:

It is recommended that the applicant meet with the Weaverville Architectural Review Committee and representatives of the Trinity County Historical Society to assess the project effect on historical resources and the historic setting, and if justified, craft a treatment plan that would either avoid impacts to historic resources or ensure that such impacts are less than significant.

Mitigation Measure V-11

Consistent with the provisions of AB 52, and notwithstanding the evidence of extensive onsite ground disturbance historically, staff has asked for comments from the Nor Rel Muk Wintu Nation tribal organization. In the event that any concerns are raised, the applicant will be directed, as a condition of use permit approval, to consult with tribal representatives prior to the preparation of final plans to address those concerns, and shall report back to the Planning Department the results of that consultation process prior to preparing final construction plans.

Should tribal representatives express concern related to the possible presence of sub-surface cultural resources it could potentially require that subsurface construction activities be monitored by a Wintu Nation tribal cultural resource representative at the Applicant's expense. If significant or potentially significant cultural or paleontological resources are encountered during future construction, there shall be no further excavation or disturbance of that area. The construction crews shall stop work or avoid the materials and their context. The Planning Department shall be notified immediately. A Wintu Nation tribal cultural resource representative, and potentially, a qualified archaeologist shall evaluate the find to determine its historical or archaeological significance. If the find is determined to be a significant historical, paleontological or archaeological resource, the Wintu tribal cultural resource representative and/or archaeologist shall make recommendations for appropriate mitigation. Work in the area shall not resume until the recommended mitigation measures have been implemented.

V.(c): There are no identified paleontological resources in the project area, and due to the history or significant ground disturbance in the setting, no impact to such resources is anticipated. However, Mitigation Measure V-1, above, includes provisions for the unexpected discovery of paleontological resources during construction.

V.(d): No human remains or associated grave goods have been encountered onsite. Due to likely extensive ground disturbance in the setting and shallow nature of the potential future excavation actions, human remains, if present, are not likely to be encountered. Although unlikely, if human remains were unearthed the following mitigation measure will be implemented.

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

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:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1B of the Uniform Building Code (1994), creating risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Would the project result in disturbance of ultra-mafic rock or soils potentially containing naturally occurring asbestos?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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

VI(b): Minor earth disturbance is proposed as part of the clinic expansion construction process. Driveways will be bladed smooth and rocked and must meet design, grading and drainage requirements of the County Department of Transportation. Therefore, soil erosion or loss of topsoil would be minimal or non-existent.

VI(e): The project does not call for the use septic tanks but will necessitate the slight expansion of the existing water service and a new potential fire suppression water service line by Weaverville Community Services District. Because such services are readily available, the impact would be less than significant.

VI(f): The underlying soils and rock are not ultramafic based on previous soils survey of the Weaverville region and there will be minor ground disturbance (James, Nelson et al c2000). Therefore, there is low potential of naturally occurring asbestos being disturbed at the project site.

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

VII(a): The project call for the expansion of an existing clinic facility, a new parking area and landscaping. The use is expected to have a negligible impact on the amount of greenhouse gases generated in this region over the course of a year.

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

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

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d) Be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use compatibility plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project located within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

VIII(c): The proposed project calls for the expansion of a clinic facility on land zoned R-O and R1. The project location is not within ¼ mile of a school nor calls for the handling of hazardous materials or the release of hazardous emissions, are proposed, and accordingly, the associated potential impact would be less than significant.

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

VIII(e,f) The project is located approximately two miles of the Weaverville Airport, and falls within the Trinity County Airport Land Use Compatibility Plan Zone D (Low Relative Risk Level). New or expanded development within Zone D is conditioned to exclude features that attract birds and exterior lighting features that could prove distracting to aviators accessing the local airport, as addressed below in Mitigation Measure VIII-1.

VIII(g): The project will not interfere with emergency response services or the emergency evacuation of residences in the vicinity. All project improvements, and related access, will be located onsite and would not result in the blockage or closure of State Highways 3 and 299.

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

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Mitigation Measure VIII-1

Consistent with the Trinity County Airport Compatibility Plan and Night Sky standards no exterior lighting features shall be installed which result in uplighting effects that could prove distracting to aviators, or that would cause spill light or glare impacts to adjacent properties. A lighting plan for the project is required and shall be submitted for the project for review and approval of the Planning Director.

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

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

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IX(b): Water would be supplied by a community water district. These water resources are adequate to serve the proposed use of the property, and this moderate amount of water required under project buildout (expansion of an existing medical facility) would not deplete the groundwater supplies or cause lowering of the local groundwater table. A landscaped retention pond is proposed as part of the site development plan. Also, any new impermeable surfaces created as a result of the project, would be designed consistent with SWPPP/NPDES requirements so as to ensure that there are no impacts due to stormwater.

IX(c-d): New driveway and parking areas are proposed, changing the drainage pattern of the property. Runoff will conform to SWPPP/NPDES requirements and any sheet flows would flow over permeable soil with little likelihood of erosion. The resulting alterations to existing drainage systems, and resulting runoff impacts, would be less than significant therefore.

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

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

IX(g-h): The project calls for a medical facility expansion falling outside a mapped 100-year floodplain for nearby Garden Gulch Creek.

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

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

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

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

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

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Mitigation Measure X-1:

A potential expansion of dental services also is being considered, and if this takes place, those services would be housed at the project location. In that case, the applicant shall provide additional detail about the timing for that, as well as discuss the staffing requirements and the related patient visit numbers as part of a new CUP application for Planning Commission consideration.

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

XI(a-b): The project will not effect the availability of any mineral resources. The project is not on a site that contains an important mineral resource. In fact, the location in a semi-urbanized setting, near the Weaverville Historic District, and a community hospital facility, and numerous single-family residential properties would probably preclude of mining activities at this location.

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

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

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

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

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

XII(e,f): The project is located within two miles from the closest public airport or private airstrip, and lies within Trinity County Airport Land Use Compatibility Plan Zone D (i.e., low relative risk level).

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 does not call for residential development, and calls for an expansion of a medical services use. It will not have an effect on population, and is not expected to displace housing or businesses.

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

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

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

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

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

XVI(a-b): The project does not conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, or a congestion management program (Trinity County 2002). The 2014 average daily traffic count (ADT) on Garden Gulch Road was 1231 and was 935 on Court Street just north of Main Street. Department of Transportation staff conducted trip generation analysis for the project and concluded, using conservative assumptions that the increase in daily traffic would be 81 trip ends. Because peak period trips are generally 10% of the daily trips generated, the project's resulting trip generation levels would be well below the 50-vehicle PM Peak Period threshold, and would not result in a drop the level of service (LOS) or otherwise significantly affect the performance of Garden Gulch Road, Taylor/Court Street or State Highway 299 (Main Street).

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

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

Mitigation Measure XVI-1:

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

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

XVI(f): Although pedestrian or bike paths are identified in the Weaverville Community Plan along Garden Gulch Road, the project will have no effect on existing or proposed transit, bikeways or pedestrian facilities.

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

XVII(a, b, e): The amount of water consumed, and wastewater generated would not exceed the wastewater treatment requirements or the capacity of the existing system, nor would it result in the

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construction of new wastewater facilities construction of which could cause significant environmental effects.

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

XVII(d): Water will be supplied by the existing community water service district. These district has adequate capacity to meet future project requirements.

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

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

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

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

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

References:

- Jones, Cajun, Julie Kierstead Nelson, Pete Figura and Joe R. McBride, PhD. c2000. Special Interest Plant Species of the Trinity Ultramafic Region (Project Abstract), pages 6-8.
- Lewiston Community Plan, adopted September 16, 1986.
- SHN Consulting Engineers and Geologists, Inc. 2012. Technical Memorandum; Preliminary Results of Geotechnical Investigation for the Fountain Ranch Road Realignment Project, Salyer, Trinity County, California July 20, 2012.
- Trinity County. 2013. Trinity County General Plan, Safety Element Draft Update.
- Trinity County. 2003. Trinity County General Plan, Noise Element.
- Trinity County. 1990. Weaverville Community Plan.
- Trinity County Historical Society. 1981. Trinity County Historic Sites.
- Trinity County Transportation Commission 2011. Trinity County Regional Transportation Plan, adopted November 1, 2011.

ATTACHMENT D

MINUTES

1. CALL TO ORDER

Vice Chair Graham Matthews called the meeting to order at 7:00 p.m. Members present: Dan Frasier, Graham Matthews, John Brower and Mike McHugh. Members absent: Diana Stewart. Staff present: Senior Planner Carson Anderson, Director Rick Tippett, County Counsel Joe Larmour and Clerk Ruth Hanover.

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 agendaized for a future meeting. No action may be taken on these matters at this meeting.

No comments received.

3. MINUTES – None

The Vice Chair, at staff's request, took Item 5 out of sequence on the published agenda.

Commissioner Matthews recuses himself from Item 5 as he co-owns property at the end of Taylor Street;
Commissioner Frasier acting Chair.

NEW BUSINESS

5. CONDITIONAL USE PERMIT FOR CLINIC EXPANSION

P-16-11

Public Hearing: Proposed Conditional Use Permit for a 7,680 sq. ft. expansion of Medical Clinic and related parking site plan. Located at 31 Easter Avenue, Weaverville. APN 001-040-55-00. Applicant: Mountain Communities Healthcare District (P-16-11).

Senior Planner Carson Anderson presented the staff report.

Commissioner McHugh questioned the one lot that is zoned RO (Residential Office). Senior Planner responded there was a lot merger that was approved back in December that merged three of the lots. He said there are five lots involved here; four of them are zoned Residential Office, and the one on the Garden Gulch side is zoned R1 (Single Family Residential). He said the Zoning Ordinance allows use of the R1 zone parcel for parking if that permission is granted through a Use Permit. That is one of the issues before the Commission.

Commissioner McHugh asked if this plan conformed with the zoning requirements of RO and R1. Senior Planner Anderson responded yes they do. He said there will be further action with the lots that have not been combined if the Planning Commission approves the Conditional Use Permit. He said he is certain there will be action in the future to combine all the lots into one.

Director Tippett pointed out that merging of the lot does not change the underlying zoning, so you can move property lines around but you have to be careful when you have different zones, sometimes you end up with a property that has a split zone classification.

Discussion re setbacks in RO and R1 Zoning Districts.

Commissioner McHugh asked if the justification for the sidewalks with the curb and gutter came out of the

Planning Department or the Road Department.

Senior Planner Anderson responded in the affirmative; that the County, not the applicant, is proposing it stating that the Department of Transportation condition of approval is a reference to the Transportation Plan.

Director Tippet advised that it is County Transportation Plan policy to encourage pedestrian use where possible.

Aaron Rogers, CEO of Mountain Communities Healthcare District, gave an overview of the project. He said some of the concerns he's heard is that the Clinic does not have urgent care, that patients have difficulty obtaining appointments, there is no availability for walk-in appointments, and people are concerned about what is going to happen when the current long term physicians in this community retire. He said those concerns prompted the whole discussion regarding clinic expansion.

Rogers stated they are very sensitive about having the building fit in with the surrounding residential homes. He said the main entrance to the parking lot will come off of Garden Gulch, so the bulk of the traffic will come in that way, as it already has a bike path and walking path.

Lynn Jungwirth, Treasurer and member of MCHD Board of Directors, stated the Board is very excited to be able to expand healthcare services in Trinity County. She stated the community healthcare center approach is what is going to take us into the next twenty years of healthcare.

Aaron Rogers said the current clinic is federally designated a Rural Health Clinic, so by attaching to this address and using this piece of property it falls under that designation and facilitates the reimbursement process and reduces staff duplication. He said their original thought was to have access to Clinic going up Taylor Street, but after hearing the concerns of the residents on Taylor Street they have done a lot to make sure Taylor Street is not overused, and the expectation is that people will go up Garden Gulch.

Michael Novak, Physicians' Assistant and Director of the Clinic, spoke about why the clinic expansion is so important and why the current proposed location in proximity to the hospital is truly crucial. He talked about the difficulty in recruiting physicians, but that recruiting physicians through a clinic setting allows the physician to do their passion, which is to provide healthcare. The Clinic wants to grow draw more providers into the county. He said the clinic expansion is one of the reasons he is still here, and that he is extremely passionate about care of the community and how we are going to take care of our residents.

Aaron Rogers stated there are a couple of issues they would like to address. The first is the neighborhood along Taylor Street, the staff report states is in a potential historical district, and it is not, so these standards should not apply to this project moving forward. Second is the traffic and sidewalk, in the staff report it indicates that there will be no significant impact on transit, bikeway, or pedestrian facilities. He said in the trip generation analysis memo it states there is no important increase in motorized or foot traffic, so they feel the sidewalk is an unwarranted cost to the hospital district. He said an analysis was done by Director Tippet on the traffic and they also had traffic engineer Russ Wenham of Omni Means review it and they concur that small vehicle trip generation will not have a significant impact on the local roads. He said in three of the five letters they received back in November the residents stated "as part of the charm the street is now lined with undeveloped sidewalks and beautiful shade trees." So he believes the residents do not want sidewalks. Rogers then referenced the fact that under Mitigation Measure X-1 it talks specifically about if we add dental services we have to come back to the Planning Commission. He said he would like to change that to "if we go outside our scope of license" for dental, cardiology, orthopedics, etc. All those items are currently within our scope of license.

Acting Chair Frasier opened the item for public comment.

Comments received from Clarence Rose, Sue Corrigan, Kelly Corrigan, Duane Heryford, Matt Hudson, Terry Border, Marlene Elliott, Kevin Cahill, Russ Wenham of Omni Means Engineering Solutions, Margie Watkins and Crystal Krump.

Acting Chair Frasier closed public comment on this item.

Commissioner Brower commented it seems like nearly everyone is in favor of the hospital, it's the sidewalk that is controversial.

Commissioner McHugh asked if staff has looked at the possibility of restricting the Taylor Street access to the parking lot in some way so that it would only be available for emergency access, to eliminate that for patients.

Senior Planner Anderson responded he thinks that's an option that can be looked into in greater detail, and if that is the wish of the Commission we can discuss it further with the applicant.

Director Tippettt stated one thing we discussed earlier would be the potential to make the driveway larger on the Garden Gulch side. He said commercial driveways are typically either 30' or 32', but what you can do is make the Garden Gulch area 36' and the driveway on Taylor Street 24'. He said people already associate Garden Gulch as kind of a way to get to the hospital to access the emergency room and if you had a large driveway entrance there it would reinforce that perception. Also, Garden Gulch doesn't have the congestion that Taylor Street and Court Streets do. He said he thinks there are ways that you can reduce the size of the driveway from Taylor, but he would be hesitant to block off one of the access points.

Senior Planner Anderson stated essentially through design we can discourage traffic going up Taylor Street.

Commissioner McHugh – it didn't come up in any of the discussions so far, but in the report he noticed the applicant is requesting approval for two of the four parking places on-street parking spaces along Taylor Street to be counted toward the required number of parking spaces. He asked whether If disallowed that would that require that they stay in the parking lot only, and asked if staff has seen a plan that would allow sufficient parking on the parcel itself, and if in doing so goes against our discouraging parking on Taylor Street.

Director Tippettt responded he would defer to the applicant because it's their site plan.

Aaron Rogers responded they proposed the on-street parking spaces there for convenience only, but actually looked at parking spaces across the street at their financial building at 131 Barbara Street. He said there are actually parking curbs and 15 parking spaces right there, so we have been looking at other parking options as well. This is not on the site plan the Clinic provided. He said primarily they were going to use those parking spaces adjoining the financial building for staff and they would walk up to the clinic.

Director Tippettt stated it is not an uncommon practice in communities that if you have one facility that has excess parking that they can deed or grant an easement to another building to use that parking, and that is exactly what they are proposing.

Commissioner McHugh said that sounds like a good idea, but it still raises the question of whether there is sufficient parking between that easement accessing another lot and this site so they wouldn't have to count on having these parking spaces on Taylor Street.

Senior Planner Anderson stated that the Clinic's parking lot accommodates the required number of parking spaces per the Zoning Code.

Director Tippettt responded it is at the discretion of the Commission whether they go with on-street parking or choose to eliminate this option.

Commissioner Brower asked is the sidewalk required on Taylor Street to make these four parking spaces is part of the project?

Senior Planner Anderson responded no.

Acting Chair Frasier said his question of staff is about the parking lot, the sidewalk with curb and gutter, and the

fullness of the street. He said it seems to him the sidewalk is one of the biggest issues we are hearing. He said if we do as much as we can to limit access from Taylor Street it would cause a lot of the public problems to go away. He said as much as we can, we should encourage all the traffic to be along Garden Gulch. He said he can see where they would have a sidewalk on the property where their goal is pedestrian traffic from the clinic to the hospital. He said even foot traffic, he thinks would be better accommodated if we encourage them to go up Garden Gulch.

Director Tippett responded that things that reduce your perception of where you can drive, such as the width of the area you can drive, have a tendency to reduce the speed of traffic; so when you put a curb, gutter and sidewalk in, particularly on some of the smaller streets of 28', and in residential areas, where you have two-way traffic and parking on one side, you create congestion. He said the byproduct of congestion varies with traffic, and in residential settings, placing sidewalks and paving supports traffic control goals, and that you want to avoid putting a sidewalk on Garden Gulch because what you will do by reducing vehicle width along Garden Gulch is create the perception it is just another small residential street. He said Garden Gulch has a different feel to it than Taylor or Court Streets have that currently better lends itself to motor vehicle and bike usage.

Commissioner Brower stated he likes the traffic route idea of emphasizing the Garden Gulch side and de-emphasizing the Taylor Street side and that the sidewalk seemed to be the only question.

Commissioner McHugh said he had a question on Mitigation Measure V-2 requiring the applicant to consult with the tribal representatives, and the possibility of their requiring an onsite monitor at the site at the applicant's expense. He said this site was mined and subsequently constructed, and he was wondering if this was warranted at the site.

Senior Planner Anderson responded that the mitigation measure is required only if we get a response from the local tribal representatives. In the staff report he indicated that the evidence points to it having been disturbed, so without there having been an archaeological resources survey done that this would be standard practice. Anderson stated that he has already notified the local Nor-Rel-Muk Nation and provided the evidence from the staff report suggesting that the site is likely disturbed, and that there is a low probability of cultural resources being present, but in the event they have any concerns, to advise us. He said that in the event they do have concerns and want a monitor present there that the cost is modest compared to requiring the applicant to do an archeological resources survey report – a standard requirement - which could cost thousands of dollars.

Commissioner McHugh said on Mitigation Measure X-1 that the Commission should go with the recommendation of Mr. Rogers in regard to there being a possible dental clinic component in the future, potentially requiring this mitigation only if they do go outside the scope of their license. He said he didn't understand why dentistry was called out specifically.

Senior Planner Anderson responded this was because we have no details of how that operation would fit in with the rest of the operation, no discussion on something that is basically speculative, and were the dental clinic component to move forward staff would have no information to analyze the potential related effects. So, perhaps in excess of caution, staff thought it best to have the applicant come back and present that information and give us a chance to decide whether it needs to come back to the Commission, or whether at staff level we could navigate the various concerns and figure out another course of action. So in essence, a worse-case scenario is addressed here in the recommended mitigation. In consultation with staff, based on the scope of changes, it might be possible to approve this without requiring an additional Conditional Use Permit. He said we have had a lot of discussion with the clinic over the last 8 or 9 months and have worked with them to shape the project and try and get information to address the community's concerns and he's sure they would be amenable to sitting down with staff and talking about a Dental Clinic and the potential impacts from that.

Commissioner McHugh stated they might do cardiac and other things in their scope and wondered if staff focus on the unknown dental clinic component was somewhat misplaced.

Senior Planner Anderson responded that the County did not get detail from the Clinic of what their operational plan is and all the components of what the clinic does that it could use to assess the level of potential impact and

determine whether another use permit is warranted. There is only a general statement in the Commission's packet providing only a rather broad overview description of what their goal is for this project, but no details concerning how the Dental Clinic component would operate, and not knowing the components that are part of this line of services.

Commissioner McHugh moved to approve the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring Plan based on evidence before the Commission, and amend Mitigation Measure X-1 to change the condition to require the applicant to return to staff for further discussion about whether a new conditional use permit only if the applicant wants to go outside their scope of license of what they are allowed to do today. He said he would also change Mitigation Measure XVI-3 to remove the requirement for sidewalk, curb and gutter along Taylor Street south of the parcel in question to Court Street. Seconded by Commissioner Brower, and carried. Vote:3-0.

Commissioner Brower moved to approve the Conditional Use Permit for the subject property subject to the conditions noted as part of the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring & Reporting Plan; and finds that the project, as conditioned, is consistent with the County's Zoning Ordinance, General Plan and with the Weaverville Community Plan (1990, 2001 update), died for lack of a second.

Discussion with Counsel regarding amending the prior motions.

Commissioner McHugh moved to amend his previous motion approving the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring Plan based on evidence before the Commission, and amend Mitigation Measure X-1 to change the condition under which the applicant must return to staff for further discussion about whether a new Conditional Use Permit as required only if the applicant wants to go outside their current scope of license. He also moved to revise Mitigation Measure XVI-3 to remove the requirement for sidewalk, curb and gutter along Taylor Street south from the Clinic property to Court Street; and further moved that the plan include parking lot design features that will discourage traffic entering on Taylor Street, such as widening the entrance on Garden Gulch and other changes that might be found appropriate in meeting the goal of discouraging traffic on Taylor Street. Seconded by Commissioner Brower, and carried. Vote: 3-0.

Commissioner Brower moved to amend his previous motion to approve the Conditional Use Permit for the subject property subject to the conditions noted as part of the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring & Reporting Plan; finding that the project, as conditioned, is consistent with the County's Zoning Ordinance, General Plan and with the Weaverville Community Plan (1990, 2001 update). Seconded by Commissioner McHugh and carried. Vote: 3-0.

Discussion regarding the four proposed parking spots on Taylor Street.

Acting Chair Frasier stated he was having a hard time understanding if action by the Commission was required to amend the Mitigation Measures or the use permit for the parking spaces, because he has a hard time supporting on-street parking as part of a Conditional Use Permit that goes with the property. He doesn't think that on-street parking should be counted as part of their total parking count.

Senior Planner Anderson stated that this specific matter was to be considered as part of the Conditional Use Permit. Director Tippett agreed.

Commissioner Brower moved to amend his previous motion to approve the Conditional Use Permit for the subject property subject to the conditions noted as part of the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Plan as revised by deleting the four Taylor Street parking spaces and references to "on-street" parking on the project's circulation/parking plan; and found that the project, as conditioned, is consistent with the County's Zoning Ordinance, General Plan and with the Weaverville Community Plan (1990, 2001 update). Seconded by Commissioner McHugh and carried. Vote: 3-0.

Commissioner McHugh moved to make a friendly amendment to the just offered motion, finding that the project, as conditioned by the Commission, is consistent with the County's Zoning Ordinance, General Plan and the

Weaverville Community Plan (1990; 2001 update), and read Findings of Fact 1 through 3 as contained in the staff report as part of the motion. Commissioner Browner accepted the amendment and seconded. Motion carried. Vote: 3-0.

Acting Chair Frasier called a five-minute break. Meeting reconvenes at 8:55 p.m.

Vice Chair Matthews presiding.

OLD BUSINESS

4. RECOMMENDED WATER POLICY CHANGES

Public Hearing: to consider recommendations proposed for supplementing the North Coast Integrated Regional Water Management Plan as well as other desirable revisions to the County's current water resources policies. Such changes could potentially be recommended by the Planning Commission to the County Board of Supervisors to take under consideration for adoption as updates to the Open Space and Conservation Element of the General Plan, Zoning Code and Subdivision Ordinance regulations and/or a stand-alone new Water Resources Element to the General Plan.

Senior Planner Anderson presented the staff report.

Commissioner McHugh expressed concern about whether the proposed policy changes are going to meet the shifting regulatory changes coming the County's way or whether the County was going to still be behind and would then need to make substantial additional changes.

Senior Planner Anderson stated that the policies being proposed are in alignment with general emerging trends at the state level but that they mark only a beginning set of actions envisioned as part of a longer process.

Vice Chair Matthews opened the public hearing.

Comments received from Terry Mines, Everett Harvey and Mark Lancaster. Mines commented that medical marijuana will have implications that will change the state and local regulatory environment and asked the Commission to hold off, that there was a lot of information to digest at one time. Everett and Lancaster urged the Commission not to defer action, Lancaster adding that what is proposed is consistent with the thinking occurring at the state level.

Vice Chair Matthews closed public comment on this item.

Vice Chair Matthews stated most of the proposed changes are policy changes only and expressed concern about there not being much provided about implementation.

Commissioner McHugh referenced the text changes proposed to Sections 29.2 and 30 of the Zoning Ordinance as major changes and wondered whether there has been adequate public input and whether the discussions before the Planning Commission have been publically noticed.

Senior Planner Anderson responded that the Commission held three workshops on the subject, including on December 10, April 14 and tonight, and that Board held at least one public meeting in August 2015 on the matter now before the Commission. He added that all such meetings have been publically noticed.

After brief discussion, Commissioner Brower moved to continue the matter to a future date. Motion died for lack of a second.

Commissioner McHugh moved to take up some of the policy changes tonight. Motion died for lack of a second.

MITIGATION MONITORING AND REPORTING PROGRAM (HCHD Clinic P-16-11)

This document comprises the Mitigation Monitoring and Reporting Program (MMRP) for the MCHD Clinic Expansion CUP application. Its purpose is to memorialize the mitigation responsibilities of the Trinity County Planning Department and the Applicant, MCHD, in implementing the proposed project. The mitigation measures herein will be adopted by the County as conditions of project approval.

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

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

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

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

Legal Requirements

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

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

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

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

Authorities and Responsibilities

The County will have responsibility for monitoring and enforcement of the MMRP. The applicant is responsible for implementing the mitigation measures. Any person or agency may file a complaint that alleges noncompliance with the mitigation measures adopted as part of the approval process for the approved project. The complaint shall be directed to the Trinity County Planning Department, P.O. Box 2819, Weaverville, CA 96093 in written form, describing the purported violation in detail. The County shall conduct an investigation and determine the validity of the complaint. If noncompliance with the mitigation measure is verified the County shall take the necessary actions to remedy the violation.

Summary of Mitigation Measures

Mitigation Measure I-1:

It is recommended that the applicant meet with the Weaverville Architectural Review Committee and representatives of the Trinity County Historical Society to assess the project effect on historical resources and the historic setting, and if justified, craft a treatment plan that would either avoid impact to historic resources or ensure that such impacts are less than significant. A lighting plan for all proposed exterior lighting components shall be submitted for Planning Director approval, with input from the Weaverville Architectural Review Committee.

Required Actions and Timing: Prior to the development of final construction plans the applicant is to consult with the Weaverville Architectural Review Committee joined by additional representatives from the Trinity County Historical Society. Planning Department staff will attend and provide guidance to applicant on how to implement the input provided.

Mitigation Measure V-2:

Consistent with the provisions of AB 52, and notwithstanding the evidence of extensive onsite ground disturbance historically, staff has asked for comments from the Nor Rel Muk Wintu Nation tribal organization. In the event that any concerns are raised, the applicant will be directed, as a condition of use permit approval, to consult with tribal representatives prior to the preparation of final plans to address those concerns, and shall report back to the Planning Department the results of that consultation process prior to preparing final construction plans.

Should tribal representatives express concern related to the possible presence of sub-surface cultural resources it could potentially require that subsurface construction activities be monitored by a Wintu Nation tribal cultural resource representative at the Applicant's expense. If significant or potentially significant cultural or paleontological resources are encountered during future construction, there shall be no further excavation or disturbance of that area. The construction crews shall stop work or avoid the materials and their context. The Planning Department shall be notified immediately. A Wintu Nation tribal cultural resource representative, and potentially, a qualified archaeologist shall evaluate the find to determine its historical or archaeological significance. If the find is determined to be a significant historical, paleontological or archaeological resource, the Wintu tribal cultural resource representative and/or archaeologist shall make recommendations for appropriate mitigation. Work in the area shall not resume until the recommended mitigation measures have been implemented.

Required Actions and Timing: Immediately following Planning Commission CUP approval contact would be made with the tribal representatives. Applicant shall document that contact was made and transmit any feedback that was provided as a result of the contact.

Mitigation Measure V-3:

In accordance with the California Health and Safety Code, if human remains are discovered during ground-disturbing activities, the project contractor shall immediately halt potentially damaging excavation in the area of the burial and notify the Trinity County Coroner, the Planning Department and a qualified professional archaeologist to determine the nature and significance of the remains. The coroner is required to examine all discoveries of human remains within 48 hours of receiving notice of a discovery on private or state lands (Health and Safety Code Section 7050[c]). If the coroner determines

the remains to be Native American, he or she shall contact the Native American Heritage Commission within 24 hours. Following the coroner's findings, the archaeologist and the Most Likely Descendent (designated by the Native American Heritage Commission) shall determine the ultimate treatment and disposition of the remains and take appropriate steps to ensure that additional human interments are not disturbed. The responsibilities of Trinity County to act upon notification of a discovery of Native American human remains are identified in PRC § 5097.

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

Mitigation Measure VIII-1

Consistent with the Trinity County Airport Compatibility Plan and Night Sky standards no exterior lighting features shall be installed which result in uplighting effects that could prove distracting to aviators, or that would cause spill light or glare impacts to adjacent properties. A lighting plan for the project is required and shall be submitted for the project for review and approval of the Planning Director.

Required Actions and Timing: Prior to the development of final construction plans the applicant is to consult with Planning Department staff concerning the lighting details.

Mitigation Measure X-1:

A potential expansion of dental services also is being considered, and if this takes place, those services would be housed at the project location. In that case, the applicant shall provide additional detail about the timing for that, as well as discuss the staffing requirements and the related patient visit numbers as part of a new CUP application for Planning Commission consideration.

Required Actions and Timing: When authorization to proceed with the dental services expansion has been granted by the MCHD board of directors and sufficient operational characteristics are known the applicant shall meet with the Planning Director and discuss the application review process.

Mitigation Measure XVI-1:

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

Required Actions and Timing: Just prior to any driveway and parking lot construction activities undertaken by the applicant that interface with the adjoining public road system.

Mitigation Measure XVI-2:

The improvement plans, including a grading, erosion and sediment control plan prepared by a Qualified SWPPP Developer shall be submitted for County Engineer approval.

Required Actions and Timing: Just prior to any driveway and parking lot construction activities undertaken by the applicant that interface with the adjoining public road system.

Mitigation Measure XVI-3:

Sidewalk with curb and gutter shall be constructed along Taylor Street frontage from the intersection of Taylor Street and Easter Avenue to the intersection of Taylor and Court Street. Sidewalk plans and construction shall be approved by the County Engineer or his designee, with input from the Weaverville Architectural Review Committee.

Required Actions and Timing: Following Planning Commission CUP approval and prior to the development of final construction plans the applicant is to consult with the Department of Transportation Senior Engineer, with input from the Weaverville Architectural Review Committee on the sidewalk installation placement and design details.

ATTACHMENT E



TRINITY COUNTY

DEPARTMENT OF TRANSPORTATION

P.O. BOX 2490, WEAVERVILLE, CALIFORNIA 96093
PHONE (530) 623-1365 FAX (530) 623-5312

Email; tcidot@trinitycounty.org

MEMO

DATE: July 7, 2016
TO: Carson Anderson – Senior Planner
FROM: Rick Tippett - Director, Department of Transportation
SUBJECT: Traffic Study Need and Transportation Improvement Considerations - Clinic

The primary purpose of a traffic study is to determine if the traffic generated from a new project would increase traffic to a level that either requires roadway improvements or causes a roadway to become inconsistent with General Plan Policy. Industry Standards call for a traffic study when a project is proposed that adds an estimated 50 trips during the PM Peak Period, or it is in a location where traffic in general is identified as so problematic that additional trips would require road or intersection improvements. For the Clinic Project, there are no issues that would trigger the need for a study.

The expanded facility is expected to employ 10 new employees. The number of employees is used in the Institute of Transportation Engineers (ITE) Trip Generation Manual, 9th Addition, Table 630 (Clinic) to calculate the overall increase in trips to the Clinic. Expectation is that more employees will also equate to more patients, which are included in these calculations. Using the manual, the Average Trip Ends generated is 8.01 (range 5.89 -12.33) daily trip ends for each employee at the Clinic. Overall, Trinity County including Weaverville, trend on the low end of trip generation (per Regional Transportation Plan, RTP), but in the interest of being conservative the average value was used. With 10 new employees expected, the increase in traffic would be 81 daily trip ends (one way start and stop) which equates to 41 trips to the Clinic and 41 trips from the Clinic given weekday, assuming that all trip ends terminate, example going home, beyond Taylor and Garden Gulch (again, being conservative). Further, it is further expected that 30 trips will be on Taylor, and 51 trips on Garden Gulch. Peak trips are usually 10% of the daily trips generated, 3 and 5 trips, which is well below the 50 vehicle threshold PM Peak Period.

Concerning impacts with existing traffic, Court Street just north of SR 299 has a 2014 Average Daily Traffic (ADT) count of 935, and Garden Gulch ADT of 1231. Typical rural residential roadway thresholds are <1,500 ADT (ITE Engineering Handbook). The incremental increase will have no effect of the current Level of Service (LOS) for the roadway. Review of the RTP, Summer PM Peak Hour for existing Conditions has a LOS A for the SB approach, which is well below the General Plan requirements of LOS C for any approach. Because the road network is geographically constrained, no significant increases are expected in the future, also consistent with 2040 projections in the RTP.

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In closing, there is nothing that would point to the need for further evaluation for necessary improvements. Overall, this project will include a region wide (Weaverville Basin) consolidation of some of the services, making the clinic a "one stop shop" creating an overall reduction of vehicles miles traveled. It is also reasonable to expect an increase in Non-Motorized Transportation. To address this, Staff feels it appropriate for the proposed project to improve pedestrian access to/from the Clinic and the commercial core (SR 299), providing access to the boarder community and to nearby transit facilities and the project will be conditioned accordingly.

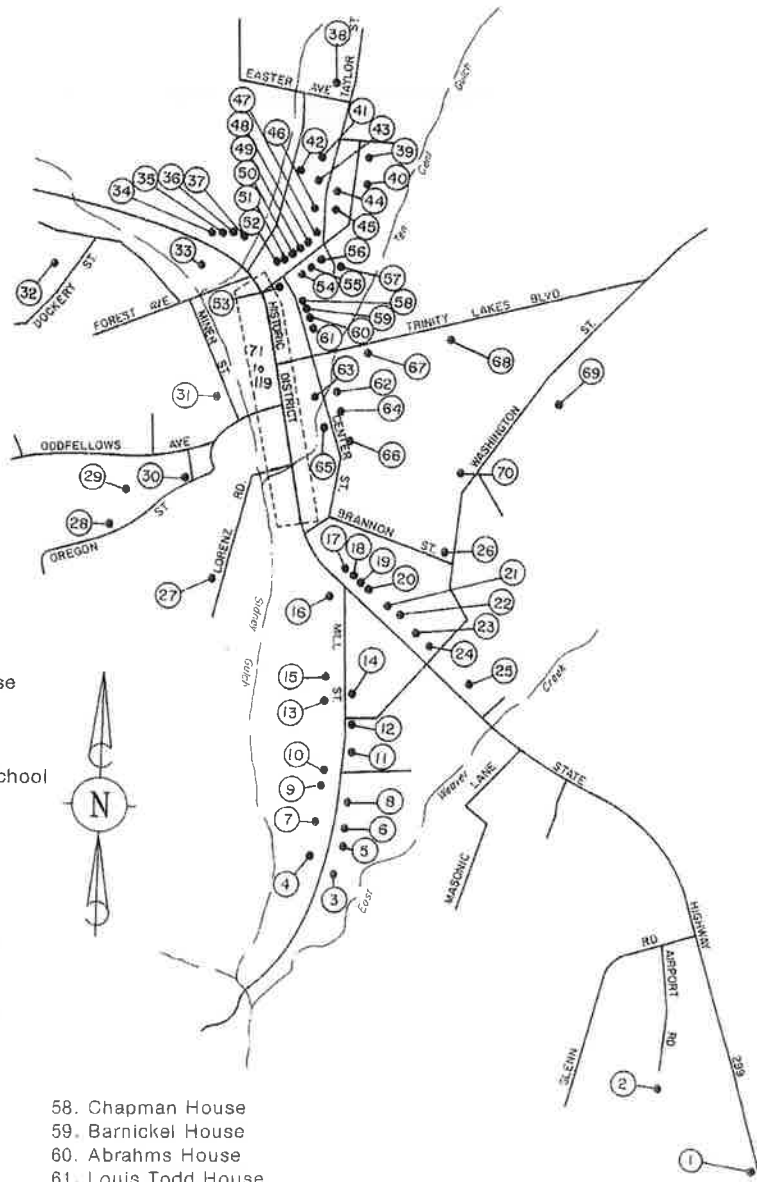
Richard Tippett, P.E., T.E. (Traffic Engineer TR2119, Exp. 06/30/2017)

ATTACHMENT F

WEAVERVILLE

KEY TO HISTORIC SITES

1. Chaunceyville
2. Old Airport
3. Johnson House
4. Blaney House
5. McNamara House
6. Leavitt House
7. Weinheimer House
8. Gray House
9. Flagg House
10. Condon House
11. Lowden House
12. Lowden Office
13. Osgood House
14. Hagelman House
15. Clement House
16. Old High School Site
17. Vollmers House
18. Greenwell House
19. R. I. Carter House
20. Armentrout House
21. Colbert House
22. Jack Hall House
23. Hocker House
24. Hafley House
25. Hupp House
26. Esau Montgomery House
27. Sam Lee House
28. Robinson Place
29. Weaverville Cemeteries
30. Weaverville Grammar School
31. California House
32. O'Neill House
33. Forest Service Office
34. Edgecombe House
35. Weinheimer House
36. Ryan House
37. Lautenschlauger House
38. Trinity County Hospital
39. Young House
40. Isaac Woodbury House
41. Junkans House
42. Davis Barns
43. Ed Todd House
44. Goetze House
45. Schall House
46. Caton House
47. Rudy Junkans House
48. Chadbourne House
49. Colbert House
50. Blake House
51. Oberdeiner House
52. Paulsen House
53. United States Bakery
54. Hall House
55. Bowie House
56. Balch House
57. Catholic Church
58. Chapman House
59. Barnickel House
60. Abrahms House
61. Louis Todd House
62. John Meckel House
63. The Cooper's Shop
64. Henry Junkans House
65. Meckel Rental
66. Old Young House
67. Mulligan House
68. Chinese Tong War Site
69. Lowden Park
70. Costa House
- 71.-119. Historic District (Main Street)



SOURCE: TRINITY COUNTY HISTORIC SITES (1981)

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remaining on the upper end of Court Street. Of architectural interest is the rare stick work in the gable end as well as the large visible cellar beneath the elevated porch. The present gable porch across the front is not part of the original house and makes it less identifiable as a "vintage" house.

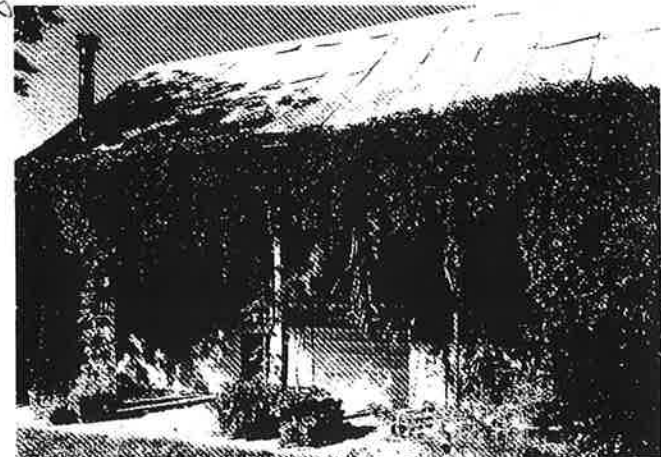
Site 41. Junkans House (Van Matre House)

The Van Matre House at 318 Taylor Street is one of the oldest houses in Weaverville. It was built in 1859 by F. A. Buck as his residence and soon after became the Karl Junkans house. It has remained in the family ever since. His granddaughter, Karlyn Junkans Van Matre, together with her husband W. P. Van Matre, are the present owners.

Although additions have been made to the rear of the building the original portion of the house has retained its architectural integrity. The original windows in this one-story, high-gable, clapboard structure are of 6/6 double hung sash with a complex triangular lintel above. Where windows have been enlarged these unique triangular lintels have been duplicated on a larger scale. The original shakes are still in place under a metal roof which is of interest because it is of flat, non-corrugated metal fashioned from old mining flume material.

Behind the house is a workshop building, part of an old corral, and a barn. The barn sits astride the property line for, originally, the Junkans family owned three contiguous lots and it made little difference where the barn was placed. The presence of the old corral and the barn are reminders of earlier days when homeowners in the middle of town ran cattle and kept farm animals.

The large yard and the fact that the house sits well back off the street contribute to the "old historic" atmosphere of this home.



Site 41. The Van Matre house was built in the late 1850's for Karl Junkans, grandfather of Karlyn Van Matre. The house sits back on the lot at 318 Taylor Street.

SOURCE: TRINITY COUNTY HISTORIC SITES (1981)

Site 42. Davis Barns (Trimble Barns)

The Trimble Barns are at 311 Garden Gulch. There is a one and one-half story horse barn as well as a two-story barn which has an attractive high, open shed across half of the front. There is also a corrugated metal shed nearby. The larger structures have vertical wood siding. These three structures were built about 1900 by Dave Davis and are crowded onto what was the back of the Davis property (the present Schofield property at 314 Taylor Street). They are typical of the small barns that went with many of the Weaverville homes at the turn of the century. Part of this complex sheltered the family cow as there were no dairies in the county at that time. The property was later sold to the Trimble family; a daughter, Dorothy (Trimble) Schofield, and her husband Glenn are the present owners.

Site 43. Ed Todd House (Nilssen House)

The Todd House, 312 Taylor Street, was built in 1880 and was owned by M. F. Griffin, one of Weaverville's most prominent citizens. He was County Clerk and owner of the Weaverville Drug Store as well as owner of a banking and brokerage business. The house was sold by Griffin's widow in 1888 to Eliza Todd who gave the house as a wedding present to her son Ed about five years later. It stayed in the Todd family until recently when it was purchased by Dr. William Nilssen.

It is basically a Greek Revival house with several special details not usually found in Trinity houses of that style. It has a recessed door with paneling on the sides of the jamb. It has molded trim detail around the windows and is the only house in the county with a full label lintel. Its porch posts have fancy capitals and a transom is above the all wood door. Unfortunately, time and neglect have deteriorated this beautiful old home.

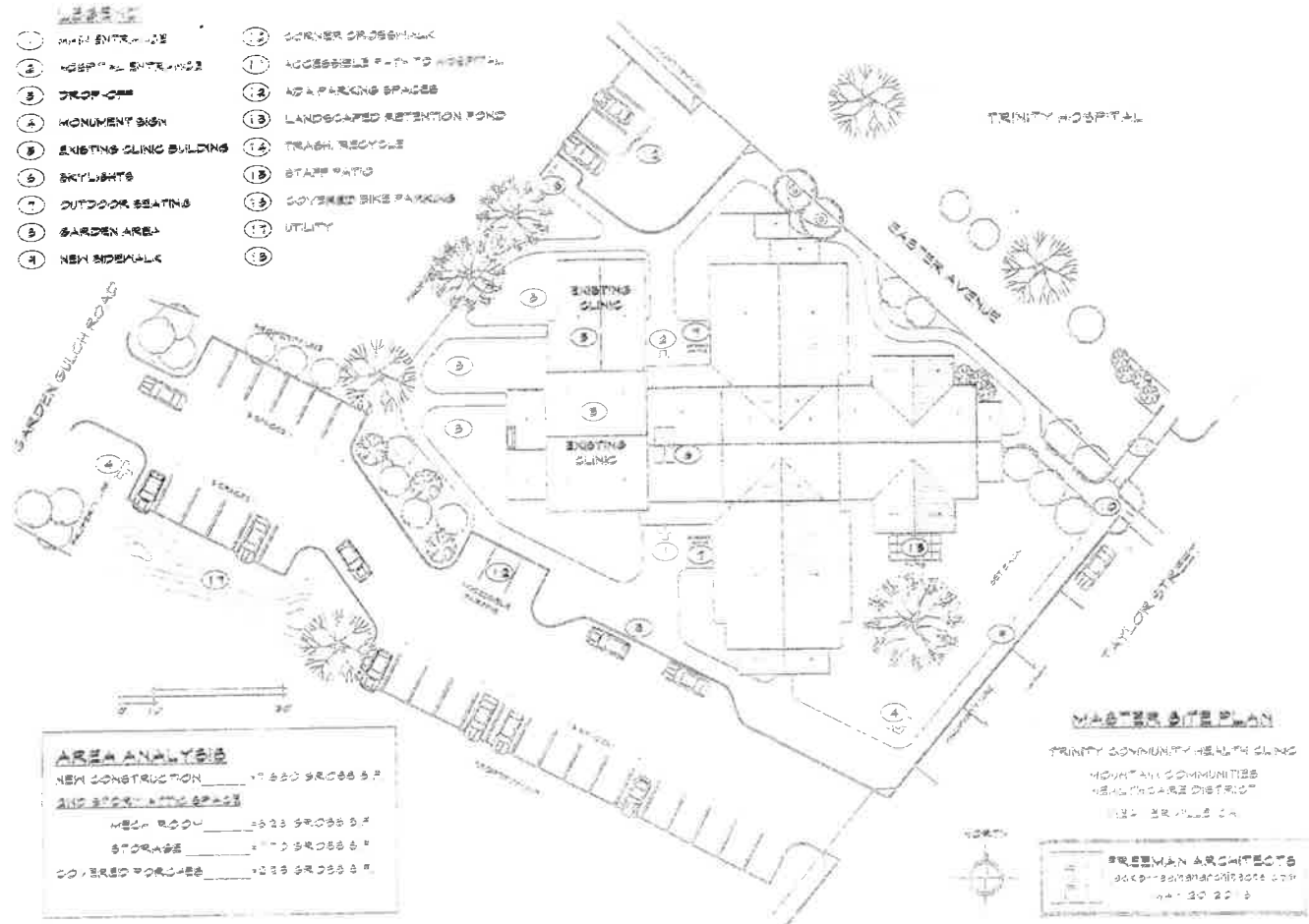
Site 44. Goetze House

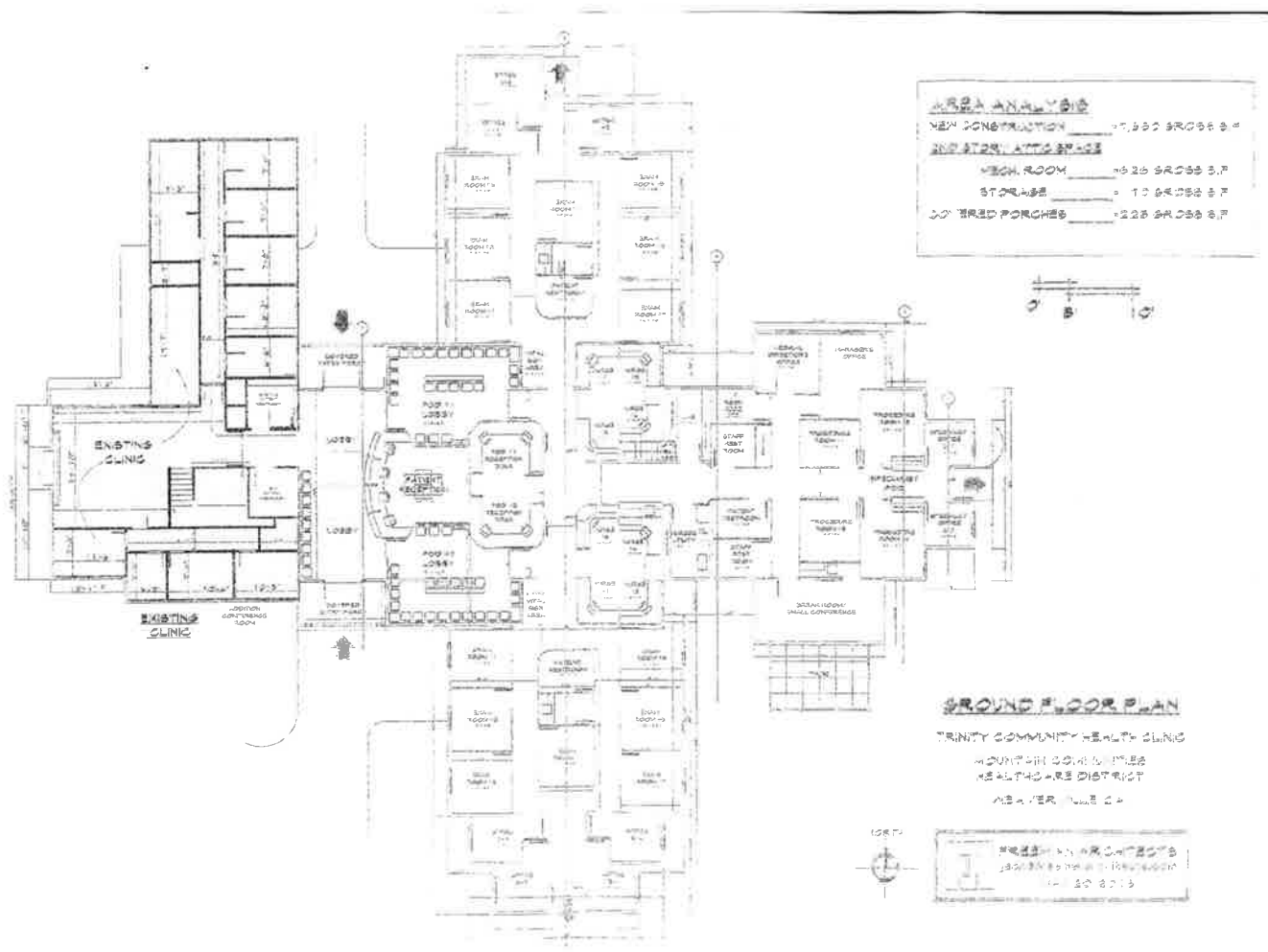
The Goetze house, 313 Taylor Street, is a large two-story Queen Anne Victorian which has remained in the Goetze family since it was built in 1897. It was built for H. W. Goetze soon after he moved to Weaverville from Lewiston, where he had been a rancher. His ranch properties included land that now comprises the Trinity Alps Resort. Besides his ranching activities, Mr. Goetze ran a butcher shop in Lewiston and operated a sawmill which was located along Grass Valley Creek in the vicinity of Buckhorn Mountain on Highway 299. Lumber from this mill was hauled by oxen to Weaverville for the construction of this house. This sawmill also provided lumber for many of the other homes in Weaverville. It is interesting to note that the contractor who built this house was paid \$2.50 per day and his helpers received \$1.50 per day.

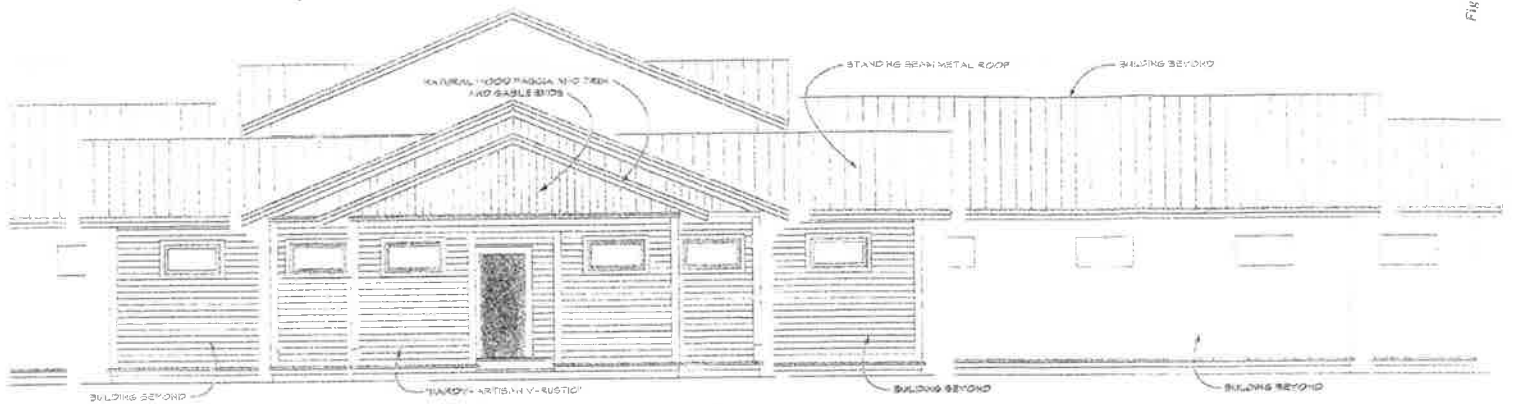
This house also became the home of the Goetze's son, Bill, who brought his bride, Clara, to live here when they were married in 1905. Bill, like his father and grandfather before him, also ran a butcher shop. His bride was the daughter of John Boyce who is especially remembered because he was the stagecoach driver during the famous Ruggles Brothers holdup of the Weaverville to Redding stage in 1892. He was also a rancher and later became sheriff and proprietor of a livery stable located on Weaverville's Main Street near its junction with what is now Trinity Lakes Blvd. Clara Goetze spent many years in her lovely home. She is now 96 and was able to take care of herself in her own house until just last year (1980).

This home with its large yard and picket fence is an excellent reminder of Weaverville at the turn of the century.



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PARTIAL EAST SCHEMATIC ELEVATION

 <p>soybrook sage</p> <p>BENJAMIN MOORE "SOYBROOK SAGE" (AOC-14)</p> <p>MAIN BODY</p>	 <p>Sierra Spruce</p> <p>BENJAMIN MOORE "SIERRA SPRUCE" (2108-20)</p> <p>WINDOW SASH</p>	 <p>Ultra White</p> <p>BENJAMIN MOORE "ULTRA WHITE" (00-110)</p> <p>WINDOW TRIM AND CORNER TRIM</p>	 <p>Light Grey</p> <p>STANDING SEAM METAL ROOF</p>
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PARTIAL EAST ELEVATION
PROPOSED EXTERIOR FINISHES

TRINITY COMMUNITY HEALTH CLINIC
MOUNTAIN COMMUNITIES
HEALTH CARE DISTRICT
HEALERSVILLE, CA

 <p>FREEMAN ARCHITECTS 30031 Aspen Avenue HEALERSVILLE, CA 94541 415.233.8013</p>
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10-19-18

We the neighbors of Taylor, Easter, and garden Gulch appeal the MCHD expansion with Modular, instead of original plans approved 2 years ago. Due process has not been given to the neighbors. Also the WARC did not have plans, or all the info. before their decision of 9-12 & 9-24.

Thank you,

Sue J. Wenger

RECEIVED

OCT - 9 2018

TRINITY COUNTY
PLANNING DEPARTMENT

EXHIBIT B