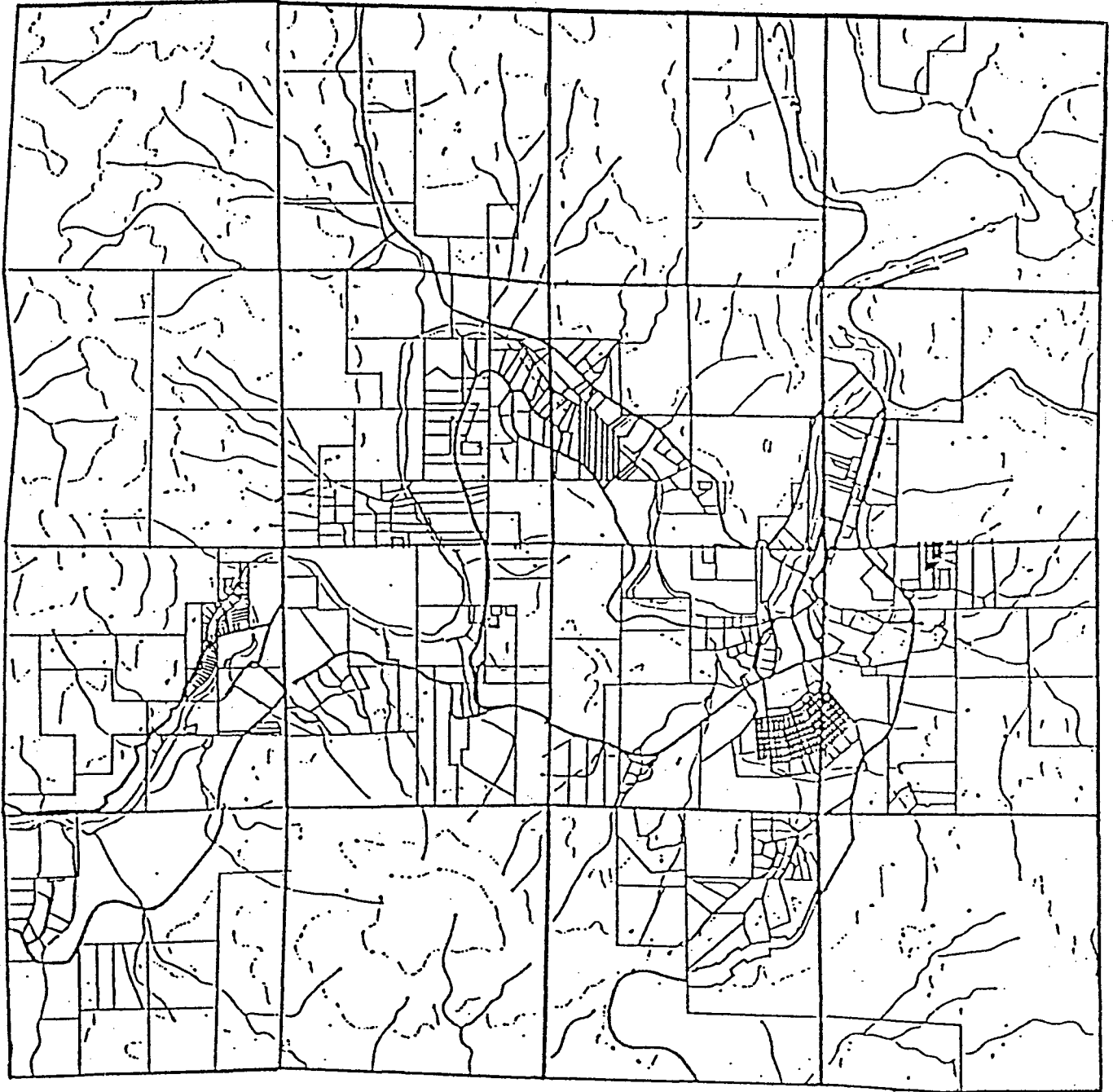


# LEWISTON COMMUNITY PLAN



Adopted  
September 16, 1986

## TABLE OF CONTENTS

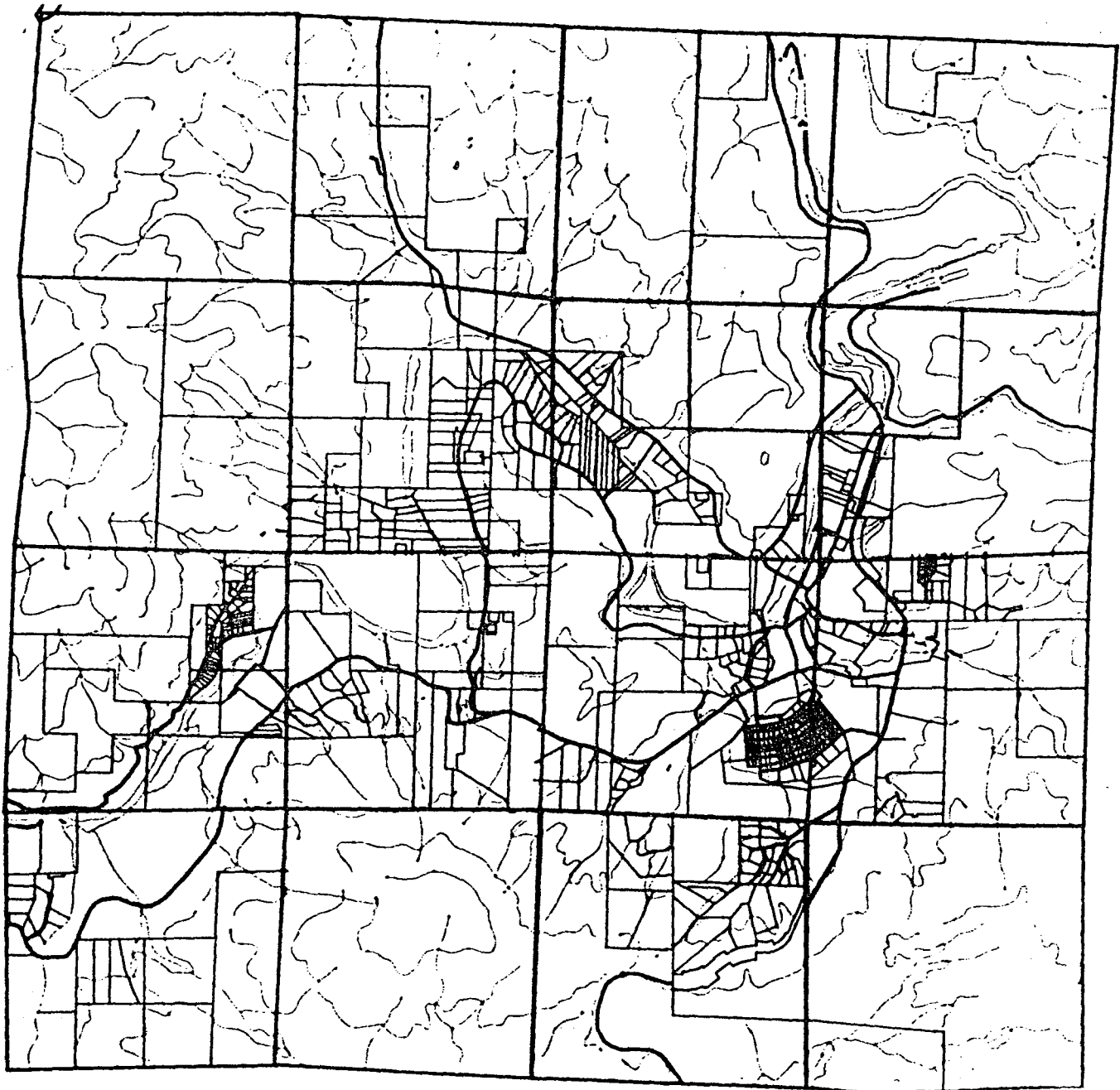
CHAPTER	SUBJECT	PAGE
1	Introduction	1
2	Housing and Population	3
3	Transportation	7
4	Public Facilities and Services	15
5	Economic Development	21
6	Parks and Recreation	25
7	Natural Resources	31
8	Hazards	43
9	Community Design	49
10	Land Use	55
11	Plan Implementation	67
12	Lewiston Zoning Quads	71

## TABLE OF EXHIBITS

CHAPTER	EXHIBIT	PAGE
1	Plan Area	iv
3	TR-1: Existing and Projected Average Daily Traffic	12
	TR-2: Proposed Pedestrian/Bike Offstreet Paths	13
4	Lewiston Public Facilities Map	14
6	Trinity River Access Plan	27
7	NR-1: Soils and Landslide Areas	37
	NR-2: Areas of Significant Wildlife Concerns	38
	NR-3: Known Mining Sites	39
9	Lewiston Neighborhood Areas	48
10	GP-I: General Plan Land Use Designations	56
	GP-II: General Plan Land Use Designations	57
	LU-1: Timber Survey Map	62
	LU-2: Lewiston Public Ownership Map	63



LEWISTON PLANNING AREA



---

## CHAPTER 1 - INTRODUCTION

---

Lewiston's Community Plan is the planning guideline for the future of the Lewiston area. The Plan establishes a framework which will guide both private developments and public projects within the Plan Area while maintaining the area's high quality of life.

### Process

The development of this Community Plan started with the involvement of the community through the appointment of the Lewiston Community Plan Advisory Committee. Many public workshops were held by the Committee to insure that the Plan reflects the needs and desires of the area's residents. At these workshops each element of the Plan was discussed in detail. The recommendations of the Committee were instrumental in the development of this document.

### The Planning Area

The Plan is for both public and private properties within the Lewiston Plan area. This area consists of 10,227 acres centered around the Trinity River from Lewiston Lake to slightly downstream of Grass Valley Creek.

### The Intent of the Plan

State law provides for the development of Community Plans which implement the County General Plan. This Plan is long-range and comprehensive, but it also is intended to provide guidance towards solving today's problems. Some recommendations can be carried out immediately whereas others may be 15 to 20 years in the future.

The Plan includes all physical elements of the area such as land use, circulation, public facilities and the natural environment.

In the development of the Plan it is recognized that the Plan must be periodically reviewed and updated to insure that the Plan can adjust to changing circumstances.

### Implementation

When this Plan is adopted by the Board of Supervisors it will then become a statement of official policy in regards to private development within the Plan Area as well as be utilized to assist in the expenditure of County Capital Improvement Funds. The County will also use the Plan as the basis for reviewing and commenting on other public agencies' projects within and adjacent to the Plan Area.

If the County were to take no action to change existing trends, these are some of the changes we can expect by the year 2000:

- Development of the community as a satellite or bedroom community to Weaverville and Redding.
- Significant losses of wildlife habitat and visual qualities within the basin area.
- Inability to provide an adequate level of public services, such as fire protection, to an expanded population base.
- Increasing conflict between property owners and recreationalists on the Trinity River.
- Increased soil erosion of upland areas with the resulting impacts on downstream land uses and fisheries.
- Loss of the historical structures within the Plan Area, especially within the old town area.

Although the Plan proposes to provide the framework by which growth can occur without loss of those desirable aspects of the community, it is recognized that the fulfillment of the goals and objectives stated throughout this Plan can only be accomplished by concerned and committed citizens.

---

## CHAPTER 2 - HOUSING & POPULATION

---

Shelter is a basic human need. The Lewiston Community Plan addresses not only existing conditions, but also the various conditions that can influence the development and retention of housing.

Although nearly all of the housing stock within the Plan area consists of one dwelling unit per parcel, Lewiston does have many unique neighborhoods and significant variations in housing types. One of the goals of the Plan is to recognize and preserve these neighborhood characteristics.

### Housing Goals

The Lewiston Community Plan emphasizes the following housing goals in addition to those goals and objectives stated in the recently adopted Housing Element. The Plan's Housing Goals are:

1. To establish a variety of housing types and prices compatible with the services' capacity and character of Lewiston to provide housing opportunities for all income groups.
2. To establish a variety of housing types to serve the needs of senior citizens.
2. To conserve and improve the existing housing stock within the Plan area.
3. To preserve the natural, rural, small-town, and historic character of Lewiston while providing adequate housing for area residents.

### Existing Housing Conditions and Trends

According to the 1986 Land Use Survey conducted by the Planning Department there are 484 housing units within the Plan Area. The Plan Area has virtually no multiple family units, primarily due to the lack of community sewer and water systems. The following table indicates the composition of the 1985 Housing Stock both for Lewiston and Trinity County as a whole.



	Trinity County		Lewiston	
	Units	% of Total	Units	% of Total
Single Family				
- Frame Construction	4461	63.2	323	66.0
- Mobile Home	1819	25.7	120	25.0
Duplex	190	2.7	24	5.0
Triplex or Quadplex	162	2.3	17	4.0
Five or more	431	6.1	--	---
Total	<u>7063</u>	<u>100.0</u>	<u>484</u>	<u>100.0</u>

Approximately 20% of the existing housing stock (outside of mobile home parks) consists of mobile homes and 80% of frame construction. However, the existing trend, as evidenced by building permits, indicates that the trend is towards more mobile homes as a percentage of the total housing stock. The Community Plan provides for both retention of existing neighborhood characteristics as well as additional mobile homes by providing mobile home overlays on 432 acres of the total 1458 acres of residential lands.

In general the Housing Stock within the Lewiston Plan Area as of 1986 was characterized by:

- A unique combination of housing types not found elsewhere in the County, ranging from typical subdivision-type units on 7,000 sq. ft. lots within the core area to large custom units on large acreage lots.
- A range of housing prices varying from \$36,000 to \$85,000.
- It was not constrained by the availability of land.

Future Housing Needs

The time frame for projecting future housing needs is five years. As estimated by the Department of Finance, Trinity County should experience an increase of 1,896 people over the next five years (1985-1990), of which 150 are expected to reside in the Lewiston area. However, this projection does not include the additional housing demands placed upon the Lewiston area because of new developments such as the Trinity River Conservation Camp, or expanded recreational development as projected by this Plan.

The following table represents the projected housing needs of the Plan area for the next five years:

Projected Housing Needs  
1986-1990

1.	Housing Units needed to accommodate projected population.	60
2.	Housing Units needed to accommodate growth as projected by the Plan.	18
3.	Housing Units needed to accommodate seasonal use only of future housing stock.	16
4.	Housing Units needed to accommodate average housing vacancy.	3
	Total	97

Population

As of 1985 there are 1,100 people, or 7.9% of the total County population residing within the Plan Area. At community buildout, it is projected that the Lewiston Community Plan Area will contain 2,260 persons. Given existing trends, it is projected that buildout will occur around 2005.

Based upon the 1980 U.S. Census, the Lewiston area has the following population characteristics:

- A higher proportion of people over the age of 65 years as well as a higher proportion of households with families than recorded in both the County and State Census Data.
- Median income levels substantially less than both the rest of the County and State.
- An ethnic composition consisting predominantly of Caucasians.

The Plan projects an annual growth rate of 2.45% per year for the next 15 years. However, the Community Plan is developed in such a way that a higher growth rate can be accommodated without adverse impacts. Growth in the community will continue to be monitored so that various Plan implementation measures can be adjusted in response to growth rates. The projected population, as a total and by age distribution, is presented in the following table:

LEWISTON COMMUNITY PLAN AREA POPULATION PROJECTIONS\*

Age Group	1985	1990	1995	2000
0-4	84	89	92	99
5-9	81	96	96	104
10-14	81	88	101	105
15-19	67	87	79	109
20-24	85	63	92	78
25-39	266	298	278	311
40-59	242	307	379	423
60-69	109	116	111	127
70-79	64	78	87	95
80+	21	31	42	98
Total	<u>1,100</u>	<u>1,253</u>	<u>1,357</u>	<u>1,549</u>

\*Based on: 1986 Department of Finance Population Projections  
 1983 Department of Finance Population Projections  
 for California Counties 1980-2020 with  
 Age/Sex Detail  
 2.45% annual growth rate  
 2.7 persons per dwelling unit

---

## CHAPTER 3 - TRANSPORTATION

---

The transportation element of the Community Plan is intended to coordinate the existing and planned transportation and circulation system with planned land uses.

In general, circulation refers to the system of roads, bikeways, and paths, whereas transportation refers to the method of transport such as auto, bus, bicycle, or by foot. The Plan emphasizes a general circulation and transportation system which depends on the continued utilization of automobiles as the main mode of transportation.

### Transportation Goals

The transportation goals for the Lewiston Community Plan are:

1. To maintain the overall high quality of the Plan area's circulation system.
2. To improve the safety characteristics of identified roadways based upon average daily traffic and public safety requirements.
3. To provide for a pedestrian and bicyclist circulation system within the community core and Historical District area.
4. To coordinate the transportation and circulation system with planned land uses.
5. To provide for specialized transit needs of the community.

### Existing Conditions and Trends

#### 1. Circulation

Lewiston is the third largest community in Trinity County. Primary access in and out of the community rely upon three main roadways: Trinity Dam Blvd, Lewiston Road, and Rush Creek Road. All of these roadways eventually connect into either Hwy 299 or Hwy 3. Lewiston is unique in the respect that no state highway passes through Lewiston.

During April of 1986, the Public Works Department took traffic counts at various locations throughout the Plan Area. The results of these counts are depicted on Exhibit TR-1.

The Lewiston Community Plan Advisory Committee established a transportation subcommittee which was charged with the identification areas of roadway concern throughout the Plan area. Many of the goals and objectives were generated by this lay committee.

As of 1986, the overall circulation system was sufficient to meet community needs except for those certain roadways identified under Goal #2. After adoption of the Plan it is anticipated that the Department of Public Works will carefully evaluate the objectives stated under this goal for future roadway projects.

Another area of concern in the plan is the community core area, which consists of the developments along Trinity Dam Blvd., the nearby residential subdivisions and the park/school site. This area is the most densely developed area within the Community Plan. This area also currently experiences a high degree of pedestrian/bicyclist usage. As the community grows vehicular traffic will increase as well as pedestrian/bicyclist use in this area. To avoid potential traffic/pedestrian safety problems, the Plan proposes an extensive pathway system roughly paralleling the heavily utilized streets. Much of this system is already constructed or budgeted for. The overall system is as depicted on Exhibit TR-2.

## 2. Transit

Lewiston is not currently served by public transit. Other communities such as Hayfork and Weaverville have limited transit service. As the community grows, the need for an intracounty transit service should increase.

## 3. Roadways

All public roads within the Community Plan are designated as arterials, collectors, or locals. These designations have a bearing on the design speed, degree of improvement, and amount or type of traffic carried by each road. The main function of each roadway category is:

Arterials - mainly serves through traffic, into and out of the Community Plan area. The primary purpose of an arterial road is to carry traffic long distances with a minimum of disruption. Access to adjacent properties is considered to be a secondary function. Rush Creek Road, Trinity Dam Blvd, and Old Lewiston Road are designated arterials.

Collector - mainly serves smaller areas within the community. The purpose of a collector road is to convey traffic from local roads or traffic generators, such as business areas or schools, to arterials. Goose Ranch Road, Browns Mountain Road, Mountain View, Texas Avenue, Henrietta Street, and Fremont Streets are collectors.

Locals - the primary purpose of local roads is to provide access to adjacent properties. Typically these roads serve a limited number of residences.

The Community Plan proposes a variety of land uses and densities throughout the Plan Area. Growth will occur even without the adoption of a Community Plan. However, the purpose of a Community Plan is to coordinate the growth of a community so that the necessary facilities and roadways match the needs of the community. Exhibit TR-1 shows the projected traffic counts on the various arterials at time of community buildout.

### Policies and Programs

The following restated Goals and related Objectives propose to coordinate the existing and planned transportation and circulation system with planned land uses.

#### Goal #1:

To maintain the overall high quality of the Plan Area's circulation system.

The Lewiston area has an extensive system of paved and well-maintained roadways. Therefore, one of all the goals of the Plan is to maintain this existing system. This goal is to be accomplished by incorporating the following objectives into the Plan:

- Ensure that adequate funding is set aside for maintenance of the roadway system.
- Retain the existing Public Works yard on Rush Creek Road.

Goal #2:

To improve the safety characteristics of identified roadways based upon average daily traffic and public safety requirements.

As previously mentioned, a subcommittee of the Advisory Committee identified roadway areas of concern which warranted special attention by the Public Works Department. Chapter 10, Plan Implementation, indicates when Public Works will prepare an assessment of these roadways. These identified roadways and other objectives consistent with this Goal are:

- Improve the safety characteristics of the intersection of Deadwood Road and Turnpike Road which is compatible with the historical quality of the area.
- Develop a plan for upgrading Goose Ranch Road.
- Improve Turnpike Road east of Deadwood Road to Trinity Dam Blvd to a consistent width.
- Review and possibly reconstruct the Lewiston roadway design in the vicinity of Grass Valley Creek.
- Develop a second point of access to Salt Flat for emergency purposes.
- Improve Brown Mountain Road from Lewiston Road to the Trinity River to a consistent width.

Goal #3:

To provide for a pedestrian and bicyclist circulation system within the community core and Historical District area.

As previously mentioned, this area currently experiences the highest degree of pedestrian and bicyclist traffic within the Plan Area. As the community grows, this use should intensify. The Community Plan proposes to address this need by incorporating the following objectives:

- Develop a network of pedestrian/bicyclist path systems connecting high use areas.
- Review future development for potential impact on pedestrian/bicyclist usage.

Goal #4:

To coordinate the transportation and circulation system with planned land uses.

As the community of Lewiston grows, so will the amount of traffic utilizing the area's roadway system. The Projected Traffic Volumes Map depicts the estimated traffic volumes for the roadways at buildout of the Community Plan. The proposed circulation system as reflected in the Circulation Map provides for this projected growth and was formulated based upon the following objectives:

- Concentrate heavy traffic generators on major roads.
- Develop roadway systems which are compatible with the areas they serve.
- Revision of the 1967 Circulation Element by elimination of the realignment proposal for Rush Creek Road.
- Designation of both Rush Creek Road and Trinity Dam Blvd/Buckeye Creek Road as majors with maximum right-of-ways consisting of two travelled lanes with turn lanes and bicycle lanes as needed.
- Development of a comprehensive traffic signage program.
- Coordination of public agency development of river access points and trails with the circulation system.

Goal #5:

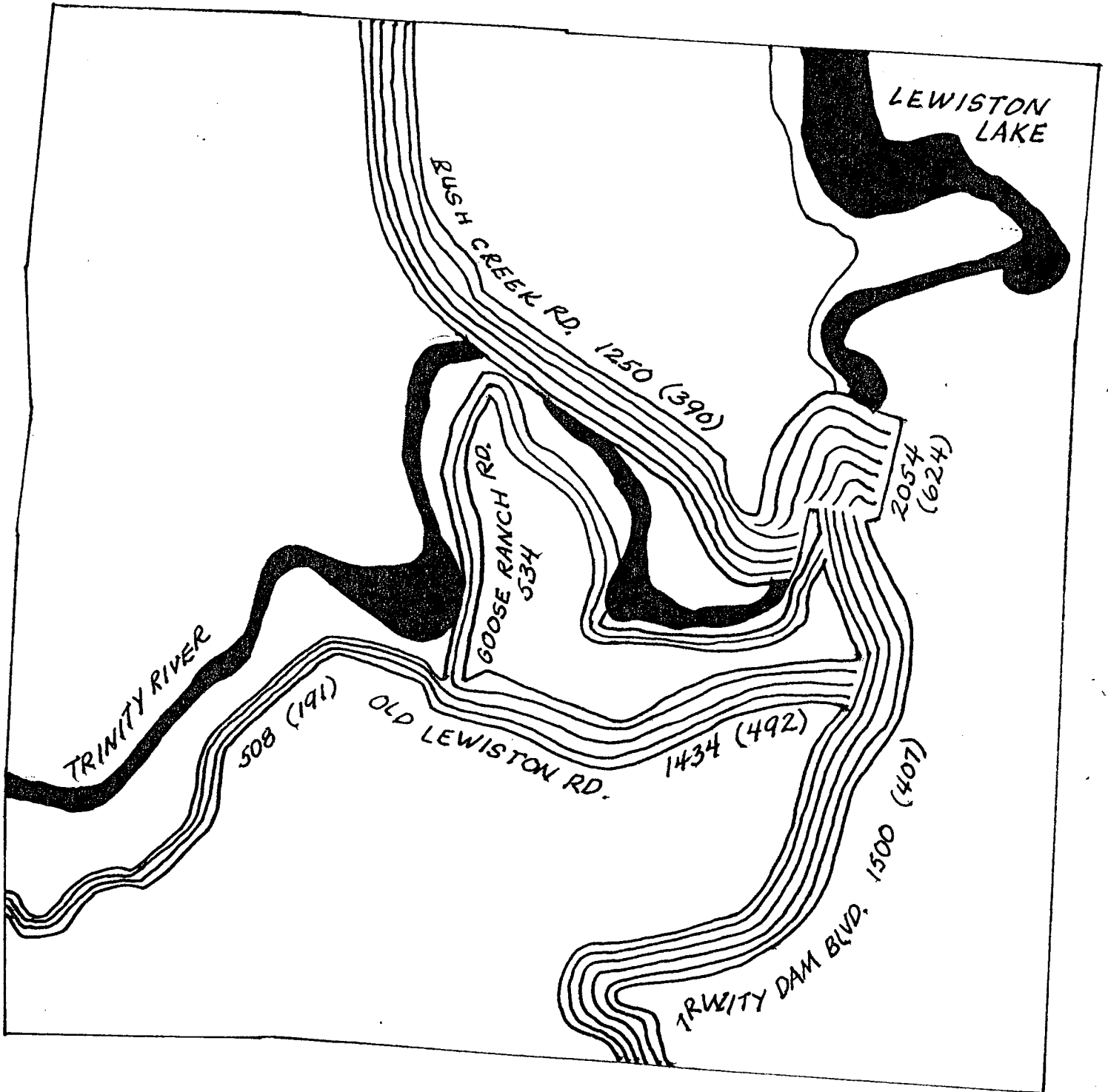
To provide for specialized transit needs of the community.

Specialized transit needs incorporate such items as public transit, school bus routes, and emergency aviation needs. Emergency aviation needs are provided for, based upon the location of the accident, and are therefore handled on a case-by-case basis by the Lewiston Community Services District. The Plan intends to provide for other specialized needs through the following objectives:

- Prioritize road maintenance and improvement programs on designated bus routes.
- Monitor the need for public transit service to the area, and if warranted, provide for such service.



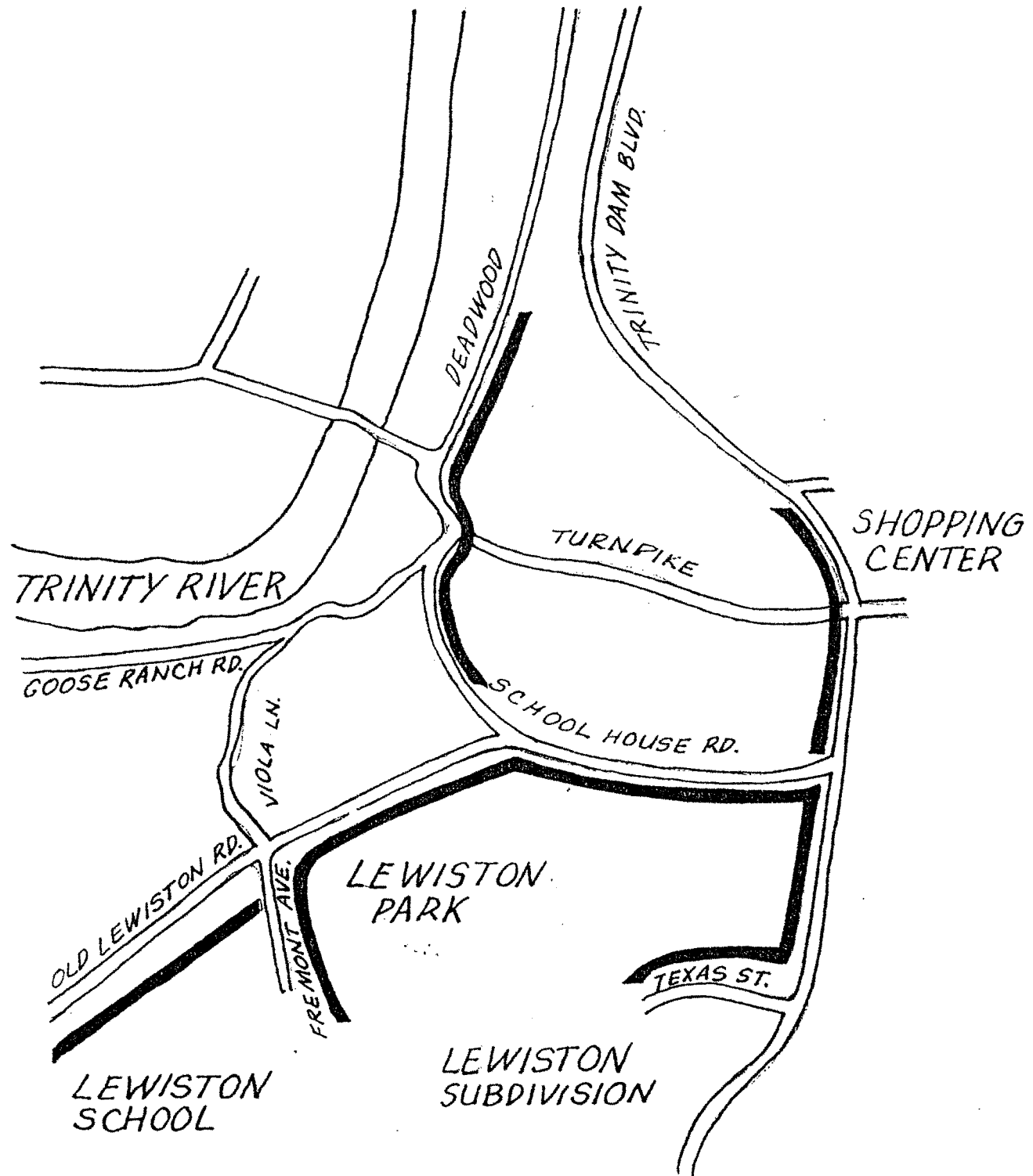
EXHIBIT TR-1  
EXISTING AND PROJECTED AVERAGE  
DAILY TRAFFIC



1986 ADT SHOWN IN PARENTHESIS

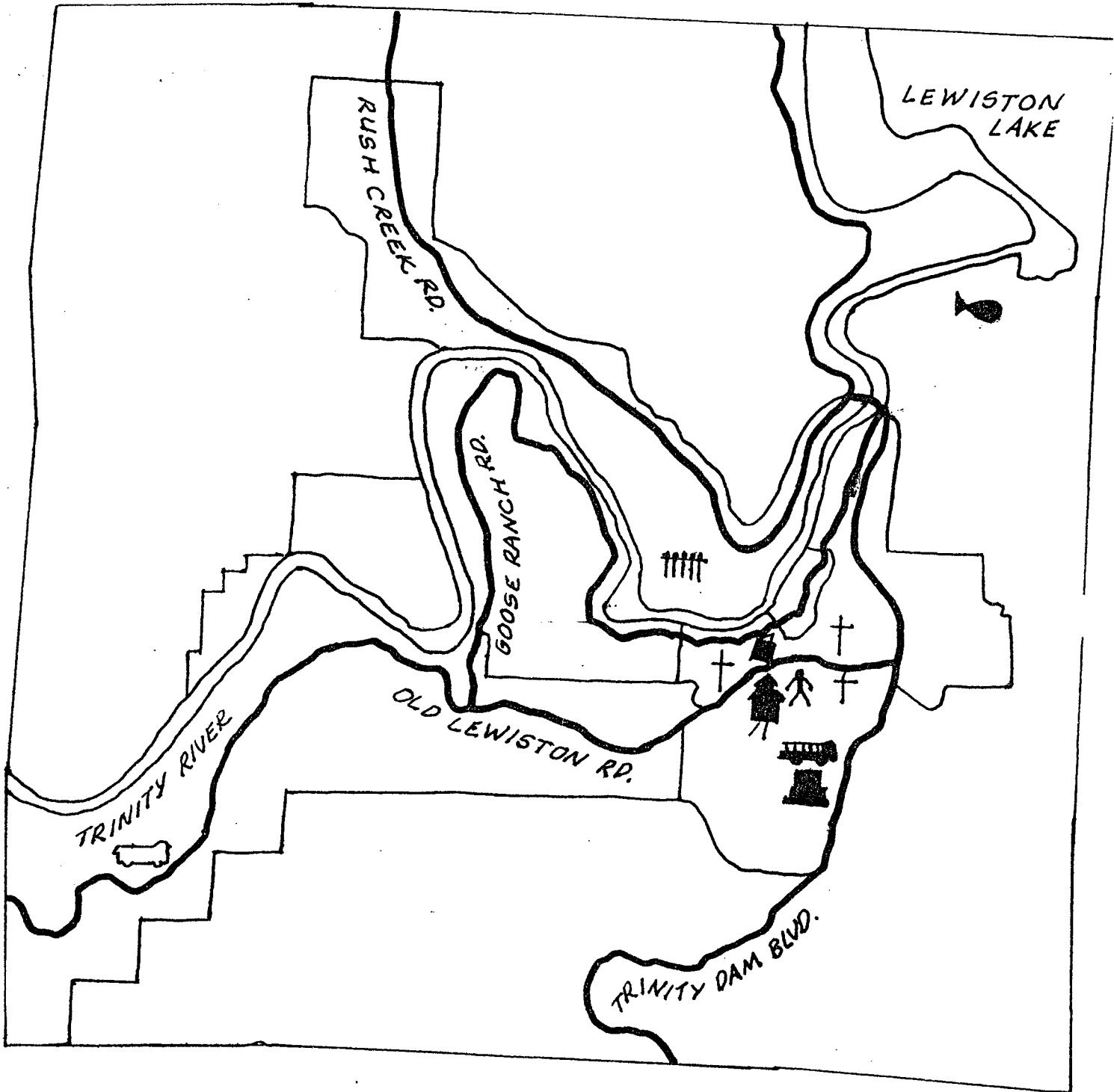
# EXHIBIT TR-2










## PROPOSED PEDESTRIAN/BIKE OFFSTREET PATHS



**INDICATES GENERAL LOCATION OF PEDESTRIAN OR BIKE PATHS**

# LEWISTON PUBLIC FACILITIES MAP



- |   |               |   |                |   |                     |
|---|---------------|---|----------------|---|---------------------|
|  | FISH HATCHERY |  | PUBLIC SCHOOL  |  | FIRE STATION        |
|  | CEMETERY      |  | PARK SITE      |  | FUTURE FIRE STATION |
|  | LIBRARY       |  | COMMUNITY HALL |  | CHURCHES            |

---

## CHAPTER 4 - PUBLIC SERVICES AND FACILITIES

---

The Public Services and Facilities Element of the Community Plan is needed in order to coordinate public facilities with future growth. The Plan must address the need for improvements to and demand for water, sewer, and drainage facilities, as well as community-oriented services, such as fire and police protection, schools, libraries, and parks.

The Lewiston Community Plan emphasizes the need for basic public services to all areas within the Plan. However, most of the public facilities, such as schools and parks, are proposed to be located within the community core area where the majority of the population base and commercial uses are located.

### Public Services and Facilities Goals

The Plan's Public Services and Facilities Goals are:

1. To continue the existing level of public services within areas of the community already serviced.
2. To provide an adequate level of public services to all residential areas of the community.
3. To increase the level of services within the Community Plan Area.

### Existing Conditions and Trends

Most public services within the Plan Area are provided by local governmental units, such as the Lewiston Community Services District and the Lewiston School District.

#### 1. Lewiston Community Services District

The Lewiston Community Services District provides fire protection, emergency medical aid and recreation services to district residents. Due to the lack of sufficient funding, the district is not presently able to provide additional services or expand the scope of existing services. Major park improvements or equipment purchases have relied primarily upon State grants.

As the community grows, the demand for additional services will increase. The Plan envisions that most of the service responsibilities will fall upon the Lewiston Community Services District.

The County will have to assume an active role in monitoring growth in the Plan Area as well as working with this District to service new development.

2. Lewiston School

The Lewiston Plan Area currently has a student population (K-12) of 217. Approximately 154 of these students attend Lewiston Elementary School; 63 attend Trinity High School in Weaverville.

The State rated capacity of the Elementary School is 300 students. However, the School Board has indicated that as few as 30 additional students could adversely impact the quality of the school's programs. Therefore, it is necessary that the School District plan for facilities expansion within the near future.

Trinity High School is currently approaching design capacity. The Superintendent of Schools has indicated that a building project should be considered in order to accommodate additional growth.

3. Library Services

The Plan area currently does not have any County library services. Library services within the Plan area were provided on a temporary basis in the Lewiston Elementary School. The Plan proposes to locate a permanent library within the Old School House building.

4. Water

A majority of the development located within the community core area is served by mutual or private water systems. Approximately 130 additional water connections are possible within this core area.

Development outside of the community core area and Bucktail Subdivision rely upon individual wells. Although the availability of water is generally good throughout the Plan Area, care must be taken to protect the water supplies from contamination by individual septic systems and other sources.

5. Sewage Disposal

There are only two community sewage disposal systems located in the Plan Area, both of which are located in the community core area. These systems can accommodate approximately an additional 130 residential hookups. The Plan proposes no expansion of these facilities nor installation of new facilities for sewage disposal purposes, therefore,

densities within the Plan Area must remain fairly low. The major constraints to on-site sewage disposal consist of poor soils, saturated soils, or steep slopes. According to a soil survey conducted by the U.S. Soil Conservation Service almost all soils in the Plan Area are moderately or severely restricted for homesite development. Of special concern within the Plan Area is the predominance of decomposed granite, which can present significant problems for on-site sewage disposal.

The Plan proposes to direct homesite development to those areas which have soils generally capable of accommodating development without adverse impacts. Regardless of the general soil characteristics of a given areas, site-specific soils information will continue to be necessary for all properties in the Lewiston Plan Area.

## 6. Drainage

Drainage, in the context of individual building site drainage, does not appear to present a problem within the Plan Area. However, two specific areas of watershed or drainage concern emerged during the planning process.

One of these identified areas consists of the marshlands located on a portion of the Lewiston School site and surrounding properties. The Plan proposes to address this potential drainage problem by retaining these marshlands for open space or agricultural purposes.

The second area of concern is relative to the watersheds of Grass Valley Creek, Hoadley Gulch, and Deadwood Creek, and their potential impact on downstream development as well as the Trinity River.

All of these streams originate in upland areas where the predominate soil types are derived from decomposed granite. Upstream logging activities have accelerated the rate of erosion over natural levels with resultant sedimentation and increases in flood flows. The Plan incorporates specific goals and objectives formulated to address this upland problem. These goals and objectives are found in Chapter 8, Hazards.

## Goals and Objectives

The following goals and objectives are intended to provide for the future service needs of the community. Most of the stated objectives will require subsequent actions by the affected service providers.

### Goal #1:

To continue the existing level of public services within areas of the community already serviced.

The Lewiston Advisory Committee expressed concern over the loss of community services during the recent past. The intent of this goal is to retain the existing level of services. To fulfill this goal, the Plan incorporates the following objectives:

- Insure that new development does not reduce the level of existing services.
- Retain publicly owned facilities within the area that provide needed services.
- Develop a long-term school plan to provide a continuation of the quality school programs within the Plan Area.

### Goal #2:

To provide an adequate level of public services to all residential areas of the community.

Not only is it important to continue existing services, but it is also important to extend such services to unserved residential areas of the community. The Plan proposes the following objectives consistent with this Goal:

- Encourage annexation within the Plan Area of unserved areas with residential structures into the Lewiston Community Services District.
- Assist in the development of fire station(s) or other public facilities within the Plan Area.

### Goal #3:

To increase the level of services within the Community Plan Area.

Although the following objectives emphasize fire protection services, this goal is also applicable to other public services.

Realization of this goal will necessitate close cooperation between the Community Services District and County Government. To assist in achievement of this goal, the Plan incorporates the following objectives:

- Explore various possibilities of augmenting fire protection services within the Community Plan Area.
- Develop a long-term fire protection plan for those areas of the community slated for more intensive growth.
- Insure that new or significantly modified water systems incorporate fire protection features.



---

## CHAPTER 5 - ECONOMIC DEVELOPMENT

---

The purpose of this element of the Community Plan is to identify existing economic activities and related characteristics within the Lewiston Plan Area as well as to identify potentials for economic growth.

The primary focus of this element is to provide for economic growth which is compatible with the existing characteristics of the community.

### Economic Development Goals

This element incorporates the following goals for the Lewiston Plan:

1. To provide more diverse sources of income and stabilize the local economy.
2. To encourage recreation development as a viable sector of the local economy.
3. To provide for the continued economic vitality of existing businesses which serve community residents.
4. To ensure resource production lands are continued to be utilized for such purposes.

### Existing Conditions and Trends

Existing economic activities within the Lewiston area can be classified into three broad categories: community-oriented commercial facilities, recreation-oriented commercial facilities, and resource base activities.

Community-oriented commercial facilities are those uses which are generally dependent upon local residents for their livelihood. Currently, there is an over abundance of both vacant commercially zoned land and commercial structures for the needs of the community. The Plan proposes to concentrate such uses along Trinity Dam Blvd and Texas Avenue.

Recreational-oriented commercial facilities are those that are primarily dependent upon seasonal or weekend trade. The Plan proposes to concentrate such uses along Rush Creek Road and within the historical area of Old Town.

Resource base activities consist of timber harvesting and mining.

Employment activities within the Plan Area are based upon these existing sectors as well as employment opportunities available in Weaverville and Redding. In addition development in the adjacent areas, such as the Conservation Camp, should stimulate additional economic activity in the Plan area.

The Plan proposes two actions intended to provide additional employment opportunities within the Plan area. These actions consist of developing a labor intensive employment center, utilizing a Specific Unit Development concept along Trinity Dam Blvd and promoting recreation development within the historical area of Old Town and along Rush Creek Road. To assist in the development of recreation activities in Lewiston, the Plan proposes an overall signage program within the community and on Highway 299.

### Goals and Objectives

The following restated goals and related plan objectives were formulated to encourage economic growth and employment activities consistent with the characteristics of the community:

#### Goal #1:

To provide more diverse sources of income and stabilize the local economy.

The Lewiston area, like much of Trinity County, is highly dependent on cyclic employment opportunities. The Community Plan recognizes the need to encourage additional year-round employment opportunities and proposes to assist in providing for such opportunities by the following objective:

- Create and encourage development of an employment intensive area within the central core area of Lewiston.

#### Goal #2:

To encourage recreation development as a viable sector of the local economy.

Recreational activities draw a large number of people to the Lewiston area and the recreation industry plays an important role in the local economy. The Community Plan intends to encourage such activities by:

- Develop the Historical Section of Lewiston as a Historical District oriented towards increasing tourism.
- Further develop and expand recreation developments along Rush Creek Road in order to provide for additional tourist camping facilities.
- Develop existing publicly owned access areas to the river to meet the needs of visitors to the area.
- Develop a community signage program to inform visitors of areas of interest in the community.

Goal #3:

To provide for the economic viability of existing businesses which serve community residents.

The Plan recognizes the desire in maintaining existing business while still allowing for competition by adoption of the following objectives:

- Maintain a balance between the need for additional community commercial sites and available land.
- Concentrate community commercial facilities within the community core area.

Goal #4:

To ensure resource production lands continue to be utilized for such purposes.

Resource dependent activities such as timber harvesting and mineral extraction have played an important role through the history of Lewiston. Although such activities have increasingly become more centralized outside of the community it is still important that the Plan encourage such activities. The Plan proposes to encourage these activities by the following objectives:

- Encouragement of timber harvesting activities on the basis of sustained yield.
- Protection of resource areas from encroachment by incompatible uses.

---

## CHAPTER 6 - PARKS AND RECREATION

---

The Recreation Element of the Lewiston Community Plan is intended to guide the development or retention of recreation facilities and opportunities within the Plan Area.

Natural resources, such as the Trinity River and Lewiston Lake, provide for most recreational activities within or near the Plan Area. The Plan continues this emphasis on utilizing public lands for recreational activities.

### Parks and Recreation Goals

The Lewiston Community Plan incorporates the following Park and Recreation goals:

1. To provide for access to the Trinity River in a manner which recognizes and respects the rights of existing development.
2. To coordinate the utilization and improvement of recreation facilities on Lewiston Lake and the southerly end of Trinity Lake with the needs of the community as well as visitors to the area.
3. To coordinate the development of community recreation facilities with the needs of the area's residents.
4. To provide for the special needs of senior citizens.

### Existing Conditions and Trends

#### 1. Trinity River Access

The Trinity River is both a federally and state-designated Wild and Scenic River. The federal and state intent in designating the Trinity as a Wild and Scenic River was to protect and preserve the Trinity in its free-flowing state, together with the immediate environment, for the benefit and enjoyment of the people.

The special status of the Trinity, as well as its being listed as a public waterway, entails that additional consideration be given towards ensuring public access to the Trinity River.

From Lewiston Dam downstream to the Community Plan boundary, there are approximately 7.9 miles of river

frontage. Public lands account for 61 percent of the lands bordering the river, whereas, private lands account for 39 percent of these lands. Access to the Trinity River as proposed by the Plan relies primarily upon utilization of these public lands. This is because roughly half of the private lands are already developed in some fashion and therefore the likelihood of obtaining access through these lands is remote. In addition, the potential for conflict between recreationalists and land owners is high on developed lands. In some instances, public access to private lands is not provided so as to protect fragile environmental areas. Even considering these factors, the Community Plan provides for public access along 70 percent of the river frontage.

The Federal Bureau of Land Management administers most of the publicly owned parcels adjacent to the Trinity River. As part of its land management responsibilities, the Bureau of Land Management has adopted a Recreation Management Plan for the Trinity River from Old Lewiston Bridge to Helena. The Lewiston Community Plan incorporates those elements of the Bureau's plan lying within the Lewiston area. In addition, the Community Plan addresses the utilization of other publicly held properties as well.

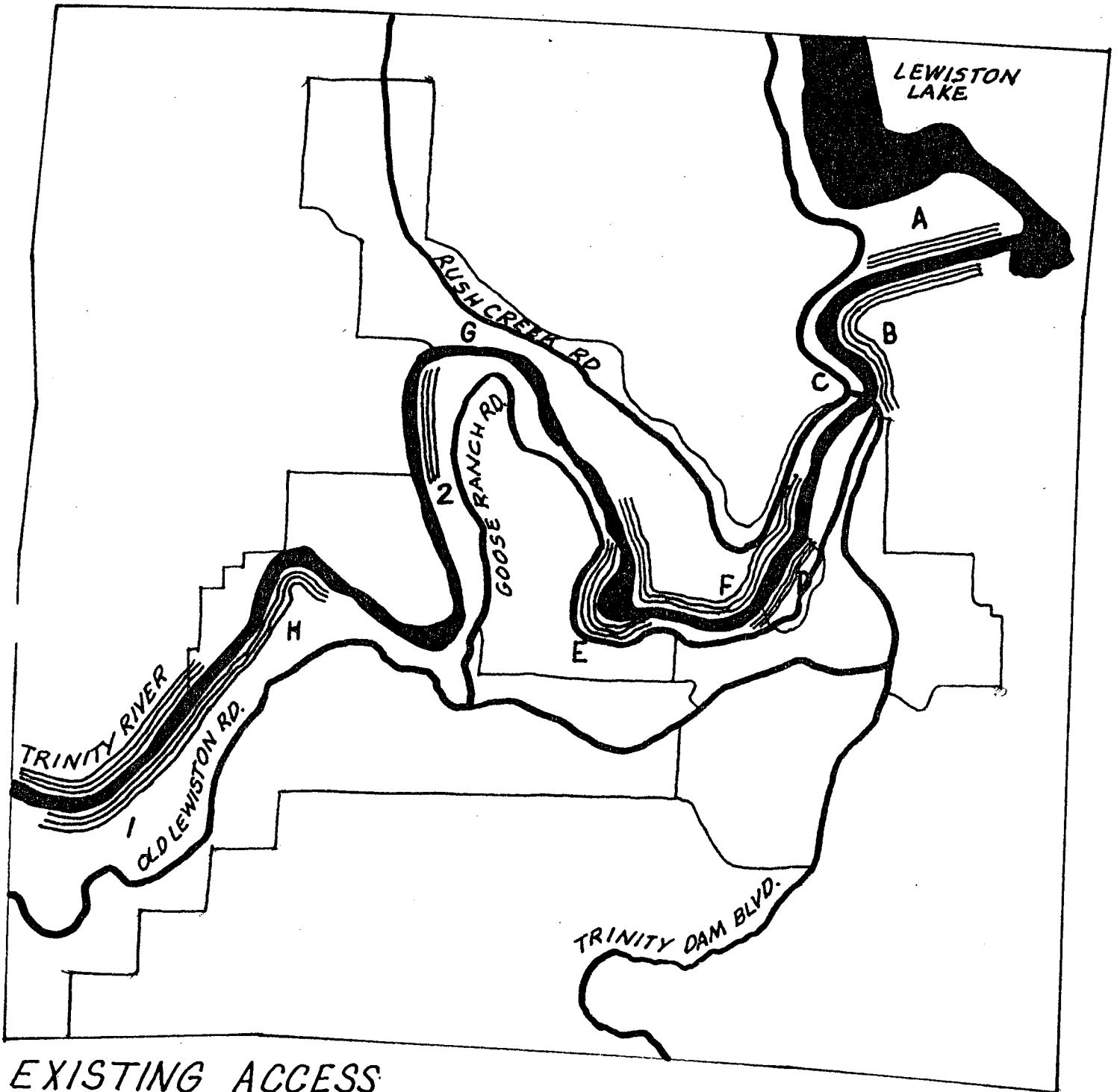
The importance of coordinating the usage and development level of Trinity River access lands cannot be understated. To fulfill the federal and state mandate it is important to not only provide access, but to insure that the necessary level of services are provided.

The Trinity River Access Plan is intended to provide for access to and along the river as well as insure that the necessary sanitary facilities are developed in conjunction with major access points. The following definitions apply to the Access Plan:

**Major Access Points.** Major access points are high usage areas where ample off-street parking is to be provided as well as sanitary and garbage collection facilities.

**Minor Access Points.** Minor access points are areas where off-street parking is generally limited and where the anticipated level of usage does not warrant the provision of services.

# TRINITY RIVER ACCESS PLAN



## EXISTING ACCESS

### MINOR ACCESS POINTS:

- A. NORTH HATCHERY
- B. WOOD DUCK
- C. OLD DAM
- D. McCOLM'S
- E. CEMETARY HOLE

### MAJOR ACCESS POINTS:

- F. OLD BRIDGEWEST
- G. RUSH CREEK
- H. BUCKTAIL

## FUTURE ACCESS

- 1. HAMILTON
- 2. SALT FLAT

ACCESS TRAILS - EXISTING AND FUTURE

**Future Access Points.** Development or utilization of future access points is dependent upon the ability of the responsible governmental agency to provide necessary improvements.

**Access Trails.** Access trails are defined as foot paths lying immediately adjacent to the river.

## 2. Lewiston and Trinity Lakes

Both Lewiston Lake and Trinity Lake provide ample opportunities for boating and fishing activities for the area's residents. Due to the cold water temperatures of Lewiston Lake, most recreational swimmers utilize Trinity Lake.

In general, the level of recreational sites on both lakes fulfill the needs of the Community and indeed provide ample opportunities for other residents of the State as well.

The single noted deficiency among the recreational sites on Trinity Lake is the lack of a beach area for both community residents and visitors to the area. Therefore, the Plan recommends the development of a sandy beach area on Trinity Lake in close proximity to the Lewiston Community.

## 3. Developed Community Recreation Sites

Presently Lewiston has the Elementary School Playground, the Lewiston Park area with the gym, restrooms, and ball field, as well as the Lewiston Community Center on Texas Avenue.

These facilities are the type of recreational facilities generally oriented to community residents. Although there are sufficient lands currently available for such facilities, the Community Plan must be periodically reviewed that the extent of such services/facilities is consistent with the needs of the community.

## Goals and Objectives

The following restated Goals and related Objectives formed the basis for future recreation developments in the Plan Area. Goal #1 and its objective will be implemented by adoption of this document, whereas the remaining goals and objectives require subsequent actions.

Goal #1:

To provide for access to the Trinity River in a manner which recognizes and respects the rights of existing development.

The objectives consistent with this Goal are:

- Develop a River Access Plan which relies predominately upon public lands for access to and along the Trinity River.
- Insure that the proper level of services are provided at river access points.

Goal #2:

To coordinate the utilization and improvement of recreation facilities on Lewiston Lake and the southerly end of Trinity Lake with the needs of the community as well as visitors to the area.

Both these bodies of water are utilized by the community and visitors to the area. The Plan recognizes the importance of these lakes through the proposed objectives:

- Ensure that the current level of recreation services are retained.
- Encourage the development of a day use area which incorporates a beach area on Trinity Lake.

Goal #3:

To coordinate the development of Community recreation facilities with the needs of the area's residents.

The Plan proposes no new community parks. However, the Plan recognizes the need to continue development of the existing park as well as insure that the new development is reviewed for potential impacts by the following objectives:

- Encourage the continued development of the Lewiston Community Park as the central community recreation facility in the Plan area.
- Monitor new development for impact on recreational facilities.



Goal #4:

To provide for the special needs of senior citizens.

- Encourage the development of a senior citizen's center at the appropriate time to serve the meal-service and social needs of senior citizens living in the Plan area.

---

## CHAPTER 7 - NATURAL RESOURCES

---

The purpose of this element of the Community Plan is to identify and protect the various natural resources found throughout the Plan Area. The natural environment and the resources derived from it constitute the primary attraction to the Lewiston Area. Historically, Trinity County has been economically dependent upon resource production activities, such as mineral extraction and timber harvesting. In the recent past, this focus on the natural environment has expanded to include wildlife habitat protection and recreation development. Rational use of natural resources requires a basic understanding of the variety of such resources. The Community Plan's Goals and Objectives are intended to set forth a balance between resource usage and protection.

### Natural Resource Goals

The Community Plan incorporates the following natural resource goals:

1. To encourage retention of productive forest lands and agricultural areas.
2. To protect areas with special habitat considerations within the Plan Area.
3. To preserve and maintain open space as a means of providing habitat for all species of wildlife.
4. To protect and improve fish habitat within the Plan Area.
5. To retain the quiet unobtrusive nature of development in the Plan Area.
6. To encourage development which is consistent with the natural carrying capacity of the area's soil.
7. To encourage the sound use of mineral resources, especially sand and gravel operations which reduce sedimentation of the River.

### Existing Conditions and Trends

The Plan Area encompasses 16 square miles, or roughly 10,300 acres. It is bisected by the Trinity River which generally runs northeast-southwest. The highest point in the Plan is 3,234 feet, the lowest point is 1,850 feet along the Trinity River.

The Plan Area lies within the Klamath Mountain Geologic Province, which is characterized by flat-topped ridges and glaciated peaks rising to 9,000 feet. The Shasta Bally Batholith intrusion underlying portions of the Plan Area is worthy of particular note. The granite batholith is deeply weathered. The soils within the batholith are derived from the granite parent material. These soils often present problems when disturbed.

All drainages in the Plan Area empty into the Trinity River. The character of the river has been substantially altered by the impoundment and regulated release of 2.5 million acre-feet of water (covering a total of 17,250 acres of land outside of the Plan Area).

## PLANTS AND WILDLIFE

### Plants

The area within the Lewiston Plan consists of many combinations of plant species, but major vegetation types are: mixed conifer forests, oak woodlands/brushfields, riparian zones, and agricultural and disturbed/developed areas.

Mixed conifer forests contain stands of Douglas-fir, Ponderosa pine, Sugar pine, and White fir in the overstory and Pacific madrone, California black oak and other species in the understory. Jeffery pine and Incense cedar occur in these stands as well. The combination of species depends on factors such as elevation, slope, aspect, soil type, disturbance, etc. Timber harvest Plans to log approximately 650 acres of mixed-conifer stands in the Plan Area have been approved by the State Department of Forestry since 1983. Approximately 2,600 acres (25% of the Plan Area) is in Timberland Production Zone (TPZ). An additional 2,100 acres (20%) of private land is considered suitable for timber use (this estimate covers lands having a medium or higher Soil-Vegetation Survey estimated suitability for timber production rating). In addition, much of the 3,300 acres (32%) of publically owned land is mixed-conifer forest.

Oak woodlands/brushfields, which tend to occur on drier rocky sites and southern slopes, contain Oregon white oak, Digger pine, Knobcone pine, Canyon live oak, Greenleaf manzanita, Whiteleaf manzanita, Buckbrush ceanothus, Deerbrush, and many other species. Oak stands and brushfields are the second most common vegetation group in the area, but total acreage in these vegetation types was not determined. These areas tend to have little commercial timber and development on them is limited to gentler slopes.

Riparian zones occur as long narrow strips along the Trinity River, its tributaries and wet areas. These strips are characterized by thickets of White alder, Bigleaf maple, Willow species, cottonwood, rushes, sedges and others. Riparian vegetation accounts for approximately 3 percent (300 acres) of the area within the Plan. The river and its tributaries cover another 3 percent. The dense thickets and tangle of willow and alder serve as a visual "buffer" between river users and landowners. Because of the limited riparian habitat, the visual buffer it provides and its inordinate wildlife value, riparian protection is particularly important.

Approximately 1,000 acres (10%) of the Plan Area, are developed and agricultural land which have been modified by man's activity.

A survey of the California Natural Diversity Data Base indicates that there are no rare or endangered plant species in the Plan Area. Lewisia cotyledon var. Heckneri, a plant also listed in the California Native Plant Society's "Inventory of Rare and Endangered Vascular Plants of California" as rare (April, 1980), occurs a few miles outside the Plan Area. There may be suitable habitat for it in the Plan Area, but it is not currently known to exist there.

#### Significant Riparian Habitat Area

There are approximately 300-400 acres of riparian habitat in the area. This vegetation generally occurs within the 100 year flood plain of the river and its tributaries. These areas provide cover, nesting, and food for a wide variety of wildlife. Riparian habitat is disproportionately important compared to its availability. In addition, deer frequently select riparian zones as fawning area.

The Bald Eagle, Osprey, Wood Duck, Belted Kingfisher, Beaver, and other species also use riparian areas extensively. The California Department of Fish and Game (CDF&G) has identified four areas as being especially important. Riparian habitat also serves as a visual buffer for landowners and river users.

#### Wildlife

The diverse vegetation of the area provides habitat for a variety of wildlife. California Department of Fish and Game has identified areas of high value to wildlife-critical deer winter range, significant riparian habitat areas, Bald Eagle use areas, and a Great Blue Heron rookery, within the Plan area. Each of these habitats is discussed in more detail in this Summary. The BLM and Forest Service recognize several

other species in the area as sensitive (for management purposes) and considers effects on these species prior to development on federal land.

### Mammals

Among the mammals of the Plan Area are Black Bear, Columbia Black-tailed Deer, Beaver, Raccoon, Sierra Red Fox, Gray Fox, River Otter, Fisher, Weasel, Ring-Tailed Cat, Coyote, Bobcat, Mountain Lion, Stripped and Spotted Skunks, Porcupine, Brush Rabbit, Black-tailed Hare, Townsend Chimpunk, California Ground Squirrel, Gray Squirrel, Harvest Mouse, White-footed Mouse, Meadow Vole, Pocket Gopher, Wood Rat, and various others.

Sensitive or management indicator species in the Plan Area include Gray Squirrel, Black Bear, Mountain Lion and Fisher. Most of these species tend to avoid developed areas where most future growth could occur. Large parcels in currently undeveloped areas of deer winter range will also benefit these species.

### Critical Deer Winter Range

Much of the Plan Area includes critical deer winter range for a portion of the Weaverville herd. Critical deer winter range is that portion of a winter range that deer are dependent upon during severe winter weather. 17,000 acres of winter range were inundated with the construction of Trinity and Lewiston dams. This loss of habitat resulted in the decline of 5,000 to 6,000 deer from the Weaverville herd. The remaining winter range has been more heavily utilized resulting in a reduction in the quality of that range. The California Department of Fish and Game feels that comparatively lower late winter body condition of deer in the Weaverville herd is at least partially a result of reductions in deer winter range. Maintenance of deer winter ranges becomes more important as additional losses of range occur, as the herd is already heavily dependent upon these areas for survival.

Several studies indicate that residential development, even at relatively low densities, further contributes to reduction of winter range for migrating deer. These studies have found that such development decreases area used for foraging. Up to an 88 percent decrease in deer use within 75 feet of a house can occur. Deer use increases as one moves away from the house, reaching normal use 445 feet from the structure. One CDF&G study found that a home affected deer use for 17 acres around it.

Studies in Yuba County found habitat reduction and barriers to migration associated with development. To mitigate impacts, they recommended 10 measures for proposed developments in winter range, including clustering of homesites, 40 acre minimum parcel sizes for corridor areas, habitat improvements and extensive setbacks from creeks, wildlife corridors and critical habitat areas.

All of the studies point out that actual decline in use varies, depending on such factors as type and amount of cover, roaming dogs, fences, gardens, etc. Deer can also be expected to use areas around homes during poor years, but this increases stress during already hard times.

A 1974 BLM resource analysis report detailed the effect reduced range has had on the Weaverville herd:

"All key winter ranges are seriously depleted. Extreme plant hedging, lack of plant reproduction, decrease in total plant numbers, excessive localized use of low value plants (e.g., Yerba Santa), soils damage, very low deer productivity, and moderate to high annual deer mortality (primarily young deer) are direct reflections of the depressed state of range conditions. These key winter ranges are the limiting factor in the population dynamics" of the herd. (BLM, 1974)

In 1974, the BLM estimated that there was approximately 51,000 acres of "key" winter range for the Weaverville herd. California Department of Fish and Game (1986) has designated approximately 7,000 acres within the Plan Area as critical winter habitat. Recovery and rehabilitation of flooded range is impossible, but maintenance and rehabilitation of existing winter range is desirable. Burning of some brushfields on public land, within the Plan Area could be done to improve deer habitat.

Protection of critical winter range, within the scope of the Community Plan, is achieved by recognizing its importance and maintaining it when possible. This can be done by maintaining larger minimum parcel sizes in heavily used winter range, by leaving river and creek riparian vegetation, and by implementing site specific considerations, such as setbacks, fencing, etc.

### Birds

Among the birds of the area are the Southern Bald Eagle, Golden Eagle, Osprey, Cooper's Hawk, Red-tailed Hawk, Belted King Fisher, Great Horned Owl, California Quail, Mountain Quail, Blue Grouse, Band-tailed Pidgeon, Mourning Dove, Turkey, Turkey Vulture, Dark-eyed Junco, Wood Duck, Common Merganser, Mallard, American Coot, California Gull and others.

The Bald Eagle is the only endangered species in the area. The California Department of Fish and Game has identified two areas of high use downstream of the Lewiston Dam. One occurs in a significant riparian habitat area. Both are on publicly owned land. The Bald Eagle uses perch trees along the river to fish as well as for roosting purposes. No nest are known to occur in the Plan Area.

Other species identified as being of special concern are the Golden Eagle, Osprey, Great Blue Heron, Wood Duck, Blue Grouse, Mountain Quail, Band-tailed Pigeon, Turkey, and Pileated Woodpecker. The Osprey and Wood Duck rely on riparian habitat. The Osprey perches in these areas while hunting fish. The Wood Duck nests in cavities in willows, alders, or manmade boxes. The Blue Grouse and Mountain Quail occur on the "edge" of forest stands and in fields of oak or brush. Timber harvesting or other disturbance can improve habitat for these game birds. Protection of sensitive species nest sites are required by the U.S. Forest Service, California Department of Forestry and CDF&G.

The Band-tailed Pigeon overwinters in oak and madrone trees. Turkeys and Pileated Woodpeckers live in the mixed-conifer forests. The Turkey also occurs in the open brush and oak. The Pileated Woodpecker is dependent on an adequate supply of dead conifer snags rich with carpenter ants for its survival. The Golden Eagle prefers the solitude of remote canyons and is rarely seen.

A Great Blue Heron rookery occurs in the Plan Area. The rookery supports up to 30-40 nests. These birds nest in tall trees that provide a safe site for rearing the young. The Heron will travel up to 30 miles a day during feeding. Disturbance can result in abandonment of the rookery.

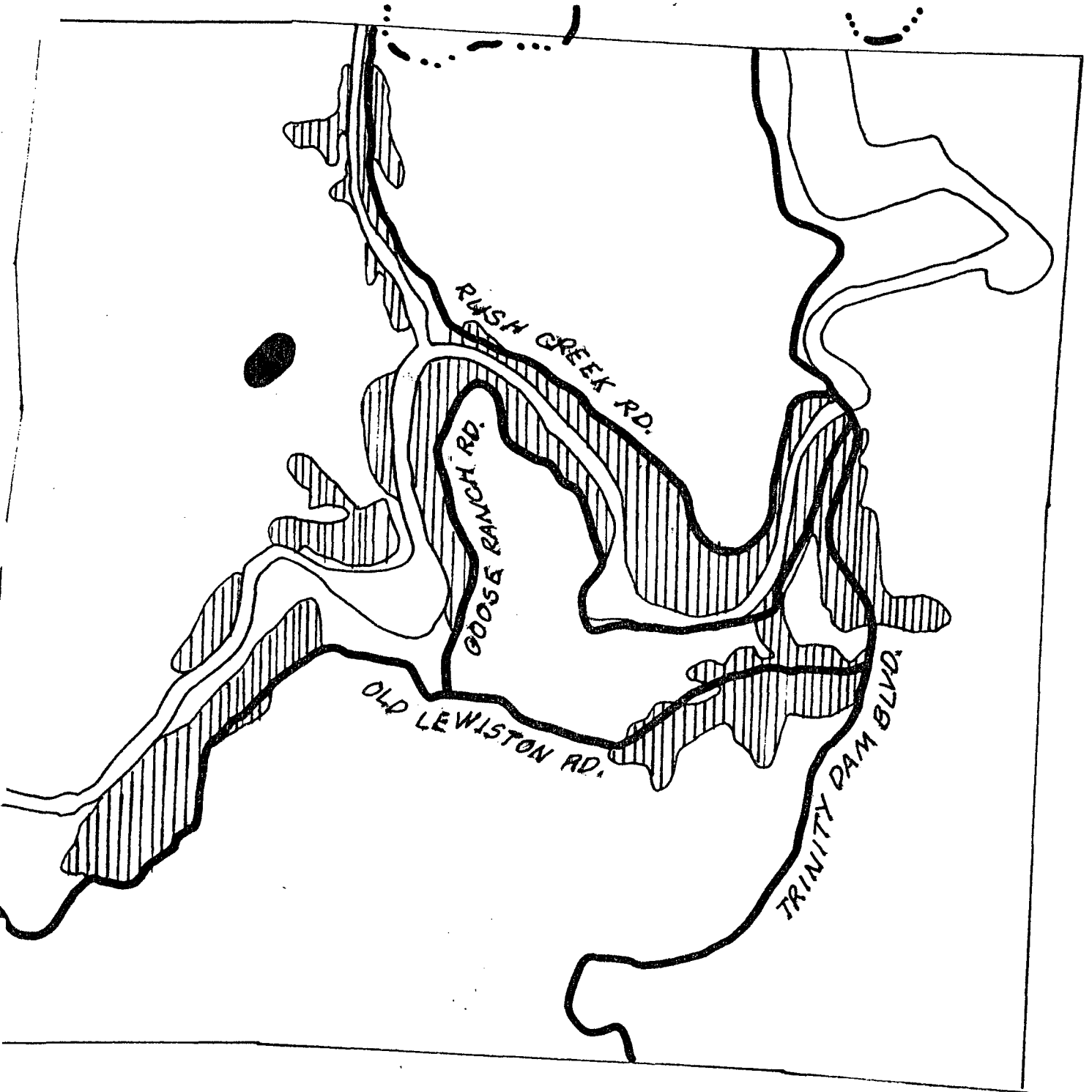
### Fish


The Trinity River and its tributaries are famous for their fish runs. Fishing for salmon and steelhead in the river and creeks provides recreation for local citizens as well as an economic boost to local business. The river system supports a variety of fish species including King and Silver Salmon, Steelhead Trout, Rainbow Trout and Brown Trout.


In addition, Lewiston Lake contains Kokanee Salmon, Rainbow, Brown and Brook Trout. The fisheries of the area has declined over the past 30 years due to the damming of the river, logging practices and other factors. Efforts to restore the fisheries are being made. The Trinity River Restoration Project will be attempting to catch sediment that currently chokes spawning areas for anadromous fish in the river, increase pools and ripples, and other projects. In addition, improved forest practice rules can minimize logging impact.

# EXHIBIT NR-1

## SOILS AND LANDSLIDE AREAS



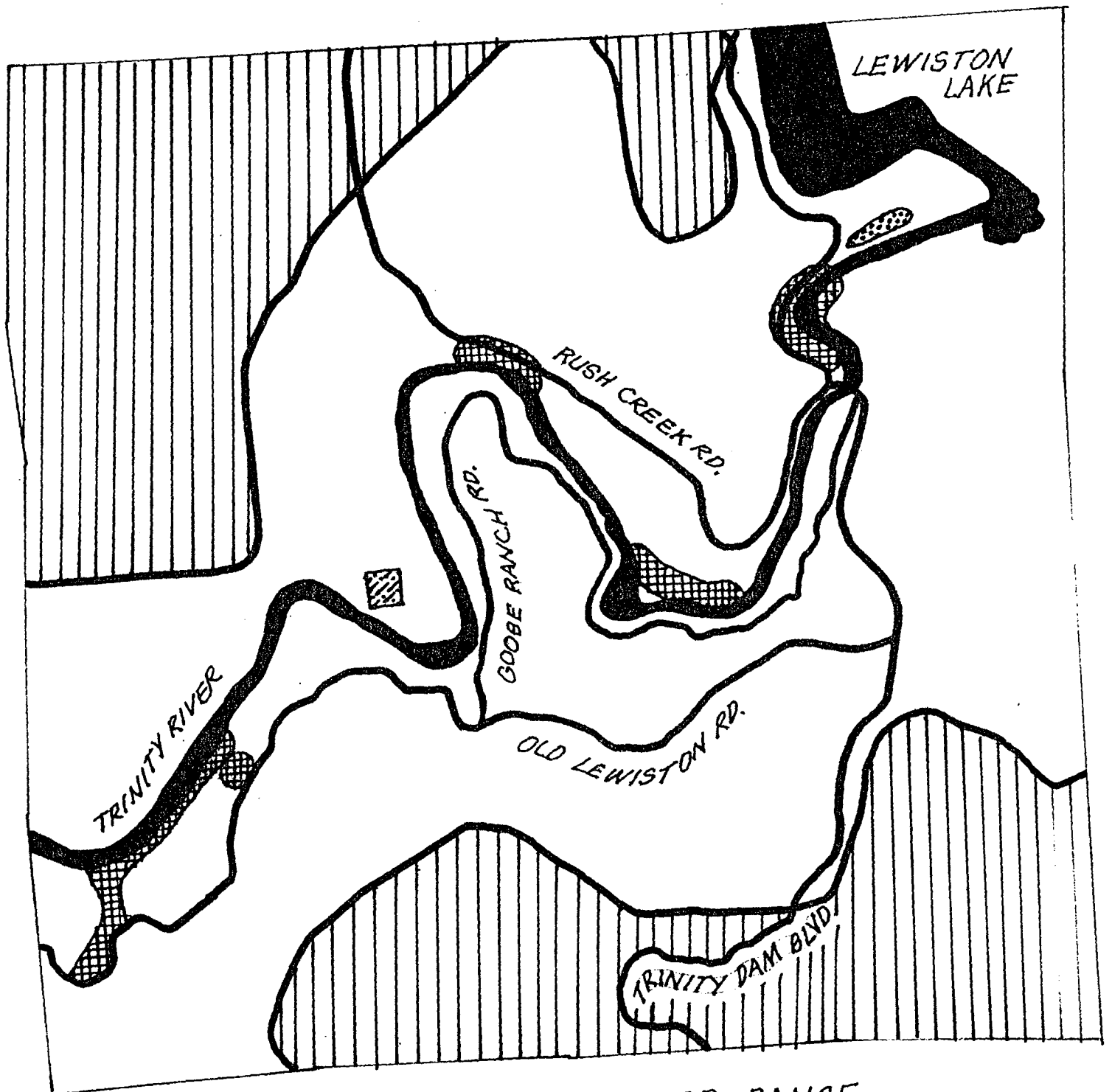
 MODERATLY RESTRICTED SOILS FOR HOME SITE DEVELOPMENT. ALL OTHERS HAVE SEVERE LIMITS DUE TO SLOPE, HIGH ERODABILITY, AND OTHER FACTORS.

 ACTIVE LANDSLIDE

 INACTIVE LANDSLIDE



# EXHIBIT NR-2 AREAS OF SIGNIFICANT WILDLIFE CONCERNS







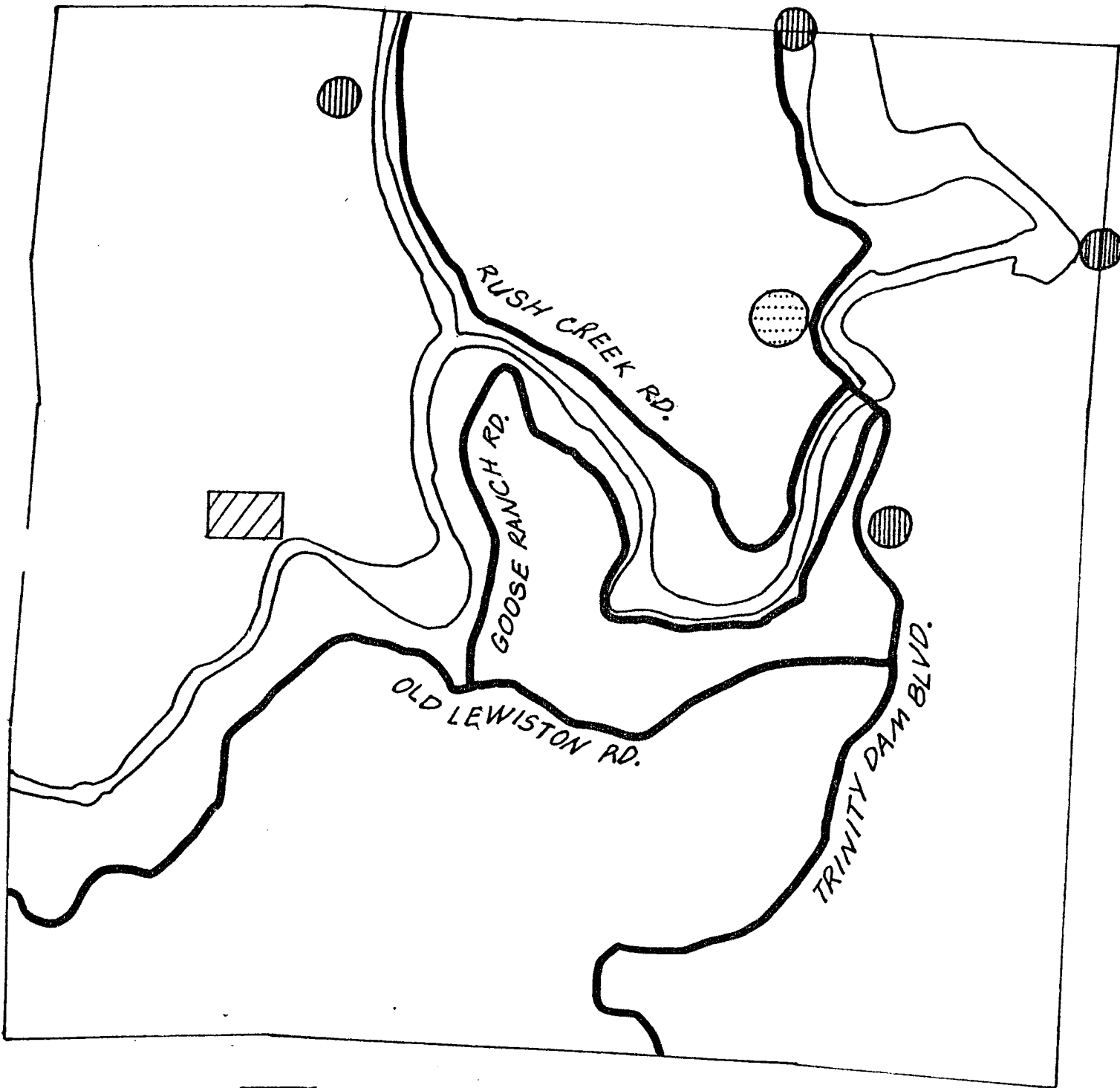



-  CRITICAL DEER WINTER RANGE
-  SIGNIFICANT RIPARIAN HABITAT AREA
-  BALD EAGLE USE AREA
-  GREAT BLUE HERON ROOKERY

EXHIBIT NR-3  
KNOWN MINING SITES



-  SAND and GRAVEL
-  STONE, CRUSHED
-  GOLD, PLACER

## SOILS

Soils within the Community Plan Area have been mapped by the U.S. Soil Conservation Service. Much of the area has soils derived from deeply weathered granitic parent material or river alluvium. Development on these soils is constrained by septic system requirements, steep slopes, the naturally erodable nature of the soils and other factors.

For the purposes of development, the soils of the area have been divided into two categories: moderately restricted and seriously restricted.

Residential development in general will be confined to the moderately restricted soils. For development on highly erodable sites, extra precaution and mitigation shall be required to minimize potential impacts. These extra mitigation measures are also necessary for resource production activities on decomposed granite soils.

## MINERAL RESOURCES

Trinity County has an abundance of mineral resources, including gold, chromite, coal, copper, limestone, manganese, sand and gravel and others. Between 1880 and 1962 extraction of these minerals yielded nearly \$60,000,000.

Primary mining activities in the Lewiston area has been and continues to be for placer gold and sand and gravel and rip-rap operations.

Exhibit NR-3 shows the location of the known mining sites within the Plan Area.

### Goals and Objectives

The following goals and related plan objectives were developed to both protect and promote the wise use of natural resources within the Plan Area.

#### Goal #1:

To preserve and maintain open space as a means of providing habitat for all species of wildlife.

One of the major attractions of the Lewiston area is the variety and abundance of wildlife throughout the Community. In order to maintain this wildlife, consideration must be given towards habitat retention. The Community Plan intends to strive towards this goal by adoption of the following objectives:

- Review potential uses within flood plain areas for wildlife impacts.
- Retain open space areas for habitat uses.

Goal #2:

To protect areas of special habitat considerations within the Plan Area.

The preceding text identified several special habitat areas within Lewiston. This goal places special emphasis on protection of these habitat areas. The objectives commensurate with this goal are:

- Discourage intensive use of areas such as the Bald Eagle use area and the Great Blue Heron Rookery site.
- Encourage retention of riparian habitat areas.
- Work with property owners adjacent to the Trinity River and significant water courses to retain existing riparian vegetation.
- Review developments for potential impacts on critical deer winter range.
- Encourage rehabilitation efforts aimed at increasing winter forage opportunities throughout the Plan Area.
- Encourage the utilization of alternative land development techniques, such as clustering of units, so as to provide for both development and habitat protection.

Goal #3:

To protect and improve fish habitat within the Plan Area.

The Trinity River and its tributaries constitute a significant fisheries resource for both the County and the north state. The Plan proposes to protect and enhance fisheries through implementation of the following objectives:

- Encourage the development and implementation of watershed management plans for major drainages of the Plan Area.
- Encourage the development of stream restoration projects within the Plan Area.

- Encourage the development and implementation of special regulations for upland land management activities which have led to significant downstream sedimentation problems.

Goal #4:

To retain the quiet unobtrusive nature of development in the Plan Area.

Lewiston is a quiet, rural town. The intent of this goal is to insure that future development is consistent with this characteristic. The Plan incorporates the following objectives consistent with this goal:

- Review future development proposals for excessive noise impacts.
- Review future development proposals for excessive glare impacts.

Goal #5:

To encourage development which is consistent with the natural carrying capacity of the area's soils.

The characteristics of the area's soils are one of the major limiting factors to development within the Plan Area. Failure to recognize certain limitations of the area's soils has resulted in severe environmental consequences. The Plan recognizes this problem and intends to attain this goal by adhering to the following objective:

- Discourage development on highly erodable, unstable, or steep slopes.

Goal #6:

To encourage retention of productive forest lands and agricultural areas.

Goal #7:

To encourage the sound use of mineral resources, especially sand and gravel operations which reduce sedimentation of the river.

---

## CHAPTER 8 - HAZARDS

---

This element of the Community Plan primarily addresses those aspects of the natural environment that are hazardous to human health and safety. These hazards must be considered when planning the location and extent of both private and public developments.

The main emphasis of this element is to direct development away from hazardous areas.

### Goals of the Hazardous Element

The goals of this element of the Plan are:

1. To protect public and private developments from flood hazards.
2. To provide an adequate level of fire protection services to resource lands.
3. To deter development away from unstable slopes or soils.

### Existing Conditions and Trends

#### 1. Flood Hazards

The knowledge of flood hazard potential is important in land use planning. Portions of the Lewiston Plan area have historically been inundated, however, the construction of Trinity and Lewiston Dams has reduced impacts to some degree. Even with dam regulation, flooding in the area in 1974 and 1982 did damage.

Lewiston Dam releases a minimum of 300 cubic feet of water per second (cfs). During a "normal" year, 340,000 acre feet of water are released into the Trinity River. Discharges greater than the 300 cfs minimum usually are done in conjunction with fisheries requirements or to release excess flood waters.

It is the storm release flows that pose significant concern. During the storm of 1974 (December), peak releases from Lewiston Dam were 14,500 cfs. By comparison, maximum releases during the storm of 1986 (February) were 2,500 cfs. Historic pre-dam peak flows in Lewiston were 40,300 cfs in 1940 and 72,000 cfs in 1955.

The Trinity Dam operating criteria call for controlled release of a maximum of 7,000 cfs from Trinity to Lewiston Lake. 3,300 cfs of that is diverted to Carr Power plant. The remainder is discharged into the Trinity River. Flows greater than 7,000 cfs are discharged through the uncontrolled glory hole spillway. A total of 30,000 cfs can be released without over topping Trinity dam.

A major storm, when Trinity Lake is full (Standard Project Flood), could result in a peak discharge of 61,000 cfs into Lewiston Reservoir. At this discharge rate, the Lewiston Dam would be over topped by about 6.5 feet of water.

Rush and Deadwood Creeks; Trinity House and Hoadley Gulches; and numerous intermittent and ephemeral creeks in the northern portion of the Plan area, add to river flows.

To minimize impacts of flooding, all new development is generally prohibited within the 100 year storm flood plain. However, existing structures are located in this flood plain. In a 100 year flood, many areas would be isolated. The approaches of Salt Flat and Browns Mountain road (Bucktail) bridges could be washed out. The Bucktail bridge and its approaches were designed to remain intact at flows of 7,000-9,000 cfs. The storm of 1982 had approximate flows of 7,500 cfs. The bridge itself had two feet of clearance, but surrounding lands were flooded. During that storm, the Salt Flat bridge was lost, stranding landowners.

The local Office of Emergency Services is responsible for planning and implementing relief services in the event of a natural disaster. In addition, the Bureau of Reclamation has Emergency Guidelines for the Trinity Dam.

## 2. Fire Hazards

Fire represents a constant threat to property, structure and lives. The California Department of Forestry (CDF) has identified all of the Lewiston Plan area as being a high fire hazard area. The rural nature of the Lewiston Plan area and limited fire station locations result in relatively slow response times, particularly in winter.

Fire protection within or adjacent to the Plan Area is provided by the Lewiston Community Services District Volunteer Fire Station (LCSD) and the California Department of Forestry. LCSD maintains three engines, a rescue vehicle and an ambulance at its Texas St. Station and responds to fires and aid calls year round. The station has a 23 person volunteer crew and a chief. LCSD crews respond to approximately four (4) structure fires (not including flue fires) and ten (10) wildland fires per year.

CDF coverage varies with season. During winter, CDF responds from Weaverville with one engine, if personnel are around. In summer, CDF responds to fires, and aid calls with two (2) engines at Fawn Lodge. Another engine can respond from Weaverville. In all CDF can provide three (3) engines with 2,250 gallons of water and 12-13 fire fighters. Minimum response time in the Plan Area is 10-15 minutes and longer depending on access. On the average CDF crews respond to 15-20 fire calls within the Plan area. About half of the responses are for structure or flue fires and half for wildland fires.

In summer, a Forest Service helicopter and five (5) person crew are available during daylight hours. During daylight CDF also has automatic dispatch of a fire retardent bomber and lead plane from Redding. In addition, three (3) lookouts, (Weaver Bolly, Bolly Choop and Bonanza King) look into the valley, allowing quick detection of fires.

The California Department of Forestry will be locating a year round, 1,250 gallon engine and crew at the proposed California Conservation Camp when it is completed (tentatively the summer of 1987). The camp will also have 6-15 person crews available for wildland fires. (CDF, 1986).

### 3. Unstable Slopes and Soils

Landsliding is a natural phenomenon in Trinity County but man's influences have accelerated the rates of movement. Minimizing accelerated failure rates and stabilizing existing unstable areas is important for both public health and safety.

There are several types of landslides but generally they can be divided into two categories: rapid, shallow debris slides and slow moving, deep seated rotational slides. Examples of both can be seen along Highway 299 near the junction with Poker Bar Road.



Development on such areas should be discouraged. Current State laws require extra precaution on unstable slopes or prohibits such activity on these slopes altogether.

Within the Lewiston Community Plan area there are a few active landslides. Both active and inactive slides occur outside the Plan Area. (see Exhibit NR-3 in Chapter 7)

### Goals and Objectives

The following goals and objectives were formulated to protect both private and public investments in structures and related improvement from hazards.

#### Goal #1:

To protect public and private developments from flood hazards.

The potential for flooding, historically, has been the worst natural hazard within the Plan area. To minimize the potential of future flooding all new development is generally prohibited within the 100 yr flood plain of any stream. Certain areas, such as Salt Flat and the Bucktail area are anticipated to have their access bridges rendered useless in the event of a major storm.

The Community Plan incorporates the following objectives to protect development from flood hazards:

- Insure that future developments do not create flood hazards either to themselves or to downstream developments.
- Incorporate Flood Hazard Zoning on those areas of the Plan subject to flooding.

#### Goal #2:

To provide an adequate level of fire protection services to resource lands.

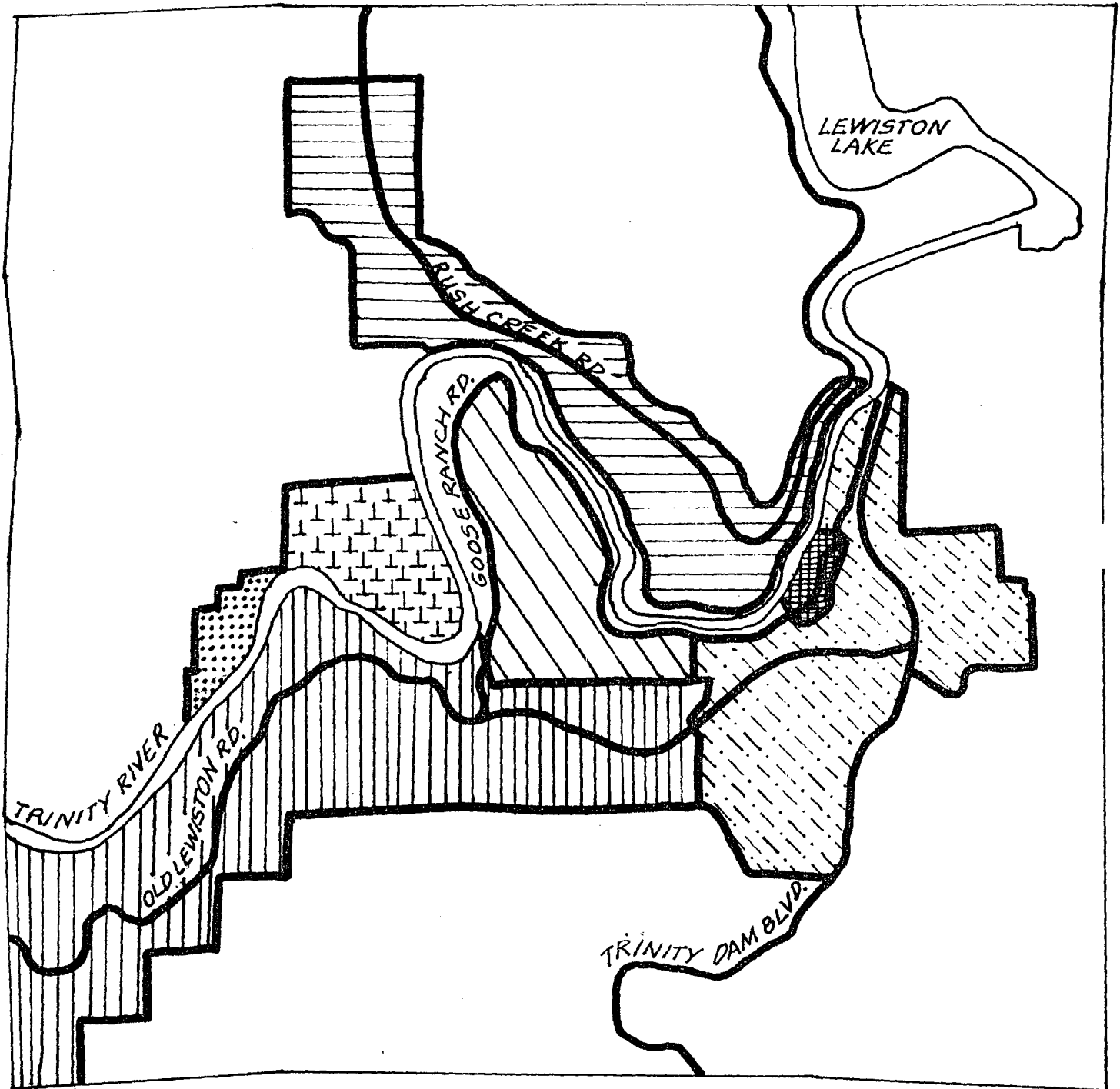
The Lewiston area has a significant amount of lands devoted to timber production. The applicable objectives consistent with this goal are compatible with those previously stated in Chapter 4 - Public Services and Facilities. The primary difference is that these objectives emphasize fire protection to resource lands.

- Retain the existing California Department of Forestry Fire Station at Fawn Lodge.
- Encourage the continued cooperation of Fire Services providers servicing the Plan area.



Goal #3:

To deter development away from unstable slopes or soils.

# LEWISTON NEIGHBORHOOD AREAS



-  RUSH CREEK RD. AREA
-  OLD LEWISTON RD. AREA
-  SALT FLAT
-  BUCKTAIL SUBDIVISION

-  GOOSE RANCH
-  HISTORICAL DISTRICT
-  COMMUNITY CORE AREA

---

## CHAPTER 9 - COMMUNITY DESIGN

---

Lewiston has many attributes, both natural and man-made, which together create a community identity. The Community Design element is intended to address those overall aspects of the community and individual neighborhood areas which compose this community identity.

The primary purpose of this element of the Community Plan is to insure that as the community grows this community character or identity is retained.

### Community Design Goals

The Lewiston Plan Community Design Goals are:

1. To maintain the identity of existing neighborhood areas.
2. To encourage the preservaton of historical structures within the Plan Area.
3. To retain and enhance the overall high visual quality of the Plan Area.

### Existing Conditions and Trends

During the planning process the following general features or characteristics were identified as playing an important role in the overall identity of Lewiston: the Trinity River, the Historical District, the Central Business District, the major roads providing access into the Community, the various neighborhood areas, and the surrounding forested hillsides.

#### 1. Neighborhood Areas

The intent behind identifying neighborhood areas is to better understand the character of these areas so that future development is compatible in terms of use, design, and lot sizes. Thus existing residents are assured that new development will be consistent with neighborhood characteristics.

Old Lewiston Road between Grass Valley and Lewiston School. Travelling from west to east this area consists of agriculturally utilized parcels gradually transferring to woodland forest areas and finally back to agricultural lands near Lewiston school. Parcel sizes generally vary from five (5) to forty (40) acres. Both mobile homes and frame constructed dwelling units are found throughout this area.

**Bucktail Subdivision.** This neighborhood area is intensely developed with a mixture of mobile homes and frame constructed dwelling units. Parcel sizes are generally less than a 1/4 acre.

**Salt Flat.** This is an isolated area developed only with frame constructed dwelling units. The Flat is generally wooded with significant wildlife areas. Parcels are generally two and one half (2 1/2) to five (5) acres in size.

**Rush Creek Road.** The Rush Creek Road area is characterized by a mixture of community development in its central area with wooded areas at both ends. In addition to the mixture of land uses along this road there are also varieties in parcel sizes and housing types.

**Goose Ranch Road.** Goose Ranch Road parallels the Trinity River and most of the lots have direct access to the river. The predominate vegetation in the area is woodland forest; however, there are also agricultural areas within this neighborhood. In general, lot sizes downslope of Goose Ranch Road are two and one half (2 1/2) or five (5) acres whereas lots upslope of Goose Ranch Road are generally larger. Both frame constructed houses and mobile homes seem to be in equal numbers in this neighborhood area.

**Historical District.** This area is located on the easterly side of Trinity River and is centered around Deadwood Road. Most structures in this area date back to the 1860's. The District plays a dominate role in the visual appearance of Lewiston. Adjacent land uses should be scrutinized for impact on this District.

**Community Core Area.** This area consists of the most intensely developed area of the Plan. In general, most of the Community Core Area has been developed since the mid sixties. The area is not only developed with residential subdivisions and commercial uses but also contains a substantial amount of open field areas.

## 2. Natural Environment

The Lewiston area, enclosed with the backdrop of forested ridges and focused upon the Trinity River has a unique environmental setting. The natural environment plays a significant role in the character of the community. It is perhaps the most important factor in attracting people to the area.

The Trinity River from Lewiston Dam downstream to the end of the Community Plan has 7.9 miles of shoreline. Public lands border 4.8 miles (or 61 percent) of the river frontage, whereas 3.1 miles (or 39 percent) of the river is bordered by private lands. Of the private lands, roughly half is developed in some fashion. The majority of publicly owned lands are expected to remain in an undeveloped state.

The lands bordering the river contain significant wildlife habitat as well as contribute to the overall visual perspective of the river area. Due to the large percentage of undeveloped lands as well as the potential for further development adjacent to the river it is important that the wildlife and scenic qualities of the river area be protected.

The outlying sections of the Plan Area are designated as Resource. These areas are primarily devoted to timber production activities. Timber Harvest Plans within these areas have generally utilized shelterwood and selection harvesting methods although small clearcuts have been utilized occasionally. The Community Plan proposes to insure that the current harvesting methods are continued.

## 3. Scenic Highways

Three major roads lead into Lewiston; Trinity Dam Blvd, Buckeye Creek Road, and Rush Creek Road. These roads bring travelers into Lewiston and therefore can be viewed as gateways into the Community.

The Community Plan proposes to designate these roads as Scenic Highways. The purpose in designating these roadways as Scenic Highways is to preserve the various scenic qualities adjacent to the roadway. The Community Plan proposes to achieve this by placing a Scenic Conservation Overlay zoning on the adjacent fifty (50) or so feet of the roadway.

## Goals and Objectives

The following goals and objectives were formulated to insure that, as the Community grows, the character or identity of Lewiston is retained.

### Goal #1:

To maintain the identity of existing neighborhood areas.

The Community Plan identifies seven neighborhood areas, each having special characteristics. The Plan proposes to retain the character of these neighborhood areas by incorporating the following objectives:

- Insure that the implementing zoning map does not incorporate radical departures from existing land uses or densities.
- Insure that future public improvements do not significantly infringe upon the characteristics of existing neighborhoods.

### Goal #2:

To encourage the preservation of historical structures within the Plan Area.

Lewiston, being one of the oldest Communities in Trinity County, has numerous historical buildings throughout the Community. The intent of this Goal is to retain these structures. The following objectives are intended to achieve this Goal:

- Develop the historical, old-town section of Lewiston as a historical district.
- Encourage the utilization of the Historical Building Safety Code provisions for rehabilitation of historic structures.
- Provide for flexibility in land development standards so that retention and rehabilitation of historical structures is encouraged.
- Encourage new building construction to blend with the architectural style within the historic district.

Goal #3:

To retain and enhance the overall high visual quality of the Plan Area.

This Goal of the Community Design Element addresses those aspects of the Community which are generally non-specific. The focus is on the retention of those important features of the natural environment. The Community Plan proposes to achieve this Goal through incorporation of the following objectives:

- Designating portions of Trinity Dam Blvd, Buckeye Creek Road and Rush Creek Road as Scenic Roadways.
- Encourage the utilization of timber harvesting practices which do not result in radical changes of existing viewsheds.
- Encourage the development of a comprehensive signage program for new development.
- Review future development for impact on the visual qualities of the Trinity River and Lewiston Lake.



---

## CHAPTER 10 - LAND USE

---

Land use in Lewiston is reflected in the General Plan Land Use Designation Maps and their implementation maps, the Zoning Quads. The Zoning Quads are more detailed than the General Plan Maps because there are generally several zoning districts which are consistent with a given land use classification.

These Maps are intended to reflect the County's proposal for the development, growth, and preservation of public and private properties over the next twenty years.

Proposed land uses reflect existing uses and characteristics to a large degree. Boundaries between land uses are quite specific and usually follow existing property lines and land uses, or a natural feature.

### Goals and Objectives

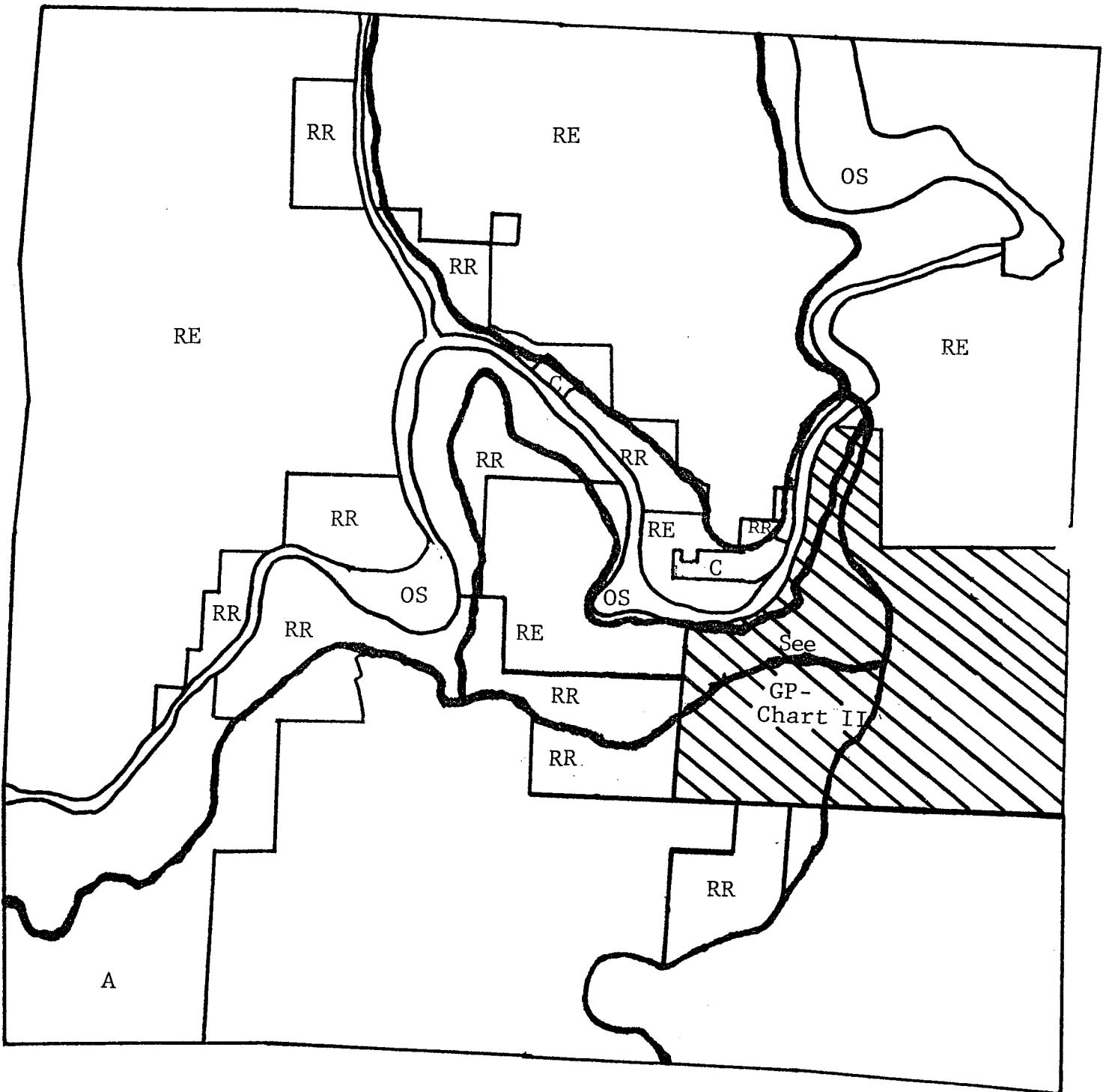
The General Plan Maps and the Zoning Quads embody all of the map related objectives stated elsewhere in the Community Plan text. However, these maps cannot reflect all the goals and objectives which will influence allowable land uses. For example, the Plan Map does not reflect all the Community Design goals or the Public Services and Facilities goals and objectives which require subsequent actions.

### Land Use Goals

The Land Use Goals for the Lewiston area are:

1. To develop a land use pattern which implements the other elements of the Community Plan.
2. To provide a variety of land use types and densities within the Plan area.
3. To guide development in such a manner that an acceptable balance is achieved between the costs for public facilities and services and revenues or improvements required of new developments.
4. To encourage development which is consistent with the natural carrying capacity of the area's soils.
5. To encourage the retention and utilization of resource lands for timber production, agricultural use, and mineral extraction.

GENERAL PLAN  
LAND USE DESIGNATIONS  
CHART GP-I

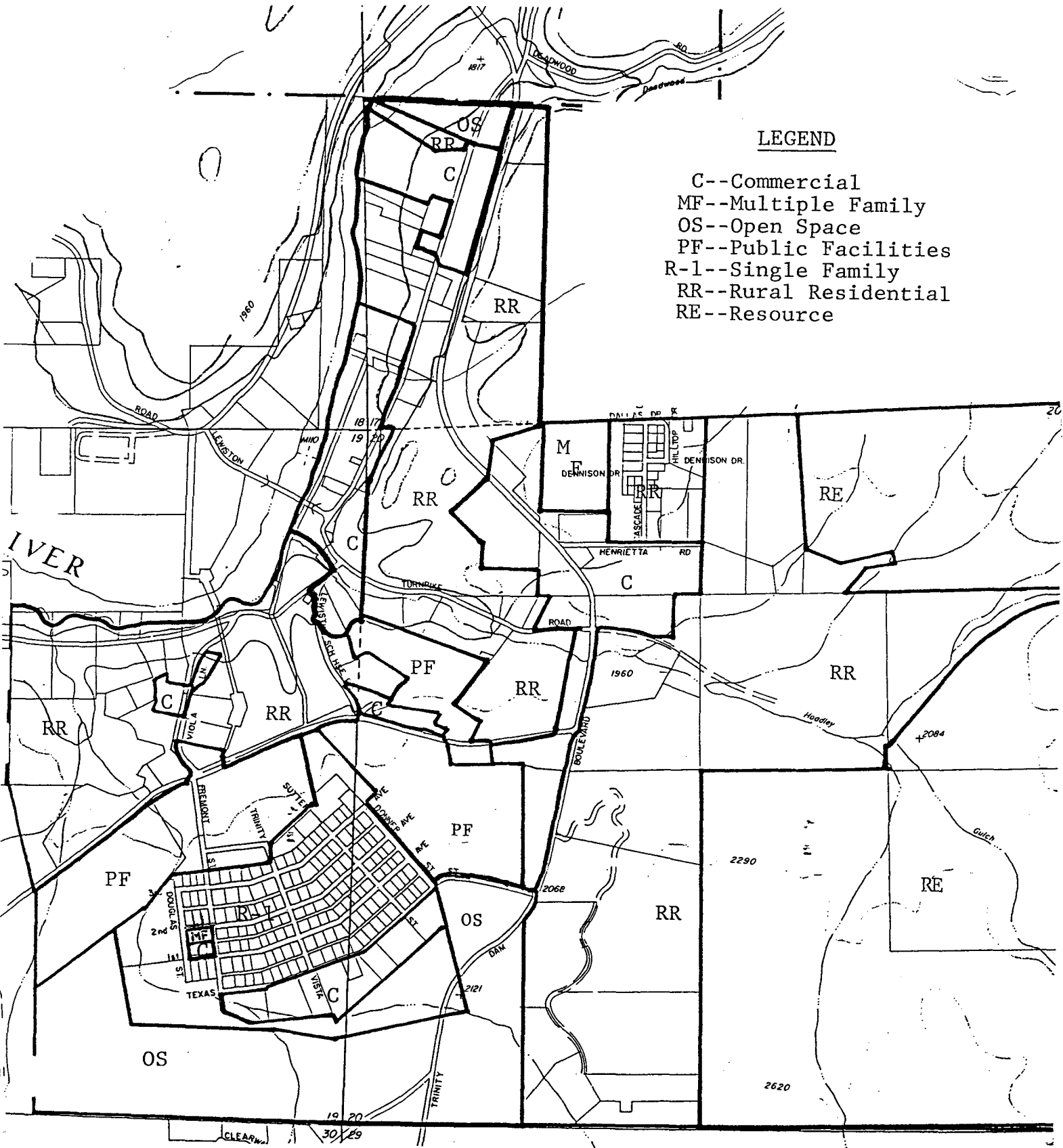


LEGEND

A - Agriculture  
C - Commercial  
OS--Open Space

RE - Resource  
RR - Rural Residential

GENERAL PLAN LAND USE DESIGNATION --- CHART GP-II



LEGEND

- C--Commercial
- MF--Multiple Family
- OS--Open Space
- PF--Public Facilities
- R-1--Single Family
- RR--Rural Residential
- RE--Resource

## Existing Conditions and Trends

When the Land Use Element of the General Plan was adopted in 1979, the central portion of Lewiston was designated Community Development which meant that a specific area plan was needed to address land uses within this core area. One of the reasons for preparing this Community Plan was to develop parcel specific Land Use Designations for this area. These Land Use Designations, as well as Land Use Designations for the balance of the area, are reflected on Charts GP-I and GP-II. These designations form the basis for the zoning depicted on the Zoning Quad sheets.

As of 1985, approximately fifty percent of the Community was included within specific zoning districts whereas the remaining fifty percent was yet unclassified. More importantly, almost all of this existing zoning was applied to large acreage resource lands. Small private holdings consisted of only fifteen percent of the zoned areas. The lack of community wide zoning has made it time consuming to develop or divide property as well as difficult to determine the overall relationship of the various land uses and whether those land uses meet the needs of the community. The proposed zoning should result in a clearer understanding of how the community functions as a whole as well as insure that growth is provided for alongside of environmental protection.

## Definition of Land Use Categories

Land use designations are general descriptions of what type of land use may occur in a specific area. The land use designations in this element were developed as a result of examining land capabilities, existing land uses, their compatibility with each other, and public input on what makes Lewiston a desirable place in which to live.

The land use designations identified in this chapter are intended to be rather flexible in nature. They are not zoning categories; however, zoning categories must be consistent with the land use designation to which it is applied.

**Commercial.** Commercial areas designated within Lewiston are intended to indicate the desirable location of various commercial developments. Commercial developments may include community business uses, highway commercial uses, and recreation commercial uses.

Commercial developments are intended to utilize available community services. Lot sizes may range from 10,000 square feet upward.

Community Business District is a high intensity, pedestrian oriented business area involving retail sales, business and professional offices, etc. It should form the vital center of the community. Adequate parking should be made available for the ease of use by customers.

Other commercial designations are intended for tourist oriented business development and for more general commercial uses or retail commercial uses.

**Specific Unit Development.** Specific Unit Development areas are designated to indicate the most likely and desirable areas for labor intensive development activities. The Specific Unit Development area in Lewiston is intended to encourage the development of employment generating activities which are consistent with the high level of environmental quality in the area.

**Open Space.** Open Space areas are designated to indicate "natural areas" to be protected for scenic, wildlife habitat, and watershed values or for resource rehabilitation. Resource rehabilitation areas may be used as interim designations designed to be used for one of the other Natural Resource designations upon rehabilitation. Also included in the Open Space designation are areas of important natural processes such as unstable areas, floodplain, and other natural hazard areas.

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

**Agriculture.** Prime agricultural lands should be preserved for agricultural production. It is important that these areas be kept in acreage large enough to secure their economic viability. Single-family, rural housing and associated structures to adequately run the agricultural operation are allowed.

Prime agricultural lands include prime soils or other lands that can be demonstrated to be good producing lands and are of a sufficient size to be economically viable. Minimum parcel size in this designation is ten acres for normal agricultural use. Lot sizes are large for Agricultural Preserve zoned with the Agricultural designation.

Agricultural Preserve areas are so zoned to indicate those areas that are recognized and under contract by Trinity County for agricultural preserves.

Residential. Rural Residential intends to describe locations of rural type residential development. Minimal county services would be provided and, in general, are not desirable in this area. Densities are designed to ensure the long term opportunity for individual water and sewer systems. High density will be one dwelling unit per acre or larger as determined by the County Sanitarian and the Regional Water Quality Control Board to allow the use of both individual water and sewer systems on the same parcel. Low density will be one dwelling unit per ten acres. This is to allow limited residential development in outlying areas of the Community where minimal impacts are desirable and the overall character of the landscape as well as potential for open space, recreation, or resource production is to be preserved. Special attention should be directed toward the protection of sensitive environmental resources such as water quality, unstable slopes, critical wildlife habitat, etc. This designation should not be construed as discouraging resource production activities such as logging or grazing.

Rural Residential should also provide for small home businesses, for small scale agriculture, subject to controls to prevent nuisances.

The Multiple Family Residential designation is to be written within the Plan area for mobile home parks which cater primarily to year round residents.

Single Family Residential designation is intended to be utilized in areas where there are available community sewer and water services. The maximum amount of services are provided to areas so designated. Such areas are generally located in close proximity to commercial centers and public facilities.

Public Facilities. Areas so designated contain most of the publicly owned facilities in Lewiston, such as Lewiston School, Community Services District Park, and the Fish Hatchery. Also included are other uses of a public nature such as churches.

#### Proposed Zoning Quads

At the end of this Plan document are the proposed zoning designations for the Lewiston area. These zoning quads indicate the parcel specific zoning consistent with the Land Uses depicted in Charts GP-I and GP-II. As previously mentioned, the Zoning and General Plan reflect existing uses and characteristics of the general vicinity. These zoning

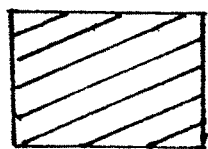
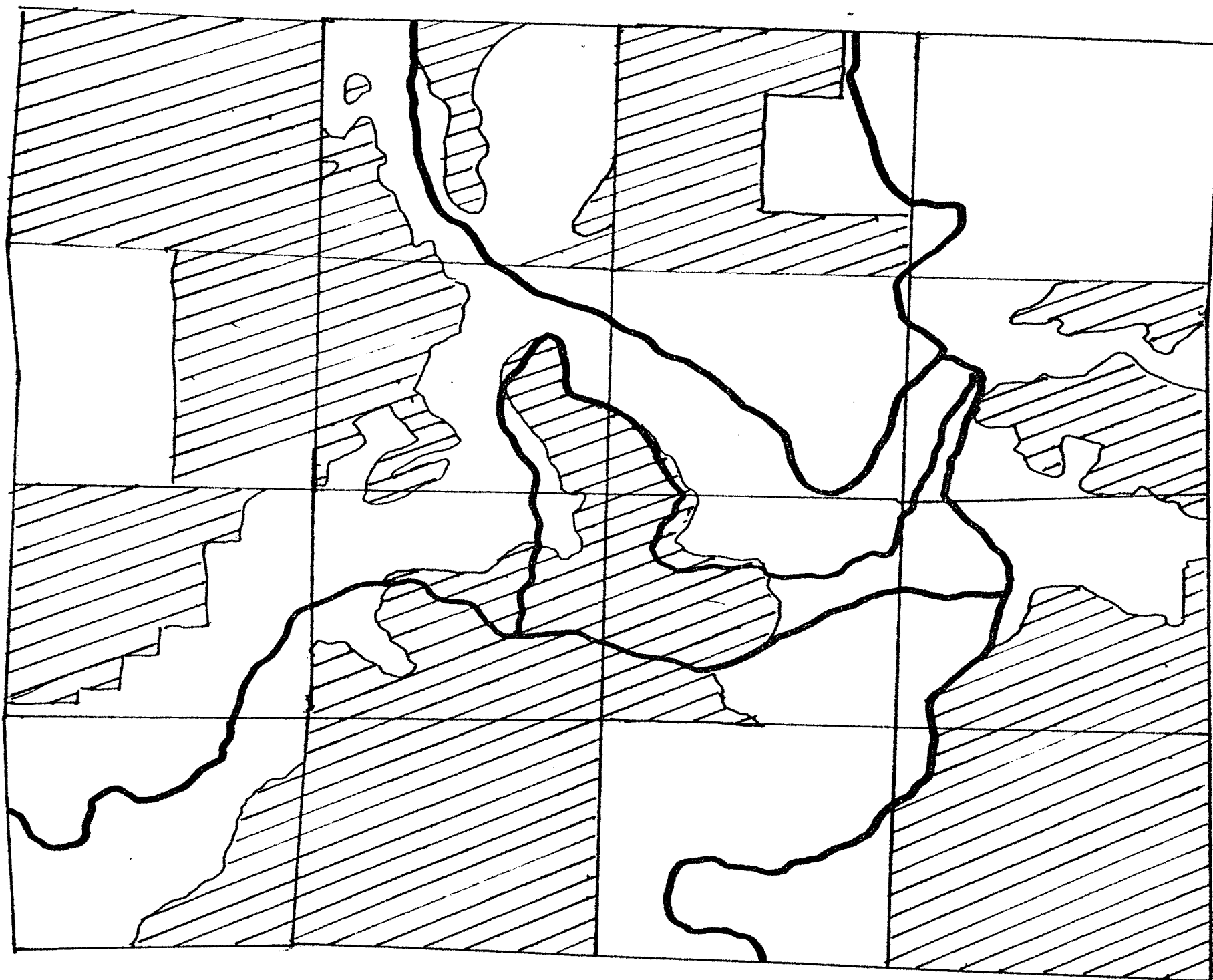
and General Plan designations are also based upon certain area specific characteristics such as soil types, flood hazards, and vegetation types. These characteristics are reflected in various exhibits and maps included within this chapter.

The proposed zoning will provide for sufficient lands uses and residential densities to meet the needs of the Community. The following chart indicated the various zoning districts, the acreages committed to each, as well as residential units derived where appropriate.

Zoning and Potential Residential Buildout

	Acres	Unit Yield
1. Residential Zones		
Single Family (High Density)	51	187
Single Family (20,000 sq ft min)	30	50
Mobile Home Park	10	25
Rural Residential - 1 acre min	245	215
Rural Residential - 2 1/2 acre min	269	114
Rural Residential - 5 acre min	465	87
Rural Residential - 10 acre min	388	35
Subtotal	1458	713
2. Commerical Zones		
Retail Commercial	5	N/A
General Commercial	105	25
Highway Commercial	27	N/A
Subtotal	137	25
3. Resource Zones		
Agricultural	332	20
Agricultural Preserve	115	1
Agricultural Forest - 20 acre min	900	54
Agricultural Forest - 40 acre min	381	6
Agricultural Forest - 160 acre min	2,538	5
Timber Preserve	2,608	5
Open Space	1,055	N/A
Flood Hazard	541	N/A
Subtotal	8,470	91
4. Other Zones		
Public Facilities	90	N/A
Subtotal	90	
Total	10,155	829

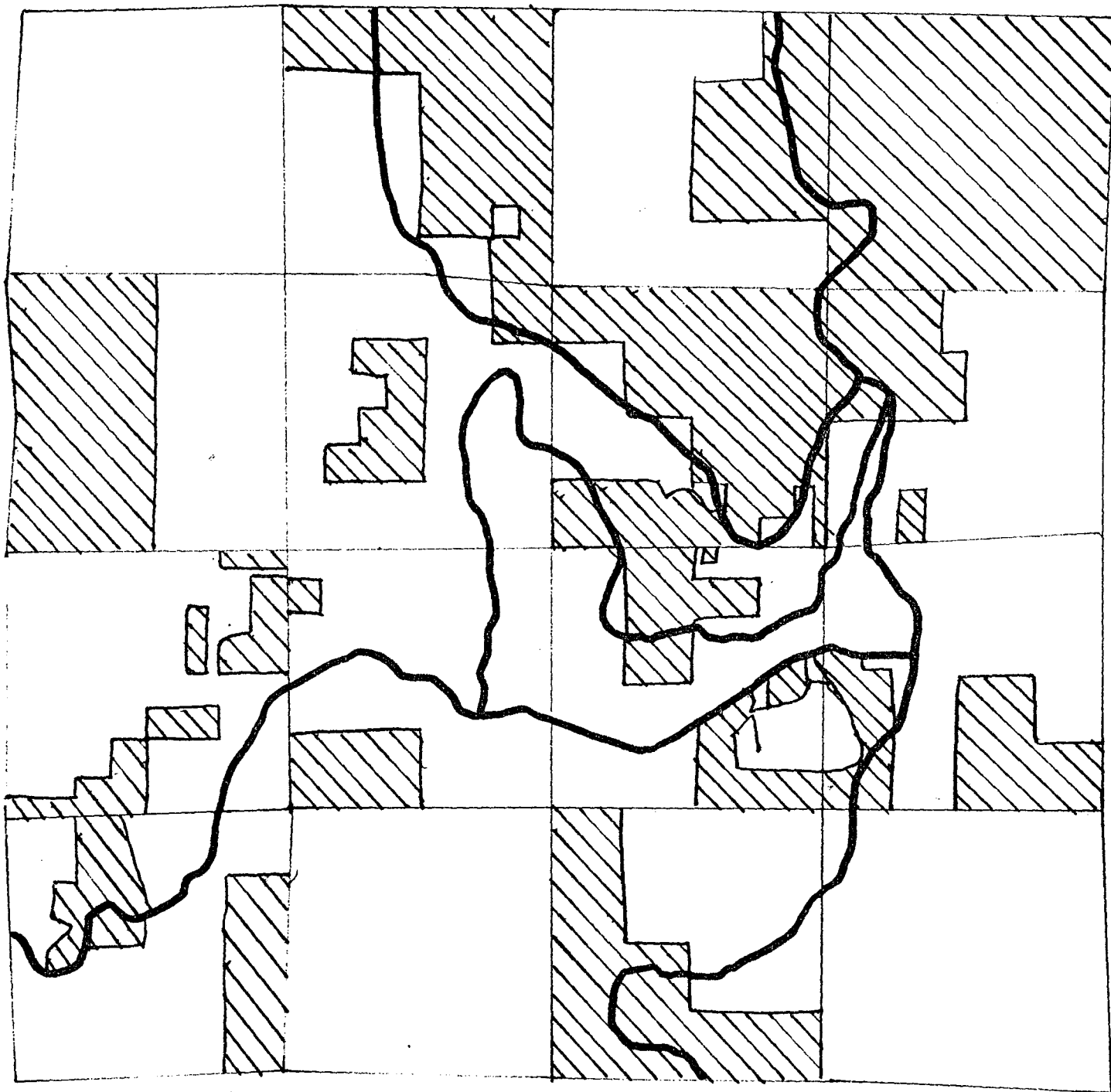
*EXHIBIT LU-1  
TIMBER SURVEY MAP*



*MIXED CONIFER TIMBER LANDS (OF MEDIUM  
OR HIGHER SOIL-VEGETATION SURVEY TIMBER  
PRODUCTION RATINGS) AND TPZ LANDS.  
THIS MAP DOES NOT INCLUDE PUBLIC  
OWNED TIMBERLANDS.*



EXHIBIT LU-2  
LEWISTON PUBLIC OWNERSHIP MAP



1 : 36000  
MAY 1, 1986



LANDS UNDER PUBLIC OWNERSHIP

## Goals and Objectives

The following goals and objectives are intended to guide future public and private developments.

### Goal #1:

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

### Goal #2:

To provide a variety of land use types and densities within the Plan Area.

### Goal #3:

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

During the preparation of the Community Plan it became apparent that neither County Government nor the Lewiston Community Services District has sufficient fiscal strength to subsidize the service or facility needs of a new development. New development should pay its own way and long-term maintenance costs or service responsibilities in addition to existing service levels should be minimized.

The Community Plan incorporates the following objectives designed to achieve this Goal:

- Encourage development within or adjacent to areas already served with public facilities or services.
- Discourage development which requires expensive facilities or long-range service costs unless an adequate funding source can be assured.

### Goal #4:

To encourage development which is consistent with the natural carrying capacity of the area's soils.

This Goal is restated in the Natural Resources Element of the Community Plan. The importance of this Goal cannot be understated. The characteristics of the area's soils are one of the major limiting factors to development in the Lewiston area. These soils fall within two major classes: moderately restricted and severely restricted.

In general, residential development will be confined to moderately restricted soils. To assist in achievement of this Goal the Plan incorporates the following objective:

- Discourage development on highly erodable, unstable, or steep slopes.

Goal #5:

To encourage the retention and utilization of resource land for timber production, agricultural uses, and mineral extraction.

This Goal is intended to insure that land use activities based upon use of natural resources remain an integral part of the Community. The following objectives consistent with this Goal are included within this element:

- Encourage, as a primary use, forest management activities within important timber resource areas.
- Encourage the inclusion of timber lands into Timberland Preservation Zoning Districts.
- Encourage mineral extraction activities, especially gravel extraction uses within the Trinity River.

---

**CHAPTER 11 - PLAN IMPLEMENTATION**

---

A necessary element of a Community Plan is a chapter which addresses how and when the Plan will be put into practice.

During the development of the Lewiston Plan it became apparent that many members of the community thought that implementation of the Plan through zoning was the final product of the community plan process. Although site specific zoning plays a significant role in implementing the plan, there are additional follow-up tasks that must be undertaken. Some of these tasks must be undertaken by a County department and some must be undertaken by other public entities, such as the Lewiston Community Services District or Lewiston School District.

The following table indicates how those objectives that require identifiable implementation tasks beyond site specific zoning are proposed to be accomplished, who is responsible for implementation, as well as when such actions should be completed.

	IMPLEMENTING AGENCY	TIME FRAME
<b>TRANSPORTATION OBJECTIVES</b>		
Improve the safety characteristics of the intersection of Deadwood Road and Turnpike Road which is compatible with the historical quality of the area.	Public Works & Planning	1987
- Develop a plan for upgrading Goose Ranch Road.	Public Works	1988
- Develop a plan for improving Turnpike Road east of Deadwood Road to Trinity Dam Blvd to a consistent width.	Public Works	1987
- Review and possibly reconstruct the Lewiston roadway design in the vicinity of Grass Valley Creek.	Public Works	1988
- Develop a second point of access to Salt Flat for emergency purposes.	Public Works & Planning	As development or timber harvesting occurs.

- |  |                         |                        |
|--|-------------------------|------------------------|
| - Improve Brown Mountain Road from Lewiston Road to the Trinity River to a consistent width. | Public Works            | As development occurs. |
| - Develop a network of pedestrian/bicyclist path systems connecting high use areas.          | Planning & Public Works | 1987-1990              |
| - Development of a comprehensive traffic signage program.                                    | Public Works            | 1987                   |

**Public Services and Facilities Objectives**

- |  |                              |      |
|--|------------------------------|------|
| - Develop a long-term school plan to provide a continuation of the quality school programs within the Plan Area. | Lewiston School District     | ?    |
| - Explore various possibilities of augmenting fire protection services within the Community Plan Area.           | Lewiston CSD & Planning Dept | 1989 |
| - Develop a long-term fire protection plan for those areas of the community slated for more intensive growth.    | Lewiston CSD                 | 1989 |

**Economic Development**

- |  |                                    |      |
|--|------------------------------------|------|
| - Develop the historical section of Lewiston as a Historical District oriented towards increasing tourism. | Planning & Area Businesses         | 1987 |
| - Develop existing publicly owned access areas to meet the needs of visitors to the area.                  | Various State and Federal Agencies | 1987 |
| - Develop a community signage program to inform visitors of areas of interest in the Community.            | Planning & Chamber of Commerce     | 1987 |
| - Develop a Schematic Plan and Development Guidelines for the Specific Unit Development area in Lewiston.  | Planning & Site Property Owner     | 1990 |

**Parks and Recreation**

- |   |          |                 |
|---|----------|-----------------|
| - Insure that the proper level of services are provided at river access points. | Planning | As use dictates |
|---|----------|-----------------|

- Encourage the development of a day use area which incorporates a beach area on Trinity Lake. Planning & Forest Service 1987

**Natural Resources**

- Encourage the development and implementation of watershed management plans for major drainage areas of the Plan. Bureau of Reclamation & Planning 1989
- Encourage the development and implementation of special regulations for upland land management activities which have led to significant downstream sedimentation problems. Bureau of Reclamation, Planning, SCS & CDF 1988

**Community Design**

- Develop guidelines for the historical old-town section of Lewiston. Planning 1987
- Provide for flexibility in land development standards so that retention and rehabilitation of historical structures is encouraged. Planning 1987
- Encourage the development of a comprehensive signage program for new development. Chamber of Commerce & Planning 1987

---

**CHAPTER 12 - LEWISTON ZONING QUADS**

---

ZONING DISTRICT INDEX

Zoning District	Denoted By:
Agricultural	A
Agricultural Forest	AF
Timberland Preserve	TPZ
Rural Residential	RR
Single Family	R-1
Duplex	R-2
Multiple Family	R-3
Retail Commercial	C-1
General Commercial	C-2
Highway Commercial	HC
Specific Unit Development	SUD
Scenic Conservation	SC
Mobile Home	MH
Public Facilities	PF
Flood Hazard	FH
Recreation Development	
District No. 1	RD-1
Open Space	OS
Single Family (20,000 sq.ft.min.)	R1A

Acreage Requirements

Where a minimum acreage is required, the minimum acreage specified will be indicated after the zoning notation.

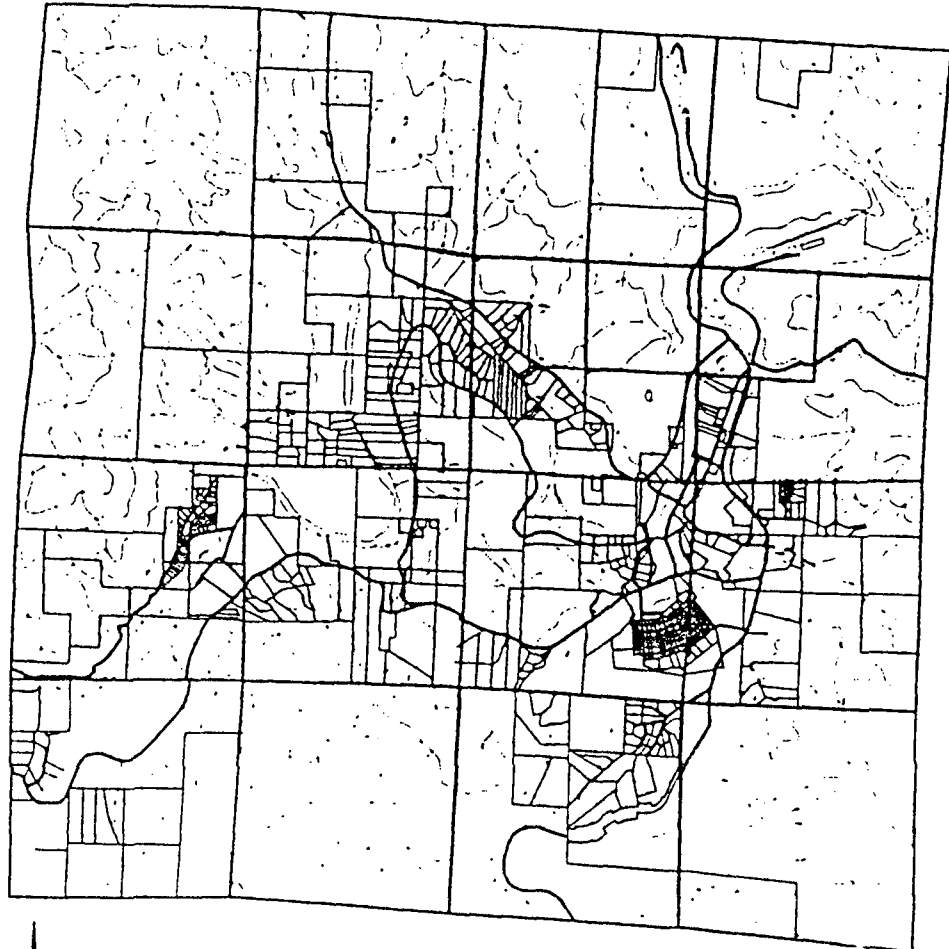
Example: RR-10 denotes Rural Residential, ten acre minimum.

Overlay Zoning

A limited number of Zoning Districts are also utilized as overlay zones. Where such is the case the overlay zone will be indicated after the Zoning District.

Example: RR-10(MH) denotes Rural Residential, ten acre minimum, mobile home overlay.

LEWISTON ZONING QUADS COUNTY OF TRINITY CALIFORNIA



1 : 36000

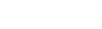
MAY 1, 1986

Roadways

Waterways

Contours

Parcels



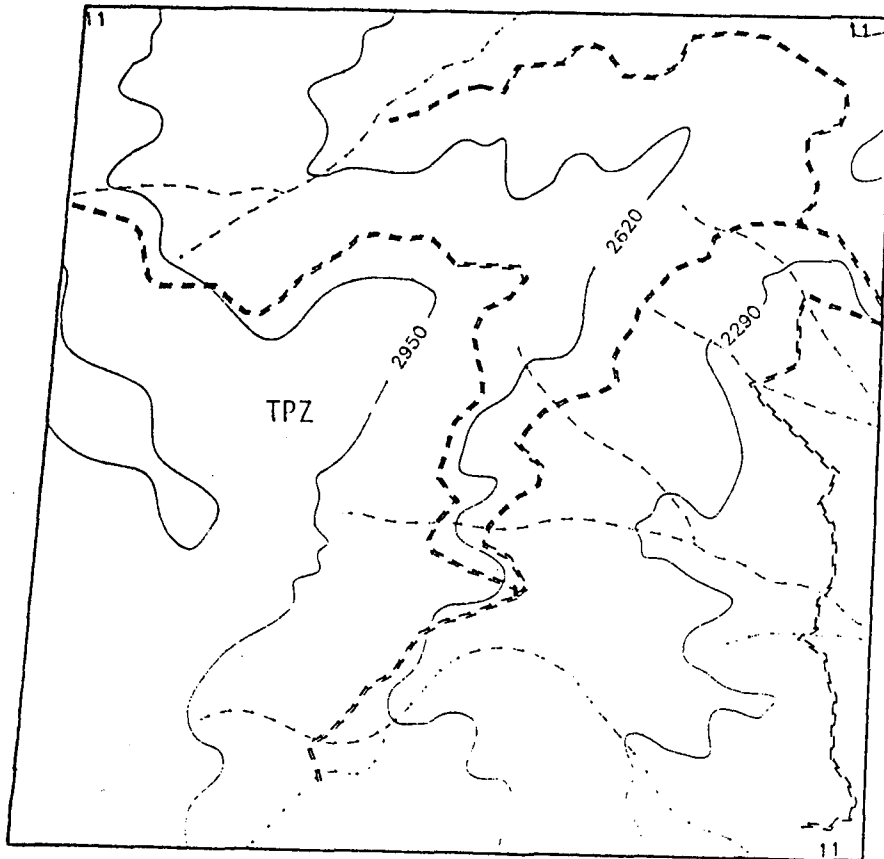
Prepared for:

Trinity County Planning Dept.

Prepared by :

Peckham, Inc.





ZONING QUADS  
 SECT.11 R.33N 9W  
 COUNTY OF TRINITY  
 CALIFORNIA  
 April 15, 1986

Prepared for :  
 Trinity County Planning Department

Prepared by :  
 Peckham, Inc.

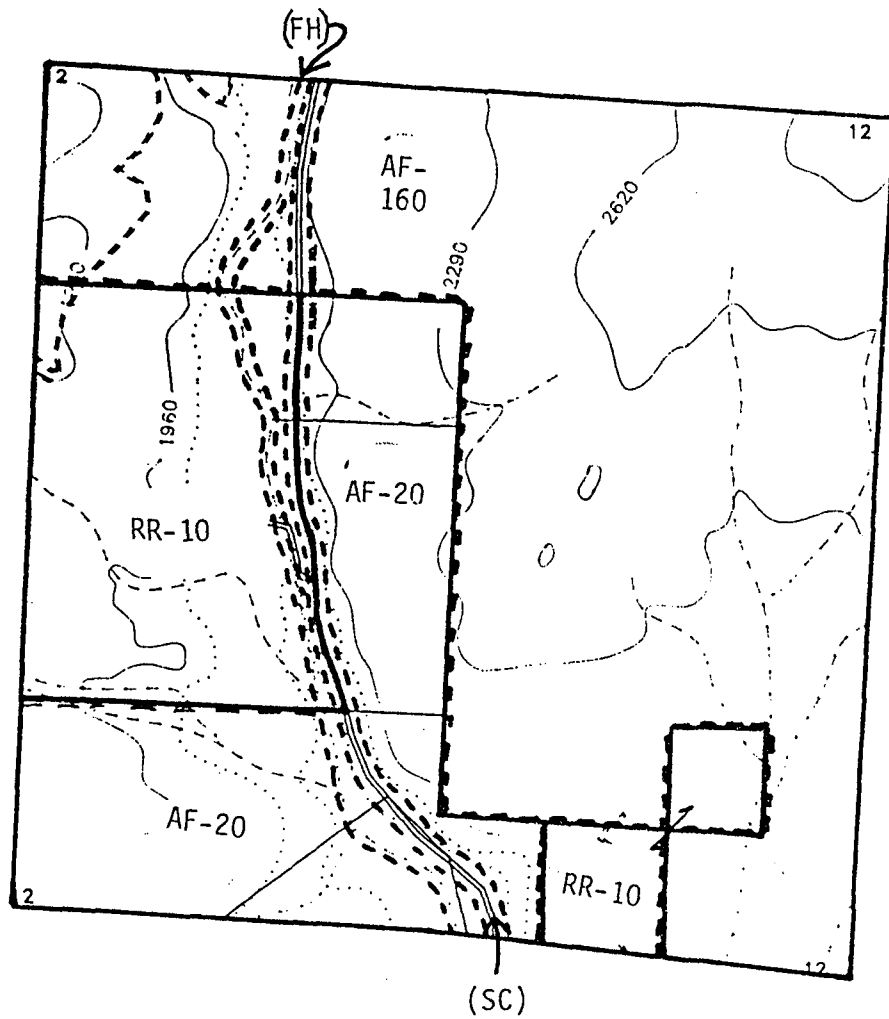
11	12	7	8
14	13	18	17
23	24	19	20
26	25	30	29



1" = 800'

- Parcels
- Highways
- Improved Roads
- Unimproved Roads
- Waterways
- USGS Contours
- Intermediate Contours

74



# ZONING QUADS

SECT.12 R.33N 9W

## COUNTY OF TRINITY CALIFORNIA

April 15, 1986

Prepared for :  
Trinity County Planning Department

Prepared by :  
Peckham, Inc.

11	12	7	8
14	13	18	17
23	24	19	20
26	25	30	29

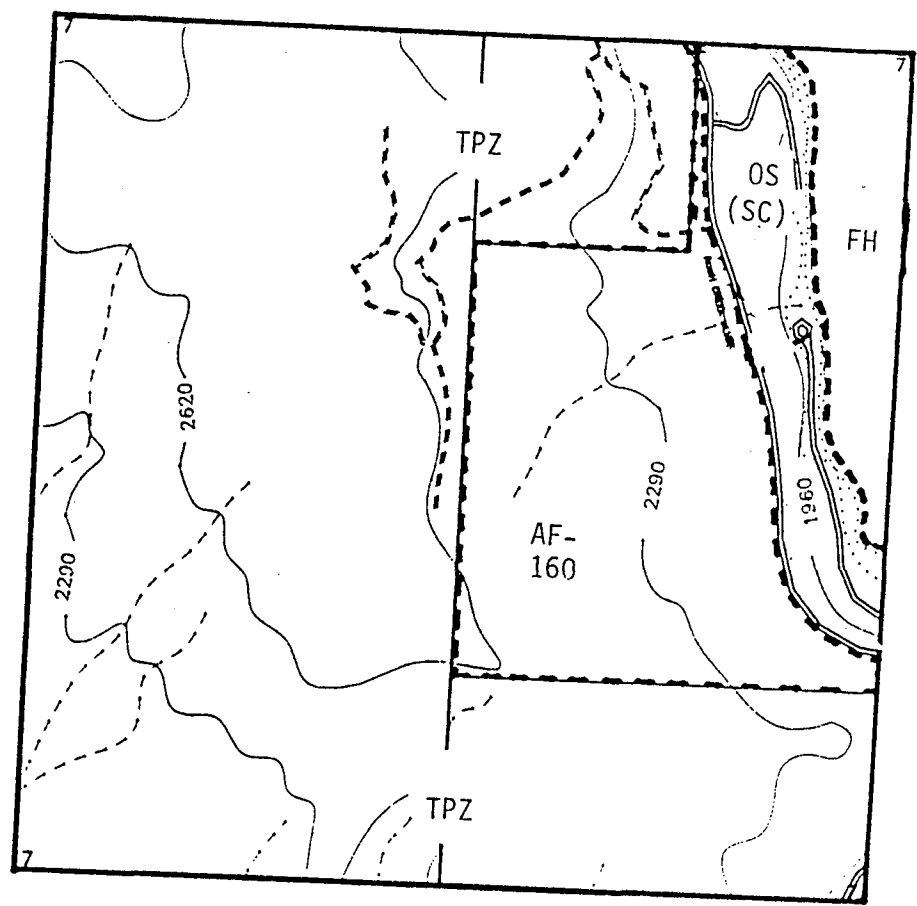


1" = 800'

- Parcels
- Highways
- Improved Roads
- Unimproved Roads
- Waterways
- USGS Contours
- Intermediate Contours



75



ZONING QUADS  
SECT.7 R.33N 8W

COUNTY OF TRINITY  
CALIFORNIA  
April 15, 1986

Prepared for :  
Trinity County Planning Department

Prepared by :  
Peckham, Inc.

11	12	7	8
14	13	18	17
23	24	19	20
26	25	30	29



1" = 800'

- Parcels
- Highways
- Improved Roads
- Unimproved Roads
- Waterways
- USGS Contours 330'
- Intermediate Contours

# ZONING QUADS

SECT.8 R.33N 8W

## COUNTY OF TRINITY CALIFORNIA

April 15, 1986

Prepared for :  
Trinity County Planning Department

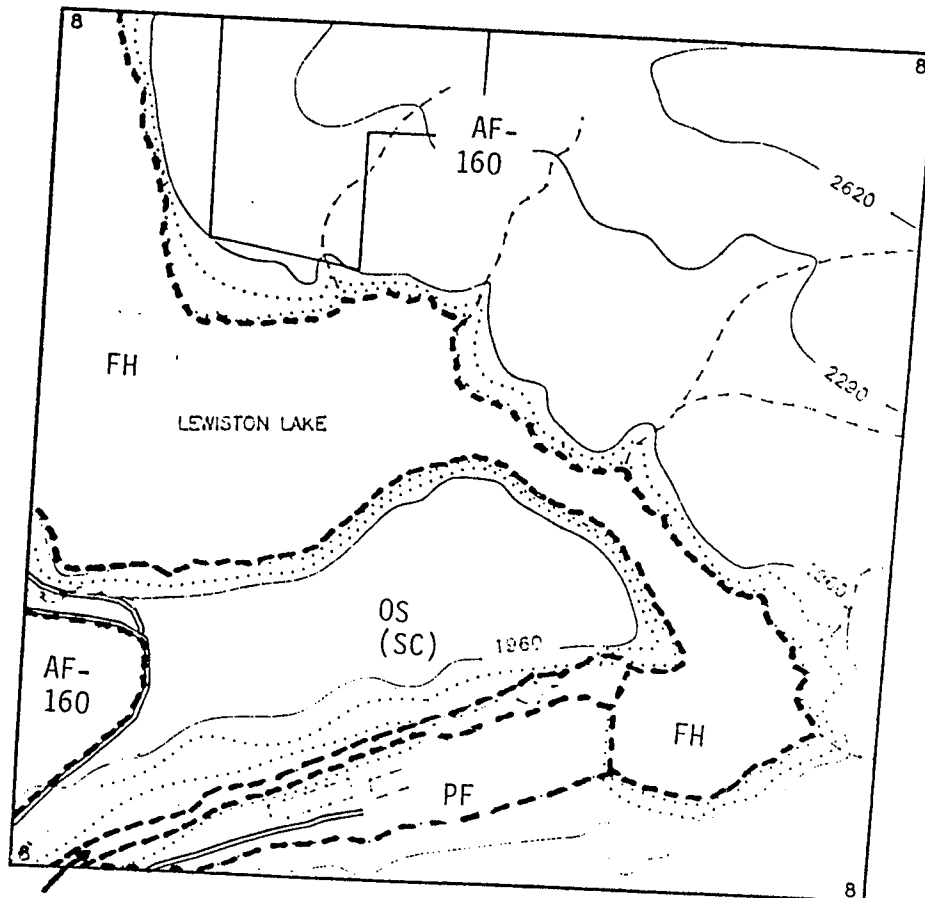
Prepared by :  
Peckham, Inc.

11	12	7	8
14	13	18	17
23	24	19	20
26	25	30	29



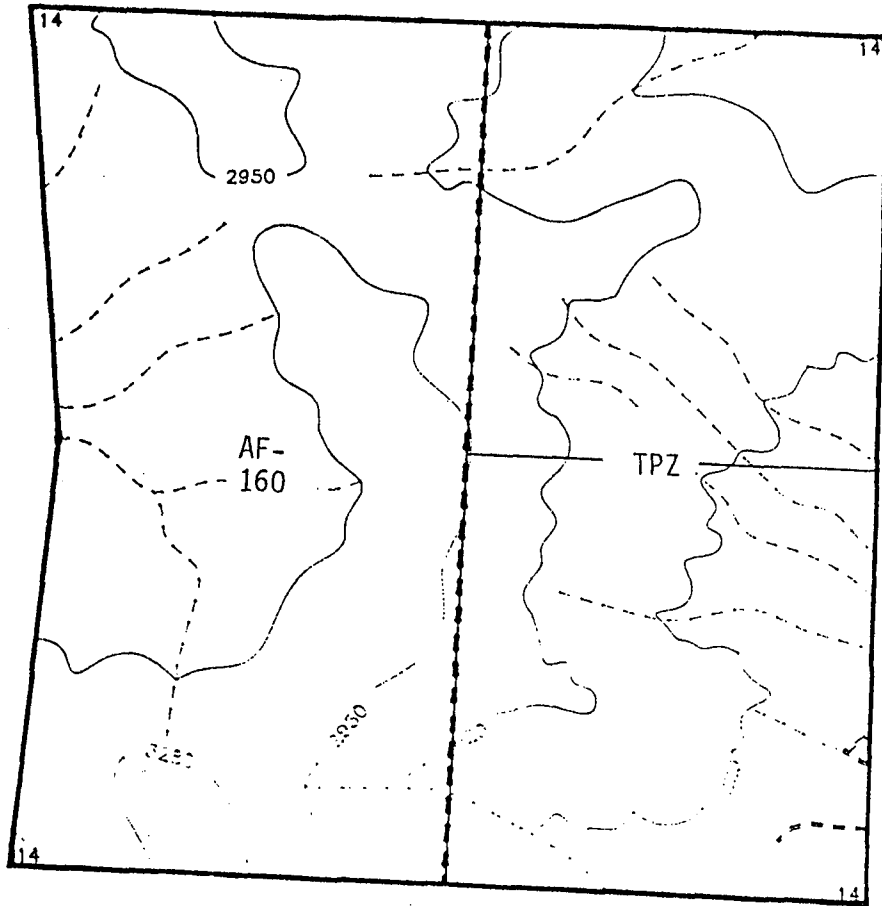
1" = 800'

- Parcels
- Highways
- Improved Roads
- Unimproved Roads
- Waterways
- USGS Contours
- Intermediate Contours



FH  
(SC)

77



# ZONING QUADS

SECT. 14 R. 33N 9W

## COUNTY OF TRINITY CALIFORNIA

April 15, 1986

Prepared for :  
Trinity County Planning Department

Prepared by :  
Peckham, Inc.

11	12	7	8
14	13	18	17
23	24	19	20
26	25	30	29



1" = 800'

*Parcels*

*Highways*

*Improved Roads*

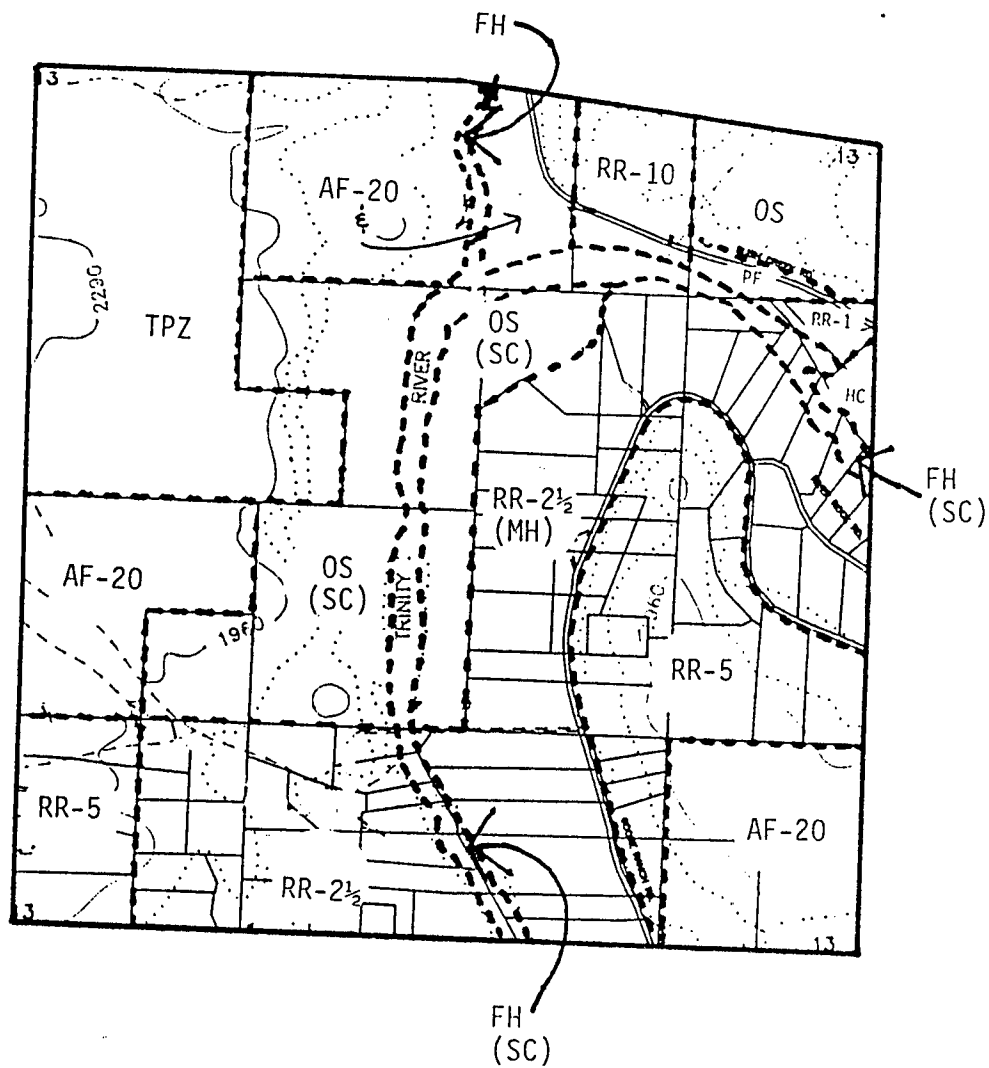
*Unimproved Roads*

*Waterways*

*USGS Contours*

*Intermediate Contours*





ZONING QUADS  
SECT.13 R.33N 9W

COUNTY OF TRINITY  
CALIFORNIA  
April 15, 1986

Prepared for :  
Trinity County Planning Department

Prepared by :  
Peckham, Inc.

11	12	7	8
14	13	18	17
23	24	19	20
26	25	30	29



1" = 800'

- Parcels
- Highways
- Improved Roads
- Unimproved Roads
- Waterways
- USGS Contours
- Intermediate Contours

# ZONING QUADS

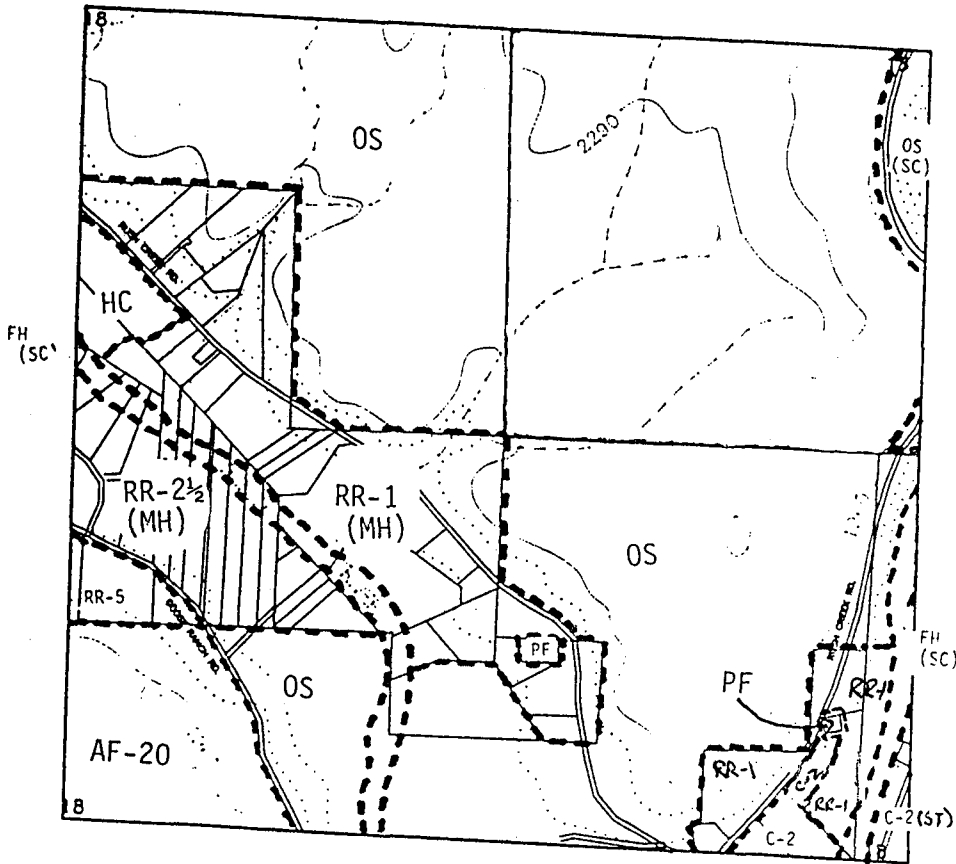
SECT.18 R.33N 8W

## COUNTY OF TRINITY CALIFORNIA

April 15, 1986

Prepared for :  
Trinity County Planning Department

Prepared by :  
Peckham, Inc.



11	12	7	8
14	13	18	17
23	24	19	20
26	25	30	29



1" = 800'

- Parcels
- Highways
- Improved Roads
- Unimproved Roads
- Waterways
- USGS Contours
- Intermediate Contours



# ZONING QUADS

SECT. 17 R. 33N 8W

## COUNTY OF TRINITY CALIFORNIA

April 15, 1986

Prepared for :  
Trinity County Planning Department

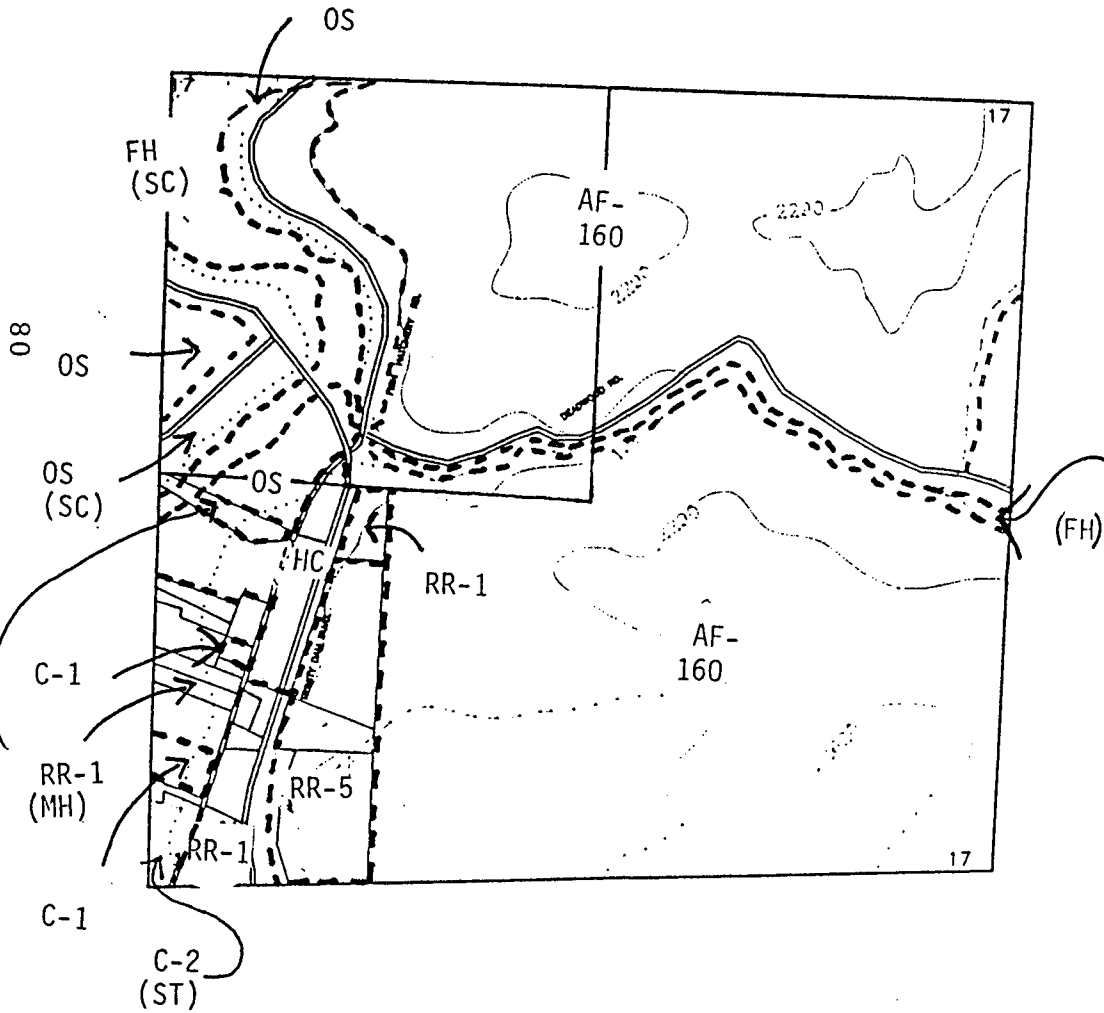
Prepared by :  
Peckham, Inc.

11	12	7	8
14	13	18	17
23	24	19	20
26	25	30	29

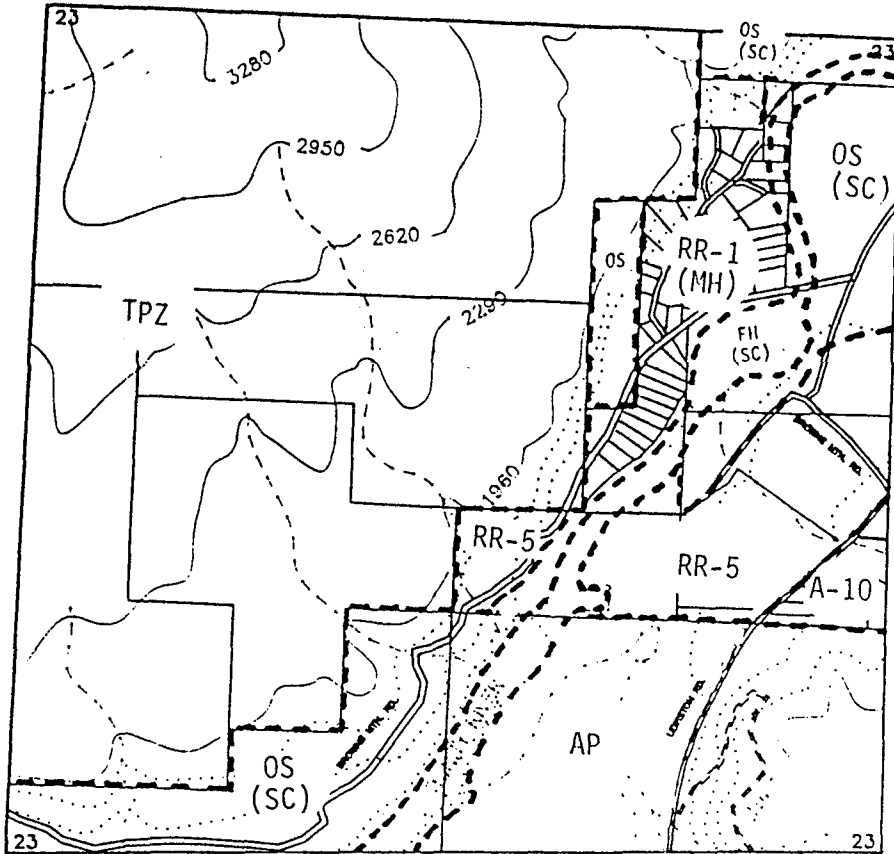


1" = 800'

- Parcels
- Highways
- Improved Roads
- Unimproved Roads
- Waterways
- USGS Contours
- Intermediate Contours







# ZONING QUADS

SECT.23 R.33N 9W

## COUNTY OF TRINITY CALIFORNIA

April 15, 1986

Prepared for :  
Trinity County Planning Department

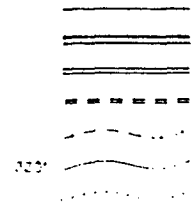
Prepared by :  
Peckham, Inc.

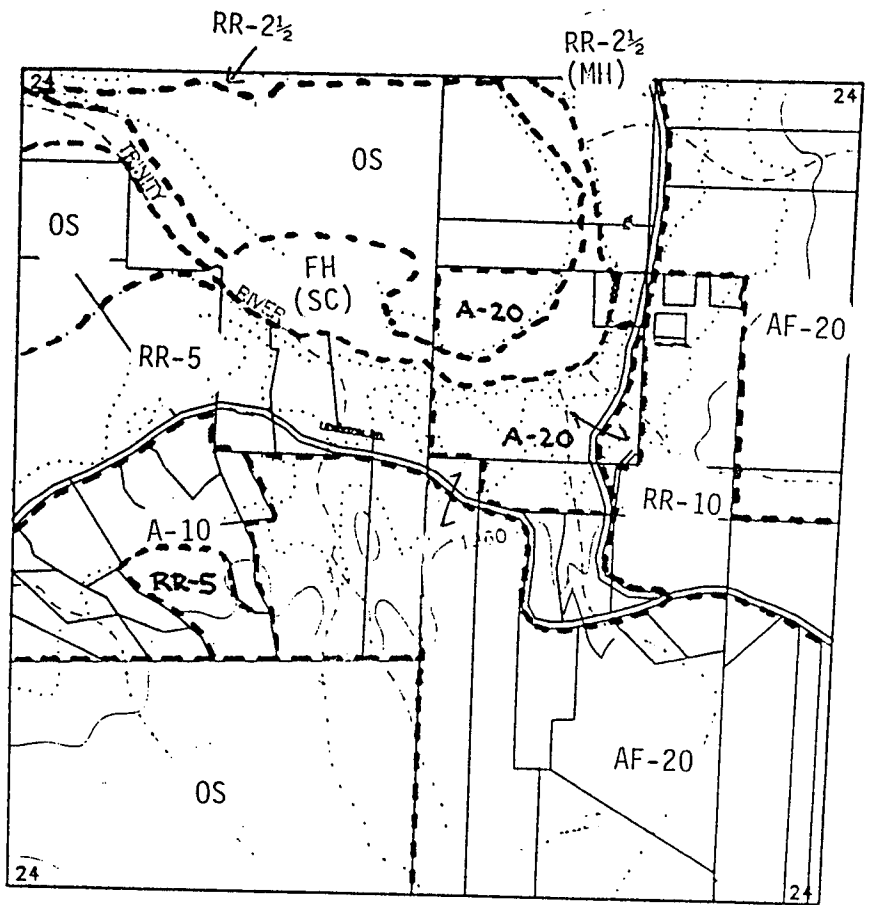
11	12	7	8
14	13	18	17
23	24	19	20
26	25	30	29



1" = 800'

- Parcels
- Highways
- Improved Roads
- Unimproved Roads
- Waterways
- USGS Contours
- Intermediate Contours





ZONING QUADS  
SECT.24 R.33N 9W

COUNTY OF TRINITY  
CALIFORNIA  
April 15, 1986

Prepared for :  
Trinity County Planning Department

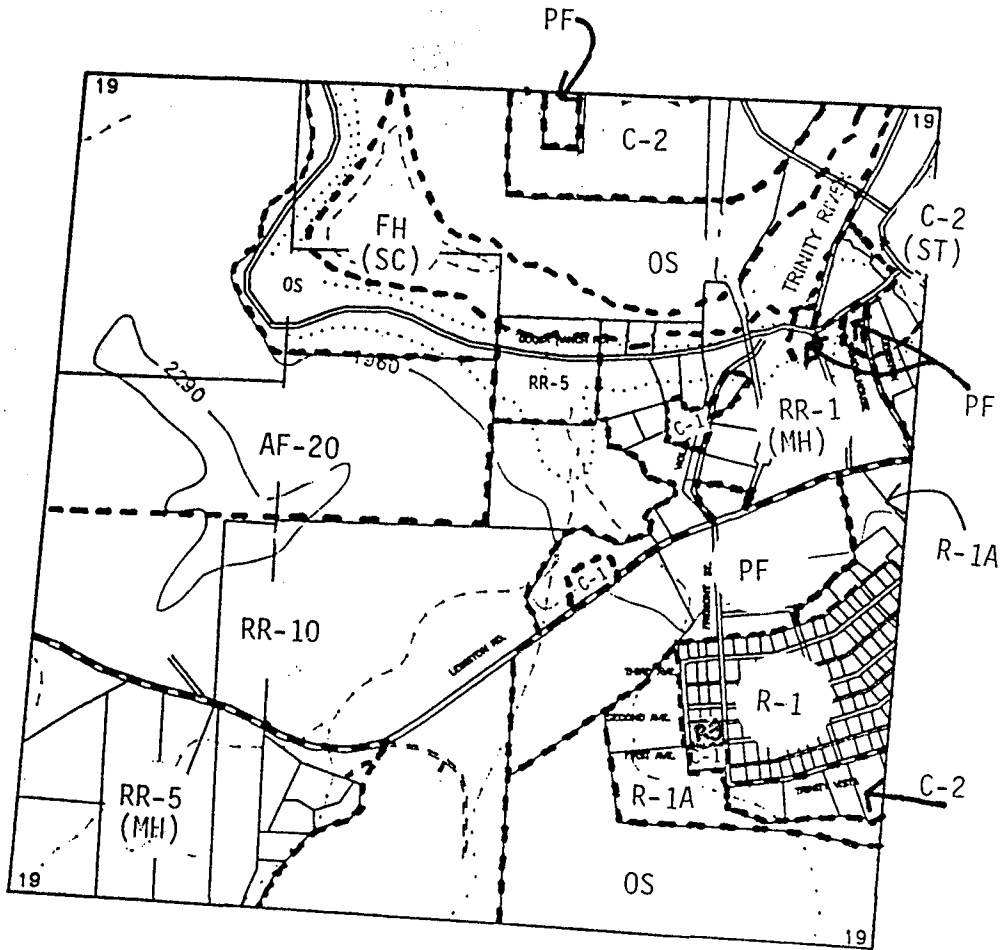
Prepared by :  
Peckham, Inc.

11	12	7	8
14	13	18	17
23	24	19	20
26	25	30	29



1" = 800'

- Parcels —————
- Highways =====
- Improved Roads =====
- Unimproved Roads -----
- Waterways ~~~~~
- USGS Contours .....
- Intermediate Contours .....



ZONING QUADS  
 SECT.19 R.33N 8W

COUNTY OF TRINITY  
 CALIFORNIA  
 April 15, 1986

Prepared for :  
 Trinity County Planning Department

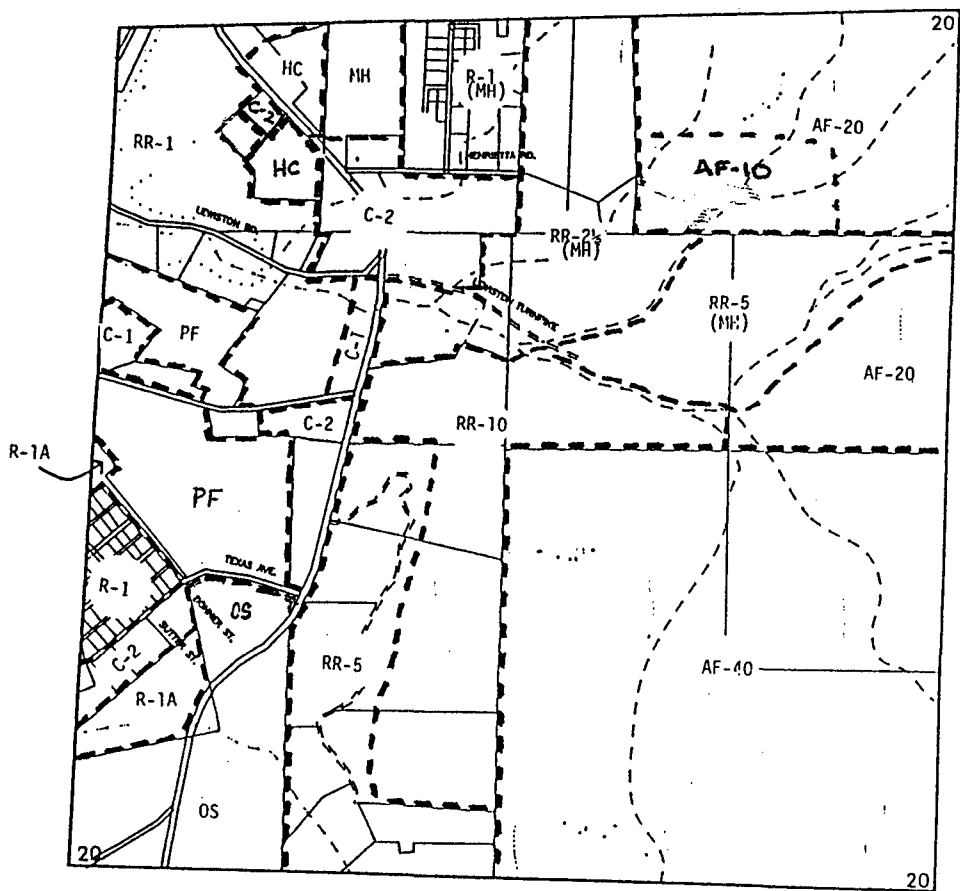
Prepared by :  
 Peckham, Inc.

11	12	7	8
14	13	18	17
23	24	19	20
26	25	30	29



1" = 800'

- Parcels
- Highways
- Improved Roads
- Unimproved Roads
- Waterways
- USGS Contours
- Intermediate Contours



ZONING QUADS  
SECT.20 R.33N 8W

COUNTY OF TRINITY  
CALIFORNIA  
April 15, 1986

Prepared for :  
Trinity County Planning Department

Prepared by :  
Peckham, Inc.

11	12	7	8
14	13	18	17
23	24	19	20
26	25	30	29



1" = 800'

- Parcels —————
- Highways =====
- Improved Roads =====
- Unimproved Roads -----
- Waterways - - - - -
- USGS Contours .....
- Intermediate Contours .....

# ZONING QUADS

SECT. 26 R. 33N 9W

## COUNTY OF TRINITY CALIFORNIA

April 15, 1986

Prepared for :  
Trinity County Planning Department

Prepared by :  
Peckham, Inc.

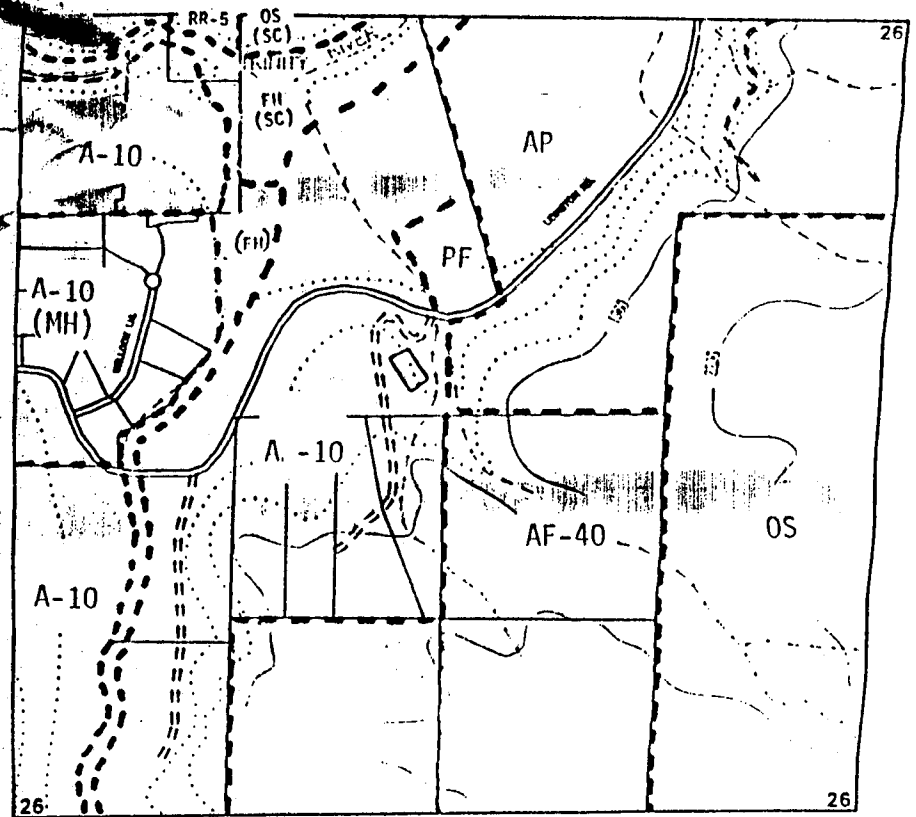
11	12	7	8
14	13	18	17
23	24	19	20
26	25	30	29

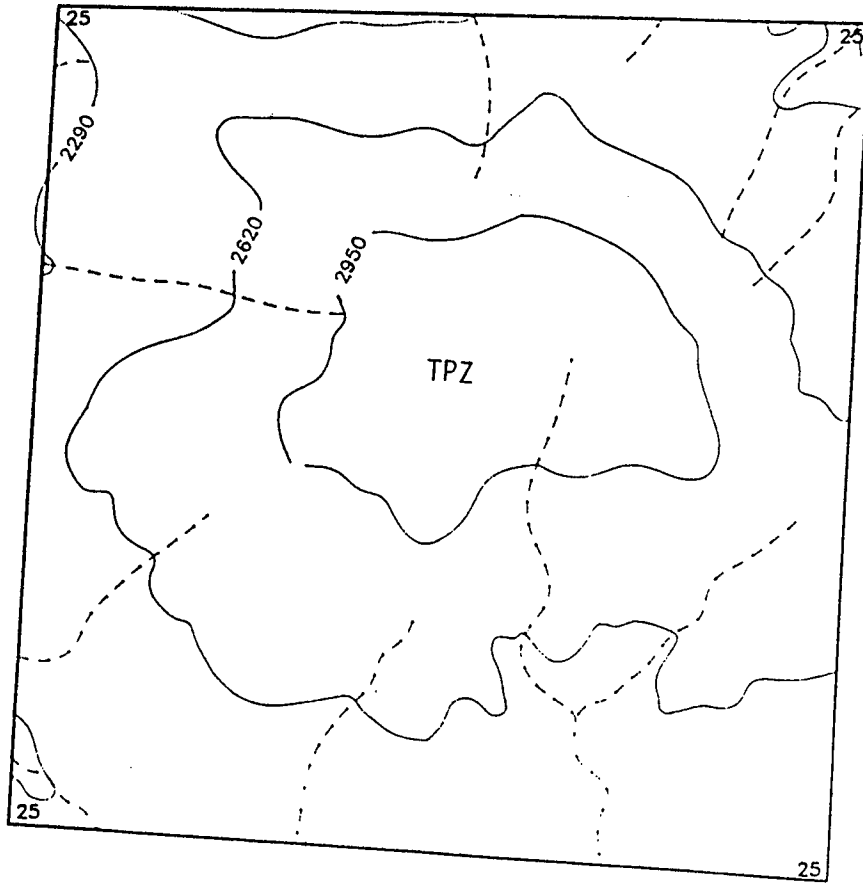


1" = 800'

- Parcels
- Highways
- Improved Roads
- Unimproved Roads
- Waterways
- USGS Contours
- Intermediate Contours

85





ZONING QUADS  
 SECT.25 R.33N 9W  
 COUNTY OF TRINITY  
 CALIFORNIA  
 April 15, 1986

Prepared for :  
 Trinity County Planning Department

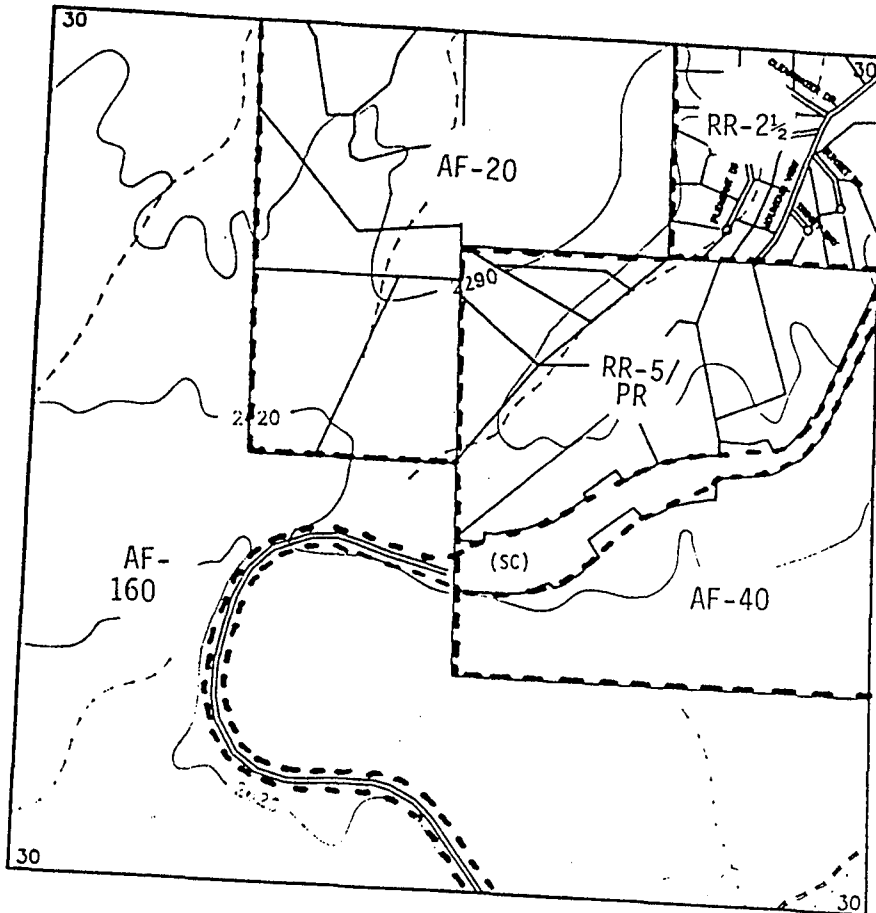
Prepared by :  
 Peckham, Inc.

11	12	7	8
14	13	18	17
23	24	19	20
26	25	30	29



1" = 800'

- Parcels
- Highways
- Improved Roads
- Unimproved Roads
- Waterways
- USGS Contours
- Intermediate Contours



# ZONING QUADS

SECT.30 R.33N 8W

## COUNTY OF TRINITY CALIFORNIA

April 15, 1986

Prepared for :  
Trinity County Planning Department

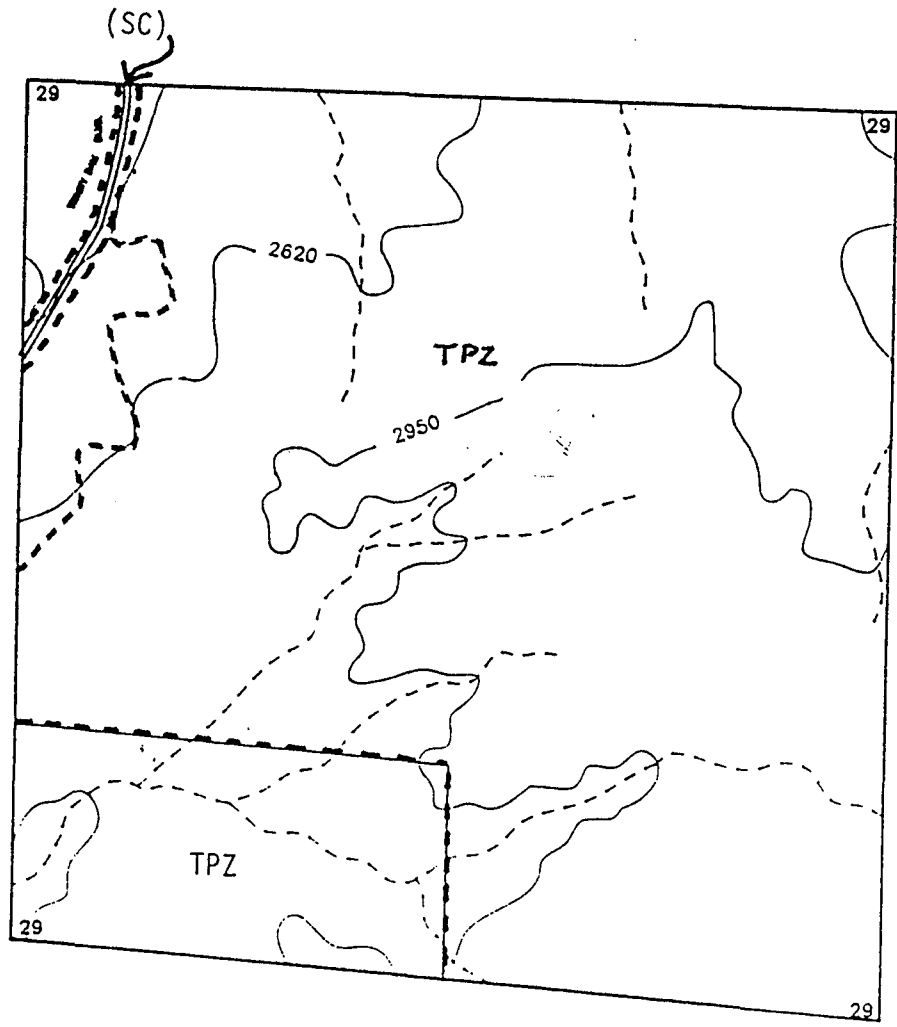
Prepared by :  
Peckham, Inc.

11	12	7	8
14	18	18	17
23	24	19	20
26	25	30	29



1" = 800'

- Parcels
- Highways
- Improved Roads
- Unimproved Roads
- Waterways
- USGS Contours
- Intermediate Contours



ZONING QUADS  
SECT.29 R.33N 8W

COUNTY OF TRINITY  
CALIFORNIA  
April 15, 1986

Prepared for :  
Trinity County Planning Department

Prepared by :  
Peckham, Inc.

11	12	7	8
14	13	18	17
23	24	19	20
26	25	30	29



1" = 800'

- Parcels
- Highways
- Improved Roads
- Unimproved Roads
- Waterways
- USGS Contours
- Intermediate Contours



SELECTED MAJOR SOURCES:

Population

1. 1980 Census
2. 1976 Special Census (Dept. of Finance)
3. 1976 Supt. of Schools - "Trinity County Government
4. 1984 Housing Element
5. 1983 Dept. of Finance - "Population Projections for California Counties 1980-2020"

Housing

1. 1980 Census
2. 1976 Special Census (Dept. of Finance)
3. 1985 Housing Element
4. Trinity County Building Department

Transportation

1. 1985 Transportation Commission Projects
2. 1984 Regional Transportation Plan
3. 1974 Scenic Highways Element
4. 1967 Circulation Element
5. Public Works Department

Economic Development

1. 1985-86 Annual Planning Information
2. State Employment Development Department
3. 1985 Land Use Survey
4. 1978 Urban Land Institute Shopping Center Handbook
5. 1966 Economic Report

Parks and Recreation

1. 1972 Wild and Scenic Rivers Act
2. 1983 BLM Trinity River Recreation Area Management Plan
3. 1985 Grass Valley Creek Dredging Project
4. 1985 Subdivision Map Act
5. 1975 General Plan - Open Space Element
6. 1973 General Plan - Conservation Element
7. 1967 General Plan - Recreation Element
8. 1979 General Plan - Land Use Element

## Public Facilities and Services

1. Superintendent of Schools
2. Lewiston Community Services District
3. Trinity County Sheriff's Department
4. County Administrator
5. County Health Department
6. Pacific Gas and Electric Company
7. Trinity County Public Works Department

## Natural Environment

1. 1985 California Natural Diversity Data Base
2. 1975 Soil-Vegetation Map and Tables
3. 1986 Personal Communication - T. Burton and D. Stone
4. 1974 Unit Resource Analysis, Trinity Planning Unit, BLM
5. The Distribution of Winter Mule Deer (Odocoileus hemionus) Use Around Homesites (19 )
6. The Relationship of White-tailed Deer and Mule Deer to Agriculture in the Gallatin Valley. (The effects of housing developments and agriculture on the ecology of White-tailed Deer and Mule Deer in the Gallatin Valley, Montana; 1983.)
7. 1985 Final Environmental Impact Report on the Cumulative Impacts of Rural Residential Development on Migratory Deer in Yuba County
8. 1985 Trinity Lake Hydroelectric Projects, Cumulative Environmental Impact Report
9. 1974 Trinity County General Plan, Safety Element
10. 1979 Trinity Dam Operating Criteria, Trinity River Division, Central Valley Project - California
11. 1979 Trinity County General Plan, Land Use Element
12. 1974 Trinity County General Plan, Noise Element
13. 1974 Trinity County General Plan, Seismic Safety Element
14. 1984 Inventory of Rare and Endangered Vascular Plants of California

## Community Design

1. 1974 Scenic Highways Element
2. 1979 Area 7 - Lewiston, Douglas City, Historic Resource Inventory

## Land Use

1. 1979 Trinity County General Plan, Land Use Element
2. 1985 Soil Conservation Service Study
3. 1986 Land Use Summary
4. USDA Information Bulletin No. 267

RESOLUTION NO. 118-86

RESOLUTION AMENDING THE GENERAL PLAN  
OF TRINITY COUNTY

WHEREAS, the Lewiston Community Plan Advisory Committee, after holding numerous public workshops in Lewiston to gather public input, recommended to the Trinity County Planning Commission and the Board of Supervisors the adoption of the Lewiston Community Plan, which both updates and implements the General Plan of the County of Trinity; and

WHEREAS, following careful study and the holding of a public hearing, the Trinity County Planning Commission recommended to the Board of Supervisors the adoption of the Lewiston Community Plan which both updates and implements the General Plan for the County of Trinity; and

WHEREAS, this Board of Supervisors, after having carefully considered the General Plan and noticed and held the required public hearing, finds that said amendment to the Plan provides a suitable and logical plan for the future development of Trinity County.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the County of Trinity, State of California, that said Board hereby makes the following finding and does adopt the following amendment to the General Plan of the County of Trinity:

1. TRINITY COUNTY PLANNING DEPARTMENT, Applicant. The County General Plan, which consists of the following elements: Land Use, Circulation, Scenic Highways, Housing, Open Space/

Conservation, Seismic Safety, Safety, Noise, Economic, Recreation, Public Services and Facilities, is hereby amended to incorporate the Lewiston Community Plan which supercedes all sections, provisions, and policies of the various General Plan Elements for the sixteen sections which consist of the Lewiston Community Plan, based upon the following finding:

The amendment is necessary to provide for the orderly growth of the community of Lewiston.

PASSED AND ADOPTED by the Board of Supervisors of the County of Trinity, State of California, at a regular meeting of said Board, held on the 16th day of September, 1986, by the following vote:

AYES: Supervisors Austin, Smith, Garrett and Twight.

NOES: None

ABSENT: Supervisor Meyer

*Susanne Twight*  
CHAIRMAN-Board of Supervisors of the County of Trinity, State of California

ATTEST:

BARBARA M. RHODES  
County Clerk and Ex-Officio Clerk of the Board of Supervisors of the County of Trinity

By *Donna Regnani*  
Deputy

APPROVED AS TO FORM		
DATE	SIGNATURE	TITLE
9/17/86	<i>DC</i>	

The foregoing is a correct copy of the original instrument on file in this office.

Attest SEP 19 1986  
**BILLIE A. MILLER, ACTING**  
COUNTY CLERK AND EX-OFFICIO CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF TRINITY, STATE OF CALIFORNIA.  
By *Billie Miller*  
DEPUTY

PLANNING STAFF:

THOMAS MILLER, Planning Director  
JOHN JELICICH, Senior Planner  
MARK LANCASTER, Assistant Planner  
STEVE MILLAY, Associate Planner  
MARTHA SPENCER, Intern

SECRETARIAL:

FLORA ERICKSON, Planning Secretary  
TERRILL LEGGE, Administrative Clerk

GRAPHICS:

Dave Winegardner  
Anne Garbe

TRINITY COUNTY BOARD OF SUPERVISORS:

RICHARD J. AUSTIN  
SUSANNE TWIGHT  
DEAN N. MEYER  
IRVIN "JIM" SMITH  
PATRICIA S. GARRETT

TRINITY COUNTY PLANNING COMMISSION:

MARK GROVES  
JOHN EDWARDS  
THOMAS STOKELY  
DON CRUMPACKER  
JOSEPH BOWER

LEWISTON ADVISORY COMMITTEE:

WILLIAM WELSCH  
JOHN KIRSCHNEK, JR.  
JOSEPH R. BACHMAN  
JERRY BEDELL  
RONALD RICE  
AL MILLS  
THOMAS GANNON  
WILLIAM CHAMBERS  
MIKE MILOJEVICH

ADOPTED BY

TRINITY COUNTY BOARD OF SUPERVISORS

September 16, 1986