



**TRINITY VALLEY CONSULTING ENGINEERS, INC**  
Engineering – Surveying – Land Planning – Construction Management

# **ENVIRONMENTAL INITIAL STUDY**

## **PROPOSED MITIGATED NEGATIVE DECLARATION**

*For:*

**GENERAL PLAN AMENDMENT AND REZONE  
(P-20-20 & P-21-33)  
161 RANSOM ROAD  
WEAVERVILLE, CA 96093  
APN: 024-510-02**

*Prepared for:*

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## TABLE OF CONTENTS

ACRONYMS AND ABBREVIATIONS.....	3
TRINITY COUNTY ENVIRONMENTAL CHECKLIST FORM .....	6
SECTION 1.0 - INTRODUCTION .....	9
SECTION 2.0 - PROJECT DESCRIPTION .....	11
SECTION 3.0- ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES .....	19
SECTION 4.0- ENVIRONMENTAL CHECKLIST .....	20
I. Aesthetics.....	21
II. Agriculture and Forestry Resources.....	28
III. Air Quality.....	31
IV. Biological Resources.....	40
V. Cultural Resources.....	49
VI. Energy .....	53
VII. Geology and Soils.....	55
VIII. Greenhouse Gas Emissions .....	60
IX. Hazards and Hazardous Materials.....	65
X. Hydrology and Water Quality .....	70
XI. Land use and Planning .....	76
XII. Mineral Resources .....	80
XIII. Noise.....	82
XIV. Population and Housing .....	86
XV. Public Services .....	89
XVI. Recreation .....	92
XVII. Transportation .....	94
XVIII. Tribal Cultural Resources.....	99
XIX. Utilities and Service Systems.....	104
XX. Wildfire.....	108
XXI. Mandatory Findings of Significance .....	113

## APPENDIX

- APPENDIX A: Biological Resources Report
- APPENDIX B: Existing and Proposed Zoning Maps
- APPENDIX C: CalEEMod Calculator
- APPENDIX D: Will Serve Utility Letters
- APPENDIX E: Hazard Maps and Document Searches
- APPENDIX F: Comments Submitted During Public Review

## ACRONYMS AND ABBREVIATIONS

AADT	Annual Average Daily Traffic
AB	Assembly Bill
ADA	Americans with Disabilities Act
APN	Assessor's Parcel Number
BAAQMD	Bay Area Air Quality Management District
BMP	Best Management Practices
BPTC	Best Practice Treatment or Control
C-2	General Commercial District
CAA	Clean Air Act
CAL IPC	California Invasive Plant Council
CalEEMod	California Emissions Estimator Model
CALFIRE	California Department of Forestry and Fire Protection
CAPCOA	California Air Pollution Control Officers Association
CARB	California Air Resources Board
CCR	California Code of Regulations
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CESA	California Endangered Species Act
CFCs	Chlorofluorocarbons
CGP	Construction General Permit
CH <sub>4</sub>	Methane
CNDDDB	California Department of Fish and Wildlife Natural Diversity Database
CO	Carbon Monoxide
CO <sub>2e</sub>	Carbon Dioxide Equivalent
County	County of Trinity
CRHR	California Register of Historic Resources
CUPA	Certified Unified Program Agencies
CVRWQCB	Central Valley Regional Water Quality Control Board
CWA	Clean Water Act
dB	Decibels
dBA	A-weighted sound level
DBH	Diameter at Breast Height
DOORS	Diesel Off-Road Online Reporting System
DOT	Department of Transportation
DPM	Diesel Particulate Matter
DTSC	Department of Toxic Substance Control
DWR	Department of Water Resources
ECHO	Enforcement and Compliance History Online
EIR	Environmental Impact Report
EPA	Environmental Protection Agency
ESA	Endangered Species Act
FEMA	Federal Emergency Management Agency
FHSZ	Fire Hazard Severity Zones
FIRM	Flood Insurance Rate Map
GHG	Greenhouse Gas
H <sub>2</sub> S	Hydrogen Sulfide
HC	Highway Commercial District
HCD	Department of Housing and Community Development
HFCs	Hydrofluorocarbons
HMBP	Hazardous Materials Business Plan
HVAC	Heating, Ventilation, and Air Conditioning

IS .....	Initial Study
IS/MND.....	Initial Study/Mitigated Negative Declaration
ITE.....	Institute of Transportation Engineers
LOS .....	Level of Service
MCAQMD.....	Mendocino County Air Quality Management District
MDBM.....	Mount Diablo Base Meridian
MF-H.....	Multi-Family Residential – High Density
MMTCO <sub>2e</sub> .....	Million Metric Tons of Carbon Dioxide Equivalent
MND.....	Mitigated Negative Declaration
MTCO <sub>2e</sub> .....	Metric Tons of Carbon Dioxide Equivalent
N <sub>2</sub> O.....	Nitrous Oxide
NAHC .....	Native American Heritage Commission
NCAB.....	North Coast Air Basin
NCRWQCB.....	North Coast Regional Water Quality Control Board
NCUAQMD.....	North Coast Unified Air Quality Management District
ND .....	Negative Declaration
NEIC.....	Northeast Information Center
NHPA.....	National Historic Preservation Act
NO <sub>2</sub> .....	Nitrogen Dioxide
NOA.....	Naturally Occurring Asbestos
NO <sub>x</sub> .....	Nitrogen Oxide
NPDES.....	National Pollutant Discharge Elimination System
NRCS.....	Natural Resources Conservation Service
NRHP.....	National Register for Historic Places
O <sub>3</sub> .....	Ozone
OPR.....	Office of Planning and Research
PFCs.....	Perfluorocarbons
PM.....	Particulate Matter
PRC .....	Public Resources Code
PVC.....	Polyvinyl Chloride
QSD/QSP.....	Qualified Stormwater Developer / Qualified Stormwater Practitioner
R1A.....	Single Family Residential – Low Density
R-2 .....	Multi-Family Residential – Medium Density
R-3 .....	Multi-Family Residential – High Density
RCRA.....	Resource Conservation and Recovery Act
RHNA.....	Regional Housing Needs Assessment
RR.....	Rural Residential District
RR-1.....	Rural Residential District -1 acre minimum
RTP.....	Regional Transportation Plan
SB .....	Senate Bill
SDWA.....	Safe Drinking Water Act
SF <sub>6</sub> .....	Sulfur Hexafluoride
SF-L .....	Single Family Residential – Low Density
SGMA.....	Sustainable Groundwater Management Act
SMAQMD.....	Sacramento Metropolitan Air Quality Management District
SO <sub>2</sub> .....	Sulfur Dioxide
SR .....	State Route
SRA .....	State Responsibility Area
State.....	California
SWPPP.....	Storm Water Pollution Prevention Plan
SWRCB.....	State Water Resources Control Board
TCSWD .....	Trinity County Solid Waste Department
THPO .....	Tribal Historic Preservation Officer
TPUD.....	Trinity Public Utilities District
TVCE .....	Trinity Valley Consulting Engineers, Inc.
USFWS .....	U. S. Fish and Wildlife Service

VDECS.....Verified Diesel Emission Control Strategies  
VMT..... Vehicle Miles Traveled  
VPD..... Vehicles Per Day  
WCSD.....Weaverville Community Services District  
WRA.....William Rich and Associates  
WSD.....Weaverville Sanitary District

## TRINITY COUNTY ENVIRONMENTAL CHECKLIST FORM

**1. Project Title:**

161 Ransom Road General Plan/Zoning Map Amendment Project

**2. Lead Agency Name and Address:**

TRINITY COUNTY  
Department of Planning  
530 Main Street  
Weaverville, CA 96093

**3. Contact Person and Contact Information:**

Trinity County Planning Department  
[Info.planning@trinitycounty.org](mailto:Info.planning@trinitycounty.org)  
(530) 623-1351

- 4. Project Location:** The 161 Ransom Road General Plan/Zoning Map Amendment Project is located within Trinity County, in the unincorporated community of Weaverville. The Trinity County Assessor's Parcel Number (APN) for the property is 024-510-02 (see Figure 1 below). The project site is currently undeveloped, but was cleared of vegetation and graded in the last several years prior to receipt of the application for the General Plan/Zoning Map Amendment (Application No. P-20-20). Primary access to the site is from Ransom Road and secondary access is from a private gravel road along the western boundary of the site. The site is approximately 750 feet east of the State Route 299 (SR-299) and Ransom Road intersection. The project site is within a portion of the E ½ of Section 18, Township 33N, Range 9W, Mount Diablo Base Meridian (MDBM).



*Figure 1: Location Map showing the subject property in orange.*

**5. Applicant's Name and Address:**

Dana Ryan  
PO Box 10  
Weaverville, CA 96093

**6. Existing General Plan Designation:**

Single Family Residential – Low Density (SF-L)

**7. Existing Zoning:**

Single Family Residential – Low Density (R1A)

**8. Description of Project:**

The proposed 161 Ransom Road General Plan/Zoning Map Amendment Project includes the following changes to the General Plan Designation and Zoning District for 161 Ransom Road (APN 024-510-02):

- Change the General Plan designation for the property from Single Family Residential – Low Density (SF-L) to Multi-Family Residential – High Density (MF-H)
- Change the Zoning District for the property from Single Family Residential – Low Density (R1A) to Multiple Family District (R-3 District)

Since the project is for the general plan and zoning amendment, a site development plan has not been created at this time; therefore, a maximum development scenario will be analyzed for the proposed project. This scenario assumes that the 4.98-acre project site could be developed with 90 multi-family residential units and associated improvements (e.g., parking lot, access driveways, infrastructure improvements, utilities [above and below ground] landscaping, etc.). This would result in a residential density of approximately 1 unit per 2,410 square feet of lot area or 18 units per acre.

The development project will most likely be staged in development phases such as grading, installation of utilities, roads, sidewalks, paving, buildings, and landscaping. These stages of construction will rely on work areas, equipment staging areas, material storage, temporary access roads, temporary erosion control measures, temporary utility services, stockpile management, offsite debris disposal, and other construction activities associated with residential development.

**9. Surrounding Land Uses and Setting:**

The parcels to the north of the project site are developed with residential uses and zoned Multi-family Residential – High Density (R-3), Single-family Residential – Low Density (R1A), Rural Residential (RR), and Rural Residential – 1 acre minimum (RR1). The parcels to the east of the project site are developed with residential uses and

zoned Single Family Residential – Low Density (R1A). The parcels to the south of the project site are developed with residential uses and zoned Multi-Family Residential – High Density (R-3), Multi-Family Residential – Medium Density (R-2), Single Family Residential – Low Density (R1A), and Rural Residential – 1 acre minimum (RR1). The parcels to the west of the project site are developed with residential uses and zoned Rural Residential – 1 acre minimum (RR1). As noted above, the project site is approximately 750 feet east of the intersection of SR-299 and Ransom Road. As such, the project site is within less than a quarter mile of various commercial uses along SR-299 and properties that are zoned General Commercial (C-2) and Highway Commercial (HC).

**10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):**

Trinity County as Lead Agency for the proposed project has discretionary authority over the primary project proposal. To implement this project, the applicant may need to obtain, at a minimum, the following discretionary permits/approvals from other agencies:

- State Water Resources Control Board - Construction General Permit
- Trinity County Department of Transportation – Encroachment Permit
- Trinity County Building Department – Building Permit

**11. Tribal Consultation:**

Requests for Tribal consultation pursuant to Assembly Bill 52 (AB 52) and Senate Bill 18 (SB 18) were initiated on 3/16/22 with the Nor-Rel-Muk Nation, the Wintu Educational and Cultural Council, the Round Valley Reservation/ Covelo Indian Tribe, and the Redding Rancheria. No comments were received from these Tribal entities in response to the requests for consultation.

**12. Purpose of this Document:**

This document seeks to analyze the environmental impacts of the proposed General Plan/Zoning Map Amendment and a maximum development scenario for the development of multi-family housing on the project site. This scenario assumes that the 4.98-acre project site could be developed with 90 multi-family residential units and associated improvements (e.g., parking lot, access driveways, infrastructure improvements, landscaping, etc.). This would result in a residential density of approximately 1 unit per 2,410 square feet of lot area or 18 units per acre.



## SECTION 1.0 - INTRODUCTION

### 1.1 Introduction and Regulatory Guidance

This document is an Initial Study (IS) that summarizes the technical studies prepared for the proposed 161 Ransom Road General Plan/Zoning Map Amendment Project and provides justification for Mitigated Negative Declaration (MND). This document has been prepared by Trinity Valley Consulting Engineers (TVCE) on behalf of the County of Trinity (County). The County is the CEQA lead agency for this proposed project. This document has been prepared in accordance with the current California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et seq., and the State CEQA Guidelines. The purpose of this document is to evaluate the potential environmental impacts of the proposed 161 Ransom Road General Plan/Zoning Map Amendment Project in the community of Weaverville. Mitigation measures have been proposed to avoid or minimize any potentially significant impacts that were identified.

An IS is a document prepared by a lead agency to determine whether a project may have a significant effect on the environment. In accordance with California Code of Regulations Title 14 (Chapter 3, Section 15000, et seq.)—also known as the CEQA Guidelines—Section 15064 (a)(1) states that an environmental impact report (EIR) must be prepared if there is substantial evidence, in light of the whole record, that the proposed Project under review may have a significant effect on the environment and should be further analyzed to determine mitigation measures or project alternatives that might avoid or reduce project impacts to less than significant levels. A negative declaration (ND) may be prepared instead if the lead agency finds that there is no substantial evidence, in light of the whole record, that the project may have a significant effect on the environment. An ND is a written statement describing the reasons why a proposed Project, not otherwise exempt from CEQA, would not have a significant effect on the environment and, therefore, why it would not require the preparation of an EIR (CEQA Guidelines Section 15371). According to CEQA Guidelines Section 15070, a ND or mitigated ND shall be prepared for a project subject to CEQA when either:

- a. The IS shows there is no substantial evidence, in light of the whole record before the agency, that the proposed Project may have a significant effect on the environment, or
- b. The IS identified potentially significant effects, but:
  1. Revisions in the project plans or proposals made by or agreed to by the applicant before the proposed ND and IS are released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur is prepared, and
  2. There is no substantial evidence, in light of the whole record before the agency, that the proposed Project as revised may have a significant effect on the environment.

## **1.2 Lead Agency**

The Lead Agency is the public agency with primary responsibility for implementing a proposed project. Accordingly, the Trinity County Planning Department (County) is the CEQA Lead Agency.

## **1.3 Purpose of the Initial Study**

CEQA requires that all state and local government agencies consider the environmental consequences of projects over which they have discretionary authority before acting on those projects. An IS is a public document used by the decision-making lead agency to determine whether a project may have a significant impact on the environment. If the agency finds that the proposed project may have a significant impact on the environment, but that these impacts will be reduced to a less-than-significant level through revisions to the project and/or implementation of specific mitigation measures, a MND shall be prepared.

This IS/MND is a public information document that describes the proposed project, existing environmental setting at the project site, and potential environmental impacts of construction and operation of the proposed project. It is intended to inform the public and decision-makers of the proposed project's potential environmental impacts and to document the lead agency's compliance with CEQA and the State CEQA Guidelines.

## **1.4 Review Process**

This IS/MND is being circulated for public and agency review as required by CEQA. Because state agencies will act as responsible or trustee agencies, the County will circulate the IS/MND to the State Clearinghouse of the Governor's Office of Planning and Research for distribution and a 30-day review period.

During the review period, the IS/MND will be available on the following websites:

Governor's Office of Planning and Research: CEQAnet Web Portal  
<https://ceqanet.opr.ca.gov/>

County of Trinity Website: Community Development Services-Planning Department  
<https://www.trinitycounty.org/Planning>

During the review period, written comments may be submitted to:

TRINITY COUNTY  
Department of Planning  
PO Box 2819  
Weaverville, CA 96093  
530-623-1351  
[Info.planning@trinitycounty.org](mailto:Info.planning@trinitycounty.org)

## **SECTION 2.0 - PROJECT DESCRIPTION**

### **2.1 Project Location and Setting**

#### ***Regional Setting***

The project area lies within Trinity County, California in the Klamath Mountain Province. This region is at the junction of the uplifted Coast Ranges, the volcanic Cascades, and the ancient volcanic roots of the Sierra Nevada. The Trinity Basin is characterized by cold, wet winters and dry summers. The Trinity watershed drains into the Klamath River, which empties into the Pacific Ocean west of Trinity County. Several plant communities are present in the region, including Klamath mixed conifer, foothill pine (gray pine), mixed chaparral, montane hardwood, montane riparian, and riverine. In general, the growing season ranges from March 1 to October 31, but may be as short as mid-June through early September in some areas. Most vegetative growth occurs during a relatively short period in late spring, ceasing as soil moisture depletes in early summer.

#### ***Local Setting***

The 161 Ransom Road General Plan/Zoning Map Amendment Project is located within Trinity County, in the unincorporated community of Weaverville. The proposed project is located in the Weaver Creek watershed, a sub-watershed of the Trinity River watershed. State Route 299 (SR-299) and SR-3 (Highways 299 and 3) are the primary, or arterial, routes in Weaverville. These roadways serve not only community traffic but also serve an important role in the county and regional circulation pattern. The project site is located approximately 750 east of SR-299 along Ransom Road (see Figure 1-Project Location). The section of SR-299 west of the project site is located within the Weaverville Community Commercial and Highway Commercial Area, which extends from Ransom Road to Mill Street. This length of SR-299 is also known as the SR-299 commercial corridor (Main Street) in Weaverville. Commercial uses located within this area include, but are not limited to, a grocery store, pharmacy, restaurants, mini storage, propane sales, auto repair, and a motel.

The project site is located approximately 290 feet southeast of a small tributary to Weaver Creek, which is a tributary to the Trinity River. According to the Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map (FIRM) Panel 06105C1035F, the project site is not located within a special flood hazard area (FEMA, 2016). The project site is located within Zone X, which is an area of minimal flood hazard.

#### ***Project Location***

The project site is located at 161 Ransom Road, which is designated as Trinity County APN 024-510-02. The elevation of the site ranges between 2,010 and 2,090 feet above sea level. The majority of the project site is relatively flat and rises in elevation on the eastern and southern boundaries of the site. The project site is located along Ransom Road and is primarily accessed from Ransom Road, with secondary access from a private gravel access road along the western boundary of the site. The intersection of SR-299 and Ransom Road is approximately 750 feet west of the project site. The parcels surrounding the project site are

developed with residential uses and are zoned for various types of residential development (see Figure 1-Project Location).

### ***Existing Conditions***

The existing project site consists of one parcel, which is approximately 4.98 acres. The project site is currently undeveloped but was cleared of vegetation and graded prior to receipt of the application for the General Plan/Zoning Map Amendment (Application No. P-20-20). Remaining vegetation on the project site primarily consists of grasses with trees and shrubs along the northern, eastern, and southern boundaries. Existing development on the project site is limited to a private gravel access road that serves the project site and a 2.2-acre parcel to the north (APN 025-510-41). The Assessor's parcel map from the County Assessor's Office shows an easement on the western boundary of the site that is assumed to be for access and utility purposes for the benefit of APN 025-510-41.

The Trinity County General Plan designates the project site as being within the Weaverville Community Plan boundaries (a part of the General Plan) and has designated the project site as Single Family Residential-Low Density (R1A). The project site is within the Weaverville Community Service District's water service area, the Trinity Public Utilities District's electricity service area, and the Weaverville Sanitary District's wastewater service area.

## **2.2 Proposed Uses**

### ***Proposed Uses***

The proposed 161 Ransom Road General Plan/Zoning Map Amendment Project includes the following changes to the General Plan Designation and Zoning District for 161 Ransom Road (APN 024-510-02):

- Change the General Plan designation for the property from Single Family Residential-Low Density (SF-L) to Multi-Family Residential-High Density (MF-H)
- Change the Zoning District for the property from Single Family Residential-Low Density (R1A) to Multiple Family District (R-3 District)

Since a site plan was not provided with the application, a maximum development scenario will be analyzed for the proposed project. This scenario assumes that the 4.98-acre project site could be developed with 90 multi-family residential units and associated improvements (e.g., parking lot, access driveways, infrastructure improvements, landscaping, etc.). This would result in a residential density of approximately 1 unit per 2,410 square feet of lot area or 18 units per acre. Upon rezoning of the property to the R-3 District, the development of the project site with 90 residential units would be principally permitted. Based on the persons per household for Trinity County (2.08 persons per household) as reported by the U.S. Census (2022), it is anticipated that the development of 90 units on the project site would provide housing for approximately 188 persons. Assumptions about site development requirements and design are discussed below.

Access to the site will be provided via driveways from Ransom Road and/or the existing private access road along the western boundary of the site. The proposed project will be

required to construct a paved parking lot providing standard parking stalls and ADA parking stalls in compliance with the County Code (Section 17.30.090 - Off-street parking requirements) and Building Code requirements. Water, sewer, electrical, and telecommunication infrastructure are already located along Ransom Road and will be extended to the project site to serve the future residential development. Gas service will be provided by onsite propane tanks as occurs for all development in the Weaverville area. Consistent with State Water Resources Control Board (SWRCB) stormwater management regulations, it is anticipated that stormwater runoff from structures and paved surfaces will be conveyed through surface flow, drainage inlets, and piping to onsite stormwater detention and infiltration features that meet SWRCB design storm requirements. It is also anticipated that development of the site would include a monument sign along the project site frontage as well as landscaping throughout the project site.

Construction of the Project is anticipated to last approximately twenty-four months, beginning in 2023 and ending in 2025. Activities will include grading, site preparation, and construction of an apartment complex. Equipment will likely include excavators, skid loaders, bulldozers, backhoes, trenchers, concrete mixers, and hand tools. Generally, construction will occur between the hours of 7:00 a.m. and 6:00 p.m. Monday through Friday, and between the hours of 9:00 a.m. and 5:00 p.m. on Saturdays. Construction activity will not occur on Sundays or holidays. Staging areas will be located onsite. Although construction is not expected to generate hazardous waste, field equipment used during construction has the potential to contain various hazardous materials such as diesel fuel, hydraulic oil, grease, solvents, adhesives, paints, and other petroleum-based products.

### ***Alignment with the Housing Element***

Trinity County adopted a Housing Element Update for the current planning cycle (2019-2024) in April 2020 (Trinity County, 2020). The overall goal of the County's recent Housing Element Update is the following:

*"To provide an adequate supply of sound, affordable housing units in a safe and pleasant environment that enhance community quality of life for the present and future residents of Trinity County, regardless of race, age, religion, sex, marital status, ethnic background, or disabilities."*

Some of the housing policies that guide the objectives and programs necessary to fulfill the County's housing goal include the following:

- Ensure there are an adequate number of housing units to meet the needs of its citizens.
- Ensure that housing is affordable to all economic segments of the community.
- Ensure that there are adequate sites and facilities available to support future housing needs.

Objective Three of the Housing Element Update relates to the provision of adequate sites and services and states that the County will provide adequate sites and services for development of housing units by rezoning additional land for residential use and assisting in the expansion of water and sewer facilities. Program 3.1 states that the County will continue to monitor

vacant residential land to assess the residential development potential and ensure the County is able to continue to meet its Regional Housing Need Allocation. As part of this monitoring, the County proposes to complete the following steps:

- As updates are made to the Zoning Ordinance, General Plan, or Community Plans, the County will consider the need to provide additional land for various types of residential development.
- As community plans are prepared or updated, identify vacant land that is residentially zoned or has residential potential, the Planning Department will use this information to identify lands that could support higher densities. The County will work with the landowners to rezone an adequate supply of these lands to higher-density residential uses.

Consistent with Program 3.1 of the Housing Element Update, the County Planning Department has identified the project site as a property that could support higher densities due to the following:

- The project site is near SR-299 in an area that has been zoned for various types of residential development, including multi-family residential development.
- The project site is within walking and biking distance of commercial uses and services.
- Utilities are located on Ransom Road and can be extended to serve future development on the site.
- The project site does not contain any significant environmental constraints.

The R-3 zoning district in the County Zoning Code is the primary district that principally permits multi-family housing. Under the analysis of zoning that facilitates development for lower income households, the Housing Element Update (pg. 38) specifically identifies the rezoning of the project site to R-3 as an opportunity to provide affordable housing in the Weaverville area. Rezoning the project site to R-3 would provide consistency with State Housing Policy and the County Housing Element Update by rezoning additional land that would be available for multi-family development by right. Therefore, this project would lower the barriers to providing a variety of housing types in the County.

### ***Alignment with the Weaverville Community Plan***

The Weaverville Community Plan (Community Plan) was adopted in 1990 (Trinity County, 1990). The land use designations of the Trinity County General Plan have been included in the Community Plan, as applicable. The Community Plan designates the project site as Single Family Residential-Low Density (SF-L). The Community Plan also designates all of the properties directly adjacent to the project site for various types of residential development, with several of the properties designated for multi-family residential development. The Community Plan assumes that much of the future growth within Weaverville is proposed to occur in the southern end of town. The project site is located in the area projected to experience the future growth.

Chapter 2 (Housing & Population) of the Community Plan contains recommended housing element goals that encourage the establishment of a variety of housing types and ensure an adequate supply of housing affordable to low- and moderate-income households. Consistent

with the housing element goals in the Community Plan, the existing General Plan has designated several surrounding properties in this area for multi-family residential development. As such, the rezoning of the project site to the R-3 District would be consistent with surrounding land use designations and the intent of the General Plan and Community Plan.

The Community Plan also contains several recommended housing and land use objectives that discuss the preservation of the rural, small-town character of Weaverville and recommends maximum residential densities of between 15-16 units per acre (Trinity County, 1990). Since adoption of the Community Plan, the General Plan Housing Element has been updated several times and currently contains policies and programs that encourage the County to ensure there are adequate sites and facilities available to support future housing needs for all segments of the community. The community of Weaverville provides one of the best opportunities in the County to develop higher density housing because of its proximity to utilities, services, shopping, employment, and transit facilities. To provide consistency with the Housing Element Update, the Weaverville Community Plan will need to be updated to reflect the transition in policy related to providing adequate sites and services for a variety of housing types.

### ***Related Zoning and Uses within Weaverville Community***

The parcels surrounding the project site are developed with residential uses and zoned Multi-Family Residential – High Density (R-3), Multi-Family Residential – Medium Density (R-2), Single-Family Residential – Low Density (R1A), Rural Residential (RR), and Rural Residential – 1 acre minimum (RR1). As noted above, the project site is approximately 750 feet east of the intersection of SR-299 and Ransom Road. As such, the project site is within less than a quarter mile of various commercial uses along SR-299 and properties that are zoned General Commercial (C2) and Highway Commercial (HC). The location of the proposed project is shown in Figure 1 – Project Location.

### ***Design Criteria***

As discussed above, the project proposes to change the Zoning District for the property from Single Family Residential – Low Density (R1A) to Multiple Family District (R-3 District). Per Chapter 17.18 of the Trinity County Zoning Code, the following design criteria apply in the R-3 District:

- Minimum Parcel Size: Six thousand (6,000) square feet
- Minimum Lot Width: Seventy-five (75) feet
- Maximum Building Height: Twenty-five (25) feet (Soon to be 3-story with a text amendment)
- Minimum Front Yard Setback: Twenty (20) feet
- Minimum Interior Side Yard Setback: Ten (10) feet
- Minimum Exterior Side Yard Setback: Fifteen (15) feet
- Minimum Rear Yard Setback: Fifteen (15) feet
- Maximum Lot Coverage: Forty (40) percent
- Drainage: A drainage plan shall be submitted to the Department of Transportation for review and approval prior to issuance of building permits.

- Encroachment Permit: Encroachment permits shall be obtained from the Department of Transportation prior to the issuance of a building permit(s) when the project create(s) a new entrance onto a public road.
- Minimum lot area per dwelling unit: Two thousand (2,000) square feet
- Courtyard requirements: Lots proposed to be developed with more than one residential utilized structure shall have a minimum setback of twenty feet between on-site buildings and where a door opening faces a side yard property line a minimum of ten feet setback shall be required.
- Parking Requirement for Apartments: Two (2) parking spaces required per unit.

Any future development on the project site, including the maximum development scenario analyzed in this document, will be required to comply with the development standards listed above. However, one exception will be the maximum building height of twenty-five (25) feet.

In order for the development scenario analyzed in this document to meet the maximum lot coverage requirement of forty (40) percent, it will be necessary for the residential structures to be over twenty-five (25) feet in height. As indicated in the Housing Element Update (pg. 38), the County intends to amend the R-3 zoning district (Program 1.1) to increase the maximum building height, which is a potential constraint to multi-family housing. If that amendment is not completed by the time this project is being permitted, the applicant would be required to obtain a conditional use permit to allow an exception to the building height standard in the R-3 zoning district. As stated in Trinity County Code Section 17.30.050.C, *“Upon securing a use permit, any building in any C, R-3, or M district may be erected to a height exceeding that herein specified for such district provided that the floor area ratio to building site area does not exceed that specified in the district.”* It should also be noted that the R-3 zoning district does not have a floor area ratio standard.

### **2.3 Traffic Impact**

Primary access to the site is from Ransom Road and secondary access is from a private gravel road along the western boundary of the site. The site is approximately 750 feet east of the SR-299 and Ransom Road intersection. SR-299 is the primary route through Weaverville. Based on the site topography and surrounding development, it is anticipated that access would occur in the southwestern corner of the project site.

The anticipated trip generation for the maximum development scenario analyzed in this document was estimated using standard rates published by the Institute of Transportation Engineers (ITE) in Trip Generation Manual, 10<sup>th</sup> Edition, 2017 for “Multi-Family Housing (Mid-Rise)” (ITE LU #221). The resulting trip generation estimates are shown in Table 1.



**Table 1  
 Trip Generation Summary**

Land Use	Units	Daily		AM Peak Hour		PM Peak Hour	
		Rate	Trips	Rate	Trips	Rate	Trips
Multi-family Housing (Mid-Rise)	90	5.44	490	0.36	32	0.44	40

**2.4 Domestic Water**

Water service is available to the Weaverville area from public sources operated by the Weaverville Community Services District (WCSD). Sources of water include East Weaver and West Weaver Creek in Weaverville and Trinity River in Douglas City (WCSD, 2021).

Assuming a maximum of a ninety (90) unit multi-family apartment buildout (allowed by the proposed zoning) with two-bedroom apartments and water use of 150 gallons per day per bedroom, the maximum domestic water use from the development would be approximately 27,000 gallons per day. With the ever-increasing water conservation appliances, this amount is likely to decrease over time. Irrigation demand will be mainly during the dry months (typically May-October). Based on discussions with local property management and landscape professionals, water consumed from landscape irrigation is expected to be between 2,000-3,000 gallons per day. With strategic landscape design, drip emitters, timers, use of drought tolerate and/or native vegetation, hardscapes/softscapes, and minimal lawn areas, the total daily water use could be significantly reduced. Based on the type of construction (assumed Type V-A) and scale of the proposed residential development (90 apartment units), it is estimated that fire flow requirements for each building would be a minimum of 1,500 gallons per minute for a two-hour period, or 180,000 gallons (2019 California Fire Code, Title 24, Part 9, Appendix BB, Table BB105.1).

The WCSD has indicated with its referral response dated 3/2/22 and a ‘Will Serve’ letter dated 2/1/2022 (Appendix D), that they have adequate water capacity to serve the proposed project in addition to their existing entitlements and expected growth.

Based on the above description and determination from the WCSD, the proposed project would not impact existing capacities of the existing water supply, infrastructure, or entitlements.

**2.5 Domestic Wastewater / Sanitary Sewer**

Wastewater services are available to the immediate Weaverville area by Weaverville Sanitary District (WSD). The WSD has indicated, with a ‘Will Serve’ letter dated 2/3/2022 (Appendix D), that they have adequate wastewater capacity to serve the proposed project in addition to their existing entitlements. The WSD will require an application for sewer service be made and additional fees be paid before construction begins for future development on the project site.

Assuming a maximum of a ninety (90) unit multi-family apartment buildout with two-bedroom apartments and wastewater discharge of 150 gallons per day per bedroom, the maximum domestic wastewater discharge from the development would be approximately 27,000 gallons per day. However, wastewater discharge is typically less than water use since some of the water is consumed and not discharged to the wastewater system. In addition, with the ever-increasing water conservation appliances, this amount is likely to decrease over time. According to WSD, the existing infrastructure in place is sufficiently sized to support the proposed residential development.

Based on the above description and determination from the WSD, the proposed project would not impact existing capacities of the existing wastewater treatment infrastructure.

## **2.6 Water Quality**

Potential impacts to water quality associated with the project would be regulated by the SWRCB. The existing regulatory requirements address implementation of all applicable best practicable treatment or control (BPTC) measures and require a Construction General Permit (CGP) for projects disturbing more than one acre. This is also known as a stormwater dischargers permit. In addition, the proposed project will require a Storm Water Pollution Prevention Plan (SWPPP), which outlines best management practices (BMPs) to prevent, minimize, and control the discharge of waste and other controllable water quality factors associated with site restoration/cleanup/remediation and site operations and maintenance. The SWPPP also requires oversight from a Qualified Stormwater Developer (QSD) who will be responsible for monitoring, inspections, and reporting authorized and unauthorized stormwater discharges, and a Qualified Stormwater Practitioner (QSP) who will be responsible for the installation, correction, and maintenance of the systems.

## SECTION 3.0 - ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist on the following pages.

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> Aesthetic                          | <input type="checkbox"/> Hazard & Hazardous Materials | <input type="checkbox"/> Transportation                     |
| <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Hydrology/Water Quality      | <input type="checkbox"/> Tribal Cultural Resources          |
| <input type="checkbox"/> Air Quality                        | <input type="checkbox"/> Land Use Planning            | <input type="checkbox"/> Utilities/Service Systems          |
| <input type="checkbox"/> Biological Resources               | <input type="checkbox"/> Mineral Resources            | <input type="checkbox"/> Wildfire                           |
| <input type="checkbox"/> Cultural Resources                 | <input type="checkbox"/> Noise                        | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Energy                             | <input type="checkbox"/> Population/Housing           |   |
| <input type="checkbox"/> Geology/Soils                      | <input type="checkbox"/> Public Services              |   |
| <input type="checkbox"/> Greenhouse Gas Emissions           | <input type="checkbox"/> Recreation                   |   |

***Determination: (To be completed by the Lead Agency)***

On the basis of this initial evaluation:

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

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Signature:  
 Trinity County Planning Department

Date:

## SECTION 4.0 - ENVIRONMENTAL CHECKLIST

### ***Checklist and Evaluation of Environmental Impacts:***

An explanation for all checklist responses is included (except for “No Impact” answers) that are adequately supported by the information sources a lead agency cites in the parentheses following each question. All answers take into account the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts. The explanation of each issue identifies (a) the significance criteria or threshold, if any, used to evaluate each question; and (b) the mitigation measure identified, if any, to reduce the impact to less than significance. The following definitions are used in the Checklist:

**“Potentially Significant Impact”** This category is applicable if there is substantial evidence that an effect may be significant, and no feasible mitigation measures can be identified to reduce impacts to a less than significant level. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.

**“Less-than-significant impact with Mitigation Incorporated”** means the development will have the potential to generate impacts which may be considered as a significant effect on the environment, although mitigation measures or changes to the development’s physical or operational characteristics can reduce these impacts to levels that are less than significant.

**“Less-than-significant impact”** means that the development will have the potential for impacting the environment, although this impact will be below established thresholds that are considered to be significant.

**“No Impact”** means the development will not have any measurable impact on the environment. This category applies when a project would not create an impact in the specific environmental issue area. “No Impact” answers do not require a detailed explanation if they are adequately supported by the information sources cited by the lead agency, which show that the impact does not apply to the specific project (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

<b>I. Aesthetics</b> Except as provided in Public Resources Code Section 21099, would the Project:	Potentially Significant Impact	Less-than-significant impact with Mitigation Incorporated	Less-than-significant impact	No Impact
<b>a)</b> Have a substantial adverse effect on a scenic vista?				X
<b>b)</b> Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X	
<b>c)</b> In non-urbanized areas, substantially degrade the existing visual character or quality of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			X	
<b>d)</b> Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X	

**Environmental Setting:**

The project proposes to change the Zoning District for the property from Single Family Residential – Low Density (R1A) to Multiple Family District (R-3 District) and to develop a maximum of 90 residential units in an existing residential area of the community of Weaverville. The project site is located within 750 feet of the State Route 299 (SR-299) commercial corridor. The section of SR-299 near the project site consists of commercial and residential uses. The 4.98-acre project site is currently undeveloped and was cleared of vegetation and graded prior to receipt of the application for the General Plan/Zoning Map Amendment. Remaining vegetation on the project site primarily consists of grasses with trees and shrubs along the northern, eastern, and southern boundaries. Existing development on the project site is limited to a private gravel access road that serves the project site and a 2.2-acre parcel to the north (APN 025-510-41). There is currently no lighting onsite. Views of the project site during spring/summer 2021 are provided in Figures 2 – 5 (from Appendix A).

According to Caltrans’ California Scenic Highway Program and the National Scenic Byways Program, the proposed project is not located near a highway which has been listed as a State or Federal Scenic Highway, although SR-299 is identified as an Eligible State Scenic Highway-Not Officially Designated (Caltrans, 2022a). Additionally, the project is not located on a National Scenic Byway System route.

The Weaverville Community Plan (Community Plan) notes that Glenison Gap, Rocky Pont, Weaver Bally, Monument Peak, and the forested slopes below these peaks are significant focal points. To the west, Timber Ridge and Oregon Mountain dominate the view. To the south and east, the view shed includes Musser Ridge. The Community Plan proposes to support the continuation of past and current resource management activities, which recognize the importance of visual impacts within the basin. The Community Plan does not designate any scenic vistas in the Weaverville Area (Trinity County, 1990).

Figure 2: Project site in spring/summer 2021



Figure 3: Project site in spring/summer 2021

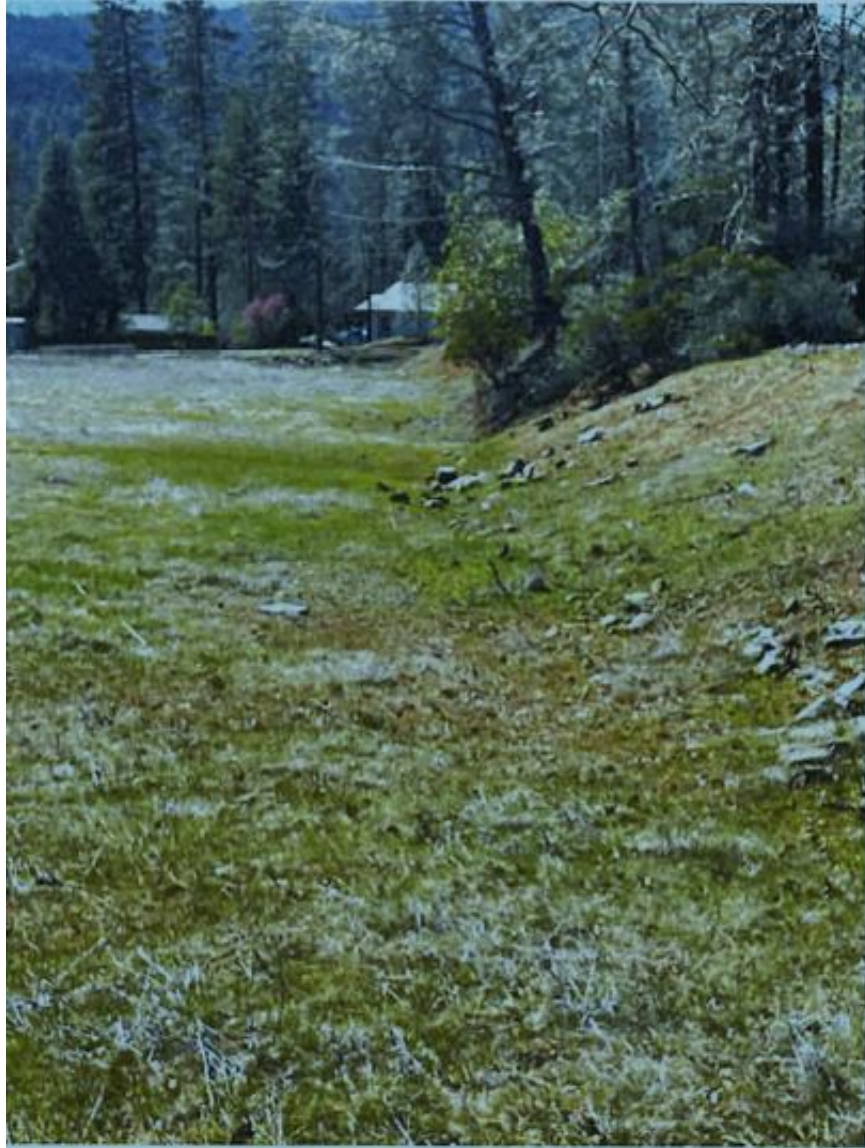


Figure 4: Project site in spring/summer 2021

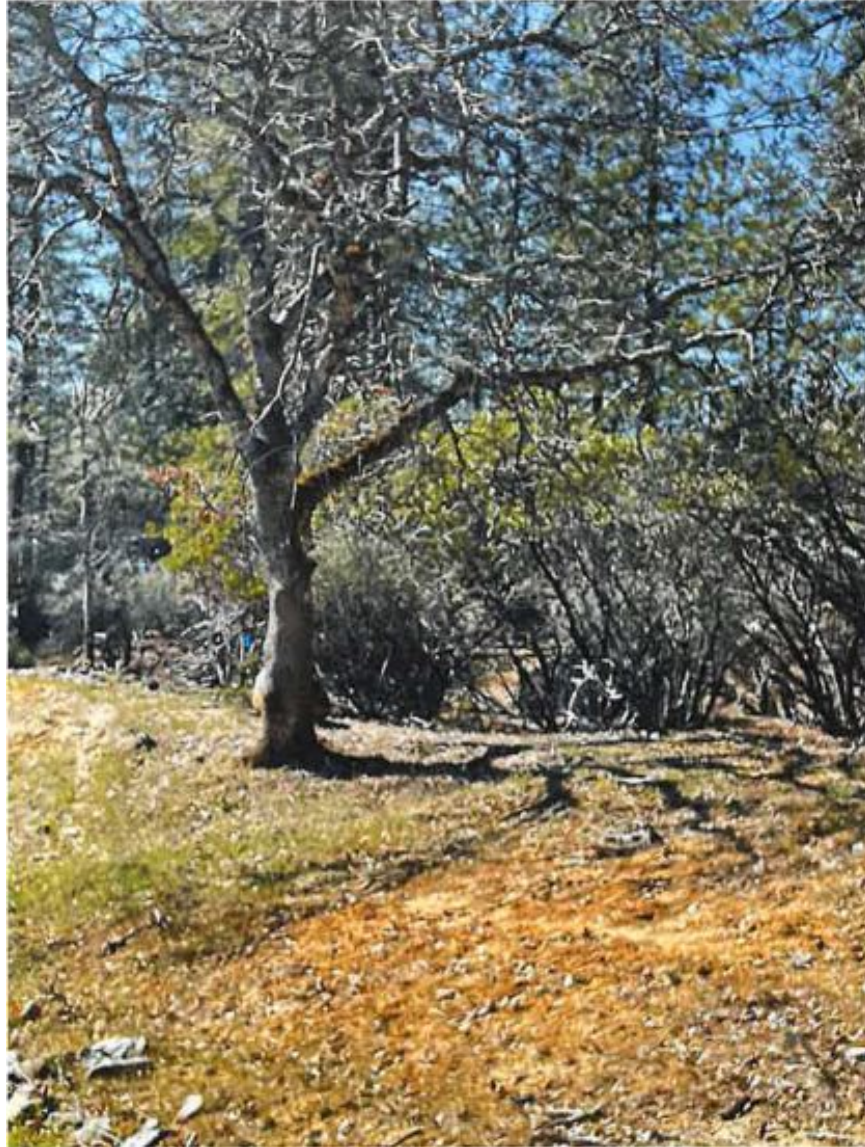
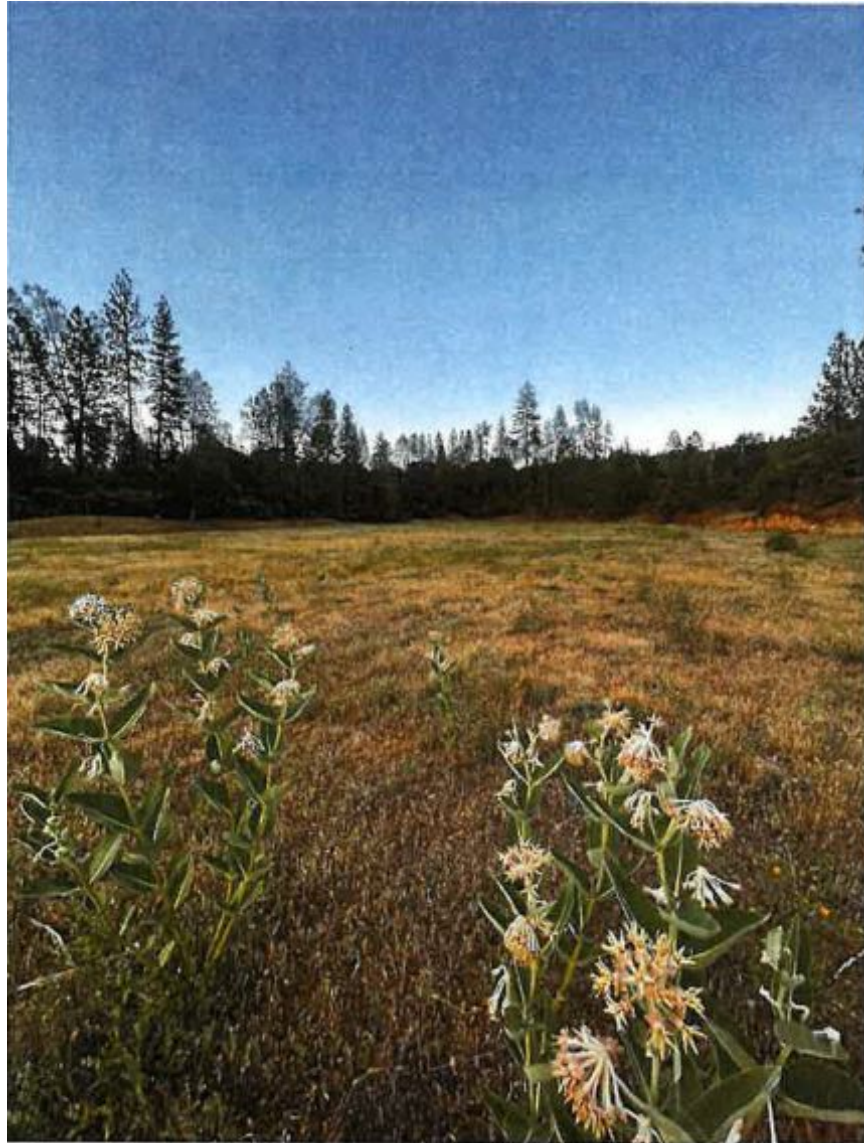




Figure 5: Project site in spring/summer 2021



**Thresholds of Significance:**

This impact considers to what degree the proposed project would have a substantial adverse effect on a scenic vista, substantially damage scenic resources, substantially degrade the existing visual character of the area, and create a new source of substantial light.

**Impact Analysis:**

Based on a field review by the Planning Department and other agency staff, information provided by the applicant, existing information available to the Planning Department, and observations made on the project site and in the vicinity, the following findings can be made:

**(a) No Impact:** Scenic vistas are defined as expansive views of highly-valued landscapes from publicly accessible viewpoints. Scenic vistas include views of natural features such as topography, watercourses, outcrops, and natural vegetation, as well as man-made scenic structures. As noted in the Environmental Setting above, there are no designated scenic vistas in the Weaverville area (Trinity County, 1990). Additionally, development of the proposed project would not block or preclude views of any area containing landforms with high aesthetic value. Therefore, the proposed project would result in no impact on this resource category.

**(b) Less-than-significant impact:**

California's Scenic Highway Program was created by State Legislature in 1963. According to Caltrans' California Scenic Highway Program, the project site is not located near a highway which has been listed as a State or Federal Scenic Highway; although, SR-299 is identified as an Eligible State Scenic Highway-Not Officially Designated (Caltrans, 2022a). The project will be partially visible from SR-299, but the project will not impact visual scenic resources, including, and not limited to: trees, rock outcroppings, and historic buildings within an officially designated State scenic highway. As such, the project is not anticipated to impact the eligibility of SR-299 for designation as a State scenic highway. Therefore, the proposed project would result in a less-than-significant impact to this resource.

**(c) Less-than-significant impact:**

The existing visual quality of the project site and surrounding area is characteristic of vacant land and residential areas. Existing public views of the project site from SR-299 and Ransom Road consist of native vegetation, tailings from historic gold mining operations, public utilities, paved and unpaved driveways, and surrounding businesses and residences. The project proposes to change the Zoning District for the property from Single Family Residential – Low Density (R1A) to Multiple Family District (R-3 District) and to develop a maximum of 90 residential units, consistent with surrounding land uses and public views along the SR-299 commercial corridor. Development of the site would include a monument sign along the project site frontage as well as landscaping throughout the project site. Due to the existing visual character of the surrounding land uses and public views, the proposed residential development would not substantially degrade the existing visual character or quality of public views and surroundings. Therefore, the proposed project would result in a less-than-significant impact to this resource.

**(d) Less-than-significant impact:**

Light pollution occurs when nighttime views of the stars and sky are diminished by an over-abundance of light coming from the ground. Light pollution is a potential impact from the operation of any light source at night. Downward light shielding, lighting design, and landscaping are commonly used to reduce light pollution generated from lighting by blocking the conveyance of light upwards. The result is that the lights are not visible from above; therefore, ambient lighting of the nighttime sky is minimized. In addition, light reflecting off surfaces during daylight hours has the potential to create a source of glare in the vicinity of the proposed project.

As noted in the Environmental Setting, there is currently no lighting on the project site. The proposed project would include exterior lighting typical of multi-family residential uses, including but not limited to, exterior lighting on the buildings, parking lot lighting, security lighting, and pedestrian-scale lighting. The light generated by the proposed project would be typical of any multi-family residential project, which are not generally considered to produce substantial sources of lighting or glare. The Weaverville Community Plan explains that the County Code contains performance standards to minimize impacts of glare associated with industrial development (Trinity County, 1990). Trinity County Code Section 17.30.100.H contains the performance standard addressing glare, which states (Trinity County, 2022a):

*No direct or reflected glare, whether produced by flood light, high temperature processes such as combustion or welding, or other processes, so as to be visible from any boundary line of property on which the same is produced shall be permitted. Sky-reflected glare from buildings or portions thereof shall be so controlled by such reasonable means as are practical to the end that the said sky-reflected glare will not inconvenience or annoy persons or interfere with the use and enjoyment of property in and about the area where it occurs.*

Although intended for industrial development, the above performance standard is applicable to all zoning districts in the County, including residential districts. Residential developments typically include limited lighting that is placed at lower heights, shielded, and the minimum lumens necessary for illuminating the immediate area. However, if lighting spillover were to occur on adjacent properties from the proposed development, modifications would be required to achieve compliance with the performance standard in County Code Section 17.30.100.H.

Therefore, the project as proposed and in compliance with the County Code, would result in a less-than-significant impact on this resource category.

**Mitigation Measures:**

Based on the above evaluation, no mitigation measures are required for the project to result in a less-than-significant impact.

**Findings:**

In the course of the above evaluation, impacts associated with this resource category were found to not be significant because of the inability of a project of this scope to create such impacts or the absence of project characteristics producing effects of this type.

<p><b>II. Agriculture and Forestry Resources</b></p> <p>In determining whether impacts to agricultural resources are significant environmental effects; lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:</p>	Potentially Significant Impact	Less-than-significant impact with Mitigation Incorporated	Less-than-significant impact	No Impact
<p><b>a)</b> Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?</p>				X
<p><b>b)</b> Conflict with existing zoning for agricultural use, or a Williamson Act contract?</p>				X
<p><b>c)</b> Conflict with existing zoning for, or cause rezoning of, forest lands (as defined in Public Resources Code section 12220g), timberland (as defined by PRC section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104g)?</p>				X
<p><b>d)</b> Result in the loss of forest land or conversion of forest land to non-forest use?</p>				X
<p><b>e)</b> Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?</p>				X
<p><b>Environmental Setting:</b>            The subject property is located in the town of Weaverville. Weaverville is a rural community surrounded by forested mountains, vast public land, and limited agricultural cropland. The project site is located within 750 feet of the SR-299 commercial corridor. The section of SR-299 near the project</p>				

site consists of commercial and residential uses. The project parcel's existing General Plan land use designation is Single Family Residential – Low Density (SF-L). Its existing Zoning designation is Single Family Residential – Low Density (R1A). The 4.98-acre project site is currently undeveloped and was cleared of vegetation and graded prior to receipt of the application for the General Plan/Zoning Map Amendment. Remaining vegetation on the project site primarily consists of grasses with trees and shrubs along the northern, eastern, and southern boundaries. Existing development on the project site is limited to a private gravel access road that serves the project site and a 2.2-acre parcel to the north (APN 025-510-41).

Prime Farmland within Trinity County has not yet been mapped by the California Department of Conservation's Important Farmland Series Mapping and Monitoring Program (DOC, 2022a). According to the Natural Resources Conservation Service (NRCS) Web Soil Survey, the entire project site contains Urban Land – Xerals Complex, 5 to 30 percent slopes (Not Prime Farmland; NRCS, 2022). The character and condition of the project site is not suitable for agricultural or timber production. The site is not subject to a Williamson Act or Timberland Production contract.

**Thresholds of Significance:**

This impact considers to what degree the proposed project would: change the availability or use of agricultural or forest land designated under one or more of the programs above; cause or promote changes in land zoned for those uses, particularly lands zoned as Agriculture Exclusive under Williamson Act contracts or zoned for Timber Production.

**Analysis:**

Based on a field review by the Planning Department and other agency staff, information provided by the applicant, existing information available to the Planning Department, and observations made on the project site and in the vicinity, the following findings can be made:

**(a) No impact:**

Prime Farmland within Trinity County has not yet been mapped by the California Department of Conservation's Important Farmland Series Mapping and Monitoring Program (DOC, 2022a). In addition, according to NRCS, soils contained within the project site are not considered Prime Farmland (NRCS, 2022). As such, the project will not convert Prime Farmland, Unique Farmland, or Statewide Importance (Farmland), to non-agricultural uses. Therefore, the proposed project would result in no impact on this resource category.

**(b) No impact:**

The project site is not under a current Williamson Act contract and is not zoned for agricultural use. The project parcel's existing General Plan land use designation is Single Family Residential – Low Density (SF-L) and its existing Zoning designation is Single Family Residential – Low Density (R1A). The proposed project would amend the land use designation and zoning from single family residential to multi-family residential and develop a maximum of 90 residential units in an existing residential area of the community of Weaverville. As such, the proposed project would not create land use compatibility conflicts with an existing agricultural zone or property subject to a Williamson Act Contract. Therefore, the proposed project would result in no impact on this resource category.

**(c) No impact:**

The project site is not zoned forest land or timberland and is not under a current Timberland Production contract. The project parcel's existing General Plan land use designation is Single Family Residential – Low Density (SF-L) and its existing Zoning designation is Single Family Residential – Low Density (R1A). The parcels immediately surrounding the project are designated by the County's General Plan as Single Family Residential and Multiple Family Residential and are zoned to allow low, medium, and high

residential densities. As such, the proposed project would not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production. Therefore, the proposed project would result in no impact on this resource category.

**(d) No impact:**

The project site is currently undeveloped and was cleared of vegetation and graded prior to receipt of the application for the General Plan/Zoning Map Amendment. Remaining vegetation on the project site primarily consists of grasses with trees and shrubs along the northern, eastern, and southern boundaries. The condition of the site and immediate surroundings (vacant land and residential development) is not typical of forest land and is not suitable for timber production. As such, the development of the project would not result in the loss of forest land or conversion of forest land to non-forest use. Therefore, the proposed project would result in no impact on this resource category.

**(e) No impact:**

As noted in the Setting, the project site is located within 750 feet of the SR-299 commercial corridor in the community of Weaverville and is not located immediately adjacent to lands that are in agricultural or timber production. The project proposes to update the land use designation and zoning from single family residential to multi-family residential and develop a maximum of 90 residential units in an existing residential area that has been planned to allow residential development in both the Trinity County Housing Element (Trinity County, 2020) and the Weaverville Community Plan (Trinity County, 1990). Developing the property for uses consistent with the Housing Element and Community Plan would not be expected to result in the conversion of Farmland to non-agricultural use or forest land to a non-forest use. Therefore, the proposed project would result in no impact on this resource category.

**Mitigation Measure:**

Based on the above evaluation, no mitigation measures are required for the project to result in a less-than-significant impact.

**Findings:**

In the course of the above evaluation, impacts associated with this resource category were found to not be significant because of the inability of a project of this scope to create such impacts or the absence of project characteristics producing effects of this type.

<b>III. Air Quality</b> Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:	Potentially Significant Impact	Less-than-significant impact with Mitigation Incorporated	Less-than-significant impact	No Impact
<b>a)</b> Conflict with or obstruct implementation of the applicable air quality plan?				X
<b>b)</b> Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?				X
<b>c)</b> Expose sensitive receptors to substantial pollutant concentrations?		X		
<b>d)</b> Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			X	
<p><b>Environmental Setting:</b></p> <p>The project is located in Trinity County, which is a part of the North Coast Air Basin (NCAB). The NCAB extends for 250 miles from Sonoma County in the south to the Oregon border. The climate of NCAB is influenced by two major topographic units: the Klamath Mountains and the Coast Range provinces. The climate is moderate with the predominant weather factor being moist air masses from the ocean. Average annual rainfall in the area is approximately 50 to 60 inches with the majority falling between October and April. Predominant wind direction is typically from the northwest during summer months and from the southwest during winter storm events.</p> <p>Project activities are subject to the authority of the North Coast Unified Air Quality Management District (NCUAQMD) and the California Air Resources Board (CARB). The NCUAQMD includes Del Norte, Humboldt, and Trinity Counties. The majority of the NCUAQMD is listed as "attainment" or "unclassified" for all the federal and state ambient air quality standards. The only exception is for 24-hour particulate (PM10) standards in Humboldt County (which is not a part of the project area). (NCUAQMD, 2022). Due to the large size of the NCUAQMD, it is well understood that particulate matter can travel from other areas into Trinity County (such as from Humboldt County) and affect air quality. In the NCUAQMD, particulate matter has been determined to be primarily from vehicles, with the largest source of fugitive emissions from vehicular traffic on unpaved roads.</p> <p>The project site is located 750 feet east of the SR-299 commercial corridor and surrounding land uses primarily consist of residential <b>development</b>. The 4.98-acre project site is currently undeveloped and was cleared of vegetation and graded prior to receipt of the application for the General Plan/Zoning Map Amendment. Remaining vegetation on the project site primarily consists of grasses with trees and shrubs along the northern, eastern, and southern boundaries. Existing development on the project site is limited to a private gravel access road that serves the project site and a 2.2-acre parcel to the north (APN 025-510-41).</p>				

Sensitive receptors (i.e., children, senior citizens, and acutely or chronically ill people) are more susceptible to the effect of air pollution than the general population. Land uses that are considered sensitive receptors typically include residences, schools, parks, childcare centers, hospitals, convalescent homes, and retirement homes. The nearest known sensitive receptors to the proposed project are several adjacent residences (>50 ft. from the project site). Additional sensitive receptors in the community of Weaverville include, but are not limited to, Mountain Chapel Church (775 ft.), Lowden Park (5,000 ft.), Weaverville Elementary School (5,600 ft.), Trinity Hospital (8,030 ft.), and Trinity High School (8,850 ft.).

Criteria air pollutants are regulated by the NCUAQMD, CARB, and the Environmental Protection Agency (EPA). Exposure to criteria air pollutants can cause a myriad of adverse health effects in humans. Human health effects of criteria air pollutants are summarized below in Table 2.

**Table 2**  
**Criteria Air Pollutants Summary of Common Sources and Effects**

Pollutant	Major Sources	Human Health Effects
Carbon Monoxide (CO)	An odorless, colorless gas formed when carbon in fuel is not burned completely; a component of motor vehicle exhaust (CAPCOA, 2011).	Reduces the ability of blood to deliver oxygen to vital tissues, affecting the cardiovascular and nervous system. Impairs vision, causes dizziness, and can lead to unconsciousness or death (CAPCOA, 2011).
Nitrogen Dioxide (NO <sub>2</sub> )	A reddish-brown gas formed during fuel combustion for motor vehicles and industrial sources. Sources include motor vehicles, electric utilities, and other sources that burn fuel (CAPCOA, 2011).	A respiratory irritant; aggravates lung and heart problems. A precursor to ozone. Contributes to global warming and nutrient overloading which deteriorates water quality. Causes brown discoloration of the atmosphere (CAPCOA, 2011).
Ozone (O <sub>3</sub> )	A colorless or bluish gas (smog) formed by a chemical reaction between reactive organic gases (ROGs) and nitrous oxides (NO <sub>x</sub> ) in the presence of sunlight. Common sources of these precursor pollutants include motor vehicle exhaust, industrial emissions, gasoline storage and transport, solvents, paints, and landfills (CAPCOA, 2011).	Irritates and causes inflammation of the mucous membranes and lung airways; causes wheezing, coughing, and pain when inhaling deeply; decreases lung capacity; aggravates lung and heart problems. Damages plants; reduces crop yield (CAPCOA, 2011).
Particulate Matter (PM <sub>10</sub> & PM <sub>2.5</sub> )	Produced by power plants, chemical plants, unpaved roads and parking lots, wood-burning stoves and fireplaces, automobiles, and others (CAPCOA, 2011).	Increased respiratory symptoms, such as irritation of the airways, coughing, or difficulty breathing; asthma; chronic bronchitis; irregular heartbeat; non-fatal heart attacks; and premature death in people with heart or lung disease. Impairs visibility (CAPCOA, 2011).



Sulfur Dioxide (SO <sub>2</sub> )	A colorless gas formed when fuel containing sulfur is burned and when gasoline is extracted from oil. Examples are petroleum refineries, cement manufacturing, metal processing facilities, locomotives, and ships (CAPCOA, 2011).	Respiratory irritant. Aggravates lung and heart problems. In the presence of moisture and oxygen, sulfur dioxide converts to sulfuric acid which can damage marble, iron and steel. Damages crops and natural vegetation. Impairs visibility. Precursor to acid rain (CAPCOA, 2011).
Hydrogen Sulfide (H <sub>2</sub> S)	A colorless gas with the odor of rotten eggs. The most common sources of H <sub>2</sub> S emissions are oil and natural gas extraction and processing, and natural emissions from geothermal fields. It is also formed during bacterial decomposition of human and animal wastes and is present in emissions from sewage treatment facilities and landfills. Industrial sources include petrochemical plants, coke oven plants, and kraft paper mills (CARB, 2020a).	Can induce tearing of the eyes and symptoms related to overstimulation of the sense of smell, including headache, nausea, or vomiting. A few studies suggest that asthmatics may be at increased risk of exacerbation of their asthma symptoms (CARB, 2020a).
Lead	Metallic element emitted from metal refineries, smelters, battery manufacturers, iron and steel producers, use of leaded fuels by racing and aircraft industries (CARB, 2020b).	Anemia, high blood pressure, brain and kidney damage, neurological disorders, cancer, lowered IQ. Affects animals, plants, and aquatic ecosystems (CARB, 2020b).
Sulfate	A sub-fraction of ambient particulate matter. Emissions of sulfur-containing compounds occur primarily from the combustion of petroleum-derived fuels (e.g., gasoline and diesel fuel) that contain sulfur. A small amount of sulfate is directly emitted from combustion of sulfur-containing fuels, but most ambient sulfate is formed in the atmosphere (CARB, 2020c).	Much like health effects of PM <sub>2.5</sub> , sulfate can cause reduced lung function, aggravated asthmatic symptoms, and increased risk of emergency department visits, hospitalizations, and death in people who have chronic heart or lung diseases (CARB, 2020c).
Vinyl Chloride	A colorless gas with a mild, sweet odor. Most vinyl chloride is used in the process of making polyvinyl chloride (PVC) plastic and vinyl products, thus may be emitted from industrial processes. Vinyl chloride has been detected near landfills, sewage treatment plants, and hazardous waste sites, due to microbial breakdown of chlorinated solvents (CARB, 2020d).	Short-term exposure to high levels (10 ppm or above) of vinyl chloride in air causes central nervous system effects, such as dizziness, drowsiness, and headaches. The primary non-cancer health effect of long-term exposure to vinyl chloride through inhalation or oral exposure is liver damage. Inhalation exposure to vinyl chloride has been shown to increase the risk of angiosarcoma, a rare form of liver cancer in humans (CARB, 2020d).

<p>Visibility        Reducing        Particles</p>	<p>These particles vary greatly in shape, size, and chemical composition, and come from a variety of natural and manmade sources. Some haze-causing particles are directly emitted to the air such as windblown dust and soot. Others are formed in the air from the chemical transformation of gaseous pollutants (e.g., sulfates, nitrates, organic carbon particles) which are the major constituents of fine PM. These fine particles, caused largely by combustion of fuel, can travel hundreds of miles causing visibility impairment (CARB, 2020e).</p>	<p>Haze not only impacts visibility, but some haze-causing pollutants have been linked to serious health problems and environmental damage as well. Exposure to particles up to 2.5 (PM<sub>2.5</sub>) and 10 microns (PM<sub>10</sub>) in diameter in the ambient air can contribute to a broad range of adverse health effects, including premature death, hospitalizations and emergency department visits for worsened heart and lung diseases (CARB, 2020e).</p>
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**Thresholds of Significance:**

This Initial Study considers to what degree the proposed project would: interfere with air quality objectives and/or plans established by the NCUAQMD, CARB, and EPA; produce pollutants that would result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard; produce pollutant concentrations near sensitive receptors that would cause locally significant air quality impacts; or release odors that would affect a substantial number of people.

The NCUAQMD has not adopted any CEQA significance thresholds for analyzing air quality impacts from land use projects. In the absence of adopted thresholds for use in the NCUAQMD, the District recommends the use of thresholds adopted by other air districts in the State. The Bay Area Air Quality Management District (BAAQMD) to the south has adopted CEQA significance thresholds and screening criteria for criteria air pollutants. The BAAQMD developed screening criteria to provide lead agencies and project applicants with a conservative indication of whether the land use project could result in potentially significant air quality impacts. If a project falls below the screening criteria, then the project would not result in the generation of criteria air pollutants and/or precursors that exceed the thresholds of significance, and the lead agency or applicant would not need to perform a detailed air quality assessment of their project's air pollutant emissions (BAAQMD, 2017).

**Impact Analysis:**

Based on a field review by the Planning Department and other agency staff, information provided by the applicant, existing information available to the Planning Department, and observations made on the project site and in the vicinity, the following findings can be made:

**(a) No impact:**

The NCUAQMD prepared a Draft Particulate Matter Attainment Plan in May 1995, which is only applicable to portions of the District which are nonattainment for PM<sub>10</sub> (e.g., Humboldt County; NCUAQMD, 1995). Since Trinity County is in attainment or unclassified for all federal and state ambient air quality standards, including the standards for particulate matter, the project is not subject to the NCUAQMD Attainment Plan (NCUAQMD, 2022). As such, the proposed project would not conflict or obstruct implementation of an applicable air quality plan. Therefore, the proposed project would result in no impact on this resource category.

**(b) No impact:**

As noted above, the proposed project is located in Trinity County, which is in attainment or unclassified for all federal and state ambient air quality standards, including the standards for particulate matter (NCAQMD, 2022). As such, the proposed project would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard. Therefore, the proposed project would result in no impact on this resource category.

**(c) Less-than-significant impact with mitigation incorporated:**

This discussion addresses whether the proposed project would expose sensitive receptors to substantial concentrations of criteria air pollutants or toxic air contaminants including asbestos, fugitive dust (PM<sub>10</sub> and PM<sub>2.5</sub>) from construction activity, and diesel particulate matter (DPM) from construction equipment and vehicle traffic.

High concentrations of criteria air pollutants and toxic air contaminants can result in adverse health effects to humans. Some population groups are considered more sensitive to air pollution than others; in particular, children, elderly, and acutely or chronically ill persons, especially those with cardio-respiratory diseases such as asthma and bronchitis. Land uses that generally house more sensitive people include residences, schools, parks, childcare centers, hospitals, convalescent homes, and retirement homes. The nearest known potential sensitive receptors to the proposed project are several adjacent residences (>50 ft. from the project site). Additional sensitive receptors in the community of Weaverville include, but are not limited to, Mountain Chapel Church (775 ft.), Lowden Park (5,000 ft.), Weaverville Elementary School (5,600 ft.), Trinity Hospital (8,030 ft.), and Trinity High School (8,850 ft.).

The NCAQMD has not adopted guidance for health risk assessments or health risk significance thresholds. However, on the NCAQMD's website, the District recommends the use of the California Air Pollution Control Officers Association (CAPCOA) guidance document entitled "Health Risk Assessment for Proposed Land Use Projects" to assist lead agencies with the requirements of CEQA when projects may involve exposure to toxic air contaminants. The document primarily focuses on addressing long-term public health risk impacts from and to proposed land use projects. The document does not provide guidance on how risk assessments for construction projects should be addressed in CEQA (CAPCOA, 2009).

Air quality issues occur when sources of air pollutants and sensitive receptors are located near one another. As discussed in the CAPCOA guidance document (2009, pg. 4), there are basically two types of land use projects that have the potential to cause long-term public health risk impacts:

- Land use projects with toxic emissions that impact receptors. Examples of these types of projects include combustion-related power plants, gasoline dispensing facilities, asphalt batch plants, warehouse distribution centers, and quarry operations.
- Land use projects that will place receptors in the vicinity of existing toxic sources. This would occur when residential, commercial, or institutional developments are proposed to be located in the vicinity of existing toxic emission sources such as stationary sources, high traffic roads, freeways, rail yards, and ports.

The following analysis evaluates whether the project would result in construction- or operational-related impacts to sensitive receptors.

## **Construction**

*Criteria Air Pollutants.* Construction of the proposed residential development will include site preparation, grading, building construction, paving, and architectural coating, all of which include activities and equipment which may result in the emission of criteria air pollutants. The BAAQMD has developed project screening criteria to provide lead agencies and project applicants with a conservative indication of whether a project could result in potentially significant impacts related to criteria air pollutant emissions. Projects below the applicable screening criteria would not exceed thresholds for criteria air pollutants established by the BAAQMD for land-use projects, other than permitted stationary sources. BAAQMD screening criteria include an “apartment, low-rise” category which is compared to the construction of the proposed project for the purpose of this analysis. For construction-related criteria air pollutants, the BAAQMD screening project size for an “apartment, low-rise” is 240 dwelling units (BAAQMD, 2017). Because the project proposes up to 90 dwelling units, which is significantly smaller in size than the BAAQMD screening project size for “apartment, low-rise” (240 dwelling units), construction of the proposed project is not expected to expose sensitive receptors to substantial concentrations of criteria air pollutants.

*Asbestos.* The U.S. Geological Survey (USGS, 2011) has published mapping identifying areas that are known to contain naturally occurring asbestos (NOA). The California Department of Conservation (DOC, 2000) has also published mapping of areas more likely to contain naturally occurring asbestos. These mapping sources indicate that there are several locations within Trinity County that are known to contain NOA. The project site is located near the SR-299 commercial corridor in the community of Weaverville and is not identified as an area that is known to contain or likely to contain NOA. The closest areas containing NOA are located over 1 mile from the project site (USGS, 2011 and DOC, 2000). As such, the project site is not known to contain NOA that could be released during construction activities such as site preparation, grading, and trenching.

*Diesel Particulate Matter.* The use of diesel-powered equipment during construction activity would generate DPM, which is a known carcinogen. The majority of heavy diesel equipment used during construction activity would occur during grading of the project site. As noted in the Environmental Setting, the project site was cleared of vegetation and graded prior to receipt of the application for the General Plan/Zoning Map Amendment. Since much of the site preparation and grading has already occurred for the project, this would substantially reduce the amount of DPM that would be generated by construction activity.

Exhaust fumes from construction equipment will be isolated to areas immediately surrounding the sources and will dissipate rapidly. Residents and other sensitive receptors located within the vicinity of the project site would be exposed to construction contaminants only for the duration of construction activity. These brief exposure periods would substantially limit exposure to hazardous emissions. In addition, any relevant vehicle or equipment use associated with construction of the project will be subject to CARB standards. The CARB In-Use-Off-Road Diesel Vehicle Regulation applies to certain off-road diesel engines, vehicles, or equipment greater than 25 horsepower. The regulations: 1) imposes limits on idling, requires a written idling policy, and requires a disclosure when selling vehicles; 2) requires all vehicles to be reported to CARB (using the Diesel Off-Road Online Reporting System, DOORS) and labeled; 3) restricts the adding of older vehicles into fleets starting on January 1, 2014; and 4) requires fleets to reduce their emissions by retiring, replacing, or repowering older engines, or installing Verified Diesel Emission Control Strategies, VDECS (i.e., exhaust retrofits). The requirements and compliance dates of the Off-Road regulation vary by fleet size, as defined by the regulation.

Due to the relatively short duration of construction activity requiring heavy diesel equipment (intermittently over approximately twenty-four months), the low density of sensitive receptors

adjacent to the project site, and in compliance with CARB regulations, construction of the proposed project would not be expected to expose sensitive receptors to substantial concentrations of DPM.

*Fugitive Dust:* Fugitive dust has the potential to be generated during construction from activities including site preparation, grading, and trenching. Fugitive dust generated from construction activity can result in nuisances and localized health impacts. The NCAUQMD Regulation 1 prohibits nuisance dust generation, such as that generated by construction activity. The following standard conditions for controlling dust emissions during construction will be required as Mitigation Measure AQ-1 to reduce impacts from fugitive dust generation.

- All active construction areas (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered a minimum of two times per day during the dry season.
- Hydroseed or apply non-toxic soil stabilizers to inactive construction areas.
- Dust-generating activities shall be limited during periods of high winds (over 15 mph).
- Suspend excavation and grading activity when winds exceed 25 mph.
- All haul trucks transporting soil, sand, or other loose material, likely to give rise to airborne dust, shall be covered.
- All vehicle speeds shall be limited to 15 miles per hour within the construction area.
- Promptly remove earth or other tracked-out material from paved streets onto which earth, or other material has been transported by trucking or earth-moving equipment.
- Conduct digging, backfilling, and paving of utility trenches in such a manner as to minimize the creation of airborne dust.
- Pave the backfilled trenches as soon as practicable after backfilling of the trenches.

With the incorporation of Mitigation Measure AQ-1, the limited duration of construction activities, and the distance of the project site from known sensitive receptors, the proposed project will not expose sensitive receptors to substantial concentrations of fugitive dust.

Therefore, the proposed project's construction activity would result in a less-than-significant impact with mitigation incorporated.

### **Operation**

A residential development is not a type of land use that would generally be considered to emit toxic emissions that would expose sensitive receptors to substantial pollutant concentrations. As previously noted, these types of land uses typically include combustion-related power plants, gasoline dispensing facilities, asphalt batch plants, warehouse distribution centers, and quarry operations. However, the proposed project does have the potential to result in the emissions of criteria air pollutants, which would be primarily from vehicle traffic. In addition, as a residential development, the project itself is a sensitive receptor.

*Criteria Air Pollutants.* As noted above, the BAAQMD has developed project screening criteria to provide lead agencies and project applicants with a conservative indication of whether a project could result in potentially significant impacts related to criteria air pollutant emissions. Projects below the applicable screening criteria would not exceed thresholds for criteria air pollutants established by the BAAQMD for land-use projects, other than permitted stationary sources. BAAQMD screening criteria include an "apartment, low-rise" category which is compared to the operation of the proposed project for the purpose of this analysis. For operational-related criteria air pollutants, the BAAQMD screening

project size for “apartment, low-rise” is 451 dwelling units (BAAQMD, 2017). Because the project proposes up to 90 dwelling units, which is significantly smaller in size than the BAAQMD screening project size for “apartment, low-rise” (451 dwelling units), the proposed project would not expose sensitive receptors to substantial concentrations of criteria air pollutants.

*Toxic Air Contaminants.* As noted above, as a residential development, the project itself is a sensitive receptor. There are no land uses within 1,000 feet of the project site that produce significant quantities of toxic air contaminants that would expose customers, employees, etc. to substantial pollutant concentrations (i.e., stationary sources, high traffic roads, freeways, rail yards, and ports). Vehicle traffic on SR-299 is relatively low compared to the thresholds recommended by CAPCOA (2009) for siting of new sensitive land uses (e.g., rural roads with a traffic volume of 50,000 vehicles per day). The most recent data indicates that SR-299 carries an annual average daily traffic volume of 10,700 vehicles per day in the area of the project south of Washington Street (Caltrans, 2022b). Therefore, operation of the proposed project would not expose the future residents to substantial quantities of toxic air contaminants, and the project would result in a less-than-significant impact.

### **Conclusion**

Based on the project location, project design, implementation of Mitigation Measure AQ-1, and compliance with existing regulatory requirements, the proposed project will not expose sensitive receptors to substantial pollutant concentrations during either construction or operation.

#### **(d) Less-than-significant impact:**

The construction phase of the proposed project will include the paving of the parking lot surfaces and access routes, which will consist of the application of hot asphalt. Construction of the proposed residential development will also involve the use of a variety of gasoline- or diesel-powered equipment that emits exhaust fumes. Odors from hot asphalt and exhaust fumes may be considered objectionable; however, these odors would be isolated to areas immediately surrounding their sources and would dissipate rapidly. The nearest known potential sensitive receptors to the proposed project are several adjacent residences (>50 ft. from the project site). The next nearest known sensitive receptors include, but are not limited to, Mountain Chapel Church (775 ft.), Lowden Park (5,000 ft.), Weaverville Elementary School (5,600 ft.), Trinity Hospital (8,030 ft.), and Trinity High School (8,850 ft.).

Due to the relatively short duration of construction activity (intermittently over approximately twenty-four months), the low density of sensitive receptors adjacent to the project site, construction of the proposed project would not be expected to result in odors affecting a substantial number of people.

Operation of a residential development is not a type of land use that would generally be considered to result in significant emissions, such as those leading to odors, that would affect a substantial number of people. In addition, the project site is not located near land uses that generate substantial odors such as such as a wastewater treatment plant, landfill, feedlot, asphalt batch plant, fish processing plant, or rendering plant. As such, the future residents would not be exposed to substantial odors.

Therefore, the proposed project would result in a less-than-significant impact on this resource category.

#### **Mitigation Measures:**

Based on the above evaluation, in order for the proposed project to result in a less-than-significant impact, the following mitigation measure shall be implemented during construction.

**AQ-1)** The following standard conditions for controlling dust emissions during construction will be required as to reduce impacts from fugitive dust generation:

- All active construction areas (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered a minimum of two times per day during the dry season.
- Hydroseed or apply non-toxic soil stabilizers to inactive construction areas.
- Dust-generating activities shall be limited during periods of high winds (over 15 mph).
- Suspend excavation and grading activity when winds exceed 25 mph.
- All haul trucks transporting soil, sand, or other loose material, likely to give rise to airborne dust, shall be covered.
- All vehicle speeds shall be limited to 15 miles per hour within the construction area.
- Promptly remove earth or other tracked-out material from paved streets onto which earth, or other material has been transported by trucking or earth-moving equipment.
- Conduct digging, backfilling, and paving of utility trenches in such a manner as to minimize the creation of airborne dust.
- Pave the backfilled trenches as soon as practicable after backfilling of the trenches.

**Findings:**

In the course of the above evaluation, impacts associated with this resource category were found to not be significant because of the inability of a project of this scope to create such impacts or the absence of project characteristics producing effects of this type.

<b>IV. Biological Resources</b>  Would the Project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less-than-significant impact	No Impact
<b>a)</b> Have a substantial adverse effect, either directly or through habitat modification, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the CDFW or U.S. Fish and Wildlife Service (USFWS)?		X		
<b>b)</b> Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the CDFW or USFWS?				X
<b>c)</b> Have a substantial adverse effect on federally protected wetlands (including but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
<b>d)</b> Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?		X		
<b>e)</b> Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
<b>f)</b> Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X
<p><b>Environmental Setting:</b>            Down River Solutions prepared a Biological Assessment, including habitat evaluation and special-status species surveys in April, May, and July 2021. The results of the evaluation and surveys are attached to this Initial Study (Appendix A). In addition to analyzing potential effects of the project to biological resources, Appendix A provides a description of habitat at the project site, results of the California Natural Diversity Database (CNDDB) query, and potential project effects on special-status species, riparian habitat, and wetlands. As outlined by the Biological Assessment, the project site and immediate surroundings do not contain any onsite streams, lakes, ponds, wetlands, vernal pools, wet meadows, or perennially wet areas. Land uses in the vicinity of the project parcel are primarily residential and commercial developments. There are no managed reserves or wildlife areas in the vicinity.</p> <p>The property is located in the town of Weaverville, at the base of the foothills between Browns Mountain and Musser Hill. This site is entirely upland habitat without any surface water onsite.</p>				



Historically, the project area had a west aspect; however, it was hydraulically mined in the past and more recently cleared and graded (2016-2017). The parcel consists of a 3.25 acre flat, surrounded to the east and south by the remnant natural hillside. To the north there are tailing piles. To the west the parcel is bordered by a driveway and residences. The constructed flat has a slope of 0-5%. Based on Trinity County hydrography spatial data, the closest stream is an unnamed Class III tributary to Lance Gulch Creek, located an estimated 200 feet south of the southern parcel boundary (Appendix A).

Geologically, the property is located on the Weaverville Formation. The soil parent material is composed of nonmarine sandstone, shale, and conglomerate from the Oligocene to Miocene epochs. The surrounding area is one of complex geographic diversity with many occurrences of lithologic discontinuity. The property is bounded by two faults, one approximately located 4 miles to the west and another major thrust fault located approximately 5 miles to the north. These faults are not active (DOC, 2022b).

The dominant soil unit at the project site is Urban Land-Xerals Complex. This soil is typically a very gravelly clay loam. These soils are classified as well-drained and are in Hydrologic Group C. They are not prime farmland soils. This soil type has not been assigned a whole soil k-factor value. The soil is mixed and compacted. There is little to no soil profile development underneath the flat (NRCS, 2022).

Approximately 65 % of the parcel is dominated by European annual grasses and forbs, with a dominant *Bromus tectorum* – (Elymus) *Taeniantherum caput-medusae* (cheat grass-Medusa-head grass) vegetation alliance (Cal-IPC High) in the graded area. This property receives an annual average of 51.22 inches of precipitation, with most of it falling in the winter and spring months. The natural hillside to the east and south is dominated by the *Pinus ponderosa* – *Pseudotsuga menziesii* (ponderosa pine-Douglas fir) forest and woodland alliance (Appendix A).

Like much of California, the Weaverville community experiences a Mediterranean climate. Warm, dry summers are followed by cool, moist winters. Summer temperatures often reach above 90 degrees Fahrenheit, and the humidity is generally low. Winter temperatures are often below 40 degrees Fahrenheit during the day and dip down into the single digits at night. On average, the site receives approximately 30-40 inches of precipitation in the form of rainfall yearly, most of which occurs between October and April (Appendix A).

The Weaverville Community Plan recommends the protection of “Deer Winter Range” for the Weaverville herd of black-tailed deer (*Odocoileus hemionus columbianus*; Trinity County, 1990). Critical Deer Winter Range is generally considered to be areas below 3,500 feet in elevation that deer are dependent upon during severe winter weather. The Community Plan notes that critical deer winter range habitat is disrupted by residential development even in relatively low densities and contributes to the reduction of winter range for migrating deer. Measures that help protect deer winter range include clustering of homesites, 40-acre minimum parcel sizes for corridor area, habitat improvements and extensive setbacks from creeks, wildlife corridors, and critical habitat areas. The project site is located within the elevation range suitable for deer refugia during severe winter weather and is located within the boundary of the “Deer Winter Range”.

The Oak Woodlands Conservation: Environmental Quality Senate Bill (PRC 21083.4) was passed in 2004. The goal of the regulation is no net loss of oak woodland. An oak is defined as any *Quercus* species that is 5 inches diameter at breast height (DBH) or larger. The 5 inches or greater oaks must comprise 10% or more of the vegetation assemblage to qualify as oak woodland. As a result of this

regulation, the County acting as a CEQA lead agency must determine whether a project will result in a significant impact, or loss of oak woodlands. This law requires that significant impacts be mitigated to maintain the natural oak woodland extent and habitat function (Appendix A).

**Thresholds of Significance:**

This Initial Study considers whether the planned project would result in a significant adverse direct or indirect effects to: individuals of any plant or animal species (including fish) listed as rare, threatened, or endangered by the federal or state government, or effects on the habitat of such species; more than an incidental and minor area of riparian habitat or other sensitive habitat (including wetlands) types identified under federal, state, or local policies; more than an incidental and minor area or wetland identified under federal, or state criteria; key habitat areas that provide for continuity of movement for resident or migratory fish or wildlife; other biological resources identified in planning policies adopted by Trinity County.

A significant impact is defined as a project that has the potential to result in a “taking” of a species listed, or proposed for listing, or a candidate for listing under the state and/or federal Endangered Species Act, or protected by the Migratory Bird Treaty Act, or otherwise considered to have a special status in local plans, or to substantially modify the habitat for such species.

**Examples of areas where impacts are presumed to be significant include:**

- Direct removal of riparian vegetation.
- Disruption of riparian wildlife habitat, particularly animal dispersal corridors and/or understory vegetation.
- Intrusion within the upland edge of the riparian canopy (generally within 50 feet in urbanized areas and within 100 feet in rural areas and along major rivers), leading to potential disruption or animal migration, breeding, etc. through increased noise, light and glare, and human and domestic animal intrusion.
- Disruption of a substantial amount of adjacent upland vegetation where such vegetation plays a critical role in supporting riparian dependent wildlife species (i.e., amphibians), or where such vegetation aids in stabilizing steep slopes adjacent to the riparian corridor, which reduces erosion and sedimentation potential.
- Construction activity that disrupts critical time periods (nesting, breeding) for fish and other wildlife species.
- Removal or severe disturbance to native grassland, one-quarter-acre or greater, would be considered significant. Removal or severe disturbance to a patch or patches of native grassland less than one-quarter-acre, which are not clearly isolated and are a part of a significant native grassland or an integral component of a larger ecosystem, would also be considered significant.
- Result in a net loss of important wetland area or wetland habitat value, either through direct or indirect impacts to wetland vegetation, degradation of water quality, or threaten the continuity of wetland-dependent animal or plant species.
- Substantially interrupt wildlife access, use, and dispersal in wetland areas and between contiguous habitats through riparian areas.
- Diminish hydrological conditions, such as the quantity and quality of run-off, of wetland systems.
- Reduce or eliminate species diversity or abundance.
- Reduce or eliminate quantity or quality of nesting areas.
- Limit reproductive capacity through losses of individuals or habitat.
- Fragment, eliminate, or otherwise disrupt foraging areas and/or access to food sources.

- Limit or fragment range and movement (geographic distribution or animals and/or seed dispersal routes).
- Interfere with natural processes, such as fire or flooding, upon which the habitat depends.

**Examples of areas where impacts are presumed to be insignificant include:**

- Individuals or stands of non-native trees if not used by important animal species, such as raptors or other nesting migratory birds.
- Areas of historical disturbance, such as intensive agriculture or mining.
- Small pockets of habitats already significantly fragmented or isolated, and degraded or disturbed.
- Areas of primarily ruderal vegetation resulting from pre-existing man-made disturbance.

**Impact Analysis:**

Based on a field review by the Planning Department and other agency staff, information provided by the applicant, existing information available to the Planning Department, and observations made on the project site and in the vicinity, the following findings can be made:

**(a) Less than significant with mitigation incorporated:**

Substantial suitable habitat for special-status plant species is not located within portions of the project area that will be disturbed by construction. No special-status species were detected during the focused botanical survey (Appendix A); therefore, the proposed project is not expected to result in any impacts to special-status plants.

However, according to the Biological Assessment, the developed flat hosts a ruderal plant community with numerous high priority (for treatment) noxious weeds. Proliferation of untreated noxious weeds causes wildlife habitat degradation and has been found to cause enormous economic losses. The potential for the project to result in proliferation of noxious weeds would be a significant impact (Appendix A). To prevent loss of potential habitat to federal candidate Endangered Species Act (ESA) endangered or threatened species, Mitigation Measures BIO-1 and BIO-2 are incorporated to reduce the impact to less than significant through the cleaning and inspection of heavy equipment and implementation of an integrated pest management plan.

Monarch butterfly (*Danatus plexippus plexippus*) is a migratory butterfly in the *Nymphalidae* family. It is listed as G4 T2T3 S2S3, federal candidate ESA endangered or threatened. Larvae of this species feed exclusively on 27 different milkweed species from the genus *Asclepias*, in the subfamily *Asclepiadoideae*. Milkweed grows in rangelands, agricultural and roadside areas, riparian, wetland, desert, prairie, meadow, open forests, and woodland habitats. To be used for breeding, stands of milkweed need to be large enough for migrating monarchs to see from the sky. Mature monarchs forage on a wide variety of plant species for nectar and primarily follow river corridors when migrating. Foraging and nursery habitat were observed throughout the study area and monarch butterflies are assumed to be present on the project site. Loss of monarch nursery sites would contribute to cumulative impacts and subsequent decline of this species, which would be a significant impact. Mitigation Measure BIO-3 is incorporated to reduce the impact to less than significant through planting milkweed hedgerows in the green spaces around the developed areas (Appendix A).

Many different bird species rely on shrubs and trees in open meadow habitat. The project involves removal of vegetation prior to development. Clearing of vegetation could cause nesting birds to abandon their young, which would be considered a significant impact. In addition, the site could provide foraging habitat for golden eagles which are Fully Protected under the ESA. Mitigation

Measures BIO-4 and BIO-5 are incorporated to reduce the impacts to less than significant by conducting preconstruction nesting bird surveys and by using preventative and non-chemical strategies to control rodents (Appendix A).

The conservation status for pallid bat (*Antrozous pallidus ssp. pacificus*) is G4 S3 SSC. Pallid bats roost in many different features including rocky outcrops, caves, basal hollows in trees, exfoliating bark, bridges, buildings, snags, and mines. In Northern California, they have been found to use ponderosa pine (*Pinus ponderosa*), oak (*Quercus spp.*), redwood (*Sequoia sempervirens*), and giant sequoia (*Sequoiadendron giganteum*)-dominated vegetation assemblages. Habitat site selection requires the presence of day and night roost features. Foraging occurs over open habitat such as meadows and rock outcrops. The forested areas adjacent to this site are dominated by ponderosa pine with several Oregon white oak trees mixed in. Based on the presence of roosting and foraging habitat elements at this site, the presence of the pallid bat is assumed. If removal or disturbance of trees identified to have roost structures will occur during the bat maternity season, when young are non-volant (March 1 – August 31), or during the bat hibernation season (November 1 – March 1), when bats have limited ability to safely relocate roosts, it could cause a significant impact to bats through direct mortality during the roost removal. Impacts to roosts are usually accompanied by high mortality rates of bats, which is a significant impact because a single colony could consist of the entire local population of a species. The availability of suitable roosting habitat is considered a limiting factor in almost all bat species. Roost site suitability is often based on a narrow range of suitable temperatures, relative humidity, physical dimensions, etc., and many species exhibit high roost site fidelity. Depending on the impact, if any, to the roosting habitat, suitable mitigation shall be determined by a qualified biologist and could include providing replacement or alternate roost habitat. If necessary, humane evictions shall be conducted during seasonal periods of bat activity, which may vary by year, location, or species and must be conducted by or under the supervision of a qualified biologist with specific experience conducting exclusions. Humane exclusions could consist of a two-day tree removal process whereby the non-habitat trees and brush are removed along with certain tree limbs on the first day and the remainder of the tree on the second day. This two-step process changes the microhabitat of the area causing the bats to vacate the area under their own volition, therefore minimizing mortality and other impacts to bat species. Therefore, Mitigation Measure BIO-6 is incorporated to reduce the potential impact to pallid bats to less than significant by prohibiting construction activities on the project site between the hours of 10:00 p.m. to sunrise and by requiring preconstruction pallid bat roosting habitat surveys prior to any disturbance of trees with cavities, crevices, and/or exfoliated bark (Appendix A).

No other special-status animals or their suitable habitat is located within portions of the project area that will be disturbed by construction. No special-status animal species were detected during the focused survey (Appendix A); therefore, the proposed project is not expected to result in any potentially significant impacts to other special-status animals. With the implementation of Mitigation Measures BIO-1 through BIO-6, construction and operation of the proposed project will not have a substantial effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS). Therefore, the proposed project would result in a less-than-significant impact with mitigation incorporated.

**(b) No Impact:**

According to the Biological Assessment in Appendix A, there is no riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the CDFW or USFWS located within the project site or in an area potentially affected by the project. Based on this

information, the proposed project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the CDFW or USFWS. Therefore, the proposed project would result in no impact on this resource category.

**(c) No impact:**

According to the Biological Assessment in Appendix A, there are no jurisdictional wetlands located within the project site or in an area potentially affected by the project. In addition, the USFWS National Wetlands Inventory mapping tool shows there are no wetlands expected to occur within the project site (USFWS, 2022). Based on this information the proposed project will not have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means. Therefore, the proposed project would result in no impact on this resource category.

**(d) Less than significant with mitigation incorporated:**

Wildlife movement corridors are most often associated with water ways and the associated riparian vegetation that provides cover. As noted previously, there are no riparian corridors that exist on the project site.

Trinity County's Weaverville Community Plan recommends the protection of "Deer Winter Range" for the Weaverville herd of black-tailed deer. Critical Deer Winter Range is generally considered to be areas below 3,500 feet in elevation that deer are dependent upon during severe winter weather (Trinity County, 1990). The proposed project site is located within the elevation range suitable for deer refugia during severe winter weather and is located within the boundary of the mule deer critical winter range. The project area is nestled between residential properties near SR-299, in a highly fragmented urban landscape. Low-quality deer browse dominates the project area and it is not a suitable fawning area. This project will result in conversion of approximately 3.25 acres of vacant land into a multi-family residential development. While this area is designated as mule deer critical winter range, there are not any specific guidance or laws governing conversion of mule deer critical habitat in urban landscapes. Based on the existing conditions of the site and the absence of habitat, the proposed project would not cause a significant environmental impact through interference with the movement of black-tailed deer or conflict with the Community Plan (Appendix A).

According to the Biological Assessment, there are clumps of showy milkweed present throughout the project site that provide nursery habitat for the ESA candidate species monarch butterfly. Removal of the milkweed clusters and loss of monarch nursery sites during site development would contribute to cumulative impacts and subsequent decline of this species, which would be a significant impact. As discussed above in subsection (a), Mitigation Measure BIO-3 is incorporated to reduce the impact to less than significant through planting milkweed hedgerows in the green spaces around the developed areas (Appendix A).

Based on the existing conditions of the site and the absence of habitat, and by incorporating Mitigation Measure BIO-3, the proposed project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites. Therefore, the proposed project would result in a less-than-significant impact with mitigation incorporated.

**(e) No impact:**

According to the Biological Assessment (Appendix A), there are currently no ordinances or local policies in Trinity County protecting biological resources that are relevant to this project. Based on the

existing conditions of the site, the proposed project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Therefore, the proposed project would result in no impact on this resource category.

**(f) No impact:**

The Biological Assessment discusses the project's potential to conflict with the Oak Woodlands Conservation: Environmental Quality Senate Bill (PRC 21083.4). While there are oaks present within the remnant vegetation community at the project site, they are not the dominant or codominant species present. *Quercus* (oak) species comprise approximately 5% of the remnant tree layer. This site does not meet the criteria to have been considered an oak woodland prior to the most recent vegetation removal, which occurred between 2016 and 2017. This project does not contribute to a net loss of oak woodlands; therefore, it does not result in a significant impact to California oak woodlands (Appendix A).

No habitat conservation plans, or other similar plans have been adopted for the project site or project area. No Natural Communities were identified within the project area. The proposed project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community, Conservation Plan, or other approved local, regional, or State habitat conservation plan. Therefore, the proposed project would result in no impact on this resource category.

Based on the results of the Biological Assessment and by incorporating Mitigation Measures BIO-1 to BIO-6, the proposed project will have a less-than-significant impact on biological resources.

**Mitigation Measures:**

Based on the above evaluation, in order for the proposed project to result in a less-than-significant impact, the following mitigation measures shall be implemented during construction:

**BIO-1)** Prior to being brought to and leaving from the property, any heavy equipment used to develop the property shall first be thoroughly washed and inspected for weeds, in order to prevent introduction of new weed species.

**BIO-2)** An integrated pest management plan, which addresses the biological considerations of the California Invasive Plant Council (Cal-IPC) high- and moderate-rated weed species found in Appendix G of the Biological Assessment Report shall be developed for the site by a qualified biologist. The integrated pest management plan shall be used to direct noxious weed extirpation efforts. Following construction activities, monthly monitoring and rapid (species appropriate) treatments shall occur, in order to prevent further proliferation of noxious weeds.

**BIO-3)** Plant milkweed hedgerows in the green spaces around the developed areas, to reduce the foraging pressures on monarch populations and mitigate the loss of nursery sites as a result of site development. Showy milkweed (*Asclepias speciosa*) shall be planted as a monoculture using California native seed. The planting site shall be irrigated and weeded for three years after planting to ensure success. Herbicides and pesticides shall not be used on the milkweed planting sites. Additionally, native early- and late-blooming nectar plants shall be incorporated into the landscape to support early spring and fall migrations. Recommended monarch butterfly plant species can be found at <https://xerces.org/monarchs>.

**BIO-4)** If vegetation removal or other project-related improvements that could impact nesting birds are scheduled during the nesting season (typically February 1 to August 31), a focused survey for active bird nests shall be conducted by a designated biologist within seven days prior to the beginning

of project-related activities. A designated biologist survey is not needed for project activities occurring outside this time period. Surveys shall begin prior to sunrise and continue until vegetation and nests have been sufficiently observed. The survey shall take place in an appropriate buffer around the project site that accounts for the visual and auditory disturbance of the project activities, as determined by the Designated Biologist in consultation with the CDFW. The results of the survey shall be submitted to CDFW by email at [R1CEQARedding@wildlife.ca.gov](mailto:R1CEQARedding@wildlife.ca.gov) within three business days of survey completion.

Survey results shall include a description of the area surveyed, time and date of surveys, ambient conditions at the time of surveys, species observed, active nests observed, evidence of breeding behaviors (e.g., courtship, carrying nesting material or food, etc.), a description of any outstanding conditions that may have impacted survey results (e.g., weather conditions, excess noise, predators present, etc.), and recommended nest setbacks, if active nests are found.

If an active nest is found, the project proponent shall avoid disturbance and destruction of the nest by implementing avoidance measures such as delaying work until nesting is complete, establishing species-appropriate buffers (minimum starting buffers of 50 feet for passerines, 300 feet for raptors, 450 feet for California Endangered Species Act [CESA]/ESA listed species), and requiring nest monitoring during project activities. If the nest cannot be avoided, consult with CDFW regarding appropriate actions to comply with the Fish and Game Code section 3503. If a lapse in project-related work of seven days or longer occurs, another focused survey may be required. Consultation with CDFW will be required before project work can be reinitiated.

**BIO-5)** In order to prevent unintended harm to fully protected raptors, preventative and non-chemical strategies shall be used to control rodents rather than anticoagulant rodenticides. The rodent prevention strategy will focus on reducing the rodent carrying capacity of the site by removing food access and items/features that could provide habitat to rodents. In the event that an infestation is detected, traps or a non-anticoagulant rat poison such as EradiBait shall be used to extirpate the pests. The use of anticoagulant rodenticides shall be prohibited.

**BIO-6)** To protect pallid bats, construction activities on the project site shall be prohibited between the hours of 10:00 p.m. to sunrise. Additionally, if the project will impact trees with cavities, crevices, and/or exfoliated bark, a thorough survey of the large trees shall first be conducted by the qualified biologist or arborist familiar with these features to determine if tree features and habitat elements conducive to roosting are present. Trees with features potentially suitable for bat roosting shall be clearly marked prior to removal. If removal or disturbance of trees identified to have roost structures will occur during the bat maternity season, when young are non-volant (March 1 – August 31), or during the bat hibernation season (November 1 – March 1), when bats have limited ability to safely relocate roosts, it could cause a significant impact to bats through direct mortality during the roost removal. Impacts to roosts are usually accompanied by high mortality rates of bats, which is a significant impact because a single colony could consist of the entire local population of a species. The availability of suitable roosting habitat is considered a limiting factor in almost all bat species. Roost site suitability is often based on a narrow range of suitable temperatures, relative humidity, physical dimensions, etc., and many species exhibit high roost site fidelity. Depending on the impact, if any, to the roosting habitat, suitable mitigation shall be determined by a qualified biologist and could include providing replacement or alternate roost habitat. If necessary, humane evictions shall be conducted during seasonal periods of bat activity, which may vary by year, location, or species and must be conducted by or under the supervision of a qualified biologist with specific experience conducting exclusions. Humane exclusions could consist of a two-day tree removal process whereby the non-habitat trees and brush are removed along with certain tree limbs on the first day and the remainder

of the tree on the second day. This two-step process changes the microhabitat of the area causing the bats to vacate the area under their own volition, therefore minimizing mortality and other impacts to bat species.

**Findings:**

With the implementation of the mitigation measures identified, the proposed project will have a less-than-significant impact to this resource category.



<b>V. Cultural Resources</b>  Would the Project:	Potentially Significant Impact	Less-than-significant impact with Mitigation Incorporated	Less-than-significant impact	No Impact
<b>a)</b> Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?		X		
<b>b)</b> Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?		X		
<b>c)</b> Disturb any human remains, including those interred outside of dedicated cemeteries?		X		
<p><b>Archaeological and other resources can be damaged through uncontrolled public disclosure. Archeological site locations and culturally sensitive information is considered confidential and public access to such information is restricted by State and federal law; therefore, this information has been redacted for use in this Initial Study. Professionally qualified individuals, as determined by the California Office of Historic Preservation, may contact the lead agency in order to inquire about its availability.</b></p> <p><b>Information regarding the location, character, or ownership of a historic resource is exempt from the Freedom of Information Act pursuant to 16 U.S.C. 470w-3 (National Historic Preservation Act) and 16 U.S.C. § 470hh (Archaeological Resources Protection Act) and California State Government Code, Section 6254.10.</b></p> <p><b>Environmental Setting:</b>  Historically, the project area had a west aspect; however, it was hydraulically mined in the past and more recently cleared and graded (2016-2017). The parcel consists of a 3.25-acre flat, surrounded to the east and south by the remnant natural hillside. To the north there are tailing piles. To the west, the parcel is bordered by a driveway and residences. The constructed flat has a slope of 0-5%.</p> <p>The project location was subject to a cultural resources investigation by William Rich and Associates (WRA, 2021). The goal of the cultural resources investigation was to document the presence of historical resources or tribal cultural resources within the proposed project area, pursuant to Section 15064.5 of CEQA, and Public Resources Code (PRC) 21074. This was accomplished by completing a records search at the Northeast Information Center of the California Historical Resources Information System (NEIC; No. D21-109) for the project area and a surrounding 0.5-mile radius buffer. William Rich and Associates also corresponded with the Native American Heritage Commission and local Native American Tribes. William Rich visited the Trinity County Historical Society and Museum and spoke with several individuals with expertise in Weaverville area history. An intensive field survey of the entire project area was completed on April 13, 2021.</p> <p>The survey reports and resource records on file at the NEIC indicate that no cultural resources are known within the project area; however, within 0.5 miles, previous survey efforts have identified five historic period cultural resources. A review of the National Register of Historic Places (NRHP),</p>				

California Register of Historic Resources (CRHR), California Historic Landmarks, California Inventory of Historic Resources, Historic Properties Directory and Archaeological Determinations of eligibility yielded no findings for the project area or the surrounding search buffer.

During the cultural resources investigation conducted by William Rich and Associates (WRA, 2021), a group of small cobble tailings piles from historical placer gold mining were identified along the northern project boundary. These tailings are a result of hydraulic mining that occurred in the vicinity. The steep slope along the northeast corner and eastern sides of the parcel appears to be the headwall where the pressurized water cannons were aimed to wash the alluvial gravels into sluice boxes. It appears that much of the survey area was subject to this form of mining before being graded level, leaving remnants of tailings along the northern margin. This historical site likely extends to the north and outside of this project area. The tailings features were recorded on State Department of Parks and Recreation 523a forms during this investigation. Because the site was subsequently graded, destroying the types of features (ground sluice, drains, tailings, etc.) that were likely to have been present, WRA evaluated the site as not eligible for inclusion to the NRHP or CRHR. Although associated with significant events leading to the economic development of Weaverville, the lack of historical integrity of this placer mine precludes its ability to contribute significance to a larger district or collection of mining sites in the vicinity. This site would not qualify as an historical resource pursuant to CEQA and would not qualify as an historic property for the purposes of the National Historic Preservation Act (NHPA). The cultural resources investigation concluded that no significant historical resources for the purposes of CEQA (Section 15064.5(a)) were identified within the proposed project area; additionally, tribal cultural resources (PRC 21074) did not appear to be present (WRA, 2021).

Requests for Tribal consultation pursuant to AB 52 and SB 18 were initiated on 3/16/22 with the Nor-Rel-Muk Nation, the Wintu Educational and Cultural Council, the Round Valley Reservation/ Covelo Indian Tribe, and the Redding Rancheria. No comments were received from these Tribal entities in response to the requests for consultation.

**Thresholds of Significance:**

This IS considers to what degree the proposed project would cause physical changes in the significance of known or newly identified historical resources, unique archaeological sites that contain important information, tribal cultural resources, paleontological resources, or human burial locations.

The threshold of significance for this project to cause a substantial adverse change in the significance of a historical resource is defined by CEQA Guidelines section 15064.5(b).

The threshold of significance for this project to cause a substantial adverse change in the significance of an archaeological resource is identified in detail in Public Resource Code Section 21083.2.

The threshold of significance for projects that disturb any human remains is classified as disturbance of any (all or in part) human remains.

**Impact Analysis:**

Based on a field review by the Planning Department and other agency staff, information provided by the applicant, existing information available to the Planning Department, and observations made on the project site and in the vicinity, the following findings can be made:

**(a) Less than significant with mitigation incorporated:**

According to the Cultural Resources Investigation, the project site is not associated with any historically significant individuals or events (NRHP Criterion A or B; CRHR Criterion 1 or 2) and no evidence suggests it involves the work of a master, or the earliest or best examples of its kind (NHRP Criterion C; CRHR Criterion 3). In addition, the mine tailings had been previously impacted and were summarized as lacking historical integrity and do not appear to be eligible for inclusion on the NRHP or the CRHR. The Cultural Resources Investigation concluded that no significant historical resources for the purposes of CEQA (Section 15064.5(a)) were identified within the proposed project area; additionally, tribal cultural resources (PRC 21074) do not appear to be present (WRA, 2021). Although the discovery of historical resources during construction is not anticipated, the Investigation recommended the incorporation of inadvertent discovery protocols to ensure that potential impacts to inadvertently discovered resources are eliminated or reduced to less-than-significant levels (WRA, 2021). This recommendation is incorporated as Mitigation Measure CUL-1. With the incorporation of Mitigation Measure CUL-1, the proposed project would not cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5. Therefore, the proposed project would result in a less-than-significant impact with mitigation incorporated.

**(b) Less than significant with mitigation incorporated:**

Currently there are no recorded archaeological sites within the project vicinity. The project is located in a previously disturbed environment due to the recent grading activities and historic mining operations. The Cultural Resources Investigation concluded that no significant historical or archeological resources for the purposes of CEQA (Section 15064.5(a)) were identified within the proposed project area; additionally, tribal cultural resources (PRC 21074) do not appear to be present. Although the discovery of cultural resources during construction is not anticipated, the Investigation recommended the incorporation of inadvertent discovery protocols to ensure that potential impacts to inadvertently discovered cultural resources are eliminated or reduced to less-than-significant levels (WRA, 2021). This recommendation is incorporated as Mitigation Measure CUL-1. With the incorporation of Mitigation Measure CUL-1, the proposed project will not cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Section 15064.5. Therefore, the proposed project would result in a less-than-significant impact with mitigation incorporated.

**(c) Less than significant with mitigation incorporated:**

No formal cemeteries or other places of human internment are anticipated to exist on the project site due to its history of disturbance, including mining and grading. No evidence of any human remains, including those interred outside of formal cemeteries were observed during the pedestrian survey conducted by WRA in April 2021. However, there is a possibility that human remains and historic burial sites could exist in the area and may be uncovered during project development. As such, if human remains are discovered during project construction, work will stop at the discovery location, within 20 meters (66 feet), and any nearby area reasonably suspected to overlie human remains (Public Resources Code, Section 7050.5). The Trinity County Coroner will be contacted to determine if the cause of death must be investigated. If the Coroner determines that the remains are of Native American origin, it will be necessary to comply with state laws relating to the disposition of Native American burials, which fall within the jurisdiction of the Native American Heritage Commission (NAHC; Public Resources Code, Section 5097). The Coroner will contact the NAHC. The descendants, or most likely descendants, of the deceased will be contacted and work will not resume until they have made a recommendation to the landowner or the person responsible for the excavation work for means of treatment and disposition, with appropriate dignity, of the human remains and any associated grave goods, as provided in Public Resources Code, Section 5097.98. Work may resume if the NAHC is unable to identify a descendant or the descendant failed to make a recommendation.

To prevent potential impacts to unknown human remains at the project site, the above inadvertent discovery protocol is included as Mitigation Measure CUL-2. With the proposed mitigation measure, the project will not disturb any human remains, including those interred outside of formal cemeteries. Therefore, the proposed project would result in a less-than-significant impact with mitigation incorporated.

**Mitigation Measures:**

Based on the above evaluation, in order for the proposed project to result in a less-than-significant impact, the following mitigation measure shall be implemented.

**CUL-1)** If cultural resources are encountered during construction activities, all onsite work shall cease in the immediate area and within a 50-foot buffer of the discovery location. A qualified archaeologist will be retained to evaluate and assess the significance of the discovery, and develop and implement an avoidance or mitigation plan, as appropriate. For discoveries known or likely to be associated with Native American heritage (prehistoric sites and select historic period sites), the tribes listed in Section 4.3 or those on file with the County should also be contacted immediately to evaluate the discovery and, in consultation with the project proponent, the County, and consulting archaeologist, develop a treatment plan in any instance where significant impacts cannot be avoided. Prehistoric materials which could be encountered include obsidian and chert debitage or formal tools, grinding implements, (e.g., pestles, handstones, bowl mortars, slabs), locally darkened midden, deposits of shell, faunal remains, and human burials. Historic archaeological discoveries may include early-20th century mining equipment, building foundations, structural remains, or concentrations of artifacts made of glass, ceramics, metal, or other materials found in buried pits, wells or privies.

**CUL-2)** If human remains are discovered during project construction, work will stop at the discovery location, within 20 meters (66 feet), and any nearby area reasonably suspected to overlie human remains (Public Resources Code, Section 7050.5). The Trinity County Coroner will be contacted to determine if the cause of death must be investigated. If the Coroner determines that the remains are of Native American origin, it will be necessary to comply with state laws relating to the disposition of Native American burials, which fall within the jurisdiction of the Native American Heritage Commission (NAHC; Public Resources Code, Section 5097). The Coroner will contact the NAHC. The descendants, or most likely descendants, of the deceased will be contacted and work will not resume until they have made a recommendation to the landowner or the person responsible for the excavation work for means of treatment and disposition, with appropriate dignity, of the human remains and any associated grave goods, as provided in Public Resources Code, Section 5097.98. Work may resume if the NAHC is unable to identify a descendant or the descendant failed to make a recommendation.

**Findings:**

With the implementation of the mitigation measures identified, the proposed project will have a less-than-significant impact to this resource category.

<b>VI. Energy</b>  Would the Project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less-than-significant impact	No Impact
<b>a)</b> Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			X	
<b>b)</b> Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			X	

**Environmental Setting:**  
 In Trinity County, energy is used as a transportation fuel and as electrical and heat energy in homes, businesses, industries, and agriculture. Trinity Public Utilities District (TPUD) serves most of the customers in Trinity County with 100% renewable hydroelectric energy. The majority of TPUD’s customers are supplied power that is generated at Trinity Dam. TPUD operates a substation on Mill Street in Weaverville and maintains approximately 3,000 electrical meters in the greater Weaverville area (TPUD, 2021). Properties surrounding the project site are currently served by existing overhead lines maintained and operated by TUPD. Gas service is provided by onsite propane tanks, as occurs for all development in the Weaverville area.

**Thresholds of Significance:**  
 This IS considers if the proposed project will result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation, and if it conflicts with any state or local plan for renewable energy or efficiencies.

**Impact Analysis:**  
 Based on a field review by the Planning Department and other agency staff, information provided by the applicant, existing information available to the Planning Department, and observations made on the project site and in the vicinity, the following findings can be made:

**(a) Less-than-significant impact:**  
 During construction of the proposed project, energy would be consumed in the form of petroleum-based fuels used to power construction vehicles, equipment, portable generators, construction worker travel, and delivery trucks. Construction activities will likely consist of site preparation, grading, trenching, paving, and building construction. There are no unusual project characteristics that would need construction equipment or practices that would be less energy efficient than at comparable construction sites in the region or state. Construction activity would be temporary and fuel consumption would cease once construction ends. Further, various equipment would be supplied by onsite generators, and would not require permanent connectors to or otherwise burden local utilities. Due to the temporary nature of construction activities, the fuel and energy needed during project construction would not be considered a wasteful or inefficient use of energy. Therefore, it is expected that construction energy consumption would be comparable to other similar construction projects and is not considered to be inefficient, wasteful, or unnecessary.

Energy use during long-term operation of the residences will relate primarily to interior and exterior lighting, heating, ventilating, and air conditioning (HVAC), refrigeration, appliances, and security

systems. Energy consumption would also result from vehicle use by the future residents. During long-term operation, the proposed project will utilize electrical service provided by TPUD. TPUD serves most of the customers in Trinity County with 100% renewable hydroelectric energy. Gas service will be provided by onsite propane tanks, as occurs for all development in the Weaverville area.

The project will be required to comply with Title 24 Building Energy Efficiency Standards for Residential Buildings, which provide minimum efficiency standards related to various building features, lighting, appliances, water, a space heating/cooling systems, insulation, and roofing. Implementation of the Title 24 standards will reduce energy usage for the proposed project. It has generally been the presumption throughout the State of California that compliance with Title 24 (as well as compliance with the federal and state regulations) ensures that projects will not result in the inefficient, wasteful, and unnecessary consumption of energy.

The proposed project would allow the development of multi-family housing near the SR-299 commercial corridor (Main Street) in Weaverville, which will place additional residents within walking and biking distance of the largest concentration of commercial shopping opportunities and services in Trinity County. The development of higher density housing in the community of Weaverville is one of the best opportunities for reducing vehicle miles traveled and energy consumption from vehicle use, while accommodating growth to allow the County to provide its share of the regional housing need.

Therefore, the proposed project would result in a less-than-significant impact on this resource category.

**(b) Less-than-significant impact:**

There are no local plans for renewable energy or energy efficiency. As described above, the proposed residential development would be constructed in compliance with Title 24 Building Energy Efficiency Standards, which requires minimum efficiency standards related to various building features to reduce energy use. In addition, the proposed project would be provided 100% hydroelectric energy from the TPUD. In adherence to the State building efficiency standards and with the project being served by hydroelectric energy, the proposed project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. Therefore, the proposed project would result in a less-than-significant impact in this resource category.

**Mitigation Measures:**

Based on the above evaluation, no mitigation measures are required for the project to result in a less-than-significant impact.

**Findings:**

In the course of the above evaluation, impacts associated with this resource category were found to not be significant because of the inability of a project of this scope to create such impacts or the absence of project characteristics producing effects of this type.

<b>VII. Geology and Soils</b>  Would the Project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less-than-significant impact	No Impact
<b>a)</b> Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
<b>i)</b> Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			X	
<b>ii)</b> Strong seismic ground shaking?			X	
<b>iii)</b> Seismic-related ground failure, including liquefaction?			X	
<b>iv)</b> Landslides?			X	
<b>b)</b> Result in substantial soil erosion or the loss of topsoil?			X	
<b>c)</b> Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
<b>d)</b> Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?			X	
<b>e)</b> Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				X
<b>f)</b> Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		X		

**Environmental Setting:**

Trinity County has historically experienced very low levels of seismicity and has a relatively low seismic risk compared to the rest of California. Trinity County was not determined to be affected by existing Earthquake Fault Zones under the Alquist-Priolo Earthquake Fault Zoning Act and does not have a relatively high potential for ground rupture (Trinity County, 2014). Weaverville is in a region of low historic seismicity and little-known quaternary faulting. However, the region may be subjected to low to moderate levels of ground shaking from nearby or distant earthquakes.

The potential for liquefaction, which is the loss of soil strength due to seismic forces, is dependent on soil types and density, depth to groundwater, and the duration and intensity of ground shaking. Although no specific liquefaction hazard areas have been identified in the county, this potential is recognized where unconsolidated sediments and a high-water table coincide. According to the Weaverville Community Plan, liquefaction of soil is not considered potentially significant in the Weaverville Plan Area (Trinity County, 1990).

Subsidence occurs when a large land area settles due to over-saturation or extensive withdrawal of ground water, oil, or natural gas. These areas are typically composed of open-textured soils that become saturated. These areas are high in silt or clay content. The project site is comprised of Urban Land -Xerals Complex with 5-30% slopes (NRCS, 2022). These soils are well drained with a low risk of subsidence. According to the United States Geological Survey, the Project site is not located within an area that has experienced subsidence (USGS, 2022).

The elevation of the site ranges between 2,010 and 2,090 feet above sea level. Historically, the project area had a west aspect; however, it was hydraulically mined in the past and more recently cleared and graded (2016-2017). The parcel consists of a 3.25-acre flat, surrounded to the east and south by the remnant natural hillside. To the north there are tailing piles. To the west, the parcel is bordered by a driveway and residences. The constructed flat has a slope of 0-5%.

**Thresholds of Significance:**

This IS considers project-related effects that could involve: damage to project as a result of fault movement along a fault zoned by the State under the Alquist-Priolo Act, or other known faults, strong seismic ground shaking secondary seismic effects (including liquefaction), or landslides; excessive soil erosion resulting from project; project-derived instability of earth materials that could subsequently fail, damaging structures or environmental resources on proposed development; location of project elements on expansive soils that may be damaging to existing structures; have soils inadequate of supporting septic tanks or alternative wastewater disposal systems; directly or indirectly destroy unique paleontological resources or unique geologic features.

**Impact Analysis:**

Based on a field review by the Planning Department and other agency staff, information provided by the applicant, existing information available to the Planning Department, and observations made on the project site and in the vicinity, the following findings can be made:

**(a) Less-than-significant impact:**

This site is located in a region of low seismicity, where there is low potential for strong ground shaking and liquefaction during large earthquakes. The exposure to strong ground shaking at the site is no greater at this site than elsewhere in the region. The proposed project could result in the construction of a maximum 90-unit multiple family residential build with a three-story height limit. It is not likely that the project would pose a danger to people or property if built in compliance with the California Building Code.

**i. Less-than-significant impact:**

The project area was reviewed for the presence of active earthquake faults. There are no known active faults that cross the project area, and the site is not within an Alquist-Priolo Fault Zone (Trinity County, 2014). Faults in the project vicinity represent geologic contacts formed millions of years ago and are currently inactive. Based on the absence of known active faults, fault rupture hazard for the community of Weaverville and the project site is considered negligible. As such, the proposed project will not directly or indirectly cause



potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault. Therefore, the proposed project would result in a less-than-significant impact on this resource category.

**ii. Less-than-significant impact:**

Trinity County is located in a region of low historical seismicity and little-known quaternary faulting. However, the region may be subjected to low to moderate levels of ground shaking from nearby or distant earthquakes (Trinity County, 2014). Standard design, engineering, and construction practices meeting current California Building Code requirements will provide adequate protection for buildings, pipelines, and other facilities anticipated for the project. With the implementation of these standard practices, the project would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking. Therefore, the proposed project would result in a less-than-significant impact on this resource category.

**iii. Less-than-significant impact:**

According to the Weaverville Community Plan, liquefaction of soil is not considered potentially significant in the Weaverville Plan Area (Trinity County, 1990). Construction standards and design that meet the current California Building Code requirements will provide adequate protection for buildings anticipated for the proposed project. The proposed project will not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction. Therefore, the proposed project would result in a less-than-significant impact on this resource category.

**iv. Less-than-significant impact:**

The elevation of the site ranges between 2,010 and 2,090 feet above sea level. Historically the project area had a west aspect; However, it was hydraulically mined in the past and more recently cleared and graded (2016-2017). The parcel consists of a 3.25-acre flat, surrounded to the east and south by the remnant natural hillside. To the north, there are tailing piles. To the west, the parcel is bordered by a driveway and residences. The constructed flat has a slope of 0-5%. No evidence or documentation of recent landslides has been observed at the project site. Standard design, engineering, and construction practices meeting current California Building Code requirements will provide adequate protection for buildings, pipelines, and other facilities anticipated for the project. As such, the proposed project will not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving landslides. Therefore, the proposed project would result in a less-than-significant impact on this resource category.

**(b) Less-than-significant impact:**

Construction of the proposed project would result in surface and subsurface disturbances. Onsite fill soils may be susceptible to erosion by stormwater runoff that occurs during intense rainfall. Erosion controls, including placement of straw bale sediment barriers, silt fences, straw fiber rolls, stockpile covers, and other BMPs are required by permitting agencies and would be implemented during project construction. For example, a project of this size (over one acre) will require compliance with the SWRCB's Construction General Permit (CGP). The CGP will require the development of a SWPPP by a certified QSD and incorporation of current BMPs for construction including site housekeeping practices, worker training, erosion control, inspections, maintenances, and monitoring. In compliance

with the requirements of the CGP, the project would not result in substantial soil erosion or the loss of topsoil. Therefore, the proposed project would result in a less-than-significant impact on this resource category.

**(c) Less-than-significant impact:**

See the discussion under subsection a) above. Based on this information, the proposed project would result in a less-than-significant impact on this resource category.

**(d) Less-than-significant impact:**

Expansive soils are those that undergo a change in volume when exposed to fluctuation in moisture, causing shrinking when dry and swelling when moist. Such a change in volume can distort structural elements and damage structures. Typically, soils with high clay content are most susceptible. There are no documented expansive soils located at the project site. Soils at the project site are mapped as Urban Land -Xerals Complex with 5-30% slopes. This soil is typically a very gravelly clay loam. These soils are classified as well drained (NRCS, 2022). As typically required for the design of construction plans, a soils report would be prepared to document the soil conditions at the site and provide recommendations to address any potential issues such as expansive soils.

As such, with standard engineering practices, the project would not create substantial direct or indirect risks to life or property due to the presence of expansive soils at the project site. Therefore, the proposed project would result in a less-than-significant impact on this resource category.

**(e) No impact:**

The project does not require septic tanks or leach fields. Wastewater disposal and treatment services will be provided to the project by the Weaverville Sanitary District. Therefore, the proposed project would result in no impact on this resource category.

**(f) Less than significant with mitigation incorporated:**

Paleontological resources are classified as nonrenewable scientific resources, such as vertebrate, invertebrate, and plant fossils. The entire property exhibits evidence of ground disturbance from past grading and mineral mining. Due to the existing surface disturbance at the site, the presence of unique paleontological resources or unique geologic features is unlikely.

However, the Weaverville area is underlain by nonmarine (continental) sedimentary rock from the Oligocene epoch with the potential of containing paleontological resources (DOC, 2022b). Ground-disturbing activities associated with the proposed project have the potential to result in the accidental damage of previously undiscovered paleontological resources if such exist at the project site. As such, if a paleontological discovery is made during construction, the contractor shall immediately cease all work activities within 100 feet of the discovery and immediately contact the County. A qualified paleontologist shall be retained to observe all subsequent grading and excavation activities. The paleontologist shall establish procedures for resource surveillance and establish, in cooperation with the project developer, procedures for temporarily halting or redirecting work to permit sampling, identification, and evaluation of fossils. If major resources are discovered that require temporarily halting or redirection of work, the paleontologist shall report such findings to the County. The paleontologist shall determine appropriate actions, in cooperation with the applicant and County that ensure proper explorations and/or salvage. Excavated finds shall first be offered to a state-designated repository such as the museum of Paleontology, University of California, Berkeley, or California Academy of Sciences. Otherwise, the finds shall be offered to the County for purposes of public education and interpretive displays. The paleontologist shall submit a follow-up report to the County

that shall include the period of inspection, an analysis of the fossils found, and the present repository of fossils. To prevent potential impacts to unknown resources at the project site, this inadvertent discovery protocol is included as Mitigation Measure GEO-1.

With the incorporation of Mitigation Measure GEO-1, the project will not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature. Therefore, the proposed project would result in a less-than-significant impact with mitigation incorporated.

**Mitigation Measures:**

Based on the above evaluation, in order for the proposed project to result in a less-than-significant impact, the following mitigation measure shall be implemented.

**GEO-1)** If a paleontological discovery is made during construction, the contractor shall immediately cease all work activities in the vicinity (approximately 100 feet) of the discovery and shall immediately contact the County. A qualified paleontologist shall be retained to observe all subsequent grading and excavation activities. The paleontologist shall establish procedures for resource surveillance and establish, in cooperation with the project developer, procedures for temporarily halting or redirecting work to permit sampling, identification, and evaluation of fossils. If major resources are discovered that require temporarily halting or redirection of work, the paleontologist shall report such findings to the County. The paleontologist shall determine appropriate actions, in cooperation with the applicant and County that ensure proper explorations and/or salvage. Excavated finds shall first be offered to a state-designated repository such as the museum of Paleontology, University of California, Berkeley, or California Academy of Sciences. Otherwise, the finds shall be offered to the County for purposes of public education and interpretive displays. The paleontologist shall submit a follow-up report to the County that shall include the period of inspection, an analysis of the fossils found, and the present repository of fossils.

**Findings:**

With the implementation of the mitigation measures identified, the proposed project will have a less-than-significant impact to this resource category.

<b>VIII. Greenhouse Gas Emissions</b> Would the Project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less-than-significant impact	No Impact
<b>a)</b> Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
<b>b)</b> Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X	

**Environmental Setting:**

Greenhouse gases (GHGs) are gases in the atmosphere that absorb and emit radiation. The greenhouse effect traps heat in the troposphere through a three-fold process, summarized as follows: short-wave radiation emitted by the sun is absorbed by the Earth; the Earth emits a portion of this energy in the form of longwave (thermal) radiation, and GHGs in the upper atmosphere absorb and emit this longwave radiation into space and toward the Earth. This “trapping” of the longwave radiation emitted back toward the Earth is the underlying process of the greenhouse effect. Other than water vapor, the primary GHGs contributing to global climate change include the following gases:

- Carbon dioxide (CO<sub>2</sub>), primarily a byproduct of fossil fuel combustion in stationary and mobile sources.
- Nitrous oxide (N<sub>2</sub>O), a byproduct of fuel combustion and also associated with agricultural operations such as the fertilization of crops;
- Methane (CH<sub>4</sub>), commonly created by off-gassing from agricultural practices (e.g., livestock), wastewater treatment, and landfill operations;
- Chlorofluorocarbons (CFCs), which were used as refrigerants, propellants, and cleaning solvents, although their production has been mostly prohibited by international treaty;
- Hydrofluorocarbons (HFCs), which are now widely used as a substitute for chlorofluorocarbons in refrigeration and cooling;
- Perfluorocarbons (PFCs) and sulfur hexafluoride (SF<sub>6</sub>) emissions, which are commonly created by industries such as aluminum production and semiconductor manufacturing.

Global climate change is not confined to a particular project area and is generally accepted as the consequence of GHG emissions from global industrialization over the last 200 years. A typical project, even a very large one, does not generate enough GHG emissions on its own to influence global climate change significantly; hence, the issue of global climate change is, by definition, a cumulative environmental impact.

California passed Assembly Bill 32 (Global Warming Solutions Act) in 2006, mandating a reduction in GHG emissions and Senate Bill 97 in 2007, evaluating and addressing GHG under CEQA. On April 13, 2009, the Governor’s Office of Planning and Research (OPR) submitted to the Secretary for Natural Resources its proposed amendments to the state CEQA Guidelines for GHG emissions, as required by Senate Bill 97 {Chapter 185, 2007} and they became effective March 18, 2010. As a result of these revisions to the CEQA Guidelines, lead agencies are obligated to determine whether a project’s GHG emissions significantly affect the environment and to impose feasible mitigation to eliminate or substantially lessen any such significant effects. A lead agency is not responsible for wholly eliminating

all GHG emissions from a project; the CEQA standard is to mitigate to a level that is “less-than-significant” or, in the case of cumulative impacts, less than cumulatively considerable (SMAQMD, 2018).

The Global Warming Solutions Act (AB 32) also directed CARB to develop the Climate Change Scoping Plan (Scoping Plan), which outlines a set of actions to achieve the AB 32 goal of reducing GHG emissions to 1990 levels by 2020, and to maintain such reductions thereafter. CARB approved the Scoping Plan in 2008 and first updated it in May 2014. The second update in November 2017 also address the actions necessary to achieve the further GHG emissions reduction goal of reducing GHG emissions to 40 percent below 1990 levels by 2030, as described in Senate Bill 32 (SB 32). In addition, the 2017 Scoping Plan looks forward to the reduction goal of reducing emissions 80 percent under 1990 levels by 2050, as described in Executive Order S-3-05 (EO-S-3-05; CARB, 2017). According to CARB, in 2019, emissions from GHG emitting activities statewide were 418.2 million metric tons of carbon dioxide equivalent (MMTCO<sub>2e</sub>), 7.2 MMTCO<sub>2e</sub> lower than 2018 levels and almost 13 MMTCO<sub>2e</sub> below the 2020 GHG limit of 431 MMTCO<sub>2e</sub> (CARB, 2021).

In Trinity County, energy is used as a transportation fuel, electrical lighting, and HVAC energy in homes, businesses, industries, and agriculture. TPUD serves most of the customers in Trinity County with 100% renewable hydroelectric energy. The majority of TPUD’s customers are supplied power that is generated at Trinity Dam. TPUD operates a substation on Mill Street in Weaverville and maintains approximately 3,000 meters in the greater Weaverville area. Properties surrounding the project site are currently served by existing overhead lines maintained and operated by TUPD.

The following non-default trip lengths were used in the CalEEMod calculations:

- Home to Work (H-W) = 8.0 Miles  
H-W trips were based on the assumption that 90% of the residence associated with this development will be employed in the Weaverville Area (3 miles assumed) and 10% will be employed by neighboring communities (53 miles assumed).
- Home to Shop (H-S) = 2.5 Miles  
H-S trips were based on the farthest located shopping in the Weaverville area (the Chevron Mini Mart on Highway 3) from the proposed development. All other shopping is closer than 2.5 miles.
- Home to Other (H-O) = 6.75 Miles  
H-O trips were based on a combination of possible trips to local schools, hospitals, Churches, parks, recreation, etc. that were not specifically to work or shop.

**Thresholds of Significance:**

This IS considers to what degree the proposed project would generate GHG emissions, either directly or indirectly, that may have a significant effect on the environment; or conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs.

There are several unique challenges to analyzing GHG emissions and climate change, largely because of the global nature of climate change. Most environmental analyses examine the “project specific” impacts that a particular project is likely to generate. With regard to global warming however, it is generally accepted that while the magnitude of global warming effects is substantial, the contribution of an individual project is so small, that direct project specific impacts are highly unlikely.

The project site is located in the North Coast Air Basin and is under the jurisdiction of the NCUAQMD. Neither Trinity County nor the NCUAQMD have adopted quantitative thresholds for determining the

significance of GHG emissions from land use projects. In addition, Trinity County does not have an adopted Climate Action Plan. In the absence of quantitative thresholds or a Climate Action Plan, the NCUAQMD recommends the use of thresholds and guidance provided by other air districts in the State.

In the North Coast Air Basin, the closest air district to the proposed project that has adopted GHG significance thresholds is the Mendocino County Air Quality Management District (MCAQMD). MCAQMD has adopted an operational emissions threshold of 1,100 metric tons of CO<sub>2</sub>e per year (MTCO<sub>2</sub>e/year; MCAQMD, 2010). This threshold is also recommended for use by the Bay Area Air Quality Management District (BAAQMD, 2017) and the Sacramento Metropolitan Air Quality Management District (SMAQMD). The SMAQMD recommends use of this threshold for analyzing GHG emissions from construction activity. This threshold was developed to ensure at least 90 percent of new GHG emissions would be reviewed and assessed for mitigation, thereby contributing to GHG emissions reduction goals of AB 32, SB 32, the Scoping Plan, and Executive Orders (SMAQMD, 2018). As such, this threshold has been adopted for use in the North Coast Air Basin and is one of the most used thresholds in the State for analyzing the potential impacts of construction and operational GHG emissions. For the reasons noted above, the threshold of 1,100 MTCO<sub>2</sub>e/year is used to evaluate the proposed project's construction and operational GHG emissions. If the threshold is exceeded, then the project would have a cumulatively considerable contribution to a significant cumulative environmental impact and would conflict with an applicable plan, policy, or regulation adopted for the purposes of reducing GHG emissions.

**Impact Analysis:**

The following includes an analysis of environmental parameters related to GHG emissions based on Appendix G of the State CEQA Guidelines. The discussion not only includes the areas for which there is potential for environmental impacts but also provides justification for the conclusions that either no impacts, less-than-significant impacts, or less-than-significant impacts with mitigation could occur.

Based on a field review by the Planning Department and other agency staff, information provided by the applicant, existing information available to the Planning Department, and observations made on the project site and in the vicinity, the following findings can be made:

**(a) Less-than-significant impact:**

The proposed project would generate both direct and indirect GHG emissions. Direct GHG emissions include emissions from construction activities, area sources, and mobile sources (vehicles and equipment). Indirect GHG emissions include emissions from energy consumption, solid waste, and water demand.

Both construction and operational GHG emissions for the proposed project were estimated using the California Emissions Estimator Model (CalEEMod), which is a statewide land-use emissions computer model designed to provide a uniform platform for government agencies to quantify potential criteria air pollutants and GHG emissions associated with both construction and operations from a variety of land use projects. The model applies inherent default values for various land uses, including trip generation rates, vehicle mix, trip length, average speed, etc.

As noted above, neither the NCUAQMD nor Trinity County have adopted thresholds of significance for evaluating GHG emissions from land use projects. Since there are no adopted thresholds for projects in the Air District or Trinity County, the NCUAQMD recommends the use of thresholds and guidance provided by other air districts in the State. As noted above, several air districts in the State (MCAQMD, BAAQMD, and SMAQMD) have adopted the emissions threshold of 1,100 metric tons of MTCO<sub>2</sub>e/year for analyzing construction and operational emissions. For the reasons noted in the discussion of

Thresholds of Significance, the threshold of 1,100 MTCO<sub>2e</sub>/year is used to evaluate the impacts of the proposed project.

It is estimated from the emissions modeling prepared for the project (Appendix C) that the unmitigated emissions from project construction activity would produce 267 MTCO<sub>2e</sub>/year and the unmitigated emissions from project operations would produce 738 MTCO<sub>2e</sub>/year. Both of these estimates of emissions are below the threshold of significance of 1,100 MTCO<sub>2e</sub>/year.

Therefore, construction and operation of the proposed project would not generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment. Therefore, the proposed project would result in a less-than-significant impact on this resource category.

**(b) Less-than-significant impact:**

As noted above, the proposed project would generate both direct and indirect GHG emissions. Direct GHG emissions include emissions from construction activities, area sources, and mobile (vehicles and equipment) sources. Indirect GHG emissions include emissions from energy consumption, solid waste, and water demand.

A GHG impact would be considered significant if GHG emissions from the proposed project would conflict with an applicable plan, policy, or regulation for the purpose of reducing GHG emissions. To date, a Climate Action Plan has not been adopted by Trinity County. For the proposed project, it was analyzed whether the emissions obstruct compliance with the GHG emissions reduction goals in Assembly Bill (AB32), Senate Bill 32 (SB32), Executive Order S-3-05 (EO S-3-05), and the Trinity County 2016 Regional Transportation Plan (RTP). As stated above, to the extent that the proposed project does not exceed the threshold of significance of 1,100 MTCO<sub>2e</sub>/year, it would not result in a conflict with GHG reduction plans. This threshold was developed to ensure at least 90 percent of new GHG emissions would be reviewed and assessed for mitigation, thereby contributing to GHG emissions reduction goals of AB 32, SB 32, the Scoping Plan, and Executive Orders (SMAQMD, 2018).

The proposed project is subject to many state regulations applicable to project design, construction, and operation that would reduce GHG emissions, increase energy efficiency, and provide compliance with the CARB Climate Change Scoping Plan (CARB, 2017). The State of California has the most progressive GHG regulatory requirements in the United States, with laws and regulations requiring reductions that affect project emissions. Legal mandates to reduce GHG emissions from the energy production sector that will serve the proposed project would also reduce project-related GHG emissions from power consumption. Legal mandates to reduce per capita water consumption and impose waste management standards to reduce methane and other GHGs from solid wastes are all examples of mandates that reduce GHGs.

As discussed above under subsection a), GHG emissions from both construction and operation of the proposed project are below the threshold of significance of 1,100 MTCO<sub>2e</sub>/year (Appendix C). Also, as discussed above in the Environmental Setting, the proposed project would be provided 100% hydroelectric energy from the TPUD. This would substantially reduce the GHG emissions generated by energy consumption during operation. As such, construction and operational emissions from the proposed project would be less than significant and would not conflict with any plans policies, or regulations related to GHG emissions.

Therefore, the proposed project as designed and in compliance with existing laws and regulations, would not generate GHG emissions that would conflict with an applicable plan, policy, or regulation

for the purpose of reducing GHG emissions. Therefore, the proposed project would result in a less-than-significant impact on this resource category.

**Mitigation Measures:**

Based on the above evaluation, no mitigation measures are required for the project to result in a less-than-significant impact.

**Findings:**

In the course of the above evaluation, impacts associated with this resource category were found to not be significant because of the inability of a project of this scope to create such impacts or the absence of project characteristics producing effects of this type.



<b>IX. Hazards and Hazardous Materials</b> Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less-than-significant impact	No Impact
<b>a)</b> Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
<b>b)</b> Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	
<b>c)</b> Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
<b>d)</b> Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
<b>e)</b> For a project located within an airport land use plan or, where such a plan has been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?			X	
<b>f)</b> Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	
<b>g)</b> Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wild land fires?			X	

**Environmental Setting:**  
 Hazards are those physical safety factors that can cause injury or death, and while by themselves in isolation may not pose a significant safety hazard to the public, when combined with the development of projects can exacerbate hazardous conditions. Hazardous materials are typically chemicals or processes that are used or generated by a project that could pose harm to people, working at the site or on adjacent areas. Many of these chemicals can cause hazardous conditions to occur should they be improperly disposed of or accidentally spilled as part of project development or operations. Hazardous materials are also those listed as hazardous pursuant to Government Code Section 65962.5.

Lists of hazardous materials are maintained by federal and State agencies and are available for public review. The US Environmental Protection Agency (EPA) maintains a database of hazardous materials as well as radiological materials as part of its RCRAInfo database (USEPA, 2021). The State of California Department of Toxic Substances Control (DTSC) maintains a list of hazardous substances and contaminated sites as part of its Envirostor database (DTSC, 2021), as well as other hazardous and

waste sites being overseen by the various SWRCB which are inventoried in their Geotracker database (SWRCB, 2021). These databases are available to the public for review. No hazardous facilities or sites have been documented to be present at the project site or in the adjacent area.

The State of California DTSC is the administering agency and the Certified Unified Program Agency (CUPA) for Trinity County with responsibility for regulating hazardous materials handlers, hazardous waste generators, underground storage tank facilities, above-ground storage tanks, and stationary sources handling regulated substances. A Hazardous Materials Business Plan (HMBP) is required of businesses in Trinity County that handle, use, generate, or store hazardous materials. The primary purpose of this plan is to provide readily available information regarding the location, type, and health risks of hazardous materials to emergency response personnel, authorized government officials, and the public. Large cases of hazardous materials contamination or violations are referred to the Central Valley Regional Water Quality Control Board (CVRWQCB) and the DTSC.

Under Government Code Section 65962.5, both the DTSC and the SWRCB are required to maintain lists of sites known to have hazardous substances present in the environment. Both agencies maintain up-to-date lists on their websites. A search of the DTSC and SWRCB lists identified no open cases of hazardous waste violations within one mile of the project site. The EPA maintains the Enforcement and Compliance History Online (ECHO) program. The ECHO website provides environmental regulatory compliance and enforcement information for approximately 800,000 regulated facilities nationwide. The ECHO website includes environmental permit, inspection, violation, enforcement action, and penalty information about EPA-regulated facilities. Facilities included on the site are Clean Air Act (CAA) stationary sources; Clean Water Act (CWA) facilities with direct discharge permits, under the National Pollutant Discharge Elimination System; generators and handlers of hazardous waste, regulated under the Resource Conservation and Recovery Act (RCRA); and public drinking water systems, regulated under the Safe Drinking Water Act (SDWA). ECHO also includes information about EPA cases under other environmental statutes. When available, information is provided on surrounding demographics, and ECHO includes other EPA environmental data sets to provide additional context for analyses, such as Toxics Release Inventory data. According to the ECHO program, the project site is not listed as having a hazardous materials violation.

Land uses that are considered sensitive receptors typically include residences, schools, parks, childcare centers, hospitals, convalescent homes, and retirement homes. Sensitive receptors in the community of Weaverville include, but are not limited to, residences (>50 ft. from the project site), Mountain Chapel Church (775 ft.), Lowden Park (5,000 ft.), Weaverville Elementary School (5,600 ft.), Trinity Hospital (8,030 ft.), and Trinity High School (8,850 ft.).

Trinity County operates five general aviation airports (Hayfork, Hyampom, Ruth, Trinity Center, and Weaverville). The Weaverville Airport is located approximately 1.2 miles from the project site. The Weaverville airport provides for recreational access and business and government transport, including law enforcement agencies. Emergency uses at the airport include medical evacuation and fire suppression. The airport is bounded by State Highway 3 to the east, the community of Weaverville to the south, and the East Weaver Creek residential area to the north. The Weaverville Airport is included in the Trinity County Airport Land Use Compatibility Plan. The project site is located within Compatibility Zone D (Primary Traffic Pattern), which generally contains the common aircraft flight path and poses a relatively low risk to uses within the zone (Trinity County, 2009).

The project site is also located within the boundaries of the Weaverville Fire Protection District, which provides fire, medical, rescue, and safety services to the community of Weaverville and surrounding

areas. The community of Weaverville does not have an adopted emergency response plan or emergency evacuation plan. The community of Weaverville is also recognized as a State Responsibility Area (SRA), in which the California Department of Forestry and Fire Protection (CALFIRE) provides fire suppression and prevention services (CALFIRE, 2022). CALFIRE designates lands in three general classifications, “Moderate”, “High” and “Very High” Fire Hazard Severity Zones (FHSZ). CALFIRE designates the project site as part of a designated “Very High” FHSZ (CALFIRE, 2022).

**Thresholds of Significance:**

This considers project-related effects that could involve: creation of a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials; creation of a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment; hazardous emissions or handling of hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school; location on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5; for a project located within an airport land use plan or, where such a plan has been adopted, within two miles of a public airport or public use airport, creation of a safety hazard or excessive noise for people residing or working in the project area; impairment or physical interfere with an adopted emergency response plan or emergency evacuation plan; and exposure of people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wild land fires.

**Impact Analysis:**

Based on a field review by the Planning Department and other agency staff, information provided by the applicant, existing information available to the Planning Department, and observations made on the project site and in the vicinity, the following findings can be made:

**(a) Less than significant:**

The project proposes to change the Zoning District for the property from single-family residential to multi-family residential, to develop a maximum of 90 residential units in an existing residential area of the community of Weaverville and would provide housing for up to approximately 188 persons.

Construction of the project would require the temporary use and transport of paints, fuels, oils, solvents, and other chemicals used during construction activities. Improper use and transportation of hazardous materials could result in accidental releases or spills, potentially posing health risks to workers, the public, and the environment. These activities are controlled by local, State, and federal regulations. Throughout the transport, use, or disposal of potentially hazardous materials, the contractor is required to employ standard cleanup and safety procedures to minimize the potential for public exposure from accidental releases of such substances into the environment.

During the operation of the proposed project, cleaning and landscaping products may be used at the project site that contain toxic substances. However, these products are typically low in concentration and used in small quantities that would not pose a significant risk to humans or the environment during transport to and from and use at the project site.

As such, the proposed project will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. Therefore, the proposed project would result in a less-than-significant impact on this resource category.

**(b) Less than significant:**

As noted above, construction of the project would require the temporary use and transport of paints, fuels, oils, solvents, and other chemicals used during construction activities. Improper use and transportation of hazardous materials could result in accidental releases or spills, potentially posing health risks to workers, the public, and the environment. These activities are controlled by local, State, and federal regulations. The contractor is required to employ standard cleanup and safety procedures to minimize the potential for public exposure from upset and accident conditions involving the release of hazardous materials into the environment. Additionally, construction activities at the project site would require implementation of a SWPPP that would incorporate current BMPs for construction, including site housekeeping practices, hazardous material storage, inspections, maintenance, worker training in pollution prevention measures, and secondary containment of releases to prevent pollutants from being carried offsite via runoff.

During the operation of the proposed project, cleaning and landscaping products may be used at the project site that contain toxic substances. However, these products are typically low in concentration and used in small quantities that would not pose a significant risk to humans or the environment during transport to and from and use at the project site. Standard precautionary and housekeeping measures will be practiced throughout the delivery, handling, and stocking of such products. As such, the proposed project will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Therefore, the proposed project would result in a less-than-significant impact on this resource category.

**(c) No impact:**

Multi-family residential development is not a type of land use with the potential to emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste. The closest school to the project site is Weaverville Elementary School, which is over one mile from the site. As such, the project site is not located within one-quarter mile of a school and would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. Therefore, the proposed project would result in no impact on this resource category.

**(d) No impact:**

Pursuant to 3 CCR Section 8102, a hazardous materials record search was completed for the proposed premises. According to the DTSC Envirostor database, the project site is not identified as containing hazardous materials contamination or the storage of hazardous materials (DTSC, 2021). Furthermore, according to SWRCB Geotracker database, there are no contaminated storage tank sites located within the project vicinity (SWRCB, 2021).

Based on the above analysis, the proposed project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Therefore, the proposed project would result in no impact on this resource category.

**(e) Less than significant:**

The project site is located approximately 1.7 miles from the Weaverville Airport. According to the Trinity County Airport Land Use Compatibility Plan, the project site is located partially within Compatibility Zone D. The plan states Zone D poses a relatively low risk to uses within the zone and doesn't typically create high noise levels (Trinity County, 2009). Therefore, for a project located within

an airport land use plan, the proposed project would not result in a safety hazard or excessive noise for people residing or working in the project area. Therefore, the proposed project would result in a less-than-significant impact on this resource category.

**(f) Less than significant:**

The community of Weaverville does not have an adopted emergency response plan or emergency evacuation plan. However, the proposed project is not of the nature to physically interfere with emergency response or emergency evacuation. Furthermore, the project site's proximity to SR-299 provides adequate access and response to the site in an emergency situation.

When development plans are submitted to the County for future development of the project site, the plans will be reviewed by the Fire District and Sheriff's Office for compatibility with emergency access requirements. In their referral comments on the General Plan/Zoning Map Amendment, neither department has expressed concerns with the proposed project.

Therefore, the proposed project would not impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan. Therefore, the proposed project would result in a less-than-significant impact on this resource category.

**(g) Less than significant:**

The project site is located 750 feet east of the SR-299 commercial corridor and surrounding land uses primarily consist of residential development. As noted in the Setting, CALFIRE designates the project site as a "Very High" FHSZ (CALFIRE, 2022). However, the project site does not exhibit topography, vegetation patterns, or other factors (e.g., fuels, aspect, etc.) that would expose people or structures to a significant risk of wildland fires. The project site's proximity to SR-299 provides adequate access and response to the site in an emergency situation. Furthermore, the proposed project is consistent with the surrounding land uses and would not introduce or exacerbate wildfire risks beyond the existing baseline condition. The Weaverville Fire Protection District reviewed the proposed project and did not express any concerns with the proposed project.

Due to the site characteristics, the nature of the proposed project, existing development surrounding the project site, and site accessibility in an emergency situation, the proposed project will not expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires. Therefore, the proposed project would result in a less-than-significant impact on this resource category.

**Mitigation Measures:**

Based on the above evaluation, no mitigation measures are required for the project to result in a less-than-significant impact.

**Findings:**

In the course of the above evaluation, impacts associated with this resource category were found to not be significant because of the inability of a project of this scope to create such impacts or the absence of project characteristics producing effects of this type.

<b>X. Hydrology and Water Quality</b> Would the Project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less-than-significant impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			X	
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?				X
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i) result in a substantial erosion or siltation on- or off-site;			X	
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;			X	
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or			X	
iv) impede or redirect flood flows?			X	
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				X
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			X	
<p><b>Environmental Setting:</b></p> <p>The WCSD provides water to the communities of Weaverville, Douglas City, and Union Hill located in Trinity County west of the City of Redding, in northern California. WCSD sources its water from the East Weaver and West Weaver Creeks in Weaverville and the Trinity River in Douglas City (WCSO, 2021). The Weaverville Sanitary District (WSD) provides wastewater collection and treatment services to the community of Weaverville.</p> <p>The project site is located approximately 0.56 miles northeast of Weaver Creek, in the Middle Trinity Hydrologic Area, Trinity River Hydrologic Unit, Klamath River Basin, North Coast Region. The North Coast Regional Water Quality Control Board (nox) adopts and implements the Water Quality Control Plan (Basin Plan) for the North Coast Region, which identifies beneficial uses and recognizes water</p>				

quality problems unique to the region. The Middle Trinity River has been listed as impaired for sedimentation and siltation (SWRCB, 2018). Per the attached Biological Assessment (Appendix A), the project site and immediate surroundings does not contain any onsite streams, lakes, ponds, wetlands, vernal pools, wet meadows, or perennially wet areas. On September 16, 2014, Governor Jerry Brown signed into law a three-bill legislative package, composed of AB 1739 (Dickinson), SB 1168 (Pavley), and SB 1319 (Pavley), collectively known as the Sustainable Groundwater Management Act (SGMA). SGMA requires governments and water agencies of high and medium priority basins to halt overdraft and bring groundwater basins into balanced levels of pumping and recharge. Under SGMA, these basins should reach sustainability within 20 years of implementing their sustainability plans. For critically over-drafted basins, that will be 2040. For the remaining high and medium priority basins, 2042 is the deadline. The California Department of Water Resources (DWR) prioritizes groundwater basins in accordance with the provisions of California Water Code Section 10933(b). California's Groundwater (Bulletin 118) published by DWR is the State's official publication on the occurrence and nature of groundwater in California. The publication defines the boundaries and describes the hydrologic characteristics of California's groundwater basins. Groundwater basins identified by DWR in the Trinity River hydrologic unit are Hayfork Valley, Hoopa Valley, Hyampom Valley, and Wilson Point Area. The aforementioned groundwater basins are not identified as being at risk of overdraft or requiring the implementation of sustainable groundwater management. The project site is not located in one of the aforementioned groundwater basins. The nearest groundwater basin to project site is the Hayfork Valley Groundwater Basin (1-006), approximately 17 miles southwest of the project site. DWR has identified the Hayfork Valley Groundwater Basin as a "very low" priority groundwater basin and not at risk of critical overdraft (DWR, 2022).

Trinity County has identified Critical Water Resource Overlay Zones (CWR Zone) throughout the County. The CWR Zone is defined in County regulations as "an area where development may have a detrimental impact on water resources such as those resulting from extractions of ground and/or surface waters, which would be beyond the capability of the resource, or by contamination of ground or surface waters." The proposed project is not located within a CWR Zone designation (Trinity County, 2022b).

Flood zones are geographic areas that the FEMA has defined according to varying levels of flood risk. These zones are depicted on a community's FIRM. Each flood zone reflects the anticipated type of flooding in the area. The project site is located approximately 290 feet southeast of a small tributary to Weaver Creek, which is a tributary to the Trinity River. According to FEMA FIRM Panel 06105C1035F, the project site is not located within a special flood hazard area (FEMA, 2016). The project site is located within Zone X, which is an area of minimal flood hazard.

The community of Weaverville is located approximately 69 miles from the Pacific Ocean and is not an area that is subject to tsunamis or seiches.

**Thresholds of Significance:**

This initial study considers to what degree the proposed project would involve: potential discharges, including sediment, that would violate Basin Plan standards or Waste Discharging Requirements associated with National Pollutant Discharge Elimination System (NPDES) permits; substantial change in groundwater movement, potential uses, or quality; substantial increase in siltation or erosion from concentrated runoff; substantial increase in runoff with the potential for localized flooding; substantial increase in runoff that would cause drainage problems, or a runoff increase that could carry pollutants to surface waters; substantial degradation of water quality; project-related effects within a FEMA-

designated 100-year flood hazard area; project facilities that would affect flood flows or be affected by flood flows; project related effects that would involve flooding as a result of the failure of a levee or dam; and project-related effects that would result in inundation by seiche, tsunami, or mudflow.

**Impact Analysis:**

Based on a field review by the Planning Department and other agency staff, information provided by the applicant, existing information available to the Planning Department, and observations made on the project site and in the vicinity, the following findings can be made:

**(a) Less-than-significant impact:**

Construction of the project would require the temporary use and transport of paints, fuels, oils, solvents, and other chemicals used during construction activities. Additionally, the construction of the proposed project would require limited grading of approximately four acres and stockpiling of cut/fill material. Because the proposed project requires the disturbance of more than one-acre, proposed construction activities will require compliance with the SWRCB CGP. The CGP requires the development and oversight of a SWPPP by a certified QSD and incorporation of current BMPs for construction, including site housekeeping practices, erosion control, hazardous material storage, inspections, maintenance, worker training in pollution prevention measures, and secondary containment of paints, fuels, oils, solvents to prevent pollutants from being carried off site via runoff.

Wastewater services are provided to the immediate Weaverville area by the WSD. The WSD has indicated with a will serve letter dated 2/3/22 (Appendix D) that they have adequate wastewater capacity to serve the proposed project in addition to their existing entitlements. WSD will require an application for sewer service be made and additional fees be paid before construction of the proposed project begins.

The operation of the proposed project will result in an increase in impervious surfaces with the addition of buildings and paved surfaces, which has the potential to increase stormwater runoff from the site. Consistent with SWRCB stormwater management regulations, it is anticipated that stormwater runoff from structures and paved surfaces will be conveyed through surface flow, drainage inlets, and piping to onsite stormwater detention and infiltration features that meet SWRCB design storm requirements. A drainage plan shall be submitted to the County Department of Transportation (DOT) for review and approval prior to issuance of building permits. The requirement to submit a drainage plan to DOT will be included as a condition of approval for the project.

In compliance with the CGP, implementation of a SWPPP and BMPs, and construction of the proposed onsite stormwater detention and infiltration features, the proposed project will not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality. Therefore, the proposed project would result in a less-than-significant impact on this resource category.

**(b) No Impact:**

DWR has not identified groundwater basins in the vicinity of the proposed project as being at risk of overdraft or requiring the implementation of sustainable groundwater management (DWR, 2022). Furthermore, water service will be provided to the proposed project by WCSD. Sources of water include East Weaver and West Weaver Creek in Weaverville and Trinity River in Douglas City. WCSD does not withdraw water from groundwater sources. In summary, since the proposed project will not rely on groundwater as a water supply, the proposed project will not substantially decrease



groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin. Therefore, the proposed project would result in no impact on this resource category.

**(c) Less-than-significant impact:**

**i. Less-than-significant impact:**

Per the attached Biological Assessment (Appendix A), the project site and immediate surroundings do not contain any onsite streams, lakes, ponds, wetlands, vernal pools, wet meadows, or perennially wet areas. As such, the project would not require the alteration of the course of a stream or river.

Construction of the proposed project would require grading of approximately four acres of stockpiling of cut/fill material. Because the proposed project requires the ground disturbance of more than one acre, proposed construction activities will require compliance with the SWRCB CGP. The CGP will require the development of a SWPPP by a certified QSD and the incorporation of current BMPs for construction and erosion control. In compliance with the CGP and implementation of a SWPPP and BMPs, construction of the proposed project would not substantially alter the existing drainage pattern of the site in a manner that would result in substantial erosion or siltation on- or offsite.

Consistent with SWRCB stormwater management regulations, it is anticipated that stormwater runoff from structures and paved surfaces will be conveyed through surface flow, drainage inlets, and piping to onsite stormwater detention and infiltration features that meet SWRCB design storm requirements. A drainage plan shall be submitted to the County DOT for review and approval prior to issuance of building permits. The requirement to submit a drainage plan to DOT will be included as a condition of approval for the project. With the proposed onsite drainage facilities, operation of the project would not substantially alter the existing drainage pattern of the site in a manner that would result in substantial erosion or siltation on- or offsite.

Therefore, the proposed project would result in a less-than-significant impact on this resource category.

**ii. Less-than-significant impact:**

Per the attached Biological Assessment (Appendix A), the project site and immediate surroundings do not contain any onsite streams, lakes, ponds, wetlands, vernal pools, wet meadows, or perennially wet areas. As such, the project would not require the alteration of the course of a stream or river. The proposed project will result in an increase in impervious surfaces with the addition of buildings and paved surfaces, which has the potential to increase the rate or amount of surface runoff. Consistent with SWRCB stormwater management regulations, it is anticipated that stormwater runoff from structures and paved surfaces will be conveyed through surface flow, drainage inlets, and piping to onsite stormwater detention and infiltration features that meet SWRCB design storm requirements. A drainage plan shall be submitted to the DOT for review and approval prior to issuance of building permits. The requirement to submit a drainage plan to DOT will be included as a condition of approval for the project. With the proposed onsite drainage facilities, operation of the project would not substantially alter the existing

drainage pattern of the site in a manner that would result in flooding on- or offsite. Therefore, the proposed project would result in a less-than-significant impact on this resource category.

**iii. Less-than-significant impact:**

Per the attached Biological Assessment (Appendix A), the project site and immediate surroundings do not contain any onsite streams, lakes, ponds, wetlands, vernal pools, wet meadows, or perennially wet areas. As such, the project would not require the alteration of the course of a stream or river. The proposed project will result in an increase in impervious surfaces with the addition of buildings and paved surfaces, which has the potential to increase the rate or amount of surface runoff. Consistent with SWRCB stormwater management regulations, it is anticipated that stormwater runoff from structures and paved surfaces will be conveyed through surface flow, drainage inlets, and piping to onsite stormwater detention and infiltration features that meet SWRCB design storm requirements. A drainage plan shall be submitted to the DOT for review and approval prior to issuance of building permits. The requirement to submit a drainage plan to DOT will be included as a condition of approval for the project. The proposed onsite drainage facilities will ensure that the increased stormwater runoff from the project is managed onsite and would not create or contribute runoff that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. Therefore, the proposed project would result in a less-than-significant impact on this resource category.

**iv. Less-than-significant impact:**

Per the attached Biological Assessment (Appendix A), the project site and immediate surroundings do not contain any onsite streams, lakes, ponds, wetlands, vernal pools, wet meadows, or perennially wet areas. As such, the project would not require the alteration of the course of a stream or river. According to FEMA FIRM Panel 06105C1035F, the project site is not located within a special flood hazard area (FEMA, 2016). The project site is located within Zone X, which is an area of minimal flood hazard. Therefore, the project does not involve the placement of any structures within a 100-year flood hazard area that would impede or redirect flood flows.

The Bureau of Reclamation manages and operates three dams on the Trinity River: the Lewiston Dam (located below the Trinity Dam in Lewiston), the Trinity Dam, and the Buckhorn Dam (located on Grass Valley Creek 20 miles from Redding). None of the project components involve work on a levee or dam and none of the project construction activities increase the risk of dam or levee failure. Housing is proposed as part of the project, and therefore the project has the potential to expose people or housing structures to a risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam. However, the dam failure risk is low and the project site is not located in the potential inundation area for flooding that could occur from dam failure on the Trinity River. Based on the analysis above, the proposed project would result in a less-than-significant impact on this resource category.

**(d) No impact:**

According to FEMA FIRM Panel 06105C1035F, the project site is not located within a special flood hazard area (FEMA, 2016). The project site is located within Zone X, which is an area of minimal flood hazard. The proposed project is located at an elevation and sufficiently inland (approximately 69 miles from the Pacific Ocean) that would preclude it from risk of tsunami. There are no enclosed bodies of

water located in the immediate vicinity of the proposed project that would put the project at risk due to a seiche. Based on the analysis above, the proposed project would result in no impact on this resource category.

**(e) Less-than-significant impact:**

Refer to impact discussions under subsections a) and b) above. Based on this analysis, the proposed project would result in a less-than-significant impact.

**Mitigation Measures:**

Based on the above evaluation, no mitigation measures are required for the project to result in a less-than-significant impact.

**Findings:**

In the course of the above evaluation, impacts associated with this resource category were found to not be significant because of the inability of a project of this scope to create such impacts or the absence of project characteristics producing effects of this type.

<b>XI. Land use and Planning</b> Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-significant impact	No Impact
a) Physically divide an established community?				X
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?			X	

**Environmental Setting:**

The Project is located within Trinity County, in the unincorporated community of Weaverville. The Trinity County APN for the property is 024-510-02. Primary access to the site is from Ransom Road and secondary access is from a private gravel road along the western boundary of the site. The 4.98-acre project site is approximately 750 feet east of the SR-299 and Ransom Road intersection. The project site is within a portion of the E ½ of Section 18, Township 33N, Range 9W, MDBM.

The project parcel’s existing General Plan land use designation is Single-family Residential – Low Density (SF-L) and the existing Zoning designation is Single-family Residential – Low Density (R1A).

The land uses surrounding the project site primarily consist of residential development. The parcels to the north of the project site are developed with residential uses and zoned Multi-family Residential – High Density (R-3), Single-family Residential – Low Density (R1A), Rural Residential (RR), and Rural Residential – 1 acre minimum (RR1). The parcels to the east of the project site are developed with residential uses and zoned Single-family Residential – Low Density (R1A). The parcels to the south of the project site are developed with residential uses and zoned Multi-family Residential – High Density (R-3), Multi-family Residential – Medium Density (R-2), Single-family Residential – Low Density (R1A), and Rural Residential – 1 acre minimum (RR1). The parcels to the west of the project site are developed with residential uses and zoned Rural Residential – 1 acre minimum (RR1). The project site is within less than a quarter mile of various commercial uses along SR-299 and properties that are zoned General Commercial (C-2) and Highway Commercial (HC). Refer to Appendix B of this document for existing and proposed zoning maps.

The Weaverville Community Plan (Community Plan; Trinity County, 1990) provides detailed land use designations (consistent with the General Plan) and zoning for the Weaverville planning area, which includes the project site. Chapter 2 (Housing & Population) of the Community Plan contains recommended housing element goals that encourage the establishment of a variety of housing types and ensure an adequate supply of housing affordable to low- and moderate-income households. Consistent with the housing element goals in the Community Plan, the existing General Plan has designated several surrounding properties in the project area for multi-family residential development.

The Community Plan also recommends the protection of “Deer Winter Range” for the Weaverville herd of black-tailed deer (*Odocoileus hemionus columbianus*; Trinity County, 1990). Critical Deer Winter Range is generally considered to be areas below 3,500 feet in elevation that deer are dependent upon during severe winter weather. The Community Plan notes that critical deer winter range habitat is disrupted by residential development even in relatively low densities and contributes to the reduction of winter range for migrating deer. Measures that help protect deer winter range include clustering of

homesites, 40-acre minimum parcel sizes for corridor area, habitat improvements and extensive setbacks from creeks, wildlife corridors, and critical habitat areas. The project site is located within the elevation range suitable for deer refugia during severe winter weather and is located within the boundary of the “Deer Winter Range”.

Trinity County adopted a Housing Element Update for the current planning cycle (2019-2024) in April 2020 (Trinity County, 2020). The overall goal of the County’s recent Housing Element Update is the following:

“To provide an adequate supply of sound, affordable housing units in a safe and pleasant environment that enhance community quality of life for the present and future residents of Trinity County, regardless of race, age, religion, sex, marital status, ethnic background, or disabilities.”

Some of the housing policies that guide the objectives and programs necessary to fulfill the County’s housing goal include the following:

- Ensure there are an adequate number of housing units to meet the needs of its citizens.
- Ensure that housing is affordable to all economic segments of the community.
- Ensure that there are adequate sites and facilities available to support future housing needs.

Objective Three of the Housing Element Update relates to the provision of adequate sites and services and states that the County will provide adequate sites and services for development of housing units by rezoning additional land for residential use and assisting in the expansion of water and sewer facilities. Program 3.1 states that the County will continue to monitor vacant residential land to assess the residential development potential and ensure the County is able to continue to meet its Regional Housing Need Allocation. As part of this monitoring, the County proposes to complete the following steps:

- As updates are made to the Zoning Ordinance, General Plan, or Community Plans, the County will consider the need to provide additional land for various types of residential development.
- As community plans are prepared or updated, identify vacant land that is residentially zoned or has residential potential, the Planning Department will use this information to identify lands that could support higher densities. The County will work with the landowners to rezone an adequate supply of these lands to higher-density residential uses.

**Thresholds of Significance:**

This IS considers to what degree the proposed project would: divide and established community or conflict with existing land uses within the project’s vicinity, such as commercial establishments; Conflict with Trinity County designation, policies, and zoning ordinance; conflict with applicable environmental plans and protection measures enforced by regulatory agencies that have jurisdiction over the project, such as sensitive species and biologically significant habitats.

**Impact Analysis:**

Based on a field review by the Planning Department and other agency staff, information provided by the applicant, existing information available to the Planning Department, and observations made on the project site and in the vicinity, the following findings can be made:

**(a) No impact:**

The project parcel is currently undeveloped. The project proposes to change the Zoning District for the property from single-family residential to multi-family residential, to develop a maximum of 90 residential units in an existing residential area of the community of Weaverville, and would provide

housing for up to approximately 188 persons. As such, the project is not of the nature to physically divide an established community. Therefore, the proposed project would result in no impact on this resource category.

**(b) Less than significant:**

The County's General Plan serves as the overall guiding policy document for land use and development in Trinity County. The project proposes to change the Zoning District for the property from Single-family Residential – Low Density (R1A) to Multiple-family District (R-3 District), to develop a maximum of 90 residential units in an existing residential area of the community of Weaverville, and would provide housing for up to approximately 188 persons. The parcels immediately surrounding the project are designated by the County's General Plan as single-family residential and multi-family residential and are zoned to allow low, medium, and high residential densities. Existing and proposed zoning maps can be found in Appendix B.

As described below, the project is consistent with both the Trinity County Housing Element (Trinity County, 2020) and the Weaverville Community Plan (Trinity County, 1990). Consistent with Program 3.1 of the Housing Element Update, the County Planning Department has identified the project site as a property that could support higher densities due to the following:

- The project site is near SR-299 in an area that has been zoned for various types of residential development, including multi-family residential development.
- The project site is within walking and biking distance of commercial uses and services.
- Utilities are located on Ransom Road and can be extended to serve future development on the site.
- The project site does not contain any significant environmental constraints.

The R-3 zoning district in the County Zoning Code is the primary district that principally permits multi-family housing. Under the analysis of zoning that facilitates development for lower income households, the Housing Element Update (pg. 38) specifically identifies the rezoning of the project site to R-3 as an opportunity to provide affordable housing in the Weaverville area. Rezoning the project site to R-3 would provide consistency with State Housing Policy and the County Housing Element Update by rezoning additional land that would be available for multi-family development by right, thereby lowering barriers to providing a variety of housing types in the County.

Chapter 2 (Housing & Population) of Trinity County's Weaverville Community Plan (Trinity County, 1990) contains recommended housing element goals that encourage the establishment of a variety of housing types and ensure an adequate supply of housing affordable to low- and moderate-income households. Consistent with the housing element goals in the Community Plan, the existing General Plan has designated several surrounding properties in the project area for multi-family residential development. As such, the rezoning of the project site to the R-3 District would be consistent with surrounding land use designations and the intent of the General Plan and Community Plan.

Trinity County's Weaverville Community Plan recommends the protection of "Deer Winter Range" for the Weaverville herd of black-tailed deer. Critical Deer Winter Range is generally considered to be areas below 3,500 feet in elevation that deer are dependent upon during severe winter weather (Trinity County, 1990). According to the Biological Assessment prepared for the project by Down River Solutions (Appendix A), the proposed project site is located within the elevation range suitable for deer refugia during severe winter weather and is located within the boundary of the mule deer critical winter range. The project area is nestled between residential properties near SR-299, in a highly fragmented urban landscape. Low-quality deer browse dominates the project area and it is not a suitable fawning area. This project will result in conversion of approximately 3.25 acres of vacant land

into high density residential land. While this area is designated as mule deer critical winter range, there are not any specific guidance or laws governing conversion of mule deer critical habitat in urban landscapes (Appendix A).

Based on the existing conditions of the site and the absence of habitat, the proposed project would not cause a significant environmental impact due to a conflict with any land use plan policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. Therefore, the proposed project would result in a less-than-significant impact to this resource category.

**Mitigation Measures:**

Based on the above evaluation, no mitigation measures are required for the project to result in a less-than-significant impact.

**Findings:**

In the course of the above evaluation, impacts associated with this resource category were found to not be significant because of the inability of a project of this scope to create such impacts or the absence of project characteristics producing effects of this type.

<b>II. Mineral Resources</b>  Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-significant impact	No Impact
<b>a)</b> Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
<b>b)</b> Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X
<p><b>Environmental Setting:</b>            A mineral resource is a land on which known deposits of commercially viable mineral or aggregate deposits exist. The designation is applied to sites determined by the California Geological Survey as being a resource of regional significance and is intended to help maintain any quarrying operations and protect them from the encroachment of incompatible uses.</p> <p>The proposed project is located in the community of Weaverville. Historically, mining has played a major role in the development and economy of Weaverville and the greater Trinity County region. Extensive remnants and examples of early mining activity, principally gold mining, occur throughout the region. Ditches, pits, tunnels, cabins, trails, equipment, and other artifacts can be readily seen outside of developed areas. As indicated in the the Cultural Resources Investigation prepared for the project (WRA, 2021), a group of small cobble tailings piles from historical placer gold mining are located along the northern boundary of the project site. To this day, mining activities continue throughout the County. Current mining activity in the area consists of commercial gravel extraction and recreational gold mining.</p>				
<p><b>Thresholds of Significance:</b>            This Initial Study considers to what degree the proposed project would interfere with the extraction of commodity materials or otherwise cause any short-term or long-term decrease in the availability of mineral resources that would otherwise be available for construction or other consumptive uses.</p>				
<p><b>Impact Analysis:</b>  <b>(a) <u>No impact:</u></b>            The proposed project is located in the community of Weaverville within 750 feet of the SR-299 commercial corridor. There are no <b>significant</b> deposits of commercially viable mineral or aggregate on the project site. As such, the proposed project will not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State and would not result in the loss of availability of a locally important mineral resource recovery site. Therefore, the proposed project would result in no impact on this resource category.</p> <p><b>(b) <u>No impact:</u></b>            The proposed project is located in the community of Weaverville within 750 feet of the SR-299 commercial corridor. The project site has a General Plan land use designation of Single-family Residential – Low Density (SF-L) and is zoned Single-family Residential – Low Density (R1A). There are no <b>significant</b> deposits of commercially viable mineral or aggregate on the project site. The Trinity County General Plan does not identify the project site as a locally important mineral resource recovery</p>				



site. As such, the proposed project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local General Plan, specific plan, or other land use plan. Therefore, the proposed project would result in no impact on this resource category.

**Mitigation Measures:**

Based on the above evaluation, no mitigation measures are required for the project to result in a less-than-significant impact.

**Findings:**

In the course of the above evaluation, impacts associated with this resource category were found to not be significant because of the inability of a project of this scope to create such impacts or the absence of project characteristics producing effects of this type.

<b>XIII. Noise</b>  Would the project result in:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less-than-significant impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		X		
b) Generation of excessive groundborne vibration or groundborne noise levels?		X		
c) For a project within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?			X	

**Environmental Setting:**

Noise impacts are those that exceed general plan or other local ordinances developed to provide reasonable control of noise to residences, parks, open spaces, and other specific designated sites. Noise can be generated by a number of sources, including mobile sources such as automobiles, trucks, and airplanes, and stationary sources such as construction sites, machinery, and industrial operations. Noise is the quintessential local environmental impact. It does not travel well, has no staying power beyond that of its source, and it does not accumulate in the environment. Nonetheless, prolonged noise exposure is a serious threat to human health, resulting in high stress levels and impaired hearing.

Trinity County has not adopted a Noise Ordinance. However, the Trinity County General Plan Noise Element provides guidelines and direction for noise sources and attenuation requirements for various uses (Trinity County, 2003). Projects proposed for development within the County will be evaluated to determine potential conformance with the Noise Element and if necessary, specific conditions of approval will be placed on projects. The Noise Element refers to the A-Weighted Sound Level (dBA). A-weighted de-emphasizes the very low and very high frequencies of sound in a manner similar to the human ear. Most community noise standards utilize A-weighting, as it provides a high degree of correlation with human annoyance and health effects.

The Noise Element identifies all residential uses, schools, medical facilities, churches, and libraries to be noise-sensitive land uses (i.e., sensitive receptors; Trinity County, 2003). Sensitive noise conditions are typically at night and measured as indoor levels in decibels (dB). The nearest known potential sensitive receptors to the proposed project include adjacent residences (>50 ft. from the project site), Mountain Chapel Church (775 ft.), Lowden Park (5,000 ft.), Weaverville Elementary School (5,600 ft.), Trinity Hospital (8,030 ft.), and Trinity High School (8,850ft.).

In the vicinity of the project, ambient noise generation sources are varied and consist of residential activities on surrounding properties and vehicle traffic along SR-299 (750 feet to the west of the project). The Weaverville Airport is located approximately 1.7 miles from the project site. In the Trinity County Airport Land Use Compatibility Plan, the project site is partially within Compatibility

Zone D (Primary Traffic Pattern), which generally contains the common aircraft flight path and poses a relatively low risk to uses within the zone. Zone D is not typically impacted by high noise levels (Trinity County, 2009).

**Thresholds of Significance:**

This IS considers whether the proposed project would produce sound-pressure levels in excess of County noise standards; long-term ground vibrations and low-frequency sound that would interfere with normal activities and which is not currently present in the project area; a substantial increase in ambient short-term or long-term sound pressure levels; changes in noise levels that are related to the project area; exposure of persons within two miles of an airstrip to excessive noise levels; or exposure of people residing or working in the project area to excessive noise levels.

**Impact Analysis:**

Based on a field review by the Planning Department and other agency staff, information provided by the applicant, existing information available to the Planning Department, and observations made on the project site and in the vicinity, the following findings can be made:

**(a) Less-than-significant impact with mitigation incorporated:**

As noted in the Environmental Setting, the Noise Element of the Trinity County General Plan identifies all residential uses, schools, medical facilities, churches, and libraries to be noise-sensitive land uses (i.e., sensitive receptors; Trinity County, 2003). The nearest known sensitive receptors to the proposed project include adjacent residences (>50 ft. from the project site), Mountain Chapel Church (775 ft.), Lowden Park (5,000 ft.), Weaverville Elementary School (5,600 ft.), Trinity Hospital (8,030 ft.), and Trinity High School (8,850ft.).

**Construction**

Construction activities generally are temporary and have a short duration, resulting in periodic increases in the ambient noise environment. Construction of the proposed project would occur over approximately twenty-four months, beginning in 2023 and ending in 2025. Work would include site preparation, grading, building construction, paving, trenching, and architectural coating. Equipment will likely include excavators, skid loaders, bulldozers, backhoes, trenchers, concrete mixers, and hand tools. Staging areas will be located onsite. Ground-borne noise and other types of construction-related noise impacts typically occur during the demolition and grading construction phases. These phases of construction have the potential to create the highest levels of noise. As discussed in other sections of this document, the project site was cleared of vegetation and graded prior to receipt of the application for the General Plan/Zoning Map Amendment. Since much of the site preparation and grading has already occurred for the project, this would substantially reduce the amount of noise that would be generated by construction activity.

Activities and equipment involved in the construction of the proposed project would generate maximum noise levels, ranging from 85 to 89 dBA at a distance of 50 ft. (FHWA, 2006). These noise levels have the potential to cause significant impacts to sensitive receptors surrounding the project site without mitigation. To mitigate the noise impacts from short-term construction activities, Mitigation Measure NOISE-1 will be required for the project, which limits construction activities to the hours between 8:00 a.m. and 5:00 p.m. Monday through Friday, and between the hours of 9:00 a.m. and 5:00 p.m. on Saturdays. Construction activity will not occur on Sundays or holidays. With implementation of Mitigation Measure NOISE-1, impacts to nearby sensitive receptors from construction activities would be less than significant.

## **Operation**

Noise impacts during operation of the proposed project will primarily originate from residential-related traffic to and from the proposed multi-family housing, and secondarily from traffic noise on SR-299 (750 feet to the west of the project). Residential traffic could result in a minor increase in onsite noise above levels existing without the project but would be similar to that of other multi-family residential or commercial development in the Weaverville area. Therefore, operational noise from the proposed project would be similar to the existing baseline noise environment and is not expected to significantly exceed either the existing ambient noise levels (e.g., traffic on SR-299) or applicable County noise standards.

## **Conclusion**

With implementation of Mitigation Measure NOISE-1, the proposed project will not result in the generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. Therefore, the proposed project would result in a less-than-significant impact with mitigation incorporated.

### **(b) Less-than-significant impact with mitigation incorporated:**

The proposed project's construction activity has the potential to result in minor groundborne vibration and noise. The closest land uses potentially impacted by groundborne vibration and noise are surrounding residential uses directly adjacent to the project site. Ground vibrations from construction activities do not often reach the levels that can damage structures. Pile-driving generates the highest levels of vibration; however, pile-driving will not occur during construction of the proposed project. As discussed above, construction activity must comply with the requirements in Mitigation Measure NOISE-1, which places limitations on the days and hours of construction activity, to ensure that nearby land uses are not disturbed by early morning or late-night construction activity. In addition to reducing construction noise levels, compliance with these requirements also minimizes the potential impacts of vibration on uses adjacent to the project site. Therefore, the proposed project would result in a less-than-significant impact with mitigation incorporated.

### **c) Less-than-significant impact:**

The project site is located approximately 1.7 miles from the Weaverville Airport. According to the Trinity County Airport Land Use Compatibility Plan, the project site is partially located within Compatibility Zone D. The plan states Zone D poses a relatively low risk to uses within the zone and doesn't typically create high noise levels (Trinity County, 2009). Additionally, the proposed project is not located within the vicinity of a private airstrip. As such, the project would not expose people residing or working in the project area to excessive noise levels due to the proximity to a private or public airport. Therefore, the proposed project would result in a less-than-significant impact on this resource category.

## **Mitigation Measures:**

Based on the above evaluation, in order for the proposed project to result in a less-than-significant impact, the following mitigation measure shall be implemented.

**NOISE-1)** The following measure will be implemented during construction activities to reduce noise levels:

- Construction activities shall be restricted to the hours between 8:00 a.m. and 5:00 p.m. Monday through Friday, and between the hours of 9:00 a.m. and 5:00 p.m. on Saturdays.
- Construction activity will not occur on Sundays or holidays.

**Findings:**

With the implementation of the mitigation measures identified, the proposed project will have a less-than-significant impact to this resource category.

<b>XIV. Population and Housing</b> Would the Project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less-than-significant impact	No Impact
<b>a)</b> Induce substantial population growth in an area, either directly (e.g.; by proposing new homes and / or businesses) or indirectly (e.g.; through extension of roads or other infrastructure)?			X	
<b>b)</b> Displace substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere?				X
<p><b>Environmental Setting:</b>            Trinity County has a population of approximately 16,112 persons based on the 2020 U.S. Census Data. The median household income in the County is \$41,780 per year (U.S. Census, 2022). The project site is currently undeveloped and contains no housing. Housing in the vicinity of the project is primarily single-family and multi-family residential.</p> <p>Pursuant to state housing element law (Government Code section 65584, et seq.), the Department of Housing and Community Development (HCD) is required to provide the determination of Trinity County’s existing and projected housing need and a Regional Housing Need Assessment (RHNA) Plan to countywide regions not represented by a council of governments. This RHNA Plan identifies the need for a minimum of two new housing units in the County during the current planning period (HCD, 2018).</p>				
<p><b>Thresholds of Significance:</b>            This IS considers to what degree the proposed project would result in, or contribute to, population growth, displacement of housing units, demolition or removal of existing housing units, or any project-related displacement of people from occupied housing.</p> <p>Trinity County has not set a quantitative threshold of significance for what constitutes substantial population growth. It is expected that housing must be developed throughout the State to meet the significant need for housing. As is planned throughout the State, most housing will occur within infill development areas to prevent urban sprawl and avoid impacts to resources lands and sensitive habit areas. Consistent with the current planning paradigm in the State, the project proposes to develop at a higher density in an infill area in the community of Weaverville.</p>				
<p><b>Impact Analysis:</b> Based on a field review by the Planning Department and other agency staff, information provided by the applicant, existing information available to the Planning Department, and observations made on the project site and in the vicinity, the following findings can be made:</p> <p><b>(a) Less than significant:</b>            The project proposes to change the Zoning District for the property from Single-Family Residential – Low Density (R1A) to Multiple Family District (R-3 District), to develop a maximum of 90 residential units in an existing residential area of the community of Weaverville, and would provide housing for up to approximately 188 persons. It is anticipated that many of these residential units will house existing community members.</p>				

The project is consistent with both the Trinity County Housing Element (Trinity County, 2020) and the Weaverville Community Plan (Trinity County, 1990). Consistent with Program 3.1 of the Housing Element Update, the County Planning Department has identified the project site as a property that could support higher densities due to the following:

- The project site is near SR-299 in an area that has been zoned for various types of residential development, including **multi-family** residential development.
- The project site is within walking and biking distance of commercial uses and services.
- Utilities are located on Ransom Road and can be extended to serve future development on the site.
- The project site does not contain any significant environmental constraints.

The R-3 zoning district in the County Zoning Code is the primary district that principally permits **multi-family** housing. Under the analysis of zoning that facilitates development for lower income households, the Housing Element Update (pg. 38) specifically identifies the rezoning of the project site to R-3 as an opportunity to provide affordable housing in the Weaverville area. Rezoning the project site to R-3 would provide consistency with State Housing Policy and the County Housing Element Update by rezoning additional land that would be available for **multi-family** development by right, thereby lowering barriers to providing a variety of housing types in the County.

Chapter 2 (Housing & Population) of Trinity County's Weaverville Community Plan (Trinity County, 1990) contains recommended housing element goals that encourage the establishment of a variety of housing types and ensure an adequate supply of housing affordable to low- and moderate-income households. Consistent with the housing element goals in the Community Plan, the existing General Plan has designated several surrounding properties in the project area for **multi-family** residential development. As such, the rezoning of the project site to the R-3 District would be consistent with surrounding land use designations and the intent of the General Plan and Community Plan.

Because the project is consistent with both the Trinity County General Plan Housing Element and the Weaverville Community Plan, as discussed above, any population growth associated with the project can be found to represent planned population growth. Infrastructure and utility services extended to the site will be designed to serve the proposed project and will not result in additional capacity that would be growth-inducing.

As such, the proposed project would not directly or indirectly induce substantial unplanned population growth in the Weaverville area. Therefore, the proposed project would result in a less-than-significant impact on this resource category.

**(b) No impact:**

The project site is currently undeveloped, and no people or housing would be displaced by the project. As such, the proposed project will not displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere. Therefore, the proposed project would result in no impact on this resource category.

**Mitigation Measures:**

Based on the above evaluation, no mitigation measures are required for the project to result in a less-than-significant impact.

**Findings:**

In the course of the above evaluation, impacts associated with this resource category were found to not be significant because of the inability of a project of this scope to create such impacts or the absence of project characteristics producing effects of this type.



<b>XV. Public Services</b> Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less-than-significant impact	No Impact
Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a) Fire Protection?			X	
b) Police protection?			X	
c) Schools?			X	
d) Parks?			X	
c) Other public facilities?			X	
<p><b>Environmental Setting:</b>            Weaverville has existing public services available to accommodate residential, commercial, and industrial development. Below is a list of facilities and districts that would serve the project site.</p> <p>Fire protection in Weaverville is provided by the Weaverville Fire Protection District and the California Department of Forestry and Fire Protection (CALFIRE).</p> <p>Law enforcement services in Weaverville are provided by the Trinity County Sheriff's department.</p> <p>The proposed project is located within the Trinity Alps Unified School District. There are two public K-12 schools (Weaverville Elementary and Trinity High) and one major adult education center (Shasta College-Trinity Campus) located in Weaverville.</p> <p>Parks and recreational facilities within Weaverville include Lowden Park, Lee Fong Park, and the Weaverville Joss House-State Historic Park.</p> <p>Medical services are available at the Trinity Hospital and Trinity Community Health Clinic in Weaverville.</p>				
<p><b>Thresholds of Significance:</b>            This IS considers to what degree the proposed project would result in any changes in existing fire or police protection service levels, or a perceived need for such changes, as well as any substantial changes in the need for, or use of, schools, parks, or other public facilities. The threshold of significance</p>				

would be if the project results in significant environmental impacts from the construction of additional public service facilities, in order to maintain acceptable service ratios, response times, or other performance objectives.

**Impact Analysis:**

Based on a field review by the Planning Department and other agency staff, information provided by the applicant, existing information available to the Planning Department, and observations made on the project site and in the vicinity, the following findings can be made:

**(a) Less than significant:**

The proposed project is located in the community of Weaverville and is accessed by way of SR-299 and Ransom Road. Fire protection in Weaverville is provided by the Weaverville Fire Protection District and CALFIRE. The project proposes to change the Zoning District for the property from Single-family Residential – Low Density (R1A) to Multiple Family District (R-3 District), to develop a maximum of 90 residential units in an existing residential area of the community of Weaverville, and would provide housing for up to approximately 188 persons. Many of these residential units will likely house existing community members.

As required by the California Fire Code, the proposed project will be developed with appropriate fire suppression systems. While the proposed project may require fire protection response in the case of an emergency, the project is not expected to significantly increase the demand for fire protection services. The 3/1/22 referral response from the Weaverville Fire Protection District indicated the District had no concerns about serving the project. As such, the proposed project does not require new or physically altered governmental facilities in order to maintain acceptable service ratios, response times, or other performance objectives for fire protection. Therefore, the proposed project would result in a less-than-significant impact on this resource category.

**(b) Less than significant:**

The proposed project is located in the community of Weaverville and is accessed by way of SR-299 and Ransom Road. Law enforcement services in Weaverville are provided by the Trinity County Sheriff's department. The project proposes to change the Zoning District for the property from Single-family Residential – Low Density (R1A) to Multiple Family District (R-3 District), to develop a maximum of 90 residential units in an existing residential area of the community of Weaverville, and would provide housing for up to approximately 188 persons. Many of these residential units will likely house existing community members. While the proposed project may require police response in the case of an emergency, the project is not expected to significantly increase the demand for police protection services. As such, the proposed project does not require new or physically altered governmental facilities in order to maintain acceptable service ratios, response times, or other performance objectives for police protection. Therefore, the proposed project would result in a less-than-significant impact on this resource category.

**(c) Less than significant:**

The proposed project is located within the Trinity Alps Unified School District. There are two public K-12 schools (Weaverville Elementary and Trinity High) and one major adult education center (Shasta College – Trinity Campus) located in Weaverville. The project proposes to change the Zoning District for the property from Single-family Residential – Low Density (R1A) to Multiple Family District (R-3 District), to develop a maximum of 90 residential units in an existing residential area of the community of Weaverville, and would provide housing for up to approximately 188 persons. Given that in Trinity County approximately 17.3% of the population is under age 18 (U.S. Census, 2022), it is estimated that

the project would provide housing for up to approximately 33 school-age children. Many of these housing units will likely house existing community members, which would minimize the contribution of new school-aged children to local schools. This is expected to have a limited impact on the provision of public education services. As such, the proposed project does not require new or physically altered governmental facilities in order to maintain acceptable service ratios, response times, or other performance objectives for schools. Therefore, the proposed project would result in a less-than-significant impact on this resource category.

**(d) Less than significant:**

Parks and recreational facilities within Weaverville include Lowden Park, Lee Fong Park, and the Weaverville Joss House-State Historic Park. The project proposes to change the Zoning District for the property from Single-family Residential – Low Density (R1A) to Multiple Family District (R-3 District), to develop a maximum of 90 residential units in an existing residential area of the community of Weaverville, and would provide housing for up to approximately 188 persons. Many of these residential units will likely house existing community members, which would minimize the impact of the project on parks and recreational services in the Weaverville area. As such, the proposed project does not require new or physically altered governmental facilities in order to maintain acceptable service ratios, response times, or other performance objectives for parks. Therefore, the proposed project will have a less-than-significant impact on this resource category.

**(e) Less than significant:**

The project proposes to change the Zoning District for the property from Single-family Residential – Low Density (R1A) to Multiple Family District (R-3 District), to develop a maximum of 90 residential units in an existing residential area of the community of Weaverville, and would provide housing for up to approximately 188 persons. Many of these residential units will likely house existing community members, which would minimize the impacts of the project on other public facilities in the Weaverville area. As such, the proposed project does not require new or physically altered governmental facilities in order to maintain acceptable service ratios, response times, or other performance objectives for other public facilities. Therefore, the proposed project will have a less-than-significant impact on this resource category.

**Mitigation Measures:**

Based on the above evaluation, no mitigation measures are required for the project to result in a less-than-significant impact.

**Findings:**

In the course of the above evaluation, impacts associated with this resource category were found to not be significant because of the inability of a project of this scope to create such impacts or the absence of project characteristics producing effects of this type.

<b>XVI. Recreation</b>	Potentially Significant Impact	Less-than-significant impact with Mitigation Incorporated	Less-than-significant impact	No Impact
<b>a)</b> Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X	
<b>b)</b> Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X
<p><b>Environmental Setting:</b>            Existing recreational opportunities in Trinity County range from traditional active sports such as softball and soccer to passive recreation such as nature observation, hiking, biking, fishing, hunting, horseback riding, and simply spending time outdoors. The project site's proximity to recreational areas is as follows: Lowden Park (&lt; 1.0 mile), Lee Fong Park (&lt;1.2 miles), Weaverville Joss House-State Historic Park (&lt;1.5 miles), Trinity Lake (&lt;10.0 miles), Trinity Alps Wilderness (&lt;10.0 miles), and the Trinity River (&lt;5.0 miles). In addition, the Weaverville basin has an extensive trail system for enjoyment.</p> <p>The Weaverville Community Plan states that fishing is an important recreational and economic activity in Trinity County. The project site is not located within walking distance of a suitable fishing area. The plan also identifies the East Weaver Creek as a desirable area to expand future recreational uses of alternative modes of transportation (e.g. pedestrian and biking trails). The project site is located approximately 0.56 miles northeast of Weaver Creek.</p>				
<p><b>Thresholds of Significance:</b>            This IS considers to what degree any aspect of the proposed project would be related to demand for recreational facilities or increased use of existing recreational areas, such that those areas are physically degraded, including secondary effects such as degradation through over-use of environmentally sensitive areas.</p>				
<p><b>Impact Analysis:</b>            Based on a field review by the Planning Department and other agency staff, information provided by the applicant, existing information available to the Planning Department, and observations made on the project site and in the vicinity, the following findings can be made:</p> <p><b>(a) Less-than-Significant Impact:</b>            The project proposes to change the Zoning District for the property from Single-family Residential – Low Density (R1A) to Multiple Family District (R-3 District), to develop a maximum of 90 residential units in an existing residential area of the community of Weaverville, and would provide housing for up to approximately 188 persons. Many of these residential units will likely house existing community members, which would minimize impacts from the use of existing neighborhood and regional parks or other recreational facilities in the Weaverville area. As such, the proposed project would not increase</p>				

the use of recreational facilities in the Weaverville area, such that substantial physical deterioration of these facilities would occur or be accelerated. Therefore, the proposed project will have a less-than-significant impact on this resource category.

**(b) No impact:**

The project proposes to change the Zoning District for the property from Single-family Residential – Low Density (R1A) to Multiple Family District (R-3 District), to develop a maximum of 90 residential units in an existing residential area of the community of Weaverville and would provide housing for up to approximately 188 persons. Many of these residential units will likely house existing community members. The proposed project would not include the development of recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effort on the environment. Therefore, the proposed project will have no impact on this resource category.

**Mitigation Measures:**

Based on the above evaluation, no mitigation measures are required for the project to result in no impact.

**Findings:**

In the course of the above evaluation, impacts associated with this resource category were found to not be significant because of the inability of a project of this scope to create such impacts or the absence of project characteristics producing effects of this type.

<b>XVII. Transportation</b>  Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less-than-significant impact	No Impact
<b>a)</b> Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?			X	
<b>b)</b> Conflict or be inconsistent with CEQA Guidelines section § 15064.3, subdivision (b)?			X	
<b>c)</b> Substantially increase hazards due to geometric design features (e.g.; sharp curves or dangerous intersections) or incompatible uses (e.g.; farm equipment)?			X	
<b>d)</b> Result in inadequate emergency access?			X	
<p><b>Environmental Setting:</b></p> <p><b>SR-299:</b> SR-299 runs east-west through the central portion of Trinity County, entering over Buckhorn Summit from Redding to the east and crossing into Humboldt County near Salyer and Willow Creek on the west. SR-299 links the communities of Lewiston, Douglas City, Weaverville, Junction City, Big Bar, Burnt Ranch, and Salyer, as well as several smaller communities. SR-299 carries a variety of traffic including local (intra-regional), recreational, commuter, and commercial traffic. SR-299 has been classified as a Forest Service National Scenic Byway and is heavily utilized for access to and along the Trinity River. It is also an important inter-regional route (for both auto and truck traffic) between the Sacramento Valley and the North Coast.</p> <p>SR-299 also serves as the major roadway within Weaverville, connecting the more established commercial and government centers on the west with newer commercial and employment centers on the east. Due to the limited roadway network, virtually all trips in Weaverville use SR-299.</p> <p>Caltrans collects and publishes traffic volume data for its facilities. The most recent data indicates that SR-299 carries an annual average daily traffic (AADT) volume of 10,700 vehicles per day (VPD) in the area of the project (Caltrans, 2022b).</p> <p><b>Ransom Road:</b> The project site is located at 161 Ransom Road, approximately 750 feet east of the intersection of SR-299 and Ransom Road. Primary access to the site is from Ransom Road and secondary access is from a private gravel road along the western boundary of the site.</p> <p><b>Transit Service:</b> Public transit services are provided by the County Department of Transportation through Trinity Transit, which provides daily bus service between destinations such as Arcata, Willow Creek, Hayfork, and Weaverville. The closest bus stops to the project site are located on both sides of SR-299 within 400-700 feet of the intersection of Ransom Road and SR-299. An existing network of pedestrian paths and bicycle lanes in the project area and throughout downtown Weaverville provides access to the nearby transit facilities.</p> <p><b>Pedestrian Facilities:</b> There are currently no sidewalks in or around the project site. The nearest pedestrian sidewalk is 1,800 feet away on Martin Road and SR-299.</p>				

**Bicycle Facilities:** The Trinity County General Plan – Circulation Element (Trinity County, 2002) outlines the location and nature of existing bicycle facilities in Trinity County. Bicycle facilities are categorized within three classifications:

- Class I Bikeway: trails or paths that are separated from automobile traffic
- Class II Bikeway: bicycle lanes that are on street but delineated by striping
- Class III Bikeway: bicycle routes where bicycles and automobiles share the road

There are currently striped bicycle lanes on the east and west side of SR-299 that extend in either direction of the intersection with Ransom Road.

**Thresholds of Significance:**

This IS considers to what degree any aspect of the proposed project would conflict with a program plan, ordinance, or policy addressing the circulation system, transit, roadway, and bicycle/ pedestrian facilities. Also, the IS considers if the project would conflict or be inconsistent with CEQA Guidelines section 15064.3. Finally, this IS considers if the project would substantially increase hazards due to design features or result in inadequate emergency access.

**Impact Analysis:**

**(a) Less-than-significant impact:**

The proposed project will be accessed by way of SR-299 and Ransom Road during construction and operation. Ingress/egress to the site will be provided via driveways from Ransom Road and/or the existing private access road along the western boundary of the site. Based on the site topography and surrounding development, it is anticipated that access would occur in the southwestern corner of the project site. The proposed project will be required to construct a paved parking lot providing standard parking stalls and Americans with Disabilities Act (ADA) parking stalls in compliance with the County Code (Section 17.30.090-Off-street parking requirements) and Building Code requirements.

**Construction**

Construction of the project would temporarily generate additional traffic on the existing area roadway network. These vehicle trips would include construction workers traveling to the site and delivery trips associated with construction equipment and materials. Delivery of construction materials to the site would likely require oversize vehicles that may travel at slower speeds than existing traffic.

The proposed project may result in temporary lane closures or delays in traffic during construction. However, these changes in traffic patterns are short-lived and temporary. The applicant will be responsible for obtaining an encroachment permit from Trinity County and following the conditions of that permit. Due to the temporary and intermittent nature of construction traffic and compliance with the requirements of the encroachment permit conditions, any potential impacts to the circulation system would be reduced to less than significant.

**Operation**

The proposed project will increase traffic volumes and the number of trips on local roadways. The anticipated trip generation for the maximum development scenario analyzed in this document was estimated using standard rates published by the Institute of Transportation Engineers (ITE) in Trip Generation Manual, 10<sup>th</sup> Edition, 2017 for “Multi-Family Housing (Mid-Rise)” (ITE, 2017; LU #221). The resulting trip generation estimates are shown in Table 1 (see page 17 of this document) and estimate that the project will generate 490 trips per day, with 32 trips during the AM peak hour and 40 trips during the PM peak hour.

Trinity County is typical of many rural counties in California in that the county's existing transportation system and widely scattered population limit alternative solutions to transportation-related problems. The automobile is the primary mode of moving people in the county, and the truck is the primary mode of moving goods and commodities. The use of other modes of transportation has been limited because of lack of facilities, distance between communities, and lack of an economic base to provide support (Trinity County, 2017).

In Weaverville, SR-299 and certain intersections along SR-299 experience significant congestion or delay during peak periods (primarily late morning through the afternoon). This situation tends to be more pronounced during the summer season, when recreational travel is highest (Trinity County, 2002). The County, as part of the 2011 Regional Transportation Plan (RTP), employed the services of a traffic consulting firm to prepare a traffic signalization study for Weaverville. The conclusions of the study were that signals or other traffic control measures would improve access to SR-299 at four locations in downtown Weaverville including (Trinity County, 2017):

- SR-299/Glen Road-East Connector
- SR-299/Washington Street
- SR-299/SR 3 (Trinity Lake Boulevard)
- SR-299/Garden Gulch Street

Neither the General Plan Circulation Element or the County 2016 RTP identify the SR-299/Ransom Road intersection as having existing or projected level of service or other capacity issues (Trinity County, 2002; Trinity County, 2017).

Policy 7.1.B of the Trinity County 2016 RTP states that potential increase in vehicle miles traveled should be considered when considering approval of private development proposals. Consistent with Program 3.1 of the Housing Element Update, the County Planning Department has identified the project site as a property that could support higher densities due to the following:

- The project site is near SR-299 in an area that has been zoned for various types of residential development, including multi-family residential development.
- The project site is within walking and biking distance of commercial uses and services.

As discussed under subsection b) below, the development of higher density housing in the community of Weaverville is one of the best opportunities for reducing Vehicle Miles Traveled (VMT), while accommodating growth to allow the County to provide its share of the regional housing need. The proposed project would allow the development of multi-family housing near the SR-299 commercial corridor (Main Street) in Weaverville, which will place additional residents within walking and biking distance of the largest concentration of commercial shopping opportunities and services in Trinity County. The closest bus stops to the project site are located on both sides of SR-299 within 400-700 feet of the intersection of Ransom Road and SR-299. An existing network of pedestrian paths and bicycle lanes in the project area and throughout downtown Weaverville provides access to the nearby transit facilities.

### **Conclusion**

Based on the project location and design, the proposed project would not conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities. Therefore, the proposed project would result in a less-than-significant impact on this resource category.



**(b) Less-than-significant impact:**

Updates to the CEQA Guidelines section 15064.3 codified a switch from Level of Service (LOS) to VMT as the metric for transportation impact analysis. Trinity County has not developed any significance thresholds or guidance for conducting VMT analysis in CEQA documents. Section 15064.3, subdivision (b)(3) states that in the absence of existing models or methods to estimate the VMT for a particular project, a lead agency may analyze the project's VMT qualitatively. Such a qualitative analysis would evaluate factors such as the proximity to other destinations and services, availability of transit, etc.

In rural areas of counties without Metropolitan Planning Organizations (i.e., areas not near established or incorporated cities or towns), fewer options may be available for reducing VMT, and analysis methodology may be best determined on a case-by-case basis. It is noted by the Governor's Office of Planning Research in their Technical Advisory on Evaluating Transportation Impacts in CEQA, that clustered small towns and small-town main streets may have substantial VMT benefits compared to isolated rural development, similar to transit-oriented development (OPR, 2018).

The proposed project would allow the development of multi-family housing near the SR-299 commercial corridor (Main Street) in Weaverville, which will place additional residents within walking and biking distance of the largest concentration of commercial shopping opportunities and services in Trinity County. The development of higher density housing in the community of Weaverville is one of the best opportunities for reducing VMT, while accommodating growth to allow the County to provide its share of the regional housing need.

Section 15064.3, subdivision (b)(1) states that projects within one-half mile of either an existing major transit stop or a stop along an existing high-quality transit corridor should be presumed to cause a less than-significant transportation impact. As noted above, the proposed project is located with 750 feet of SR-299, which is the primary transit corridor in Trinity County. The proposed project is located within one-half mile of several bus stops served by Trinity Transit, which is managed by the Trinity County Department of Transportation. Trinity Transit is the primary public transportation service in Trinity County and provides services between the communities of Douglas City, Hayfork, Junction City, Lewiston, Redding, Weaverville, and Willow Creek. Trinity Transit regional services connect with neighboring transit systems including Redding Area Bus Authority in Redding and Redwood Transit System and Klamath-Trinity Non-Emergency Transportation in Willow Creek (Trinity Transit, 2022). The closest bus stops to the project site are located on both sides of SR-299 within 400-700 feet of the intersection of Ransom Road and SR-299. An existing network of pedestrian paths and bicycle lanes in the project area and throughout downtown Weaverville provides access to the nearby transit facilities.

In summary, based on the project location and design, the proposed project would not conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b). Therefore, the proposed project would result in a less-than-significant impact on this resource category.

**(c) Less-than-significant impact:**

The project has been reviewed by Trinity County Department of Transportation (County DOT) and will be conditioned to ensure it will comply with County road standards and will not increase hazards due to a geometric design feature. In compliance with existing County road standards, the proposed project would not include geometric design features that will substantially increase hazards. Therefore, the proposed project would result in a less-than-significant impact on the resource category.

**(d) Less-than-significant impact:**

As the proposed project includes improvements within the County right-of-way (along Ransom Road), the proposed project will require an encroachment permit from the County. The encroachment permit

applications may require preparation of traffic control plans for work that would block the public right-of-way, and plans for re-routing of vehicles, bicycles, and pedestrians, as needed. Implementation of traffic controls would be required in accordance with County standards, and contractors would be required to adhere to approved traffic control plans, which would minimize conflicts related to emergency access and circulation. Contractors would be required to have ready at all times the means necessary to accommodate access by emergency vehicles, such as plating over excavations, and travel lane closures would be managed, such as keeping one travel lane open at all times to allow alternating traffic flow in both directions along affected roadways. Through compliance with County requirements, construction activities would not result in inadequate emergency access.

The project has been reviewed by County DOT, and the Weaverville Fire Protection District, and will be designed to meet emergency access standards. As such, all proposed drive aisles onsite will be designed consistent with County and Fire Code design standards for emergency access and would adequately accommodate the onsite maneuvering of emergency vehicles. In compliance with State and local standards, the project site will be designed for adequate emergency access. Therefore, the proposed project would result in a less-than-significant impact on this resource category.

**Mitigation Measures:**

Based on the above evaluation, no mitigation measures are required for the project to result in no impact.

**Findings:**

In the course of the above evaluation, impacts associated with this resource category were found to not be significant because of the inability of a project of this scope to create such impacts or the absence of project characteristics producing effects of this type.

<b>XVIII. Tribal Cultural Resources</b>	Potentially Significant Impact	Less-than-significant impact with Mitigation Incorporated	Less-than-significant impact	No Impact
Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code (PRC) § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in PRC section 5020.1(k), or		X		
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of PRC § 5024.1. In applying the criteria set forth in subdivision (c) of PRC § 5024.01, the lead agency shall consider the significance of the resource to a California Native American Tribe.		X		

**Archaeological and other resources can be damaged through uncontrolled public disclosure. Archeological site locations and culturally sensitive information is considered confidential and public access to such information is restricted by State and federal law, therefore this information has been redacted for use in this Initial Study. Professionally qualified individuals, as determined by the California Office of Historic Preservation, may contact the lead agency in order to inquire about its availability.**

**Information regarding the location, character, or ownership of a historic resource is exempt from the Freedom of Information Act pursuant to 16 U.S.C. 470w-3 (National Historic Preservation Act) and 16 U.S.C. § 470hh (Archaeological Resources Protection Act) and California State Government Code, Section 6254.10.**

**Environmental Setting:**

The project site is located in the community of Weaverville, 750 feet east of the SR-299 commercial corridor. The project area is located within the ancestral territory of the Wintu Native Americans. Closely related to the Nomlaki and Patwin to the south, the Chimariko to the west, and the Hupa to the northwest, the Wintu people lived along the Trinity River, where plentiful natural resources supported their way of life. Bark from forest trees and rushes along the streams made good roofing materials for homes. Local sedges and willows were crafted into tightly woven baskets. Villages frequently contained a scattering of bark houses, ranging from four to five in smaller groups, or several dozen in larger villages. Each house was shared by a single family that ranged in numbers of three to about seven. Larger villages, those with 12 to 15 houses, typically had an earthen lodge.

Historically, the project area had a west aspect; however, it was hydraulically mined in the past and more recently cleared and graded (2016-2017). The parcel consists of a 3.25-acre flat, surrounded to the east and south by the remnant natural hillside. To the north there are tailing piles. To the west the parcel is bordered by a driveway and residences. The constructed flat has a slope of 0-5%.

The project location was subject to a Cultural Resources Investigation by William Rich and Associates (WRA, 2021). The goal of the Investigation was to document the presence of historical resources or tribal cultural resources within the proposed project area, pursuant to Section 15064.5 of CEQA, and Public Resources Code (PRC) 21074. This was accomplished by completing a records search at the Northeast Center of the California Historical Resources Information System (NEIC; No. D21-109) for the project area and a surrounding 0.5-mile radius buffer. William Rich and Associates also corresponded with the Native American Heritage Commission and local Native American Tribes. William Rich visited the Trinity County Historical Society and Museum and spoke with several individuals with expertise in Weaverville area history. An intensive field survey of the entire project area was completed on April 13, 2021. The majority of the project area consists of a mechanically cut and graded surface, as a result of recent grading and historical use as a placer mine. Disturbance to this roughly 4.5-acre area is clearly evident in aerial photos dating from 2018, 1971, 1956, and 1947. The graded surface at this property contains little vegetation, and is surrounded on three sides, along the eastern end, by a 50-foot tall hydraulically cut bank. This cut bank, and the small amount of terrain above provides the only opportunity to observe intact subsurface soils. The remainder of the survey area, is significantly disturbed and down-cut well below strata typical of containing archaeological deposits. The field survey relied on a thorough ethnographic literature review and analysis of historic maps and historic air photo imagery to develop a historic context (WRA, 2021).

The survey reports and resource records on file at the NEIC indicated that no cultural resources are known within the project area; however, within 0.5 miles, previous survey efforts have identified five historic period cultural resources. A review of the NRHP, CRHR, California Historic Landmarks, California Inventory of Historic Resources, Historic Properties Directory and Archaeological Determinations of eligibility yielded no findings for the project area or the surrounding search buffer. The Cultural Resources Investigation concluded that no significant historical or archaeological resources for the purposes of CEQA (Section 15064.5(a)) were identified within the proposed project area; additionally, tribal cultural resources (PRC 21074) do not appear to be present (WRA, 2021).

Requests for Tribal consultation pursuant to AB 52 and SB 18 was initiated on 3/16/22 with the Nor-Rel-Muk Nation, the Wintu Educational and Cultural Council, the Round Valley Reservation/ Covelo Indian Tribe, and the Redding Rancheria. No comments were received from these Tribal entities in response to the requests for consultation.

**Thresholds of Significance:**

Assembly Bill (AB) 52 was enacted on July 1, 2015 and establishes that “a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment” (PRC Section 21084.2). It further states that the lead agency shall establish measures to avoid impacts that would alter the significant characteristics of a tribal cultural resource when feasible (PRC Section 21084.3).

Public Resources Code Section 21074 (a)(1)(A) and (B) defines tribal cultural resources as “sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe” and meets either of the following criteria:

- Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in PRC section 5020.1(k), or
- A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of PRC Section 5024.1. In applying these criteria, the lead agency shall consider the significance of the resource to a California Native American tribe.

AB 52 also establishes a formal consultation process for California cities, counties, and tribes regarding tribal cultural resources. Under AB 52, lead agencies are required to “begin consultation with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project.” Native American tribes to be included in the process are those that have requested notice of projects proposed within the jurisdiction of the lead agency.

The purpose of the consultation is to determine whether a proposed project may result in a significant impact to tribal cultural resources that may be undocumented or known only to the tribe and its members. As set forth in PRC Section 21080.3.1(b), the law requires:

*“Prior to the release of a negative declaration, mitigated negative declaration, or environmental impact report for a project, the lead agency shall begin consultation with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project if: (1) the California Native American tribe requested to the lead agency, in writing, to be informed by the lead agency through formal notification of proposed projects in the geographic area that is traditionally and culturally affiliated with the tribe, and (2) the California Native American tribe responds, in writing, within 30 days of receipt of the formal notification, and requests the consultation.”*

#### **Impact Analysis:**

Based on a field review by the Planning Department and other agency staff, information provided by the applicant, existing information available to the Planning Department, and observations made on the project site and in the vicinity, the following findings can be made:

#### **(a) Less than significant with mitigation incorporated:**

As discussed above in Environmental Setting, the entire property exhibits evidence of ground disturbance from past mining and grading activities. No evidence of any tribal cultural resources was observed during the pedestrian survey conducted in April 2021 by William Rich and Associates. The Cultural Resources Investigation concluded that tribal cultural resources (PRC 21074) do not appear to be present at the project site (WRA, 2021).

Requests for Tribal consultation pursuant to AB 52 and SB 18 were initiated on 3/16/22 with the Nor-Rel-Muk Nation, the Wintu Educational and Cultural Council, the Round Valley Reservation/ Covelo Indian Tribe, and the Redding Rancheria. No comments were received from these Tribal entities in response to the requests for consultation.

However, there remains the possibility that tribal cultural resources could exist in the area and may be uncovered during project development. Therefore, if cultural or archaeological resources, such as chipped or ground stone, or bone are discovered during ground-disturbance activities, work shall be stopped within 50 feet of the discovery, as required by CEQA (January 1999 Revised Guidelines, Title 14 California Code of Regulations [CCR] 15064.5 (f)). Work near the cultural or archaeological find shall not resume until a professional archaeologist, who meets the Secretary of the Interior’s Standards

and Guidelines, has evaluated the material and offered recommendations for further action. For discoveries known or likely to be associated with Native American heritage (prehistoric sites and select historic period sites), the Tribal Historic Preservation Officer (THPO) for the Nor-Rel-Muk Nation, the Wintu Educational and Cultural Council, the Round Valley Reservation/Covelo Indian Tribe, and the Redding Rancheria shall be contacted immediately to evaluate the discovery and in consultation with the project proponent, the County, and professional archaeologist, develop a treatment plan in any instance where significant impacts cannot be avoided.

To prevent potential impacts to unknown tribal cultural resources at the project site, the above inadvertent discovery protocol is included as Mitigation Measure CUL-1 for the proposed project. With the proposed mitigation measure, the project will not cause a substantial adverse change in the significance of a tribal cultural resource that is listed or eligible for listing in the CRHR, or in a local register of historical resources as defined in PRC section 5020.1(k). Therefore, the proposed project would result in a less-than-significant impact with mitigation incorporated.

**(b) Less than significant with mitigation incorporated:**

As discussed above, the entire property exhibits evidence of ground disturbance from past mining and grading activities. No evidence of any tribal cultural resources was observed during the pedestrian survey conducted in April 2021 by William Rich and Associates. The Cultural Resources Investigation concluded that tribal cultural resources (PRC 21074) do not appear to be present at the project site (WRA, 2021).

As noted above, requests for Tribal consultation pursuant to AB 52 and SB 18 were initiated on 3/16/22 with the Nor-Rel-Muk Nation, the Wintu Educational and Cultural Council, the Round Valley Reservation/ Covelo Indian Tribe, and the Redding Rancheria. No comments were received from these Tribal entities in response to the requests for consultation. As such, the proposed project would not cause a substantial adverse change in a significance of a known tribal cultural resource.

However, there remains the possibility that tribal cultural resources could exist in the area and may be uncovered during project development. Therefore, if cultural or archaeological resources, such as chipped or ground stone, or bone are discovered during ground-disturbance activities, work shall be stopped within 50 feet of the discovery, as required by CEQA (January 1999 Revised Guidelines, Title 14 CCR 15064.5 (f)). Work near the cultural or archaeological find shall not resume until a professional archaeologist, who meets the Secretary of the Interior's Standards and Guidelines, has evaluated the material and offered recommendations for further action. For discoveries known or likely to be associated with Native American heritage (prehistoric sites and select historic period sites), the THPO for the Nor-Rel-Muk Nation, the Wintu Educational and Cultural Council, the Round Valley Reservation/Covelo Indian Tribe, and the Redding Rancheria shall be contacted immediately to evaluate the discovery and in consultation with the project proponent, the County, and professional archaeologist, develop a treatment plan in any instance where significant impacts cannot be avoided.

To prevent potential impacts to unknown tribal cultural resources at the project site, the above inadvertent discovery protocol is included as Mitigation Measure CUL-1 for the proposed project. With the proposed mitigation measure, the project will not cause a substantial adverse change to a tribal cultural resource that is known to have significance to a California Native American Tribe. Therefore, the proposed project would result in a less-than-significant impact with mitigation incorporated.

**Mitigation Measures:** Based on the above evaluation, in order for the proposed project to result in a less-than-significant impact, the following mitigation measure shall be implemented:

**CUL-1)** If cultural resources are encountered during construction activities, all onsite work shall cease in the immediate area and within a 50-foot buffer of the discovery location. A qualified archaeologist will be retained to evaluate and assess the significance of the discovery, and develop and implement an avoidance or mitigation plan, as appropriate. For discoveries known or likely to be associated with Native American heritage (prehistoric sites and select historic period sites), the tribes listed in Section 4.3 or those on file with the County should also be contacted immediately to evaluate the discovery and, in consultation with the project proponent, the County, and consulting archaeologist, develop a treatment plan in any instance where significant impacts cannot be avoided. Prehistoric materials which could be encountered include obsidian and chert debitage or formal tools, grinding implements, (e.g., pestles, handstones, bowl mortars, slabs), locally darkened midden, deposits of shell, faunal remains, and human burials. Historic archaeological discoveries may include early-20th century mining equipment, building foundations, structural remains, or concentrations of artifacts made of glass, ceramics, metal or other materials found in buried pits, wells or privies.

**Findings:**

In the course of the above evaluation, impacts associated with this resource category were found to not be significant because of the inability of a project of this scope to create such impacts or the absence of project characteristics producing effects of this type.

<b>XIX. Utilities and Service Systems</b> Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less-than-significant impact	No Impact
<b>a)</b> Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			X	
<b>b)</b> Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			X	
<b>c)</b> Result in a determination by the wastewater treatment provider, which serves or may serve the project's projected demand that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X	
<b>d)</b> Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			X	
<b>e)</b> Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?				X
<b>Environmental Setting:</b> The Weaverville Sanitary District (WSD) provides wastewater collection and treatment services for users within the service boundary in the community of Weaverville. The Weaverville Community Service District (WCSD) provides water for users within the service boundary in the community of Weaverville. Electricity to the Weaverville area is provided by the Trinity Public Utility District (TPUD). Solid waste services in Weaverville are provided by the Trinity County Solid Waste Department (TCSWD) and private waste haulers. Waste generated by members of the Weaverville community and surrounding lands are taken to the Weaverville Transfer Station - approximately 2 miles from the project site. According to the Trinity County Solid Waste Department, solid waste is then transferred to the Anderson Landfill located in Shasta County. Natural gas services are unavailable throughout Trinity County, necessitating the use of onsite sources (e.g., propane tanks).				
<b>Thresholds of Significance:</b> This IS considers impacts of the proposed project as follows: (a) require or result in the relocation or construction of new or expanded utility infrastructure, the construction or relocation of which could cause significant environmental effects; (b) have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years; (c) result in a determination by the wastewater treatment provider that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments; (d) generate solid waste in excess				



of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals; or (e) result is the violation of any federal, state, or local solid waste regulations.

**Impact Analysis:**

Based on a field review by the Planning Department and other agency staff, information provided by the applicant, existing information available to the Planning Department, and observations made on the project site and in the vicinity, the following findings can be made:

**(a) Less-than-significant impact:**

The project site is within the vicinity of existing water, wastewater, stormwater, electrical, and telecommunication facilities available to service the project. The proposed project would require minor improvements in the form of connections to the existing utility infrastructure and the placement and use of a propane tank(s) on the project property. The connection and installation of utilities, as proposed by the project, would result in physical impacts to the surface and subsurface of the project site. These impacts are considered to be part of the project's construction phase and are evaluated in other sections of this document including Section III – Air Quality, Section IV – Biological Resources, Section V – Cultural Resources, Section VII – Geology and Soils, Section XIII – Noise, and Section XVIII – Tribal Cultural Resources. In instances where potentially significant impacts have been identified, mitigation measures are included to reduce these impacts to less-than-significant levels. No additional mitigation measures beyond those already identified would be required.

As such, the proposed project will not require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects. Therefore, the proposed project would result in a less-than-significant impact on this resource category.

**(b) Less-than-significant impact:**

Assuming a maximum of a ninety (90) unit multi-family apartment buildout (allowed by the proposed zoning) with two-bedroom apartments and water use of 150 gallons per day per bedroom, the maximum domestic water use from the development would be approximately 27,000 gallons per day. With the ever-increasing water conservation appliances, this amount is likely to decrease over time. Irrigation demand will be mainly during the dry months (typically May-October). Based on discussions with local property management and landscape professionals, water consumed from landscape irrigation is expected to be between 2,000-3,000 gallons per day. With strategic landscape design, drip emitters, timers, use of drought tolerate and/or native vegetation, hardscapes/softscapes, and minimal lawn areas, the total daily water use could be significantly reduced. Based on the type of construction (assumed Type V-A) and scale of the proposed residential development (90 apartment units), it is estimated that fire flow requirements for each building would be a minimum of 1,500 gallons per minute for a two-hour period, or 180,000 gallons (2019 California Fire Code, Title 24, Part 9, Appendix BB, Table BB105.1).

Water service will be provided to the proposed project by WCSD, whose referral response dated 3/2/22 and will-serve letter dated 2/1/22 (Appendix D), indicated that there is sufficient capacity to serve the proposed project. As such, there is sufficient water supplies for the proposed project into the reasonably foreseeable future while maintaining water supply and service for existing customers. Therefore, the proposed project would result in a less-than-significant impact on this resource category.

**(c) Less-than-significant impact:**

Assuming a maximum of a ninety (90) unit multi-family apartment buildout with two-bedroom apartments and wastewater discharge of 150 gallons per day per bedroom, the maximum domestic wastewater discharge from the development would be approximately 27,000 gallons per day. However, wastewater discharge is typically less than water use since some of the water is consumed and not discharged to the wastewater system. In addition, with the ever-increasing water conservation appliances, this amount is likely to decrease over time.

According to WSD, the existing infrastructure in place adjacent to the project site is sufficiently sized to support the proposed residential development. Wastewater service will be provided to the proposed project by WSD, which has indicated that there is sufficient capacity to serve the project (Appendix D). As such, there is sufficient wastewater treatment capacity for the proposed project in addition to WSD's existing commitments. Therefore, the proposed project would result in a less-than-significant impact on this resource category.

**(d) Less-than-significant impact:**

Solid waste produced by the project will be taken to the Weaverville Transfer Station before being transported to the Anderson Landfill, Inc., a solid waste landfill facility in Shasta County. The Anderson Landfill has the existing capacity of 10,409,132 cubic yards and is permitted to receive a maximum of 1,850 tons of solid waste per day (CalRecycle, 2022). The Weaverville Transfer Station and the Anderson Landfill have sufficient capacity to accommodate the solid waste generated by the proposed project.

State law (SB 1018) mandates recycling for all businesses that generate four or more cubic yards. The proposed project would be required to provide adequate areas for collecting and loading recyclable materials where solid waste is collected. The collection areas are required to be shown on construction drawings and installed before permits are issued by the County Building Department.

Based on the existing capacity of the solid waste infrastructure that would serve the project site and compliance with existing laws and regulations, the proposed project would not generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals. Based on the above discussion, the proposed project would result in a less-than-significant impact to this resource category.

**(e) No impact:**

The project would generate solid waste during construction and operational activities, requiring the implementation of waste reduction and recycling measures in compliance with existing laws and regulations. The County regulates and operates programs that promote the proper disposal of solid waste, including those created by the proposed project. As noted above, the proposed project would be required to provide adequate areas for collecting and loading recyclable materials where solid waste is collected, pursuant to SB 1018. Trinity County Department of Environmental Health has indicated that the proposed project will be required to prepare waste facilities and separate waste facilities storage for organic waste to meet mandatory organic waste diversion criteria.

In compliance with existing laws and regulations, the proposed project will comply with federal, state, and local management and reduction statutes and regulations related to solid waste. Therefore, the proposed project would result in a less-than-significant impact on this resource category.

**Mitigation Measures:**

Based on the above evaluation, no mitigation measures are required for the project to result in a less-than-significant impact on Utilities and Service Systems.

**Findings:**

In the course of the above evaluation, impacts associated with this resource category were found to not be significant because of the inability of a project of this scope to create such impacts or the absence of project characteristics producing effects of this type.

<b>XX. Wildfire</b> If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, Would the Project:	Potentially Significant Impact	Less-than-significant impact with Mitigation Incorporated	Less-than-significant impact	No Impact
<b>a)</b> Substantially impair an adopted emergency response plan or emergency evacuation plan?			X	
<b>b)</b> Due to slope, prevailing winds, and other factors, exacerbate wildfire risk, and thereby expose project occupants to, pollutant concentrations from a wildfire or uncontrolled spread of wildfire?			X	
<b>c)</b> Require the installation or maintenance of associated infrastructure (such as roads, fuel brakes, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?			X	
<b>d)</b> Expose people or structures to significant risks, including downslope or downstream flooding or landslides as a result of runoff, post-fire slope instability, or drainage changes?			X	

**Environmental Setting:**

The project site is located within the boundaries of the Weaverville Fire Protection District, which provides fire, medical, rescue, and safety services to the community of Weaverville and surrounding areas. The Fire District has on Type I engine, one Type II engine, one Type III engine, and one water tender (CALFIRE, 2021).

The community of Weaverville is also recognized as a State Responsibility Area (SRA), in which the California Department of Forestry and Fire Protection (CALFIRE) Shasta-Trinity Battalion 6 provides fire suppression and prevention services. Battalion 6 consists of three Schedule B stations, one conservation camp, and one lookout. CALFIRE’s Weaverville Station 60 has one Type III Schedule B engine (CALFIRE, 2021). CALFIRE designates lands in three general classification, “Moderate”, “High”, and “Very High” Fire Hazard Severity Zones (FHSZ). CALFIRE assigns FHSZ based on existing vegetation, topography, weather, crown fire potential, ember production and movement, and the likelihood of a site to burn over a 30–50-year time period. CALFIRE delineates the project site as part of a designated “Very High” FHSZ (CALFIRE, 2022).

Weather throughout the greater Trinity County region is generally warm and dry with occasional thunderstorms occurring in the summer. Average daily high temperatures in the region during the summer range between 85-93 degrees with the highs above 100. Average relative humidity daily minimums are 19% to 12% with single-digit relative humidity a couple of days most summers. Typical gradient winds are west to east. Diurnal winds upslope and up-canyon occur during the afternoon hours with downslope winds occurring during the night. Precipitation during the summer averages less than two inches for the months of June, July, and August combined (CALFIRE, 2021).

The Trinity County Fire Safe Ordinance (County Code Chapter 8.30) requires the design and construction of structures, subdivisions, and other developments in Trinity County to provide for basic emergency access, signing and building numbering, private water supply reserves for emergency use, vegetation modification, and perimeter wildfire protection measures (Trinity County, 2022a). The community of Weaverville does not have an adopted emergency response plan or emergency evacuation plan.

The Trinity County Office of Emergency Services (OES) administers the County's Emergency Operations Plan (Trinity County, 2019) to respond to major emergencies and disasters. The Emergency Operations Plan identifies a broad range of potential hazards and a response plan for each. The Trinity County Sheriff's Department, California Highway Patrol, and other cooperating law enforcement agencies have primary responsibility for evacuations. These agencies work with the County OES, and with responding fire department personnel who assess fire behavior and spread, which ultimately influence evacuation decisions. As of this time CALFIRE, Trinity County Fire Council, Trinity County OES, Trinity County Sheriff's Department, and others have not adopted a comprehensive emergency evacuation plan applicable to this area.

All evacuations in the County follow pre-planned procedures to determine the best plan for the type of emergency. The designated County emergency evacuation and law enforcement coordinator is the sheriff. The evacuation coordinator is assisted by other law enforcement and support agencies in emergency events. Law enforcement agencies, highway/street departments, and public and private transportation providers would conduct evacuation operations. Activities would include law enforcement traffic control, barricades, signal control, and intersection monitoring downstream of the evacuation area, all with the objective of avoiding or minimizing potential backups and evacuation delays.

The majority of the project site is relatively flat and rises in elevation on the eastern and southern boundaries of the site. The project site is located along Ransom Road and is primarily accessed from Ransom Road, with secondary access from a private gravel access road along the western boundary of the site. The intersection of SR-299 and Ransom Road is approximately 750 feet west of the project site. The parcels surrounding the project site are developed with residential uses and are zoned for various types of residential development (see Figure 1-Project Location). The project site is currently undeveloped and was cleared of vegetation and graded prior to receipt of the application for the General Plan/Zoning Map Amendment (Application No. P-20-20). Remaining vegetation on the project site primarily consists of grasses with trees and shrubs along the northern, eastern, and southern boundaries.

**Thresholds of Significance:**

This IS considers to what degree the proposed project would impair an adopted emergency response plan or emergency evacuation plan; exacerbate wildfire risk, and thereby expose project occupants to, pollutant concentrations from a wildfire or uncontrolled spread of wildfire; require the installation or maintenance of associated infrastructure (such as roads, fuel brakes, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment; or expose people or structures to significant risks, including downslope or downstream flooding or landslides as a result of runoff, post-fire slope instability, or drainage changes.

**Impact Analysis:**

Based on a field review by the Planning Department and other agency staff, information provided by the applicant, existing information available to the Planning Department, and observations made on the project site and in the vicinity, the following findings can be made:

**(a) Less-than-significant impact:**

As noted in the Environmental Setting, CALFIRE delineates the project site as part of a designated “Very High” FHSZ (CALFIRE, 2022). The community of Weaverville does not have an adopted emergency response plan or emergency evacuation plan. However, the proposed project is not of the nature to physically interfere with emergency response nor emergency evacuation. The project site’s proximity to SR-299 provides access and response to the site in an emergency situation. The project has been reviewed by the Weaverville Fire Protection District (which had no comment) and will be designed to meet emergency access standards. All proposed drive aisles onsite will be designed consistent with County and Fire Code design standards for emergency access and would adequately accommodate the onsite maneuvering of emergency vehicles. As such, the proposed project would not substantially impair an adopted emergency response plan or emergency evacuation plan. Therefore, the proposed project would result in a less-than-significant impact on this resource category.

**(b) Less-than-significant impact:**

As noted in the Environmental Setting, CALFIRE delineates the project site as part of a designated “Very High” FHSZ (CALFIRE, 2022). The project site’s proximity to forestland areas could expose future residents to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire, but these hazards would not be exacerbated by the proposed project or be substantially different than that for other residential development in the Weaverville area.

The project site is located 750 feet east of the SR-299 commercial corridor in the community of Weaverville and surrounding land uses primarily consist of residential development. The majority of the project site is relatively flat and rises in elevation on the eastern and southern boundaries of the site. The project site is currently undeveloped and was cleared of vegetation and graded prior to receipt of the application for the General Plan/Zoning Map Amendment (Application No. P-20-20). Remaining vegetation on the project site primarily consists of grasses with trees and shrubs along the northern, eastern, and southern boundaries. During the construction of the proposed project, the project site will be regraded to a more uniform elevation with minimal slopes across the site. Therefore, the project site does not exhibit topography, vegetation patterns, or other factors (e.g. fuels, aspect, etc.) that would expose people or structures to a significant risk of wildland fires. Furthermore, the proposed project is consistent with the surrounding land uses and would not introduce incompatible uses that would exacerbate wildfire risks.

As such, the project would not, due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. Therefore, the proposed project would result in a less-than-significant impact on this resource category.

**(c) Less-than-significant impact:**

As noted in the Environmental Setting, CALFIRE delineates the project site as part of a designated “Very High” FHSZ (CALFIRE, 2022). The project site is located 750 feet east of the SR-299 commercial corridor in the community of Weaverville and is within the vicinity of existing water, wastewater, electrical, and telecommunication facilities available to service the project. The proposed project would require several infrastructure improvements in the form of connections to the existing utility infrastructure along Ransom Road and onsite access driveways, parking, and stormwater management facilities.

Most of the proposed improvements have minimal potential to increase the risk of wildfires since the site was cleared of vegetation and graded prior to receipt of the application for the General Plan/Zoning Map Amendment (Application No. P-20-20). Although the potential is limited, the

proposed improvements with the greatest potential to exacerbate fire risks includes the extension of electrical infrastructure. Due to the proposed location of the project site in an area of Weaverville developed with residential and commercial uses and the short distance of this infrastructure, it is not anticipated that the proposed electrical infrastructure would substantially exacerbate fire risk.

The infrastructure improvements proposed by the project would result in physical impacts to the surface and subsurface of the project site. These impacts are considered to be part of the project's construction phase and are evaluated in other sections of this document including Section III – Air Quality, Section IV – Biological Resources, Section VII – Geology and Soils, and XIII - Noise. In instances where potentially significant impacts have been identified, mitigation measures are included to reduce these impacts to less-than-significant levels. No additional mitigation measures beyond those already identified would be required.

Therefore, the proposed project will not require the installation or maintenance of associated infrastructure such as roads, fuel breaks, emergency water sources, power lines or other utilities, that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment. Therefore, the proposed project would result in a less-than-significant impact on this resource category.

**(d) Less-than-significant impact:**

As noted in the Environmental Setting, CALFIRE delineates the project site as part of a designated “Very High” FHSZ (CALFIRE, 2022). The elevation of the site ranges between 2,010 and 2,090 feet above sea level. Historically the project area had a west aspect; however, it was hydraulically mined in the past. The parcel currently consists of a 3.25-acre flat with a 0-5% slope, surrounded to the east and south by the remnant natural hillside. To the north, there are tailing piles. To the west, the parcel is bordered by a driveway and residences. The project site was cleared of vegetation and graded prior to receipt of the application for the General Plan/Zoning Map Amendment (Application No. P-20-20). Remaining vegetation on the project site primarily consists of grasses with trees and shrubs along the northern, eastern, and southern boundaries. During the construction of the proposed project, the project site will be regraded to a more uniform elevation with minimal slopes across the site.

According to FEMA FIRM Panel 06105C1035F, the project site is not located within a special flood hazard area (FEMA, 2016). The project site is located within Zone X, which is an area of minimal flood hazard. Per the attached Biological Assessment (Appendix A), the project site and immediate surroundings does not contain any onsite streams, lakes, ponds, wetlands, vernal pools, wet meadows, or perennially wet areas. As such, the project would not require the alteration of the course of a stream or river.

Based on the project location, topography, design, surrounding development, and compliance with existing laws and regulations, the project will not expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. Therefore, the proposed project would result in a less-than-significant impact on this resource category.

**Mitigation Measures:**

Based on the above evaluation, no mitigation measures are required for the project to result in a less-than-significant impact on wildfire.

**Findings:**

In the course of the above evaluation, impacts associated with this resource category were found to not be significant because of the inability of a project of this scope to create such impacts or the absence of project characteristics producing effects of this type.



<b>XXI. Mandatory Findings of Significance</b>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less-than-significant impact	No Impact
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history of prehistory?		X		
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects).		X		
c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?		X		

**Impact Analysis:**  
 Based on a field review by the Planning Department and other agency staff, information provided by the applicant, existing information available to the Planning Department, and observations made on the project site and in the vicinity, the following findings can be made:

**(a) Less-than-significant impact with mitigation incorporated:**  
 All impacts to the environment, including impacts to habitat for fish and wildlife species, fish and wildlife populations, plant and animal communities, rare and endangered plants and animal species, and historical and prehistorical resources were evaluated as part of the analysis in this document. Where impacts were determined to be potentially significant, mitigation measures have been imposed to reduce those impacts to less-than-significant levels. In other instances, the project design and compliance with existing laws and regulations would reduce impacts of the project to less-than-significant levels. Therefore, the proposed project as designed, mitigated, conditioned, and in compliance with existing regulatory requirements, would not substantially degrade the quality of the environment and impacts would be less than significant with mitigation incorporated.

**(b) Less-than-significant impact with mitigation incorporated:**  
 As discussed throughout this document, implementation of the proposed project has the potential to result in impacts to the environment that are individually limited, but are not cumulatively considerable, including impacts to Air Quality (Section III), Biological Resources (Section IV), Cultural Resources (Section V), Geology and Soils (Section VII), Noise (Section XIII), and Tribal Cultural Resources (Section XVIII). In most instances where the project has the potential to result in individually

limited significant impacts to the environment (including the resources listed above), mitigation measures have been imposed to reduce the potential effects to less-than-significant levels. In other instances, the project location, design, proposed conditions of approval, and compliance with existing laws and regulations would reduce impacts of the project to less-than-significant levels. Therefore, the proposed project would not contribute to environmental effects that are individually limited, but cumulatively considerable, and impacts would be less than significant.

**(c) Less-than-significant impact with mitigation incorporated:**

The potential for the proposed project to result in environmental effects that could adversely affect human beings, either directly or indirectly, has been discussed throughout this document. In instances where the proposed project has the potential to result in direct or indirect adverse effects to human beings, including impacts to air quality, cultural resources, and noise, mitigation measures have been applied to reduce the impact to below a level of significance. In other instances, the project location, design, proposed conditions of approval, and compliance with existing laws and regulations would reduce impacts of the projects to less-than-significant levels. Therefore, the proposed project would not have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly. Therefore, impacts would be less than significant with mitigation incorporated.

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# **Appendix A**

## **Biological Resource Report**

# Biological Assessment

Prepared for:

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## Table of Contents

<u>Site Location</u> .....	1
<u>Site Description</u> .....	1
<u>Regulatory Setting</u> .....	2
<u>Federal Regulations</u> .....	2
<u>State Regulations</u> .....	2
<u>Methodology</u> .....	3
<u>Endangered Species Act (ESA) &amp; California Endangered Species Act (CESA) Protected Species</u> .....	5
<u>Species of Greatest Conservation Concern</u> .....	6
<u>Plants</u> .....	6
<u>Animals</u> .....	7
<u>Impact to Wetlands</u> .....	10
<u>Migration/Nursery Sites</u> .....	10
<u>Local Policies Protecting Biological Resources</u> .....	10
<u>Habitat Conservation Plans/Critical Habitat</u> .....	10
<u>Avoidance and Mitigation Measures</u> .....	11
<u>BIBLIOGRAPHY</u> .....	13
<u>APPENDIX A</u> .....	
Maps .....	A-1 through A-2
<u>APPENDIX B</u> .....	
Photo Log.....	B-1 through B-4
<u>APPENDIX C</u> .....	
<u>Element Ranking</u> .....	C-1.
<u>APPENDIX D</u> .....	
Plants .....	D-1 through D-4

APPENDIX E .....  
Animals.....E-1 through E-4.

APPENDIX F.....  
Fin-Fish.....F-1

APPENDIX G.....  
Flora Species (Observed On-Site).....G-1 through G-2

APPENDIX H.....  
Fauna (Observed On-Site)..... H-1

### Site Location

The property owned by the applicant, Dana Ryan, is located at 161 Ransom Road (Trinity APN: 024-510-02-00) in Weaverville, CA (T33N, R09W, Section 18, Mt. Diablo Meridian, U.S. Geological Survey Weaverville, 7.5 Minute Quad Map) on a 5-acre parcel within the Weaver Creek watershed (HUC 12 180102110705).

### Site Description

The property is located in the town of Weaverville, at the base of the foothills between Browns Mountain and Musser Hill. This site is entirely upland habitat without any surface water on site. Historically the project area has a west aspect; However, it was hydraulically mined in the past and more recently cleared and graded (2016-2017). The parcel consists of a 3.25 acre flat, surrounded to the east and south by the remnant natural hillside. To the north there are tailing piles. To the west the parcel is bordered by a driveway and residences. The constructed flat has a slope of 0-5%. Based on Trinity County hydrography spatial data, the closest stream is an unnamed Class III tributary to Lance Gulch Creek, located an estimated 200 ft south of the southern parcel boundary.

Geologically, the property is located on the Weaverville Formation. The soil parent material is composed of nonmarine sandstone, shale and conglomerate from the Oligocene to Miocene epochs. The surrounding area is one of complex geographic diversity with many occurrences of lithologic discontinuity. The property is bounded by two faults, one approximately located 4 miles to the west and another major thrust fault located approximately 5 miles to the north. These faults are not active. (California Department of Conservation, 2015)

The dominant soil unit is Urban Land-Xerals Complex. This soil is typically a very gravelly clay loam. These soils are classified as well-drained and are in Hydrologic Group C. They are not prime farmland soils. This soil type has not been assigned a whole soil k-factor value. The soil is mixed and compacted. There is little to no soil profile development underneath the flat. (Natural Resource Conservation Service, 2019)

Approximately 65 % of the parcel is dominated by European annual grasses and forbs, with a dominant *Bromus tectorum*-(Elymus) *Taeniantherum caput-medusae* (cheat grass-Medusa-head grass) vegetation alliance (Cal-IPC High) in the graded area. This property receives an annual average of 51.22 precipitation inches, with most of it falling in the winter and spring months. The natural hillside to the east and south is dominated by the *Pinus ponderosa* – *Pseudotsuga menziesii* (ponderosa pine-Douglas fir) forest and woodland alliance. (California Native Plant Society, n.d.)

The project analyzed is a rezone and reassignment of the General Plan Designation, which will result in the vacant parcel being developed into high density housing units.

## Regulatory Setting

### Federal Regulations

#### **Endangered Species Act**

The (federal) Endangered Species Act (ESA) was passed in 1973. ESA provides a framework to list plant and animal species as threatened or endangered. The law makes it a crime to take (kill) threatened or endangered species. It also focuses on protection and recovery. There are a number of strategies that can help achieve these conservation goals including safe harbor agreements, habitat conservation plans, candidate conservation agreements, and conservation banks. The northern spotted owl, steelhead trout, and Coho salmon are found in Trinity County; they are all listed as threatened. (US Fish and Wildlife Service, 1973)

### State Regulations

#### **California Environmental Quality Act**

The California Environmental Quality Act (CEQA), is a statute that requires state and local agencies to identify the significant environmental impacts of their actions and to avoid or mitigate those impacts, when feasible. CEQA applies to certain activities and local public agencies. A public agency must comply with CEQA when it undertakes an activity defined by CEQA as a “project”. A “project” is an activity undertaken by a public agency or a private activity that must receive discretionary approval, meaning that the agency has the authority to deny or approve the requested permit from a government agency that may cause either a direct physical change in the environment or a reasonably foreseeable indirect change in the environment.

(California Natural Resources Agency, 2014)

#### **California Endangered Species Act**

The California Endangered Species Act (CESA) was adopted in 1970. CESA defines the terms used to describe threatened, endangered, and sensitive (TES) species, and makes it a crime to take (kill) them. In addition, it provides incentives for conservation of TES species and a framework for landscape-scale promotion of unfragmented habitat corridors. If a project will result in take of a TES animal(s) and/or plant(s), an exception can be made only if an incidental take permit is issued and mitigation efforts reduce the overall project impact to less than significant. Trinity County is within the southern extent of the Klamath Range and provides habitat to a high density of TES flora and fauna, many of which have a very limited range (endemic). (Habitat Conservation Planning Branch, 2018)

#### **Noxious Weed Management**

California Food and Agriculture Code Article 1.7 Section 7270-7276 defines the impacts of noxious weeds on wildlands and agricultural lands. It establishes the authority of the Department of Food and Agriculture in noxious weed funding to be distributed to Weed Management Associations and establishes guidelines for Weed Management Association membership. Important definitions are included in the regulations such as “integrated pest management”. (CDFA Article 1.7 §7270-7276)

### **Nesting and Migratory Bird Rule code 3503**

The Nesting and Migratory Bird Rule was adopted in 1957. Fish and Wildlife Code Section 3503 makes it a crime to destroy, take, or possess the nest or eggs of any bird. This includes activities that could cause nest abandonment or mortality of young. Cannabis cultivators who have received a final agreement with CDFW under the general agreement program are required to have nest and den surveys completed by a qualified biologist within seven days prior to starting any activity covered under the agreement. In the event that a nest or den is found, the biologist will need to recommend mitigations to reduce the project impacts to less than significant. (State of California, Fish and Game Code 3503, 1957)

### **Oak Woodlands PRC 21083.4**

The Oak Woodlands Conservation: Environmental Quality Senate Bill was passed in 2004. The goal of the regulation is no net loss of oak woodland. An oak is defined as any *Quercus* species that is 5 inches DBH or larger. The 5 inches or greater oaks must comprise 10% or more of the vegetation assemblage to qualify as oak woodland. As a result of this regulation the county, acting as a CEQA lead agency must determine whether a project will result in a significant impact, or loss of oak woodlands. This law requires that significant impacts be mitigated to maintain the natural oak woodland extent and habitat function. (California Legislature, 2004)

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### **Methodology**

The literary review began in April and initial survey took place in April 8, 2021. Additional site visits occurred on May 6, July 9, and July 25. A total of 15.5 hours were spent surveying the project area.

The resources that were reviewed prior to the field survey area are:

1. CNDDDB May 2018 and July 2020 Dataset
2. FS TES, Wildlife, Serpentine, and Limestone Data (USDA Forest Service, 2018)
3. USGS Geology Spatial Data
4. NRCS Soil Survey
5. NSO Nest Data created for the Trinity County Land Assessment Project (Combined USFS and CNDDDB Nest Data) (Sheen, 2018)
6. USFWS Ray Davis NSO Habitat Suitability Data (United States Fish and Wildlife Service, 2011-2012)
7. CalFlora What Grows Here 3 (CalFlora, 2018)
8. CalFlora CNPS (CalFlora, 2018)
9. Jepson Manual 2<sup>nd</sup> Edition (Baldwin, 2012)
10. California Herps (Nafis, A Guide to the Amphibians and Reptiles of California, 2000-2016)
11. CNPS Inventory of Rare and Endangered Plants (California Native Plant Society, 2021)

A 9 quad search was performed to determine which TES species may occur within the study area. The project area is located in the Weaverville USGS 7.5 quadrangle. Using the 'select by location' tool, all CNDDDB and USFS TES observation data was selected within the selected quad. The selected attribute table data was exported using the 'summary' tool. The resultant tabular data was converted to an Excel file to be used throughout the study.

The likelihood and/or presence of each species occurring within the project location(s) was analyzed using the following criteria:

- Not Suitable: The project area and vicinity are obviously unsuitable for the target species.
- Low Suitability: Most of the habitat conditions are not found on or adjacent to the project, or this site is outside of the known range. Most of the area is not suitable to provide habitat. The species is unlikely to be observed on-site.
- Moderate Suitability: Some of the known habitat conditions are found on or adjacent to the project areas. The species is moderately likely to be found on-site.
- High Suitability: All known habitat conditions exist on-site or adjacent to the site. The species is highly likely to be found on-site.
- Observed On-site: The species was observed during a survey or there is a known occurrence on-site.

During the field surveys, the biological data was collected by performing a visual encounter survey. The initial studies were conducted by Marie Petersen during the seasonally appropriate botanical survey window.

## Endangered Species Act (ESA) & California Endangered Species Act (CESA) Protected Species

**Indian Valley Brodiaea** (*Brodiaea rosea ssp. rosea*) is a monocot in the Thermidaceae family. The conservation status for Indian Valley Brodiaea is G2Q S2 3.1, and it is listed as State-Endangered. Typical habitat for this species is meadows, seeps, vernal pool margins, swales, intermittent stream margins in closed-cone coniferous forests, chaparral, cismontane woodland, and valley or foothill woodland. At least  $\frac{3}{4}$  of the known populations occur in ultramafic (serpentine) soils. Appropriate habitat for this species does not exist in the project area. Indian Valley Brodiaea was not observed during surveys of this site.

There is not any surface water on site or adjacent to the project area. There is not suitable habitat for listed fin-fish species, Southern Oregon Northern California Coast Coho Salmon (*Oncorhynchus mykiss*; G4T2Q S2? federally threatened, state threatened) or Upper Klamath-Trinity Spring Chinook Salmon (*Oncorhynchus tshawytscha*; G5 S1S2 federally threatened, state candidate endangered). There is no potential for direct or indirect impacts to fin-fish as a result of this project. Fin-fish will not be discussed further in this document. Refer to Appendix F for a complete list of the fin-fish found in this watershed.

**Bald eagle** (*Haliaeetus leucocephalus*) is a raptor in the Accipitridae family. The conservation status for the bald eagle is G5 S3 fully protected, federally delisted, and state endangered. The typical habitat for this species is old growth or dominant ponderosa pine trees near fin-fish bearing bodies of water. In the winter, bald eagles can be seen around unfrozen lakes and hunting along coastlines, reservoirs, and rivers. During their migration, bald eagles are seen near all types of water habitats. There is not any suitable nesting or foraging habitat for bald eagles in the project area. There is not any potential for direct or indirect impacts to bald eagles as a result of this project. (Polite, 1999)

**Northern Spotted Owl** (*Strix occidentalis caurina*): The conservation status for northern spotted owl is federally threatened and state threatened. Northern spotted owl (NSO) critical habitat (Interior California Coast modeling region) begins approximately 3 miles northeast (ICC 7) and 5 miles southwest (ICC 1) of the project area. Nesting habitat for this species is typically a multi-layered forest with a canopy cover of 60 to 80% and many trees with broken tops, including dwarf mistletoe (*Arceuthobium douglasii*), and other deformities. Habitat stands must include trees greater than 30 inches DBH. Foraging use is positively influenced by conifer species. Chaparral habitat is important for prey which predominately consists of the flying squirrel (*Glaucomys sabrinus*) and dusky-footed wood rat (*Neotoma fuscipes*). There is not suitable NSO nesting, foraging or dispersal habitat found on this property. In addition, there are no known NSO nests within 0.3 miles of the project. The closest nest core (TRI0377) is approximately 1.8 miles from the project. There will not be any direct or indirect impacts to NSO as a result of this project. Refer to the northern spotted owl map located in Appendix A. (United States Fish and Wildlife Service, 2012)

## Species of Greatest Conservation Concern

### Plants

Due to the fact that there are no rock outcrops, surface waters, or ultramafic soils in the project vicinity, it does not provide suitable habitat for the following species: serpentine rockcress (*Boechera serpenticola*), Shasta Chaenactis (*Chaenactis suffrutescens*), clustered lady slipper (*Cypripedium fasciculatum*), Oregon fireweed (*Epilobium oreganum*), Nile's harmonia (*Harmonia doris-nilesiae*), Dudley's rush (*Juncus dudleyi*), Canyon Creek stonecrop (*Sedum obtusatum* ssp. *paradisum*), porcupine sedge (*Carex hystericina*), thread-leaved beardtongue (*Penstemon filiformis*), and Heckner's Lewisia (*Lewisia cotyledon* var. *heckneri*).

The following plant species occur at alpine and subalpine environments: Siskiyou fireweed (*Epilobium siskiyouense*), Scott Mountain bedstraw (*Galium serpenticum* ssp. *scotticum*), Tracy's beardtongue (*Penstemon tracyi*), Klamath Mountain catchfly (*Silene salmonacea*), and Elmer's Lupin (*Lupinus elmeri*). These plants will not occur here due to the site being much lower than the known elevation range that they grow within.

Additional information regarding the conservation status of the plant species listed above can be found in Appendix D. Threatened, endangered, and sensitive plant species that do not have suitable habitat in the project area will not be discussed further in this document.

**Mountain lady's-slipper** (*Cypripedium montanum*) is a perennial rhizomatous herb in the Orchidaceae family. The conservation status for the Mountain lady's-slipper is G4 S4 4.2. The bloom period is from March to August. The typical habitat for this species is broad-leaved upland forest, cismontane woodland, lower montane coniferous forest, and North Coast coniferous forest. It is found at elevations between 605 and 7,300 feet (185-2,225 m). This habitat type was observed in the project area. During the study, this species was not found in the study area.

**Blushing wild buckwheat** (*Eriogonum ursinum* ssp. *erubescens*) is a perennial herb in the Polygonaceae family. The conservation status for this species is G3G4T3 S3 1B.3. The bloom period is from June to September. Typical habitat is rocky, scree, talus, montane chaparral, and lower montane coniferous forest. It is found at elevations between 2,460 and 6,235 feet (750-1,900 m). Rocky montane chaparral and lower montane coniferous forests were observed in the project area. During the study, this species was not found in the study area.

**English Peak greenbrier** (*Smilax jamesii*), is a perennial rhizomatous herb in the Smilacaceae. The conservation status for this species is G3G4 S3S4 4.2. The bloom period is from May to July. The typical habitat for this species is lower montane coniferous forests, lakesides, broad-leaved upland, marshes and swamps, forest stream banks, and alder thickets in montane conifer forest. It is found at elevations between 1,655 ft and 6,480 ft (505-1,975 m) Lower montane coniferous forest habitat was observed in the project area. There were not any wetlands or surface water; however, his plant does sometimes occur in upland areas. During the study, English Peak greenbrier was not found in the study area.



## Animals

### Insects

There are known occurrences of the **western bumblebee** (*Bombus occidentalis*) within the 9-quad area. The conservation status for this species is G2G3 S1, State Candidate Endangered. Although the compacted flat did not provide good ground bee nesting habitat, several ground squirrel (*Otospermophilus beecheyi*) burrows were observed throughout the hummocks in the tailing area. Numerous *Ceanothus* bushes were adjacent to the borrows, which provides foraging habitat for the western bumblebee. The western bumblebee was not observed at this location, nor were any other bumblebee (*Bombus*) species.

**Monarch butterfly** (*Danatus plexippus plexippus*) is a migratory butterfly in the *Nymphalidae* family. It is listed as G4 T2T3 S2S3, federal candidate ESA endangered or threatened. Larvae of this species feed exclusively on 27 different milkweed species from the genus *Asclepias*, in the subfamily *Asclepiadoideae*. Milkweed grows in rangelands, agricultural and roadside areas, riparian, wetland, desert, prairie, meadow, open forests, and woodland habitats. To be used for breeding, stands of milkweed need to be large enough for migrating monarchs to see from the sky. Mature monarchs forage on a wide variety of plant species for nectar and primarily follow river corridors when migrating. (United State Fish and Wildlife Service, 2020) Foraging, and nursery habitat were observed throughout the study area. For the purposes of this document, we can assume the presence of monarch butterflies.

### Mollusks

There is not suitable habitat for the hooded lancetooth (*Ancotrema voyanum*; G1G2 S1S2), Trinity shoulderband (*Helminthoglypta talmadgei*; G2 S2), or the Trinity spot (*Punctum hannai*; G1G2 S1S2) on the applicant's parcel. No direct or indirect impacts to terrestrial mollusks, such as habitat loss as a result of vegetation removal, will occur as a result of this project. Terrestrial mollusks will not be discussed further in this document.

### Amphibians and Reptiles

There is not suitable habitat for the **Pacific tailed frog** (*Ascaphus truei*), **Foothill yellow-legged frog** (*Rana boylei*), **western pond turtle** (*Actinemys marmorata*). These species all require surface water habitat elements, which do not exist on site. Furthermore, the site is far enough from suitable habitat for these species that overland travel or migration to nesting sites would not occur at this site. There will not be any direct or indirect impacts to these species as a result of this project. Conservation status for these species can be found in Appendix E. These three species will not be discussed further in this document.

### Birds

There is not suitable habitat for the **great blue heron** (*Ardea Herodias*) The typical habitat for this species is marshes, swamps, shores, and tide flats. It forages in any kind of calm fresh water

or slow-moving rivers, as well as in shallow coastal bays. It nests in trees or shrubs near water, sometimes on the ground, in areas free of predators. (Audobon Society) There will not be any direct or indirect impacts to the great blue heron as a result of this project. The conservation status for the great blue heron can be found in Appendix E. Great blue herons will not be discussed further in this document.

**Northern goshawk** (*Accipiter gentilis*) is a raptor in the Accipitridae family. The conservation status for this species is G5 S3 SSC. Typical habitat is coniferous forests with high DBH trees and low-sloping hillsides. They prefer to hunt on or near low traffic or decommissioned unpaved roads that run through forests. (California Interagency Wildlife Task Group, 2005) Marginal foraging habitat was observed in the project area. During the study, the northern goshawk was not found in the study area

**Golden eagle** (*Aquila chrysaetos*) is a large raptor in the Accipitridae family. The conservation status of this species is G5 S3, fully protected. There will not be any direct impacts, such as nesting or roosting tree removal, to golden eagles as a result of this project. The grassy meadow could provide foraging habitat for golden eagles. Golden eagles are protected under the Endangered Species Act, so any golden eagle take would be considered significant (US Fish and Wildlife Service, 1973).

## **Mammals**

There is not suitable habitat for Pacific martin (*Martes caurina*) in or near the project area. This species is associated with late seral stage (old growth) forests. Additional information about the Pacific martin can be found in Appendix E.

**Long-Eared Myotis** (*Myotis evotis*) is a vesper bat in the *Vespertilionidae* family. The conservation status for this species is G5 S3. Typical roosting habitat is crevices, snags, spaces under bark, and buildings. Night roosting usually occurs in caves. Its foraging habitat is over water, in open spaces, and among trees. (Zeiner, Laudenslayer Jr., Mayer, & White, 1988-1990). The long-eared myotis is another low flying bat that is averse to artificial lighting at night. Some habitat elements were observed near the project area; However, the urban setting is a strong deterrent due to light pollution. (Nor Cal Bats, 2017). This species was not detected at this property.

**Townsend's Big-Eared Bat** (*Corynorhinus townsendii*) is a vesper bat in the *Vespertilionidae* family. The conservation status for this species is G3G4 S2. Typical habitat includes coniferous forests, mixed mesophytic forests, deserts, native prairies, riparian communities, active agricultural areas, and coastal habitat types. Population distribution is strongly correlated with the availability of caves and cave-like roosting habitat, with population centers occurring in areas dominated by exposed, cavity-forming rock and/or historic mining districts. They roost in abandoned buildings, under tree bark, and in rock crevices (National Park Service, 2018). They only forage during complete darkness, so reducing nocturnal artificial lighting is important to the

presence of this species. Foraging habitat was observed on the property and in the surrounding area. (Townsend's Long-Eared Bat, 2017). This species was not detected at this property.

**Pallid bat** (*Antrozous pallidus ssp. pacificus*) The conservation status for this species is G4 S3 SSC. Pallid bats roost in many different features including rocky outcrops, caves, basal hollows in trees, exfoliating bark, bridges, buildings, snags, and mines. In Northern California they have been found to use ponderosa pine (*Pinus ponderosa*), oak (*Quercus spp*), redwood (*Sequoia sempervirens*), and giant sequoia (*Sequoiadendron giganteum*), dominated vegetation assemblages. Habitat site selection requires presence of day and night roost features. Foraging occurs over open habitat such as meadows and rock outcrops. The forested areas adjacent to this site are dominated by ponderosa pine with several Oregon white oak trees mixed in. (Gervais, 2016) Based on the presence of roosting and foraging habitat elements at this site, presence of the pallid bat is assumed.

**Oregon snowshoe hare** (*Lepus americanus ssp klamathensis*) is an herbivorous mammal in the Leporidae family. The conservation status for this species is G5T3T4Q S2 SSC. The typical habitat for this species is boreal forests and upper montane forests. Within these forests, they favor habitats with a dense shrub layer. It is found near mature conifers (mostly Douglas fir and variants), immature conifers, alder/salmonberry, Sitka spruce, and cedar swamps. This species is adapted to high elevation environments, with large feet to travel through snow and fur on its soles to protect the rabbit's feet from extreme cold conditions. (United States Forest Service, 2013) Although there is a historic (1922) occurrence record of the snowshoe hare near the project area, it is likely a case of mistaken identity. During the study, this organism was not detected in the study area.

**North American porcupine** (*Erethizon dorsatum*) is an herbivorous rodent in the *Erethizontidae* family. The conservation status for this species is G5 S3. The typical habitat for this species is open tundra, deciduous forests, and desert chaparral with lots of ground cover for safety from predators while foraging. In habitats that lack ground cover, they can be found in trees with thick foliage for sight protection such as Douglas fir and hemlock. (Appel, Zielinski, Schlexer, Callas, & and Bean, 2017) Marginal porcupine habitat was observed in the project area. During the study, porcupine evidence was not found in the study area.

**Pacific fisher** (*Pekania pennanti*) is an omnivorous mammal in the Mustelidae family. The conservation status for this species is G5 S2S3 SSC. The southern Sierra Nevada DPS is federally endangered and the southern Sierra ESU is state threatened (south of the Merced River). Typical habitat for this species is coniferous forests, but it is also found in mixed and deciduous forests. It prefers a high canopy closure with many hollow trees for dens. Tree species typically found in its habitat include spruce, fir, white cedar, and some hardwoods. Fisher den habitat is absent. Foraging habitat on-site is marginal at best. During the study, this organism was not detected in the study area. Due to the fisher habitat inadequacies in and adjacent to the project area, there will not be any direct or indirect impacts to fishers as a result of this project (Meyer, 2018).

### Impact to Wetlands

There will not be any impacts to wetlands because the site does not have any wetlands within or adjacent to it. In April a two feet deep soil pit was dug and analyzed for wetland indicators. The pit was dug in a low-lying location where the flat drains to. This site did not meet the soil or vegetation indicator criteria as defined by the United States Army Corps. Of Engineers Wetland Delineation Manual. This location did meet the primary hydrology indicator due to the presence of algae on the soil surface; However, it does not qualify as a wetland due to the lack of soil or vegetation wetland indicators. The constructed slope of the flat has resulted in stormwater gathering here and failing to percolate quickly, due to the fine texture, and manmade compaction of the soil here.

### Migration/Nursery Sites

There are not any migration channels in the project area. This project will not impact migratory wildlife.

There are clumps of showy milkweed in the meadow that could provide habitat for the ESA candidate species, monarch butterfly. Removal of the milkweed clusters during site development will result in destruction of monarch butterfly nursery sites

### Local Policies Protecting Biological Resources

There are currently no ordinances or local policies in Trinity County protecting biological resources that are relevant to this project.

### Habitat Conservation Plans/Critical Habitat

Based on a review of the arial imagery, it appears that the developed flat had a tree and shrub community much like the remnant vegetation that is on the periphery of the project area. While there are oaks present within the remnant vegetation community, they are not the dominant or codominant species here. Quercus (oak) species comprise approximately 5% of the remnant tree layer. This site does not meet the criteria to have been considered an oak woodland prior to the most recent vegetation removal, which occurred between 2016 and 2017. This project does not contribute to a net loss of oak woodlands; therefore, it does not result in a significant impact to California oak woodlands.

The Weaverville area is identified as mule deer critical winter range. The projected area is nestled between residential properties near State Highway 299, in a highly fragmented urban landscape. Low quality deer browse dominates the project area and it is not a suitable fawning area. This project will result in conversion of approximately 3.25 acres of vacant land into high density residential land. While this area is designated as mule deer critical winter range, there are not any specific guidance or laws governing conversion of mule deer critical habitat in urban landscapes. (Blech, 2015)

## Avoidance and Mitigation Measures

1. The developed flat hosts a ruderal plant community with numerous high priority (for treatment) noxious weeds. Proliferation of untreated noxious weeds causes wildlife habitat degradation and has been found to cause enormous economic losses. These impacts are considered significant (FAC Article 1.7, 7270).
  - a. Mitigation Bio-1: Any heavy equipment used to develop the property should be thoroughly washed and inspected for weeds, in order to prevent introduction of new weed species prior to being brought to and leaving from the property.
  - b. Mitigation Bio-2: An integrated pest management plan, which addresses the biological considerations of the Cal-IPC high and moderate rated weed species found in Appendix G shall be developed for the site. An integrated pest management plan shall be developed and used to direct noxious weed extirpation efforts. Following construction activities, monthly monitoring and rapid (species appropriate) treatments shall occur, in order to prevent further proliferation of noxious weeds.
2. . Loss of ESA endangered or threatened candidate, monarch nursery sites would contribute to cumulative impacts and subsequent decline of this species, which would be a significant impact.
  - a. Mitigation Bio-3: Plant milkweed hedgerows in the green spaces around the developed areas, to reduce the foraging pressures on monarch populations and mitigate the loss of nursery sites as a result of site development. Showy milkweed (*Asclepias speciosa*) should be planted as a monoculture using California native seed. The planting site should be irrigated and weeded for three years after planting to ensure success. Herbicides and pesticides shall not be used on the milkweed planting sites.
3. Many different bird species rely on shrubs and trees in open meadow habitat. The project involves removal of vegetation prior to development. Clearing of vegetation could cause nesting birds to abandon their young, which would be considered a significant impact. (State of California, Fish and Game Code Section 3503, 1957)
  - a. Mitigation Bio-4: Nest and den surveys shall be completed within 7 days prior to construction or disturbance, by a qualified biologist, as defined in § 722.3.A of the California Code of Regulations, if the activities occur between February 1 and August 31. In the event that a nest or den is found, the biologist shall delineate disturbance buffers to prevent abandonment of nests, juvenile wildlife, or other harm to eggs.
4. Golden eagles are protected under the Endangered Species Act, so any golden eagle take would be considered significant (US Fish and Wildlife Service, 1973).
  - a. Mitigation Bio-5: In order to mitigate for unintended harm to fully protected raptors, preventative and non-chemical strategies shall be used to control rodents. The rodent prevention strategy will focus on reducing the rodent carrying capacity of the site by removing food access and items/features that could provide habitat to rodents. In the event that an infestation is detected, traps or a non-anti-coagulant rat poison such as EradiBait, will be used to extirpate the pests. The use

of this pest management strategy, rather than anticoagulant rodenticides, reduces potential impacts to ESA protected raptors to less than significant.

5. Temporary impacts to bats caused from construction and permanent impacts caused from increased presence of humans, as well as habitat fragmentation, would likely occur from this operation.
  - a. Mitigation Bio-6: There shall not be construction activities on this site between the hours of 10 pm to sunrise.

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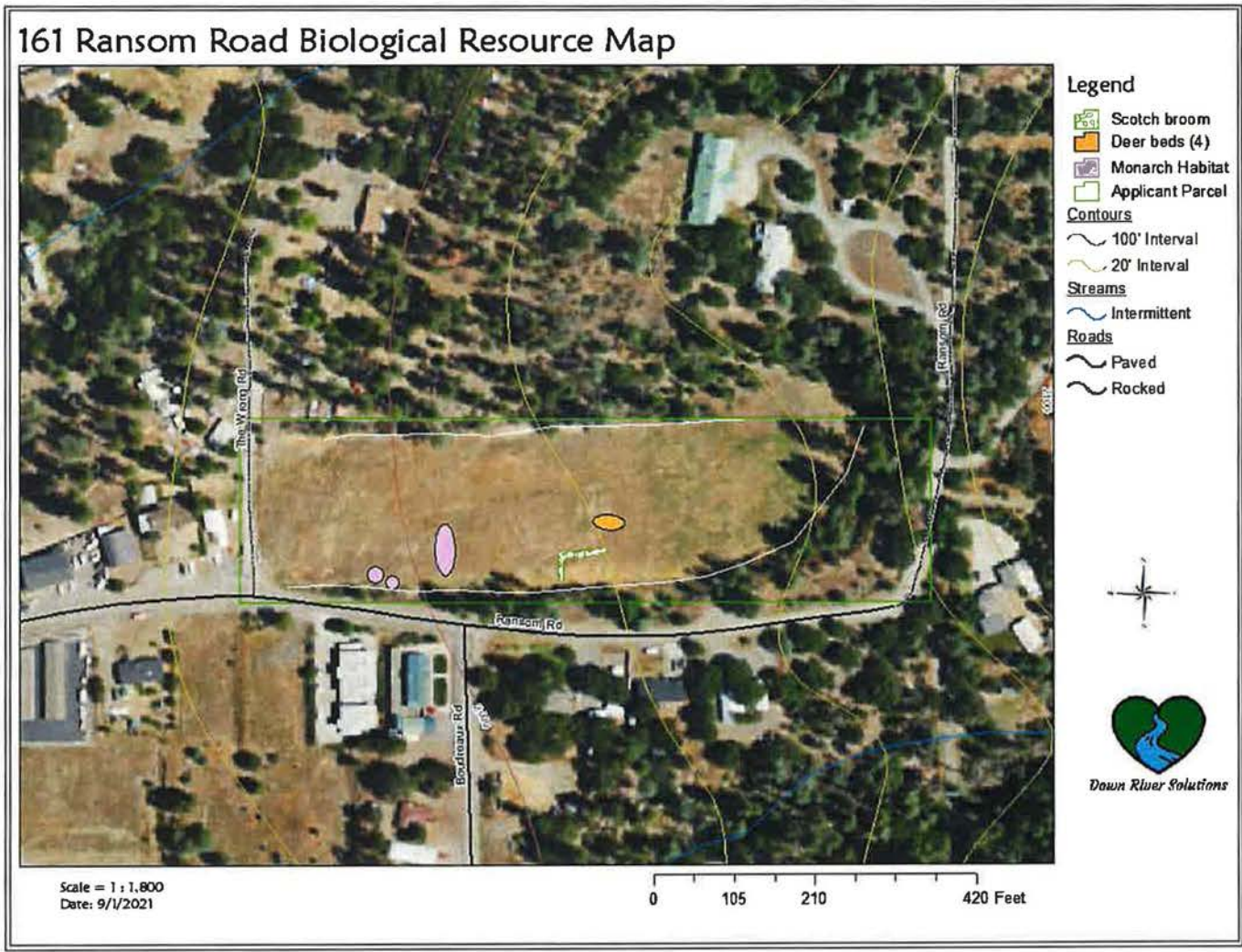
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# Appendix A

Maps



*Figure 1: Biological Resource Map*

# 161 Ransom Road Northern Spotted Owl Map

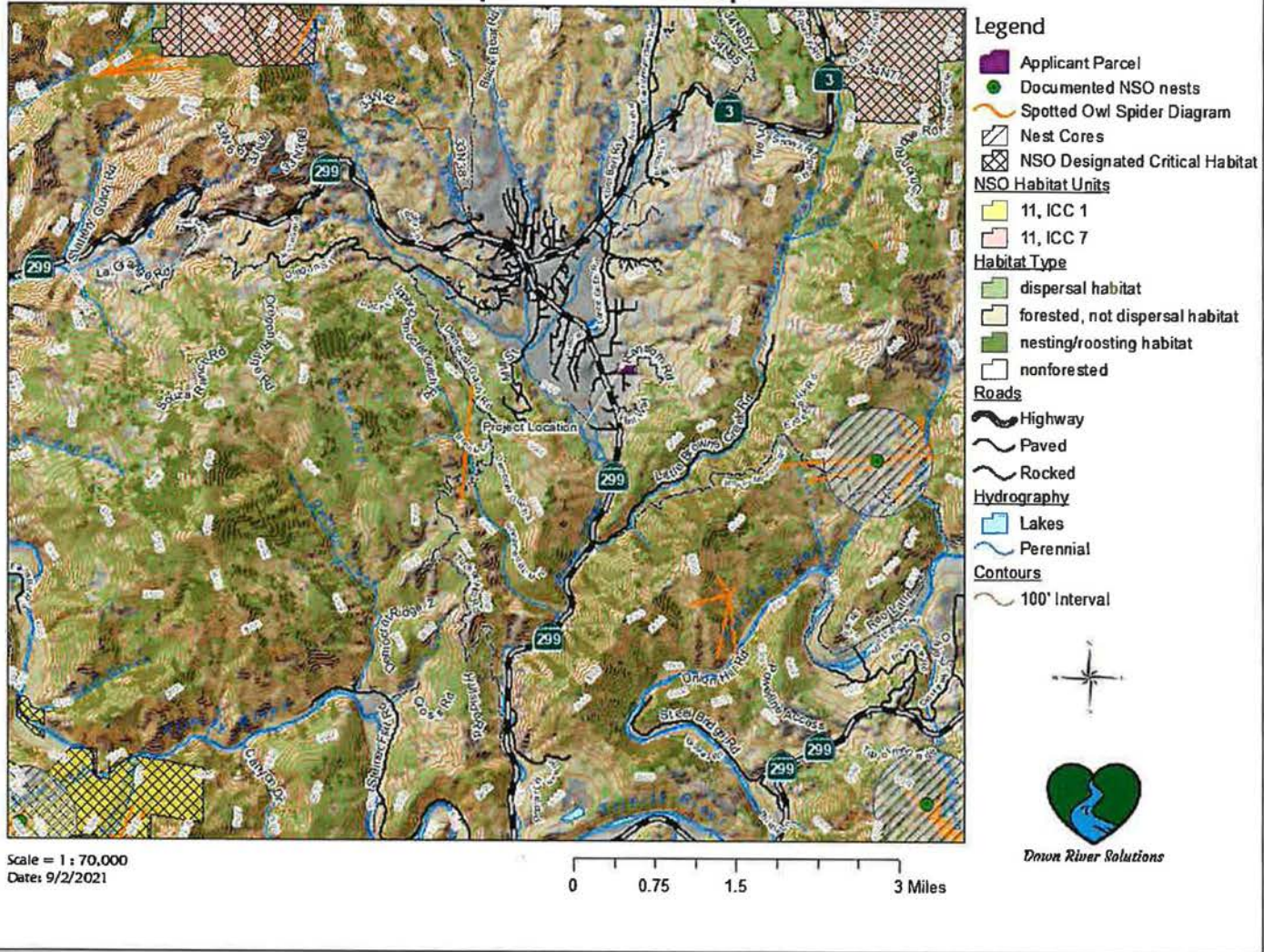


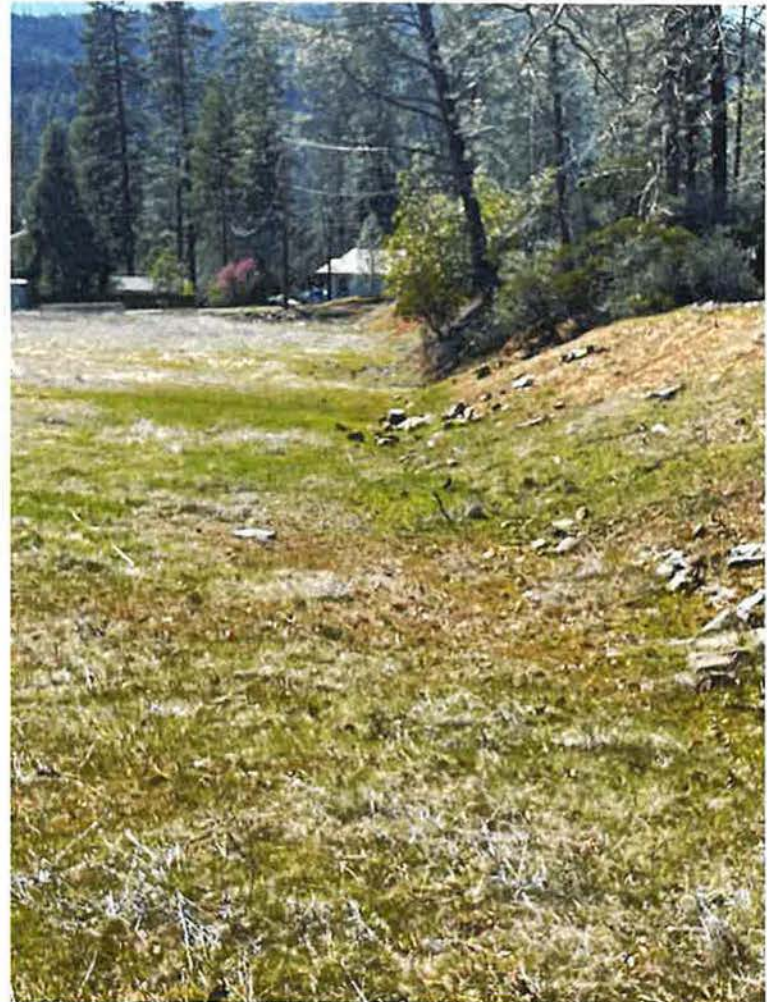
Figure 2- Northern Spotted Owl Habitat Map

# Appendix B

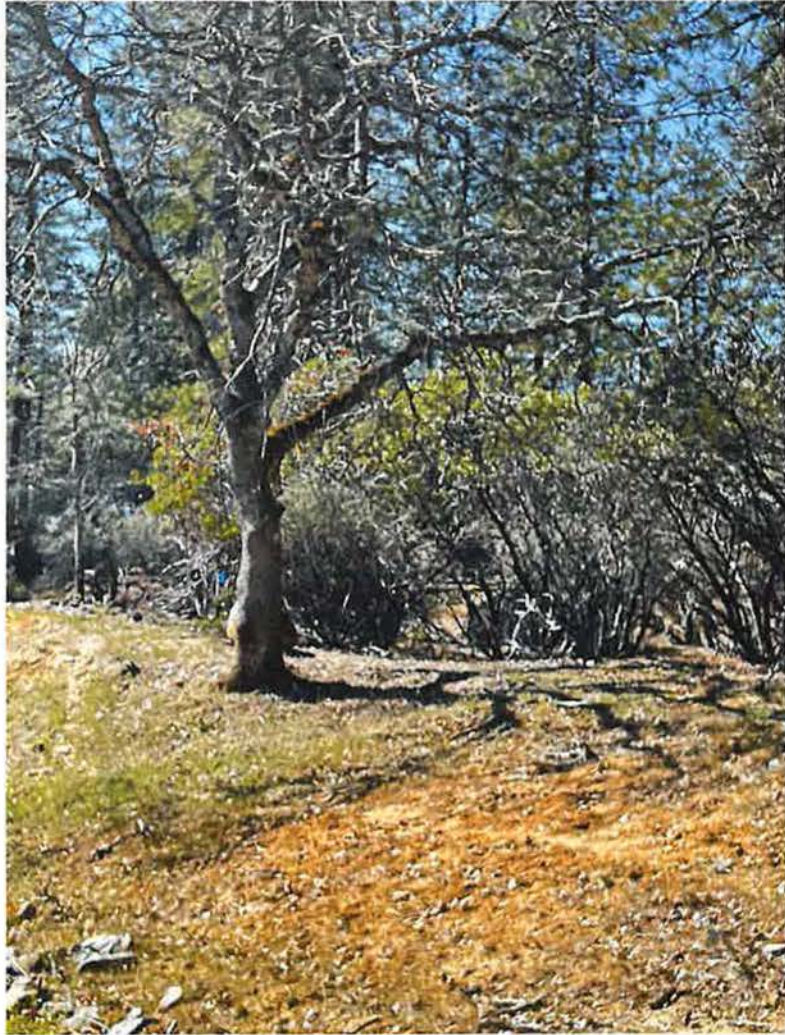
## Photo Log



*Figure 1: Annual European Vegetation on Constructed Flat*



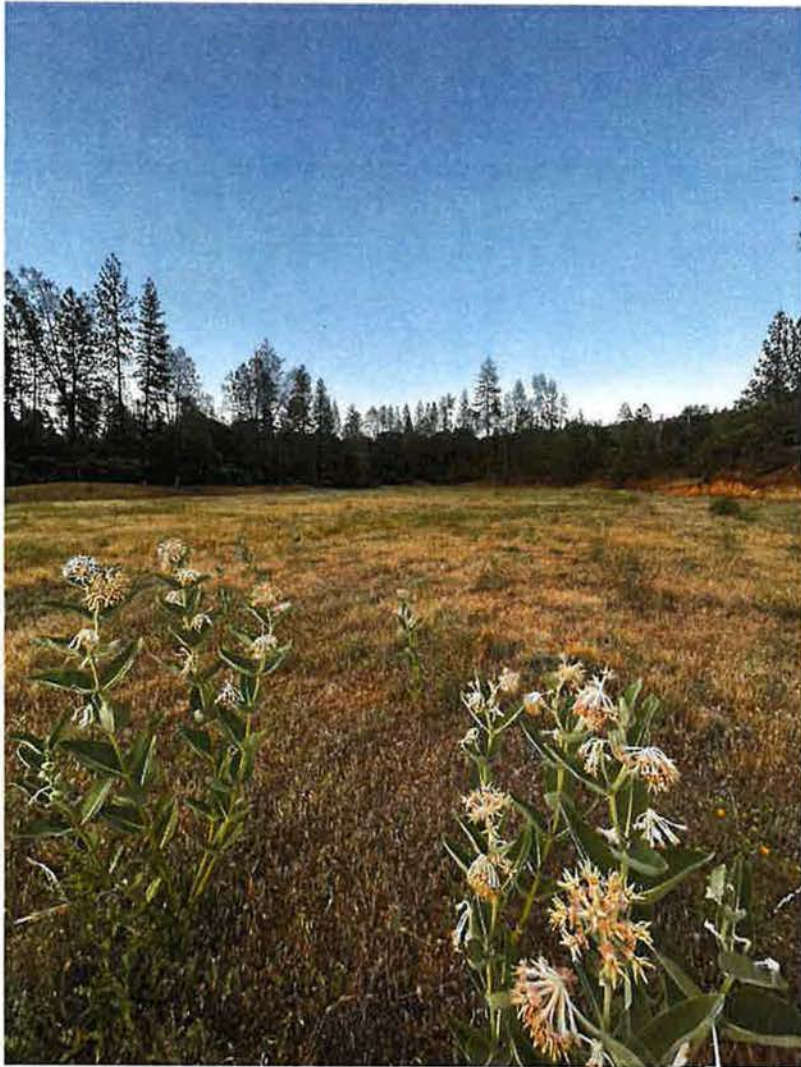
*Figure 2: Flat Sloping North, Transition to Tailings*



*Figure 3: Oregon White Oak with Montane Chaparral Understory*



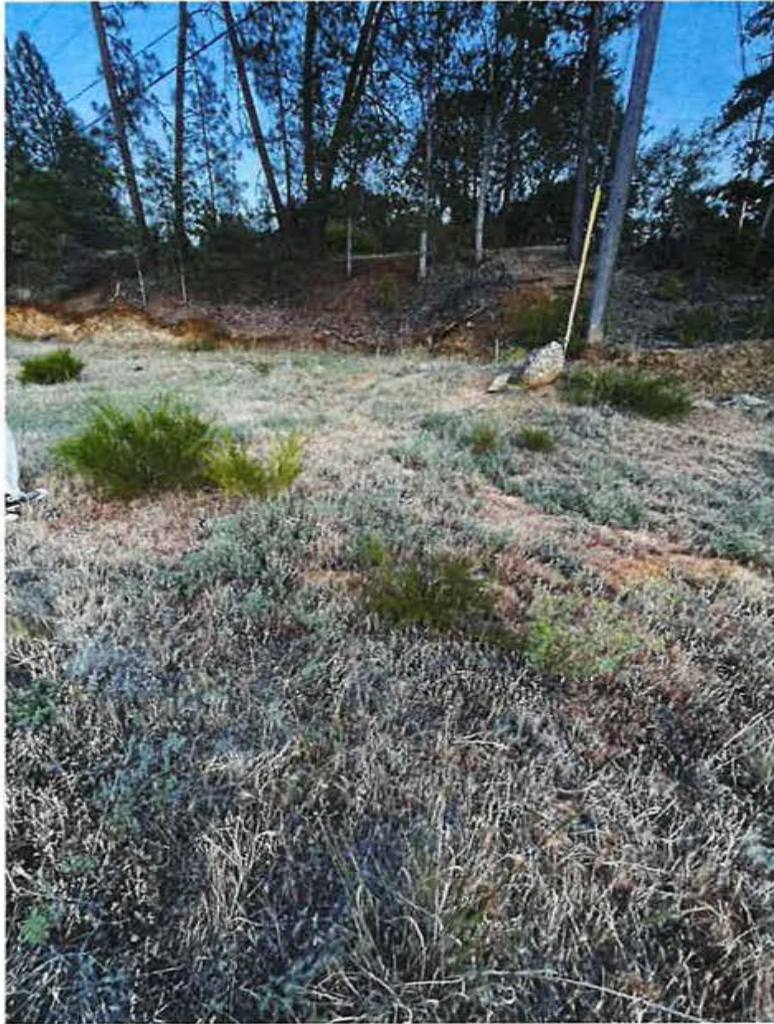
*Figure 4: Exploratory Soil Pit*



*Figure 5: Showy Milkweed on Flat with Forested Areas in Background*



*Figure 6: Milkweed Beetles and Honey Bee on Showy Milkweed*



*Figure 7: Scotch broom population*



*Figure 8: Borrows and Small Basal Hollow*



# Appendix C

Element Ranking

The global (G-rank) and state (S-rank) ranks reflect the overall status of an element (species, subspecies, variety, or natural community) throughout its global or state range. Both global and state ranks represent a letter and number score that reflects a combination of Rarity, Threat, and Trend factors, with weighting being heavier on Rarity than the other two.

- G1/ S1 = Critically Imperiled- At very high risk of extinction due to extreme rarity (often 5 or fewer populations), very steep declines, or other factors.
- G2/S2 = Imperiled- At high risk of extinction due to very restricted range, very few populations (often 20 or fewer), steep declines, or other factors.
- G3/S3 = Vulnerable-Vulnerable to extinction because of declines, restricted range, relatively few documented populations, or other issues that contribute to vulnerability.
- G4/S4 = Apparently Secure- Uncommon but not rare; some cause for long-term concern due to declines or other factors.
- G5/S5 = Secure- Common; widespread and abundant.

Uncertainty about the rank of an element is expressed in two major ways:

- By expressing the ranks as a range of values: S2S3 means the rank is somewhere between S2 and S3.
- By adding a “?” to the rank: S2? represents more certainty than S2S3 but less certainty than S2.

Other symbols include:

- Q = There are taxonomic questions associated with the rarity level.
- T = Rank applies to a subspecies or variety.

California Department of Fish and Wildlife Listing Codes:

- FP- Fully Protected: Species protected under §§3511 (birds), 4700 (mammals), 5050 (reptiles and amphibians), and 5515 (fish) of the California Fish and Game Code.
- WL- Watch List: Taxa that don't meet SSC criteria but about which there is concern and additional information is needed to clarify status.
- CSSC- California Species of Special Concern.

California Native Plant Society (CNPS) Designation Codes:

- List 1- Plants of highest priority.
- List 1A- Plants presumed extinct in CA.
- List 1B- Plants rare and endangered in CA and elsewhere.
- List 2A- Plants presumed extirpated in CA but common elsewhere.
- List 2B- Plants rare, threatened or endangered in CA but common elsewhere.
- List 3- Plants for which additional data are needed – Review List.
- List 4- Plants of limited distribution – Watch List.

CNPS Threat Code Extensions:

- .1- Seriously endangered in CA
- .2- Fairly endangered in CA
- .3- Not very endangered in CA

(California Department of Fish and Wildlife, 2018)

# Appendix D

Plants

Scientific Name	Common Name	Habitat Description	Habitat Suitability	Listing	Ranking
<i>Boechera serpenticola</i>	serpentine rockcress	Serpentine ridges, talus, lower montane coniferous forests, and upper montane coniferous forests. Elevations range between 3,605 and 6,890 feet (1,095-2,100 m).	Not Suitable: Serpentine Affinity 5.3 (Broad Endemic)	None	G1 S1 1B.2
<i>Brodiaea rosea</i>	Indian Valley brodiaea	Serpentine: closed cone coniferous forests, chaparral, cismontane woodland and valley/foothill grassland. Elevations between 1,100-4,755 ft (335-1,450 m).	Not Suitable: Serpentine Affinity 4 (Broad Endemic/Strong Indicator)	State-Endangered	G2Q S2 3.1
<i>Carex hystericina</i>	porcupine sedge	Wet places such as marshes, swamps, and streambanks. Its bioregional distribution includes the Klamath Ranges. Elevations between 2,000-3,000 ft (610 - 915 m)	Not Suitable: No Wet Habitat	None	G5 S2 2B.1
<i>Chaenactis suffrutescens</i>	Shasta Chaenactis	Unstable, sandy to rocky, generally serpentine soils, scree, and drainages. Elevations between 2,297 and 7,546 ft (700-2,300 m).	Not Suitable: Serpentine Affinity 6 (Strict Endemic)	None	G2G3 S2S3 1B.3
<i>Epilobium oregonum</i>	Oregon fireweed	Bogs, small streams, lower montane coniferous forest, meadows, seeps, and upper montane coniferous forest. Elevations between 1,640-7,350 ft (500-2,240 m)	Low Suitability: Serpentine Affinity 3.8 (Broad Endemic/Strong Indicator)	None	G2 S2 1B.2

<i>Epilobium siskiyouense</i>	Siskiyou fireweed	Scree, moist ledges, serpentine ridges, alpine boulder and rock fields, subalpine coniferous forest and upper montane coniferous forest. Elevations between 5,580-8,205 ft (1,700-2,500 m)	Not Suitable: Elevation	None	G3 S3 1B.3
<i>Eriogonum ursinum var. erubescens</i>	blushing wild buckwheat	Rocky, scree, talus, montane chaparral, and lower montane coniferous forest. Elevations between 2,460-6,235 ft (750-1,900 m)	Low Suitability: Serpentine Affinity 1.1 (Weak Indicator/Indifferent) , No Rocky Habitat	None	G3G4T3 S3 1B.3
<i>Harmonia doris-nilesiae</i>	Niles' harmonia	Serpentine slopes, rocky openings, chaparral, cismontane woodland, and lower montane coniferous forest. Elevations between 2,135-5,445 ft (650-1,660 m)	Not Suitable: Serpentine Affinity 5.4 (Broad Endemic)	None	G2G3 S2S3 1B.1
<i>Juncus dudleyi</i>	Dudley's rush	Wet areas in montane conifer forest. It is found at elevations under 6,562 feet (2,000 m).	Not Suitable: No Wet Habitat	None	G5 S1 2B.3
<i>Penstemon filiformis</i>	thread-leaved beardtongue	Open, rocky, often serpentinite places among shrubs, cismontane woodland, and yellow-pine forest. Elevations between 1,475-6,150 ft (450-1,875 m)	Not Suitable: Serpentine Affinity 5 (Broad Endemic)	None	G4 S4 4.2

<i>Penstemon tracyi</i>	Tracy's beardtongue	Exposed outcrops and rocky, upper montane coniferous forest. Elevations between 6,495-7,250 ft (1,980-2,210 m)	Not Suitable: Elevation	None	G2 S2 1B.3
<i>Sedum obtusatum ssp. paradisum</i>	Canyon Creek stonecrop	Granite outcrops, meta-volcanic outcrops, and siltstone. Its bioregional distributions include the Klamath Ranges. Elevations between 985-6,235 ft (300-1,900 m)	Not Suitable: No Rock Outcrops	None	G4G5T3 S3 1B.3
<i>Silene salmonacea</i>	Klamath Mountain catchfly	Serpentine and iron-rich soils in openings and mixed-evergreen forests. Its bioregional distributions include the Klamath Ranges. Elevations between 2,545-4,415 ft (775-1,435 m)	Low Suitability: Serpentine Affinity 3 (Strong Indicator)	None	G3 S3 1B.2
<i>Smilax jamesii</i>	English Peak greenbrier	Lakesides, broad-leafed upland, marshes and swamps, forest stream banks, and alder thickets in montane conifer forest. Elevations between 1,655-6,480 ft (505-1,975 m)	Not Suitable: No Surface Waters or Wetlands	None	G3G4 S3S4 4.2

Table 1: CNDDDB Nine-Quad Search Plant Results

Scientific Name	Common Name	Habitat listing	Habitat Suitability	Listing	Ranking
<i>Cypripedium fasciculatum</i>	clustered lady's slipper	Serpentinite (or occasionally limestone) seeps and streambanks, lower montane coniferous forests, and north coast coniferous forests. Elevations between 328 and 6,562 feet (100-2,000 m).	Not Suitable	none	G4 S4 4.2
<i>Cypripedium montanum</i>	mountain lady's slipper	Broad-leafed upland forests, cismontane woodland, lower montane coniferous forests, and North Coast coniferous forests. Elevations between 656 and 7,218 feet (200-2,200 m).	Low Suitability	none	G4 S4 4.2
<i>Galium serpenticum ssp. scotticum</i>	Scott Mountain bedstraw	Steep slopes in open pine forest, on serpentinite. Its bioregional distribution includes the Klamath Ranges. It is found at elevations between 3,280 and 6,562 feet (1,000-2000 m).	Not Suitable: Elevation	none	G4G5T2 S2 1B.2
<i>Lewisia cotyledon var. heckneri</i>	Heckner's lewisia	Crevice in cliffs, rocky slopes of granite or basalt, and conifer forest. Its bioregional distribution includes the Klamath Range.	Not Suitable: No rock outcrops	none	G4T3 S3 1B.1
<i>Lupinus elmeri</i>	Elmer's lupine	Open areas in conifer forest. Its bioregional distribution includes the High North Coast Ranges. It is found at elevations between 4,920 and 6,565 feet (1,500-2,000 m).	Not Suitable: Elevation	none	G2 S2 1B.2

Table 2: USDA Forest Service Threatened, Endangered, and Sensitive Plant Species Nine-Quad Search Results

# Appendix E

Animals



Scientific Name	Common Name	Habitat Description	Habitat Suitability	Listing	Ranking
<i>Accipiter gentilis</i>	northern goshawk	Coniferous forests with high DBH trees and low-sloping hillsides. They prefer to hunt on or near low traffic or decommissioned unpaved roads that run through forests.	Low Suitability	None	G5 S3 SSC
<i>Ancotrema voyanum</i>	hooded lancetooth	Near streams or intermittent stream channels with permanently damp substrates. Late successional conditions such as large woody debris, riparian hardwood trees, deep leaf mold, and a relatively closed forest canopy. Often associated with limestone and usually within 650-3,150 feet (198-960 m) elevation.	Not Suitable	None	G1G2 S1S2
<i>Antrozous pallidus</i>	pallid bat	Grasslands, shrub-steppe, and desert environments with rocky outcrops, but also dry open oak or ponderosa forest, and open farmland	High Suitability	None	G4 S3 SSC
<i>Aquila chrysaetos</i>	golden eagle	Partially or completely open country, especially around mountains, hills, and cliffs. They use a variety of habitats ranging from arctic to desert, including tundra, shrublands, grasslands, coniferous forests, farmland, and areas along rivers and streams.	Low Suitability	None	G5 S3 FP; WL

<i>Ardea herodias</i>	great blue heron	The typical habitat for this species is marshes, swamps, shores, and tide flats. It forages in any kind of calm fresh water or slow-moving rivers, as well as in shallow coastal bays	Not Suitable	None	G5 S4
<i>Ascaphus truei</i>	Pacific tailed frog	Adults are aquatic, occupying the streams needed by their eggs and tadpoles. Adults may use thermal microhabitats to avoid warm water temperatures. After heavy rains or dews, adults may be found in moist woods.	Not Suitable	None	G4 S3S4 SSC
<i>Bombus occidentalis</i>	western bumble bee	Open, grassy areas, urban parks and gardens, chaparral and shrub areas, and mountain meadows filled with a wide variety of flowering plants that bloom for the entirety of the colony's lifecycle (from February to November). The western bumblebee tends to establish colonies in abandoned rodent holes, so rodent presence can be a factor in suitable habitat. <i>B. occidentalis</i> is primarily associated with plants in the Fabaceae, Asteraceae, Rhamnaceae, and Rosaceae families.	Moderate Suitability	Fed-None; State-Candidate Endangered	G2G3 S1
<i>Corynorhinus townsendii</i>	Townsend's big-eared bat	Coniferous forests, native prairies, riparian communities, and active agricultural areas types. Distribution is strongly correlated with the availability of caves and cave-like roosting habitat, with population centers occurring in areas dominated by exposed, cavity-forming rock and/or historic mining districts.	Low Suitability	None	G4 S2 SSC

<i>Emys marmorata</i>	western pond turtle	Ponds, lakes, rivers, streams, creeks, marshes, and irrigation ditches with abundant vegetation, and either rocky or muddy bottoms, in woodlands, forests, and grassland. In streams, prefers pools to shallower areas. Logs, rocks, cattail mats, and exposed banks are required for basking.	Not Suitable	None	G3G4 S3 SSC
<i>Erethizon dorsatum</i>	North American porcupine	The typical habitat for this species is open tundra, deciduous forests, and desert chaparral with lots of ground cover for safety from predators while foraging.	Moderate Suitability	None	G5 S3
<i>Haliaeetus leucocephalus</i>	bald eagle	Lakes and reservoirs with lots of fish and surrounding forests. In the winter, bald eagles can be seen around unfrozen lakes and hunting along coastlines, reservoirs, and rivers.	Not Suitable	Fed-Delisted; State-Endangered	G5 S3 FP
<i>Helminthoglypta talmadgei</i>	Trinity shoulderband	Rocks or limestone talus, with proximity to a stream or spring and partial shading by a conifer forest.	Not Suitable	None	G2 S2

<i>Lepus americanus klamathensis</i>	Oregon snowshoe hare	boreal forests and upper montane forests. Within these forests, they favor habitats with a dense shrub layer.	Low Suitability: Elevation	None	G5T3T4Q S2 SSC
<i>Martes caurina</i>	Pacific marten	seral coniferous forests characterized by closed canopies, large trees, and abundant standing and fallen woody material	Not Suitable	None	G4G5 S3
<i>Myotis evotis</i>	long-eared myotis	Will use many features for roosts including mines, caves, rock crevices, buildings. In forests commonly uses tree roosts (Vonhof and Barclay 1996, Waldien et al. 1999). In Trinity County, black oak roosting sites were found (Rainey and Pierson 1997). Forages close to roosts. Colony size 30-50	Low Suitability	None	G5 S3
<i>Pekania pennanti</i>	Fisher	Key habitat components include relatively large diameter trees, high canopy closure, large trees (hardwood and conifer) with cavities, and large downed wood.	Low Suitability	None	G5 S2S3 SSC
<i>Punctum hannai</i>	Trinity Spot	Moist leaf litter in forests, and along streams, near seeps, springs, bogs, and swamps.	Not Suitable	None	G1G2 S1S2

<i>Rana boylei</i>	foothill yellow-legged frog	Partially shaded, rocky perennial streams. Adult frogs move throughout stream networks from winter refugia to mating habitats where eggs are laid in spring and tadpoles rear in summer. They breed in streams with riffles containing cobble-sized or larger rocks as substrate.	Not Suitable	Northern Clade Not Listed; Southern Clade State Endangered	G3 S3 SSC
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Table 3: CNDDDB Nine-Quad Search Animal Results

# Appendix F

Fin-Fish

Common Name	Scientific Name	Status
Klamath smallscale sucker	<i>Catostomus rimiculus</i>	None
marbled sculpin (bin)	<i>Cottus klamathensis</i>	SSC
Klamath River lamprey	<i>Entosphenus similis</i>	G3G4Q S3 SSC
Pacific lamprey	<i>Entosphenus tridentata</i>	G4 S4
Rainbow Trout (Summer Steelhead)	<i>Oncorhynchus mykiss</i>	
Southern Oregon Northern California coast coho salmon	<i>Oncorhynchus kisutch</i>	F-Threatened; State-Threatened
Klamath Mountains Province winter steelhead	<i>Oncorhynchus mykiss</i>	None
coastal rainbow trout	<i>Oncorhynchus mykiss irideus</i>	None
Upper Klamath-Trinity fall Chinook salmon	<i>Oncorhynchus tshawytscha</i>	Federally Threatened G5T3Q S1S2 SSC
Upper Klamath-Trinity spring Chinook salmon	<i>Oncorhynchus tshawytscha</i>	Federally Threatened; State Candidate Endangered
Klamath speckled dace	<i>Rhinichthys osculus klamathensis</i>	None

Table 4: Fin-fish occurring within the Weaver Creek Watershed (HUC 12 180102110705)

# Appendix G

Flora Species (Observed On-Site)



<b>Scientific Name</b>	<b>Common Name</b>	<b>Status</b> (Native, not TES or Noxious if blank)
<i>Acmispon americanus</i> var. <i>Americanus</i>	Spanish lotus	
<i>Anaphalis margaritacea</i>	pearly everlasting	
<i>Arbutus menziesii</i>	madrone	
<i>Arctostaphylos patula</i>	green leafed manzanita	
<i>Arctostaphylos viscida</i> ssp <i>viscida</i>	white leaf manzanita	
<i>Asclepias speciosa</i>	showy milkweed	
<i>Avena Fatua</i>	wildoats	Cal-IPC Moderate
<i>Bromus tectorus</i>	cheat grass	Cal-IPC High
<i>Ceanothus Cuneatus</i>	buck brush	
<i>Ceanothus intergerrimus</i>	deer brush	
<i>Centaurea solstitialis</i>	yellow star-thistle	Cal-IPC High
<i>Cercis occidentalis</i>	western redbud	
<i>Cichorium Intybus</i>	chicory	
<i>Cirsium vulgare</i>	bull thistle	Cal-IPC Moderate
<i>Clarkia purpuria</i> ssp. <i>quadrivulnera</i>	four spot	
<i>Cynosurus Echinatus</i>	hedgehog dogtail grass	Cal-IPC Moderate
<i>Cytisus scoparius</i>	Scotch broom	Cal-IPC High
<i>Elymus caput-medusae</i>	Medusa head grass	Cal-IPC High
<i>Elymus repens</i>	quack grass	not native
<i>Epilobium brachycarpum</i>	willow herb	
<i>Eriodictyon californicum</i>	yerba santa	
<i>Grindelia camporum</i>	gumplant	
<i>Hordeum murinum</i> ssp <i>leporinum</i>	foxtail barley	not native
<i>Pinus Ponderosa</i>	yellow pine	
<i>Pinus Sabiniana</i>	grey pine	

<i>Pseudotsuga Menziesii</i>	Douglas fir	
<i>Quercus wi</i>	interior live oak	
<i>Quercus Garryana</i>	Oregon white oak	
<i>Rhus aromatica</i>	fragrant sumac	
<i>Rubus Armeniacus</i>	Armenian blackberry	Cal-IPC High
<i>Taraxacum Officinale</i>	red seeded dandelion	
<i>Tragopogon dubius</i>	goat beard	
<i>Trifolium hirtum</i>	rose clover	Cal-IPC Limited
<i>Verbascum Thapsus</i>	woolly mullein	Cal-IPC Limited
<i>Verbena Lasiostrachys</i>	western vervain	

Table 5: Flora Species Observed in the Project Area

# Appendix H

Fauna (Observed On-Site)

<i>Scientific Name</i>	<i>Common Name</i>	<b>Status</b> (Not Rare if Blank)
<i>Agapostemon Texanus</i>	green sweat bee	
<i>Agulla spp.</i>	snakefly	
<i>Apis mellifera</i>	honey bee	Non-native
<i>Aphelocoma californica</i>	scrub jay	
<i>Cathartes aura</i>	turkey vulture	
<i>Corvus corax</i>	common raven	
<i>Cupido comyntas</i>	eastern-tailed blue butterfly	
<i>Haemorhous purpureus</i>	purple finch	
<i>Lumbricus terrestris</i>	earthworm	
<i>Lygaeus Kalmii</i>	small milkweed beetle	
<i>Melanerpes formicivorus</i>	acorn woodpecker	
<i>Nephotettix nigropictus</i>	leafhopper	
<i>Odocoileus hemionus columbianus</i>	Columbian black tailed deer	
<i>Papilioninae Latreille</i>	swallow tale butterfly	
<i>Sceloporus occidentalis</i>	western fence lizard	
<i>Tetraopes tetrophthalmus</i>	red milkweed beetles	

Table 6: Fauna Species observed or Detected in the Project Area

# **Appendix B**

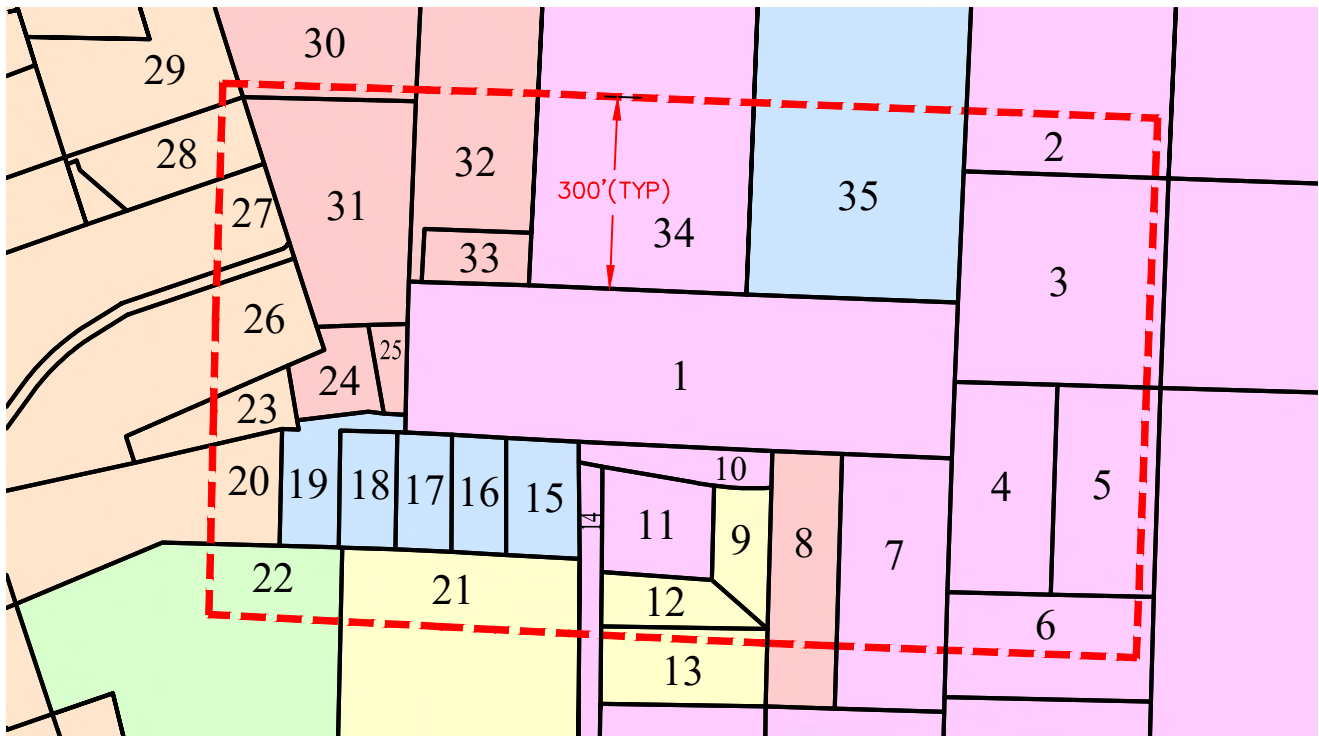
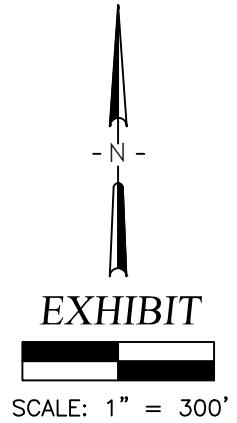
## **Existing and Proposed Zoning Maps**

## EXISTING ZONING EXHIBIT

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2	024-260-21
3	024-260-20
4	024-260-25
5	024-260-26
6	024-260-27
7	024-510-75
8	024-510-74
9	024-510-20
10	ROAD
11	024-510-71
12	024-510-21
13	024-510-05
14	ROAD

REF	APN
15	024-510-97
16	024-510-96
17	024-510-95
18	024-510-94
19	024-510-93
20	024-510-89
21	024-510-28
22	024-510-30
23	024-510-35
24	024-510-34
25	024-510-33
26	024-510-36
27	024-510-36
28	024-510-38

REF	APN
29	024-510-53
30	024-510-43
31	024-510-39
32	024-510-41
33	024-510-40
34	024-510-42
35	024-510-01



### LEGEND

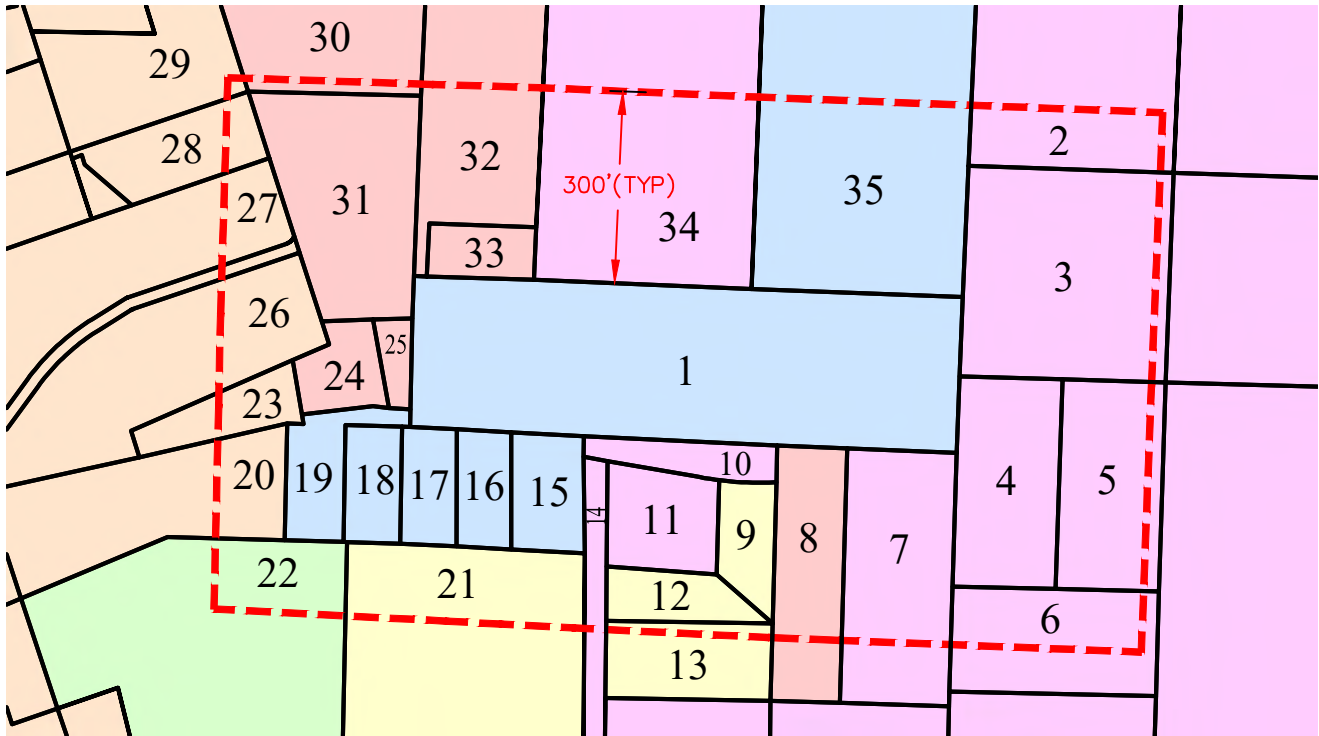
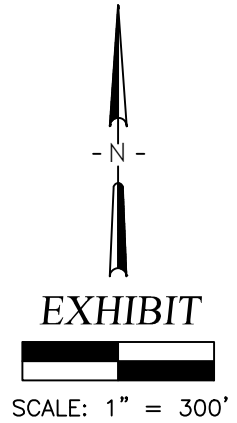
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# PROPOSED ZONING EXHIBIT

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3	024-260-20
4	024-260-25
5	024-260-26
6	024-260-27
7	024-510-75
8	024-510-74
9	024-510-20
10	ROAD
11	024-510-71
12	024-510-21
13	024-510-05
14	ROAD

REF	APN
15	024-510-97
16	024-510-96
17	024-510-95
18	024-510-94
19	024-510-93
20	024-510-89
21	024-510-28
22	024-510-30
23	024-510-35
24	024-510-34
25	024-510-33
26	024-510-36
27	024-510-36
28	024-510-38

REF	APN
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30	024-510-43
31	024-510-39
32	024-510-41
33	024-510-40
34	024-510-42
35	024-510-01



## LEGEND

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# **Appendix C**

## **CalEEMod Calculator**



Ransom Road Rezone - Trinity County, Annual

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**Ransom Road Rezone  
Trinity County, Annual**

**1.0 Project Characteristics**

**1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Apartments Low Rise	90.00	Dwelling Unit	4.98	54,000.00	257

**1.2 Other Project Characteristics**

<b>Urbanization</b>	Rural	<b>Wind Speed (m/s)</b>	2.2	<b>Precipitation Freq (Days)</b>	88
<b>Climate Zone</b>	1	<b>Operational Year</b>	2024		
<b>Utility Company</b>	Statewide Average				
<b>CO2 Intensity (lb/MWhr)</b>	453.21	<b>CH4 Intensity (lb/MWhr)</b>	0.033	<b>N2O Intensity (lb/MWhr)</b>	0.004

**1.3 User Entered Comments & Non-Default Data**

Project Characteristics -

Land Use - Lot acreage and square foot per County Approval

Construction Phase - Demolition and site prep is mostly complete for the project and is likely to be minimal.

Paving should only consume a maximum of 5 days for this project

Off-road Equipment - Demolition mostly completed previously

Off-road Equipment -

Off-road Equipment -

Off-road Equipment - Only one of each piece of equipment is expected for this project

Off-road Equipment -

Off-road Equipment - Architectural coating will consist of installation of Fiber Cement Siding.

Mobile Land Use Mitigation -

Trips and VMT - # of trips per day has been modified to account for expected personnel for this project.

Ransom Road Rezone - Trinity County, Annual

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

Land Use Change -

Area Mitigation -

Energy Mitigation -

Water Mitigation -

Waste Mitigation -

Grading - Site grading will not exceed 4 acres

Woodstoves - Apartments will be all electric

Landscape Equipment - Days have been adjusted based on history of weather patterns

Vehicle Trips - Trip length has been adjusted for the weaverville area.

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	20.00	2.00
tblConstructionPhase	NumDays	18.00	5.00
tblConstructionPhase	NumDays	5.00	2.00
tblConstructionPhase	PhaseEndDate	5/12/2023	4/18/2023
tblConstructionPhase	PhaseEndDate	5/13/2024	4/24/2024
tblConstructionPhase	PhaseEndDate	5/19/2023	5/16/2023
tblFireplaces	NumberGas	49.50	0.00
tblFireplaces	NumberWood	31.50	0.00
tblGrading	AcresOfGrading	8.00	4.00
tblGrading	AcresOfGrading	3.00	4.00
tblLandscapeEquipment	NumberSnowDays	0	4
tblLandscapeEquipment	NumberSummerDays	180	120
tblLandUse	LandUseSquareFeet	90,000.00	54,000.00
tblLandUse	LotAcreage	5.63	4.98
tblOffRoadEquipment	HorsePower	78.00	3.00
tblProjectCharacteristics	UrbanizationLevel	Urban	Rural
tblVehicleTrips	HO_TL	7.90	6.75
tblVehicleTrips	HS_TL	7.10	2.50

Ransom Road Rezone - Trinity County, Annual

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

tblVehicleTrips	HW_TL	16.80	8.00
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**2.0 Emissions Summary**

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Ransom Road Rezone - Trinity County, Annual

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**2.1 Overall Construction**

**Unmitigated Construction**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2023	0.1669	1.2780	1.6165	3.0100e-003	0.1118	0.0594	0.1711	0.0411	0.0558	0.0969	0.0000	264.9836	264.9836	0.0494	3.7400e-003	267.3348
2024	0.9221	0.5763	0.8009	1.5000e-003	0.0350	0.0253	0.0603	9.3700e-003	0.0238	0.0332	0.0000	131.7954	131.7954	0.0237	1.8600e-003	132.9409
<b>Maximum</b>	<b>0.9221</b>	<b>1.2780</b>	<b>1.6165</b>	<b>3.0100e-003</b>	<b>0.1118</b>	<b>0.0594</b>	<b>0.1711</b>	<b>0.0411</b>	<b>0.0558</b>	<b>0.0969</b>	<b>0.0000</b>	<b>264.9836</b>	<b>264.9836</b>	<b>0.0494</b>	<b>3.7400e-003</b>	<b>267.3348</b>

**Mitigated Construction**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2023	0.1669	1.2780	1.6165	3.0100e-003	0.1118	0.0594	0.1711	0.0411	0.0558	0.0969	0.0000	264.9834	264.9834	0.0494	3.7400e-003	267.3346
2024	0.9221	0.5763	0.8009	1.5000e-003	0.0350	0.0253	0.0603	9.3700e-003	0.0238	0.0332	0.0000	131.7953	131.7953	0.0237	1.8600e-003	132.9408
<b>Maximum</b>	<b>0.9221</b>	<b>1.2780</b>	<b>1.6165</b>	<b>3.0100e-003</b>	<b>0.1118</b>	<b>0.0594</b>	<b>0.1711</b>	<b>0.0411</b>	<b>0.0558</b>	<b>0.0969</b>	<b>0.0000</b>	<b>264.9834</b>	<b>264.9834</b>	<b>0.0494</b>	<b>3.7400e-003</b>	<b>267.3346</b>

Ransom Road Rezone - Trinity County, Annual

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	4-15-2023	7-14-2023	0.4325	0.4325
2	7-15-2023	10-14-2023	0.5655	0.5655
3	10-15-2023	1-14-2024	0.5645	0.5645
4	1-15-2024	4-14-2024	0.5263	0.5263
5	4-15-2024	7-14-2024	0.8462	0.8462
		Highest	0.8462	0.8462

**2.2 Overall Operational**

**Unmitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.4009	0.0189	1.2930	2.7400e-003		0.1384	0.1384		0.1384	0.1384	18.1923	0.7520	18.9442	0.0858	0.0000	21.0884
Energy	5.0300e-003	0.0430	0.0183	2.7000e-004		3.4800e-003	3.4800e-003		3.4800e-003	3.4800e-003	0.0000	126.5424	126.5424	6.5400e-003	1.5900e-003	127.1798
Mobile	0.4607	0.5588	3.6229	5.7900e-003	0.4977	6.8800e-003	0.5046	0.1333	6.4400e-003	0.1398	0.0000	542.2414	542.2414	0.0478	0.0301	552.3901
Waste						0.0000	0.0000		0.0000	0.0000	8.4038	0.0000	8.4038	0.4967	0.0000	20.8201
Water						0.0000	0.0000		0.0000	0.0000	1.8603	9.1825	11.0429	0.1917	4.5900e-003	17.2051
<b>Total</b>	<b>0.8666</b>	<b>0.6206</b>	<b>4.9342</b>	<b>8.8000e-003</b>	<b>0.4977</b>	<b>0.1488</b>	<b>0.6465</b>	<b>0.1333</b>	<b>0.1483</b>	<b>0.2816</b>	<b>28.4564</b>	<b>678.7184</b>	<b>707.1748</b>	<b>0.8285</b>	<b>0.0362</b>	<b>738.6836</b>

Ransom Road Rezone - Trinity County, Annual

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**2.2 Overall Operational**

**Mitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.3092	5.3000e-003	0.4602	2.0000e-005		2.5500e-003	2.5500e-003		2.5500e-003	2.5500e-003	0.0000	0.7520	0.7520	7.2000e-004	0.0000	0.7700
Energy	5.0300e-003	0.0430	0.0183	2.7000e-004		3.4800e-003	3.4800e-003		3.4800e-003	3.4800e-003	0.0000	126.5424	126.5424	6.5400e-003	1.5900e-003	127.1798
Mobile	0.4607	0.5588	3.6229	5.7900e-003	0.4977	6.8800e-003	0.5046	0.1333	6.4400e-003	0.1398	0.0000	542.2414	542.2414	0.0478	0.0301	552.3901
Waste						0.0000	0.0000		0.0000	0.0000	7.9836	0.0000	7.9836	0.4718	0.0000	19.7791
Water						0.0000	0.0000		0.0000	0.0000	1.4883	7.7158	9.2040	0.1534	3.6800e-003	14.1354
<b>Total</b>	<b>0.7749</b>	<b>0.6070</b>	<b>4.1013</b>	<b>6.0800e-003</b>	<b>0.4977</b>	<b>0.0129</b>	<b>0.5106</b>	<b>0.1333</b>	<b>0.0125</b>	<b>0.1458</b>	<b>9.4719</b>	<b>677.2516</b>	<b>686.7235</b>	<b>0.6803</b>	<b>0.0353</b>	<b>714.2545</b>

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
<b>Percent Reduction</b>	<b>10.58</b>	<b>2.19</b>	<b>16.88</b>	<b>30.91</b>	<b>0.00</b>	<b>91.32</b>	<b>21.02</b>	<b>0.00</b>	<b>91.59</b>	<b>48.24</b>	<b>66.71</b>	<b>0.22</b>	<b>2.89</b>	<b>17.89</b>	<b>2.51</b>	<b>3.31</b>

**3.0 Construction Detail**

**Construction Phase**

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	4/15/2023	4/18/2023	5	2	
2	Site Preparation	Site Preparation	5/13/2023	5/16/2023	5	2	
3	Grading	Grading	5/20/2023	5/31/2023	5	8	

Ransom Road Rezone - Trinity County, Annual

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

4	Building Construction	Building Construction	6/1/2023	4/17/2024	5	230
5	Paving	Paving	4/18/2024	4/24/2024	5	5
6	Architectural Coating	Architectural Coating	5/14/2024	6/6/2024	5	18

**Acres of Grading (Site Preparation Phase): 4**

**Acres of Grading (Grading Phase): 4**

**Acres of Paving: 0**

**Residential Indoor: 109,350; Residential Outdoor: 36,450; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)**

**OffRoad Equipment**

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	3	0.48
Paving	Cement and Mortar Mixers	2	6.00	9	0.56
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Building Construction	Cranes	1	7.00	231	0.29
Demolition	Excavators	3	8.00	158	0.38
Grading	Excavators	1	8.00	158	0.38
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Grading	Graders	1	8.00	187	0.41
Paving	Pavers	1	8.00	130	0.42
Paving	Paving Equipment	2	6.00	132	0.36
Paving	Rollers	2	6.00	80	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Grading	Tractors/Loaders/Backhoes	3	8.00	97	0.37

Ransom Road Rezone - Trinity County, Annual

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45

**Trips and VMT**

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	6	15.00	0.00	0.00	16.80	6.60	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	16.80	6.60	20.00	LD_Mix	HDT_Mix	HHDT
Grading	6	15.00	0.00	0.00	16.80	6.60	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	65.00	10.00	0.00	16.80	6.60	20.00	LD_Mix	HDT_Mix	HHDT
Paving	8	20.00	0.00	0.00	16.80	6.60	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	13.00	0.00	0.00	16.80	6.60	20.00	LD_Mix	HDT_Mix	HHDT

**3.1 Mitigation Measures Construction**

**3.2 Demolition - 2023**

**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	2.2700e-003	0.0215	0.0196	4.0000e-005		1.0000e-003	1.0000e-003		9.3000e-004	9.3000e-004	0.0000	3.3992	3.3992	9.5000e-004	0.0000	3.4230
<b>Total</b>	<b>2.2700e-003</b>	<b>0.0215</b>	<b>0.0196</b>	<b>4.0000e-005</b>		<b>1.0000e-003</b>	<b>1.0000e-003</b>		<b>9.3000e-004</b>	<b>9.3000e-004</b>	<b>0.0000</b>	<b>3.3992</b>	<b>3.3992</b>	<b>9.5000e-004</b>	<b>0.0000</b>	<b>3.4230</b>



Ransom Road Rezone - Trinity County, Annual

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**3.2 Demolition - 2023**

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.0000e-004	7.0000e-005	8.1000e-004	0.0000	1.8000e-004	0.0000	1.8000e-004	5.0000e-005	0.0000	5.0000e-005	0.0000	0.1705	0.1705	1.0000e-005	1.0000e-005	0.1723
<b>Total</b>	<b>1.0000e-004</b>	<b>7.0000e-005</b>	<b>8.1000e-004</b>	<b>0.0000</b>	<b>1.8000e-004</b>	<b>0.0000</b>	<b>1.8000e-004</b>	<b>5.0000e-005</b>	<b>0.0000</b>	<b>5.0000e-005</b>	<b>0.0000</b>	<b>0.1705</b>	<b>0.1705</b>	<b>1.0000e-005</b>	<b>1.0000e-005</b>	<b>0.1723</b>

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	2.2700e-003	0.0215	0.0196	4.0000e-005		1.0000e-003	1.0000e-003		9.3000e-004	9.3000e-004	0.0000	3.3992	3.3992	9.5000e-004	0.0000	3.4230
<b>Total</b>	<b>2.2700e-003</b>	<b>0.0215</b>	<b>0.0196</b>	<b>4.0000e-005</b>		<b>1.0000e-003</b>	<b>1.0000e-003</b>		<b>9.3000e-004</b>	<b>9.3000e-004</b>	<b>0.0000</b>	<b>3.3992</b>	<b>3.3992</b>	<b>9.5000e-004</b>	<b>0.0000</b>	<b>3.4230</b>

Ransom Road Rezone - Trinity County, Annual

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**3.2 Demolition - 2023**

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.0000e-004	7.0000e-005	8.1000e-004	0.0000	1.8000e-004	0.0000	1.8000e-004	5.0000e-005	0.0000	5.0000e-005	0.0000	0.1705	0.1705	1.0000e-005	1.0000e-005	0.1723
<b>Total</b>	<b>1.0000e-004</b>	<b>7.0000e-005</b>	<b>8.1000e-004</b>	<b>0.0000</b>	<b>1.8000e-004</b>	<b>0.0000</b>	<b>1.8000e-004</b>	<b>5.0000e-005</b>	<b>0.0000</b>	<b>5.0000e-005</b>	<b>0.0000</b>	<b>0.1705</b>	<b>0.1705</b>	<b>1.0000e-005</b>	<b>1.0000e-005</b>	<b>0.1723</b>

**3.3 Site Preparation - 2023**

**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0202	0.0000	0.0202	0.0102	0.0000	0.0102	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.6600e-003	0.0275	0.0182	4.0000e-005		1.2700e-003	1.2700e-003		1.1600e-003	1.1600e-003	0.0000	3.3451	3.3451	1.0800e-003	0.0000	3.3721
<b>Total</b>	<b>2.6600e-003</b>	<b>0.0275</b>	<b>0.0182</b>	<b>4.0000e-005</b>	<b>0.0202</b>	<b>1.2700e-003</b>	<b>0.0215</b>	<b>0.0102</b>	<b>1.1600e-003</b>	<b>0.0113</b>	<b>0.0000</b>	<b>3.3451</b>	<b>3.3451</b>	<b>1.0800e-003</b>	<b>0.0000</b>	<b>3.3721</b>

Ransom Road Rezone - Trinity County, Annual

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**3.3 Site Preparation - 2023**

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.2000e-004	9.0000e-005	9.7000e-004	0.0000	2.2000e-004	0.0000	2.2000e-004	6.0000e-005	0.0000	6.0000e-005	0.0000	0.2046	0.2046	1.0000e-005	1.0000e-005	0.2067
<b>Total</b>	<b>1.2000e-004</b>	<b>9.0000e-005</b>	<b>9.7000e-004</b>	<b>0.0000</b>	<b>2.2000e-004</b>	<b>0.0000</b>	<b>2.2000e-004</b>	<b>6.0000e-005</b>	<b>0.0000</b>	<b>6.0000e-005</b>	<b>0.0000</b>	<b>0.2046</b>	<b>0.2046</b>	<b>1.0000e-005</b>	<b>1.0000e-005</b>	<b>0.2067</b>

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0202	0.0000	0.0202	0.0102	0.0000	0.0102	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.6600e-003	0.0275	0.0182	4.0000e-005		1.2700e-003	1.2700e-003		1.1600e-003	1.1600e-003	0.0000	3.3451	3.3451	1.0800e-003	0.0000	3.3721
<b>Total</b>	<b>2.6600e-003</b>	<b>0.0275</b>	<b>0.0182</b>	<b>4.0000e-005</b>	<b>0.0202</b>	<b>1.2700e-003</b>	<b>0.0215</b>	<b>0.0102</b>	<b>1.1600e-003</b>	<b>0.0113</b>	<b>0.0000</b>	<b>3.3451</b>	<b>3.3451</b>	<b>1.0800e-003</b>	<b>0.0000</b>	<b>3.3721</b>

Ransom Road Rezone - Trinity County, Annual

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**3.3 Site Preparation - 2023**

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.2000e-004	9.0000e-005	9.7000e-004	0.0000	2.2000e-004	0.0000	2.2000e-004	6.0000e-005	0.0000	6.0000e-005	0.0000	0.2046	0.2046	1.0000e-005	1.0000e-005	0.2067
<b>Total</b>	<b>1.2000e-004</b>	<b>9.0000e-005</b>	<b>9.7000e-004</b>	<b>0.0000</b>	<b>2.2000e-004</b>	<b>0.0000</b>	<b>2.2000e-004</b>	<b>6.0000e-005</b>	<b>0.0000</b>	<b>6.0000e-005</b>	<b>0.0000</b>	<b>0.2046</b>	<b>0.2046</b>	<b>1.0000e-005</b>	<b>1.0000e-005</b>	<b>0.2067</b>

**3.4 Grading - 2023**

**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0262	0.0000	0.0262	0.0135	0.0000	0.0135	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	6.8400e-003	0.0717	0.0590	1.2000e-004		3.1000e-003	3.1000e-003		2.8500e-003	2.8500e-003	0.0000	10.4243	10.4243	3.3700e-003	0.0000	10.5085
<b>Total</b>	<b>6.8400e-003</b>	<b>0.0717</b>	<b>0.0590</b>	<b>1.2000e-004</b>	<b>0.0262</b>	<b>3.1000e-003</b>	<b>0.0293</b>	<b>0.0135</b>	<b>2.8500e-003</b>	<b>0.0163</b>	<b>0.0000</b>	<b>10.4243</b>	<b>10.4243</b>	<b>3.3700e-003</b>	<b>0.0000</b>	<b>10.5085</b>

Ransom Road Rezone - Trinity County, Annual

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**3.4 Grading - 2023**

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.0000e-004	3.0000e-004	3.2200e-003	1.0000e-005	7.3000e-004	1.0000e-005	7.3000e-004	1.9000e-004	1.0000e-005	2.0000e-004	0.0000	0.6821	0.6821	2.0000e-005	2.0000e-005	0.6890
<b>Total</b>	<b>4.0000e-004</b>	<b>3.0000e-004</b>	<b>3.2200e-003</b>	<b>1.0000e-005</b>	<b>7.3000e-004</b>	<b>1.0000e-005</b>	<b>7.3000e-004</b>	<b>1.9000e-004</b>	<b>1.0000e-005</b>	<b>2.0000e-004</b>	<b>0.0000</b>	<b>0.6821</b>	<b>0.6821</b>	<b>2.0000e-005</b>	<b>2.0000e-005</b>	<b>0.6890</b>

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0262	0.0000	0.0262	0.0135	0.0000	0.0135	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	6.8400e-003	0.0717	0.0590	1.2000e-004		3.1000e-003	3.1000e-003		2.8500e-003	2.8500e-003	0.0000	10.4242	10.4242	3.3700e-003	0.0000	10.5085
<b>Total</b>	<b>6.8400e-003</b>	<b>0.0717</b>	<b>0.0590</b>	<b>1.2000e-004</b>	<b>0.0262</b>	<b>3.1000e-003</b>	<b>0.0293</b>	<b>0.0135</b>	<b>2.8500e-003</b>	<b>0.0163</b>	<b>0.0000</b>	<b>10.4242</b>	<b>10.4242</b>	<b>3.3700e-003</b>	<b>0.0000</b>	<b>10.5085</b>

Ransom Road Rezone - Trinity County, Annual

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**3.4 Grading - 2023**

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.0000e-004	3.0000e-004	3.2200e-003	1.0000e-005	7.3000e-004	1.0000e-005	7.3000e-004	1.9000e-004	1.0000e-005	2.0000e-004	0.0000	0.6821	0.6821	2.0000e-005	2.0000e-005	0.6890
<b>Total</b>	<b>4.0000e-004</b>	<b>3.0000e-004</b>	<b>3.2200e-003</b>	<b>1.0000e-005</b>	<b>7.3000e-004</b>	<b>1.0000e-005</b>	<b>7.3000e-004</b>	<b>1.9000e-004</b>	<b>1.0000e-005</b>	<b>2.0000e-004</b>	<b>0.0000</b>	<b>0.6821</b>	<b>0.6821</b>	<b>2.0000e-005</b>	<b>2.0000e-005</b>	<b>0.6890</b>

**3.5 Building Construction - 2023**

**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1195	1.0933	1.2345	2.0500e-003		0.0532	0.0532		0.0500	0.0500	0.0000	176.1716	176.1716	0.0419	0.0000	177.2193
<b>Total</b>	<b>0.1195</b>	<b>1.0933</b>	<b>1.2345</b>	<b>2.0500e-003</b>		<b>0.0532</b>	<b>0.0532</b>		<b>0.0500</b>	<b>0.0500</b>	<b>0.0000</b>	<b>176.1716</b>	<b>176.1716</b>	<b>0.0419</b>	<b>0.0000</b>	<b>177.2193</b>

Ransom Road Rezone - Trinity County, Annual

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**3.5 Building Construction - 2023**

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	1.7000e-003	0.0391	0.0148	1.5000e-004	4.4600e-003	2.7000e-004	4.7300e-003	1.2900e-003	2.6000e-004	1.5500e-003	0.0000	14.4289	14.4289	7.0000e-005	1.9600e-003	15.0138
Worker	0.0332	0.0244	0.2652	6.0000e-004	0.0598	5.4000e-004	0.0603	0.0159	5.0000e-004	0.0164	0.0000	56.1574	56.1574	1.9900e-003	1.7500e-003	56.7300
<b>Total</b>	<b>0.0349</b>	<b>0.0636</b>	<b>0.2800</b>	<b>7.5000e-004</b>	<b>0.0643</b>	<b>8.1000e-004</b>	<b>0.0651</b>	<b>0.0172</b>	<b>7.6000e-004</b>	<b>0.0180</b>	<b>0.0000</b>	<b>70.5863</b>	<b>70.5863</b>	<b>2.0600e-003</b>	<b>3.7100e-003</b>	<b>71.7438</b>

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1195	1.0933	1.2345	2.0500e-003		0.0532	0.0532		0.0500	0.0500	0.0000	176.1714	176.1714	0.0419	0.0000	177.2191
<b>Total</b>	<b>0.1195</b>	<b>1.0933</b>	<b>1.2345</b>	<b>2.0500e-003</b>		<b>0.0532</b>	<b>0.0532</b>		<b>0.0500</b>	<b>0.0500</b>	<b>0.0000</b>	<b>176.1714</b>	<b>176.1714</b>	<b>0.0419</b>	<b>0.0000</b>	<b>177.2191</b>

Ransom Road Rezone - Trinity County, Annual

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**3.5 Building Construction - 2023**

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	1.7000e-003	0.0391	0.0148	1.5000e-004	4.4600e-003	2.7000e-004	4.7300e-003	1.2900e-003	2.6000e-004	1.5500e-003	0.0000	14.4289	14.4289	7.0000e-005	1.9600e-003	15.0138
Worker	0.0332	0.0244	0.2652	6.0000e-004	0.0598	5.4000e-004	0.0603	0.0159	5.0000e-004	0.0164	0.0000	56.1574	56.1574	1.9900e-003	1.7500e-003	56.7300
<b>Total</b>	<b>0.0349</b>	<b>0.0636</b>	<b>0.2800</b>	<b>7.5000e-004</b>	<b>0.0643</b>	<b>8.1000e-004</b>	<b>0.0651</b>	<b>0.0172</b>	<b>7.6000e-004</b>	<b>0.0180</b>	<b>0.0000</b>	<b>70.5863</b>	<b>70.5863</b>	<b>2.0600e-003</b>	<b>3.7100e-003</b>	<b>71.7438</b>

**3.5 Building Construction - 2024**

**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0574	0.5243	0.6305	1.0500e-003		0.0239	0.0239		0.0225	0.0225	0.0000	90.4212	90.4212	0.0214	0.0000	90.9557
<b>Total</b>	<b>0.0574</b>	<b>0.5243</b>	<b>0.6305</b>	<b>1.0500e-003</b>		<b>0.0239</b>	<b>0.0239</b>		<b>0.0225</b>	<b>0.0225</b>	<b>0.0000</b>	<b>90.4212</b>	<b>90.4212</b>	<b>0.0214</b>	<b>0.0000</b>	<b>90.9557</b>



Ransom Road Rezone - Trinity County, Annual

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**3.5 Building Construction - 2024**

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	8.1000e-004	0.0195	7.3200e-003	8.0000e-005	2.2900e-003	1.3000e-004	2.4200e-003	6.6000e-004	1.3000e-004	7.9000e-004	0.0000	7.3192	7.3192	4.0000e-005	9.8000e-004	7.6114
Worker	0.0159	0.0111	0.1243	3.0000e-004	0.0307	2.6000e-004	0.0309	8.1700e-003	2.4000e-004	8.4100e-003	0.0000	28.1082	28.1082	9.1000e-004	8.3000e-004	28.3771
<b>Total</b>	<b>0.0167</b>	<b>0.0306</b>	<b>0.1316</b>	<b>3.8000e-004</b>	<b>0.0330</b>	<b>3.9000e-004</b>	<b>0.0334</b>	<b>8.8300e-003</b>	<b>3.7000e-004</b>	<b>9.2000e-003</b>	<b>0.0000</b>	<b>35.4274</b>	<b>35.4274</b>	<b>9.5000e-004</b>	<b>1.8100e-003</b>	<b>35.9885</b>

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0574	0.5243	0.6305	1.0500e-003		0.0239	0.0239		0.0225	0.0225	0.0000	90.4210	90.4210	0.0214	0.0000	90.9556
<b>Total</b>	<b>0.0574</b>	<b>0.5243</b>	<b>0.6305</b>	<b>1.0500e-003</b>		<b>0.0239</b>	<b>0.0239</b>		<b>0.0225</b>	<b>0.0225</b>	<b>0.0000</b>	<b>90.4210</b>	<b>90.4210</b>	<b>0.0214</b>	<b>0.0000</b>	<b>90.9556</b>

Ransom Road Rezone - Trinity County, Annual

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**3.5 Building Construction - 2024**

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	8.1000e-004	0.0195	7.3200e-003	8.0000e-005	2.2900e-003	1.3000e-004	2.4200e-003	6.6000e-004	1.3000e-004	7.9000e-004	0.0000	7.3192	7.3192	4.0000e-005	9.8000e-004	7.6114
Worker	0.0159	0.0111	0.1243	3.0000e-004	0.0307	2.6000e-004	0.0309	8.1700e-003	2.4000e-004	8.4100e-003	0.0000	28.1082	28.1082	9.1000e-004	8.3000e-004	28.3771
<b>Total</b>	<b>0.0167</b>	<b>0.0306</b>	<b>0.1316</b>	<b>3.8000e-004</b>	<b>0.0330</b>	<b>3.9000e-004</b>	<b>0.0334</b>	<b>8.8300e-003</b>	<b>3.7000e-004</b>	<b>9.2000e-003</b>	<b>0.0000</b>	<b>35.4274</b>	<b>35.4274</b>	<b>9.5000e-004</b>	<b>1.8100e-003</b>	<b>35.9885</b>

**3.6 Paving - 2024**

**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	2.2000e-003	0.0207	0.0306	5.0000e-005		1.0000e-003	1.0000e-003		9.2000e-004	9.2000e-004	0.0000	4.0951	4.0951	1.2900e-003	0.0000	4.1273
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>2.2000e-003</b>	<b>0.0207</b>	<b>0.0306</b>	<b>5.0000e-005</b>		<b>1.0000e-003</b>	<b>1.0000e-003</b>		<b>9.2000e-004</b>	<b>9.2000e-004</b>	<b>0.0000</b>	<b>4.0951</b>	<b>4.0951</b>	<b>1.2900e-003</b>	<b>0.0000</b>	<b>4.1273</b>

Ransom Road Rezone - Trinity County, Annual

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**3.6 Paving - 2024**

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.1000e-004	2.2000e-004	2.4500e-003	1.0000e-005	6.1000e-004	1.0000e-005	6.1000e-004	1.6000e-004	0.0000	1.7000e-004	0.0000	0.5544	0.5544	2.0000e-005	2.0000e-005	0.5597
<b>Total</b>	<b>3.1000e-004</b>	<b>2.2000e-004</b>	<b>2.4500e-003</b>	<b>1.0000e-005</b>	<b>6.1000e-004</b>	<b>1.0000e-005</b>	<b>6.1000e-004</b>	<b>1.6000e-004</b>	<b>0.0000</b>	<b>1.7000e-004</b>	<b>0.0000</b>	<b>0.5544</b>	<b>0.5544</b>	<b>2.0000e-005</b>	<b>2.0000e-005</b>	<b>0.5597</b>

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	2.2000e-003	0.0207	0.0306	5.0000e-005		1.0000e-003	1.0000e-003		9.2000e-004	9.2000e-004	0.0000	4.0951	4.0951	1.2900e-003	0.0000	4.1272
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>2.2000e-003</b>	<b>0.0207</b>	<b>0.0306</b>	<b>5.0000e-005</b>		<b>1.0000e-003</b>	<b>1.0000e-003</b>		<b>9.2000e-004</b>	<b>9.2000e-004</b>	<b>0.0000</b>	<b>4.0951</b>	<b>4.0951</b>	<b>1.2900e-003</b>	<b>0.0000</b>	<b>4.1272</b>





Ransom Road Rezone - Trinity County, Annual

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**3.7 Architectural Coating - 2024**

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	7.3000e-004	5.1000e-004	5.7400e-003	1.0000e-005	1.4200e-003	1.0000e-005	1.4300e-003	3.8000e-004	1.0000e-005	3.9000e-004	0.0000	1.2973	1.2973	4.0000e-005	4.0000e-005	1.3097
<b>Total</b>	<b>7.3000e-004</b>	<b>5.1000e-004</b>	<b>5.7400e-003</b>	<b>1.0000e-005</b>	<b>1.4200e-003</b>	<b>1.0000e-005</b>	<b>1.4300e-003</b>	<b>3.8000e-004</b>	<b>1.0000e-005</b>	<b>3.9000e-004</b>	<b>0.0000</b>	<b>1.2973</b>	<b>1.2973</b>	<b>4.0000e-005</b>	<b>4.0000e-005</b>	<b>1.3097</b>

Ransom Road Rezone - Trinity County, Annual

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**4.0 Operational Detail - Mobile**

**4.1 Mitigation Measures Mobile**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.4607	0.5588	3.6229	5.7900e-003	0.4977	6.8800e-003	0.5046	0.1333	6.4400e-003	0.1398	0.0000	542.2414	542.2414	0.0478	0.0301	552.3901
Unmitigated	0.4607	0.5588	3.6229	5.7900e-003	0.4977	6.8800e-003	0.5046	0.1333	6.4400e-003	0.1398	0.0000	542.2414	542.2414	0.0478	0.0301	552.3901

**4.2 Trip Summary Information**

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Low Rise	658.80	732.60	565.20	1,366,645	1,366,645
Total	658.80	732.60	565.20	1,366,645	1,366,645

**4.3 Trip Type Information**

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Low Rise	8.00	2.50	6.75	42.30	19.60	38.10	86	11	3

**4.4 Fleet Mix**

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Low Rise	0.473668	0.066925	0.200377	0.149269	0.044981	0.008528	0.003938	0.013332	0.000332	0.000225	0.032327	0.001137	0.004961

Ransom Road Rezone - Trinity County, Annual

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**5.0 Energy Detail**

Historical Energy Use: N

**5.1 Mitigation Measures Energy**

Install High Efficiency Lighting

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	76.7516	76.7516	5.5900e-003	6.8000e-004	77.0932
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	76.7516	76.7516	5.5900e-003	6.8000e-004	77.0932
NaturalGas Mitigated	5.0300e-003	0.0430	0.0183	2.7000e-004		3.4800e-003	3.4800e-003		3.4800e-003	3.4800e-003	0.0000	49.7908	49.7908	9.5000e-004	9.1000e-004	50.0867
NaturalGas Unmitigated	5.0300e-003	0.0430	0.0183	2.7000e-004		3.4800e-003	3.4800e-003		3.4800e-003	3.4800e-003	0.0000	49.7908	49.7908	9.5000e-004	9.1000e-004	50.0867



Ransom Road Rezone - Trinity County, Annual

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**5.2 Energy by Land Use - NaturalGas**

**Unmitigated**

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Low Rise	933044	5.0300e-003	0.0430	0.0183	2.7000e-004		3.4800e-003	3.4800e-003		3.4800e-003	3.4800e-003	0.0000	49.7908	49.7908	9.5000e-004	9.1000e-004	50.0867
<b>Total</b>		<b>5.0300e-003</b>	<b>0.0430</b>	<b>0.0183</b>	<b>2.7000e-004</b>		<b>3.4800e-003</b>	<b>3.4800e-003</b>		<b>3.4800e-003</b>	<b>3.4800e-003</b>	<b>0.0000</b>	<b>49.7908</b>	<b>49.7908</b>	<b>9.5000e-004</b>	<b>9.1000e-004</b>	<b>50.0867</b>

**Mitigated**

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Low Rise	933044	5.0300e-003	0.0430	0.0183	2.7000e-004		3.4800e-003	3.4800e-003		3.4800e-003	3.4800e-003	0.0000	49.7908	49.7908	9.5000e-004	9.1000e-004	50.0867
<b>Total</b>		<b>5.0300e-003</b>	<b>0.0430</b>	<b>0.0183</b>	<b>2.7000e-004</b>		<b>3.4800e-003</b>	<b>3.4800e-003</b>		<b>3.4800e-003</b>	<b>3.4800e-003</b>	<b>0.0000</b>	<b>49.7908</b>	<b>49.7908</b>	<b>9.5000e-004</b>	<b>9.1000e-004</b>	<b>50.0867</b>

Ransom Road Rezone - Trinity County, Annual

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**5.3 Energy by Land Use - Electricity**

**Unmitigated**

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Low Rise	373355	76.7516	5.5900e-003	6.8000e-004	77.0932
<b>Total</b>		<b>76.7516</b>	<b>5.5900e-003</b>	<b>6.8000e-004</b>	<b>77.0932</b>

**Mitigated**

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Low Rise	373355	76.7516	5.5900e-003	6.8000e-004	77.0932
<b>Total</b>		<b>76.7516</b>	<b>5.5900e-003</b>	<b>6.8000e-004</b>	<b>77.0932</b>

**6.0 Area Detail**

**6.1 Mitigation Measures Area**

Use Low VOC Paint - Residential Interior

Ransom Road Rezone - Trinity County, Annual

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

Use Low VOC Paint - Residential Exterior

No Hearths Installed

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.3092	5.3000e-003	0.4602	2.0000e-005		2.5500e-003	2.5500e-003		2.5500e-003	2.5500e-003	0.0000	0.7520	0.7520	7.2000e-004	0.0000	0.7700
Unmitigated	0.4009	0.0189	1.2930	2.7400e-003		0.1384	0.1384		0.1384	0.1384	18.1923	0.7520	18.9442	0.0858	0.0000	21.0884

Ransom Road Rezone - Trinity County, Annual

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**6.2 Area by SubCategory**

**Unmitigated**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0845					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.2109					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0917	0.0136	0.8329	2.7200e-003		0.1359	0.1359		0.1359	0.1359	18.1923	0.0000	18.1923	0.0851	0.0000	20.3184
Landscaping	0.0138	5.3000e-003	0.4602	2.0000e-005		2.5500e-003	2.5500e-003		2.5500e-003	2.5500e-003	0.0000	0.7520	0.7520	7.2000e-004	0.0000	0.7700
<b>Total</b>	<b>0.4009</b>	<b>0.0189</b>	<b>1.2930</b>	<b>2.7400e-003</b>		<b>0.1384</b>	<b>0.1384</b>		<b>0.1384</b>	<b>0.1384</b>	<b>18.1923</b>	<b>0.7520</b>	<b>18.9442</b>	<b>0.0858</b>	<b>0.0000</b>	<b>21.0884</b>

Ransom Road Rezone - Trinity County, Annual

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**6.2 Area by SubCategory**

**Mitigated**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0845					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.2109					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.0138	5.3000e-003	0.4602	2.0000e-005		2.5500e-003	2.5500e-003		2.5500e-003	2.5500e-003	0.0000	0.7520	0.7520	7.2000e-004	0.0000	0.7700
<b>Total</b>	<b>0.3092</b>	<b>5.3000e-003</b>	<b>0.4602</b>	<b>2.0000e-005</b>		<b>2.5500e-003</b>	<b>2.5500e-003</b>		<b>2.5500e-003</b>	<b>2.5500e-003</b>	<b>0.0000</b>	<b>0.7520</b>	<b>0.7520</b>	<b>7.2000e-004</b>	<b>0.0000</b>	<b>0.7700</b>

**7.0 Water Detail**

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**7.1 Mitigation Measures Water**

- Install Low Flow Bathroom Faucet
- Install Low Flow Kitchen Faucet
- Install Low Flow Toilet
- Install Low Flow Shower
- Turf Reduction
- Use Water Efficient Irrigation System
- Use Water Efficient Landscaping

Ransom Road Rezone - Trinity County, Annual

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	9.2040	0.1534	3.6800e-003	14.1354
Unmitigated	11.0429	0.1917	4.5900e-003	17.2051

**7.2 Water by Land Use**

**Unmitigated**

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Low Rise	5.86386 / 3.69678	11.0429	0.1917	4.5900e-003	17.2051
<b>Total</b>		<b>11.0429</b>	<b>0.1917</b>	<b>4.5900e-003</b>	<b>17.2051</b>

Ransom Road Rezone - Trinity County, Annual

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**7.2 Water by Land Use**

**Mitigated**

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Low Rise	4.69109 / 3.47128	9.2040	0.1534	3.6800e-003	14.1354
<b>Total</b>		<b>9.2040</b>	<b>0.1534</b>	<b>3.6800e-003</b>	<b>14.1354</b>

**8.0 Waste Detail**

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**8.1 Mitigation Measures Waste**

Institute Recycling and Composting Services

**Category/Year**

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	7.9836	0.4718	0.0000	19.7791
Unmitigated	8.4038	0.4967	0.0000	20.8201

Ransom Road Rezone - Trinity County, Annual

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**8.2 Waste by Land Use**

**Unmitigated**

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Low Rise	41.4	8.4038	0.4967	0.0000	20.8201
<b>Total</b>		<b>8.4038</b>	<b>0.4967</b>	<b>0.0000</b>	<b>20.8201</b>

**Mitigated**

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Low Rise	39.33	7.9836	0.4718	0.0000	19.7791
<b>Total</b>		<b>7.9836</b>	<b>0.4718</b>	<b>0.0000</b>	<b>19.7791</b>

**9.0 Operational Offroad**

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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Ransom Road Rezone - Trinity County, Annual

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**10.0 Stationary Equipment**

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**Fire Pumps and Emergency Generators**

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
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**Boilers**

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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**User Defined Equipment**

Equipment Type	Number
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**11.0 Vegetation**

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# **Appendix D**

## **Will Serve Utility Letters**

# Weaverville Sanitary District

P.O. Box 1949 Weaverville, CA 96093

Telephone: (530) 623-6529

<http://www.weavervillesd.com>

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02/3/2022

Trinity Valley Consulting Engineers  
2200 Main Street  
Weaverville, CA 96093

Assessor's Parcel Number #024-510-02-00

*The Weaverville Sanitary District has determined that adequate treatment capacity and collection system availability are accessible to support your proposed project located at 161 Ransom Road, Weaverville, CA. Capacity charges and connection fees will apply.*

*Please do not hesitate to call should you require further information or have any questions.*

*Sincerely,*



Jim Cloud  
General Manager  
Weaverville Sanitary District



## Weaverville Community Services District

716 Main St.

P.O. Box 1510 Weaverville, CA 96093

Ph (530) 623-5051

Fx (530) 623-2108

February 1, 2022

Trinity Valley Consulting Engineers, Inc

Re: Will serve letter for: 161 Ransom Rd Weaverville, CA 96093 APN: 024-510-02

Dear Trinity Valley Consulting Engineers,

In response to your request, this letter serves as confirmation that the Weaverville Community Service District will provide water service to the address listed above.

Service will be provided after engineering is complete and the County of Trinity has issued a building permit for the proposed project. The project is not well defined at this time, but it has the maximum potential of 90 housing units. We will have better information for an estimated daily usage and a schedule service date once building plans and permit have been received.

If you have any further questions please contact, Tim Kasper General Manager WeavervilleCSD.

Sincerely

Tim Kasper  
General Manager

"This district is an equal opportunity provider"

e-mail [wcsd@weavervillecsd.com](mailto:wcsd@weavervillecsd.com)

[www.weavervillecsd.com](http://www.weavervillecsd.com)



Velocity Communications, Inc.  
241 Unit D Washington Street  
P.O. Box 246  
Weaverville, CA 96093  
(877) 623-3550 ext. 3005

Trinity Valley Consulting Engineers Inc.  
Eric Keyes  
2200 Main Street  
Weaverville, CA 96093

February 1, 2022

Re: 161 Ransom Road (APN 024-510-002)

Dear Mr. Keyes,

Per our recent phone conversation, this letter is to confirm that Velocity is able to provide coaxial/fiber optic service to the above referenced site. However, new cable construction will be required in conjunction with the site development.

Service can be provided after engineering is completed, payment is received, any easements are signed and construction can be completed.

If you have any questions or require additional information, I can be reached at the telephone number shown above. I look forward to working with you on this project.

Sincerely,

A handwritten signature in blue ink, appearing to read "Travis Finch", with a long horizontal flourish extending to the right.

Travis Finch  
President/CEO  
Velocity Communications, Inc.

**TRINITY PUBLIC UTILITIES DISTRICT  
LINE EXTENSION REQUEST**  
(please complete and return this form to Trinity Public Utilities District)

Building Department Contacted and Building Permit Obtained?  Yes  No

Customer Name: Dana Ryan

Mailing Address: PO Box 10 Weaverville, CA 96093

Email Address: weaverville@tvce.biz / Dana@nutuyu.com

Phone Numbers: 530.623.4446- TVCE      530.623.7486 (Dana)

Location of Project (Physical Address): 161 Ransom Rd Weaverville

APN: 024-510-02

Closest Neighbor who has power: 141 Ransom Rd Weaverville

Type of Construction:  Residence  Shop  Commercial  Well  Conversion  Upgrade

If second meter is it over 300' from existing meter?  Yes  No

If new Residence or Commercial Building – will it be All-Electric?  Yes  No

If upgrade of existing service – is it to accommodate a new HVAC load?  Yes  No

Size of Service Panel:  200amp  320amp  400 amp  Other: \_\_\_\_\_  
Services greater than 400 amp require load information on page two.

Will Line Extension be:  Overhead  Underground

Will new line extension cross someone else's property?  Yes  No  
If yes is there an easement?  Yes  No

Date Construction to Begin: TBD

Contractor: TBD

Date/Time Customer available for field inspection: \_\_\_\_\_

Additional information:

*We do not have any building plans or a construction begin date yet.  
We are trying to get approval for a general plan, rezone amendment before construction plans can begin.  
The County is requesting a Will Serve letter before they will approve the rezone amendment.*

**RESIDENTIAL / COMMERCIAL / INDUSTRIAL  
DEVELOPMENT LOAD INFORMATION**

Square footage of building: 25,000-100,000

**Operating hours:**

1. Hours per day: 24 Hours per week: \_\_\_\_\_ Hours per month: \_\_\_\_\_

Service main breaker rating (AMP): (90) 200 Voltage: 120/240

Single Phase:  Three Phase:

Single largest motor HP: 3-5 HP

Motor Starting Method (i.e. VFD, across-the-line): None

Total motors in HP: None

Air conditioning in Tons: Less than or equal to 270 (90 individual units)

Total lighting in KW: \_\_\_\_\_

Water heating in KW: less than or equal to (90) individual units

Cooking in KW: less than or equal to (90) individual units

Electric Vehicle Charging in KW: TBD

Outlets in KW: TBD

Total Connected KW – Estimated Highest Demand: \_\_\_\_\_

Future Load Growth: 10%

Projected Summer and Winter Peak Loading: \_\_\_\_\_

Special Power Quality Requirements: \_\_\_\_\_

Temporary Construction Power Requirements: \_\_\_\_\_

Will there be generation at this facility (i.e. PV connected in parallel to utility):  Yes  No

Electrician Point of Contact: TBD

3-PHASE MOTOR LOAD LIST				1-PHASE MOTOR LOAD LIST			
QTY	HP (each)	HP (total)	USE	QTY	HP (each)	HP (total)	USE
<b>SUBTOTAL:</b>				<b>SUBTOTAL:</b>			
<b>ADDITIONAL MISCELLANEOUS LOAD LIST (Lighting/Heating, etc.)</b>							<b>Notes:</b>
<b>Description (Use)</b>				<b>KW</b>			
<b>SUBTOTAL:</b>							
<b>TOTALS:</b>							
<b>3-Phase Motor Load:</b>			<b>HP</b>		<b>KVA</b>		
<b>1-Phase Motor Load:</b>			<b>HP</b>		<b>KVA</b>		
<b>Total Misc. Load:</b>			<b>KW</b>		<b>KVA</b>		
<b>Total Est. Demand</b>					<b>KVA</b>		

**Additional Appliances:**

1. Description of appliance and load in KW/HP

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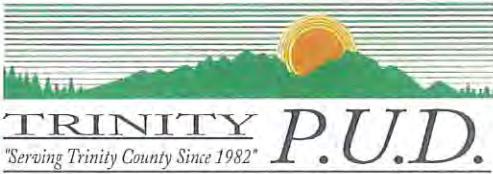
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Customer to provide Electrical Riser Diagram

Customer to provide Site Plan Sketch (building, cross roads, sewer, nearest power line)

Upon receipt of completed form, diagram and sketch, the load information and proposed location will be reviewed and system requirements and estimated costs will be determined. Form and associated documents may be mailed, hand delivered, or e-mailed to [info@trinitypud.com](mailto:info@trinitypud.com).





February 2, 2022

Dana Ryan  
PO Box 10  
Weaverville, CA. 96093

Re: APN 024-510-02  
161 Ransom Road, Weaverville, CA. 96093

Dear Mr. Ryan:

Trinity Public Utilities District has determined that it currently has the capacity on the 1103 circuit and the Mill Street Substation to serve your proposed project described as a 200-amp, single phase, 120/240-volt, service at 161 Ransom Road in Weaverville. Demand for service in this area is growing, capacity for your project is guaranteed for 90 days from the date of this letter.

Our transformer availability is limited at this time. If it is determined that we have the inventory to serve your project, upon request we would at that time be pleased to provide you with an estimate for the proposed utility work upon receipt of a deposit in the amount of \$300. The deposit will be credited towards the cost of construction for the line extension should you decide to proceed with the work. Should you decide not to proceed, the deposit is non-refundable.

All construction is contingent upon receipt of a Trinity County Building/Planning Department permit.

Please do not hesitate to call should you require further information or have any questions.

Sincerely,

Mike Garcia  
Electric Superintendent

MG/kj  
Enclosure



February 4, 2022

City of Camarillo  
601 Carmen Drive  
Camarillo, CA 93010  
ATTN: Lucie McGovern

Reference: 161 Ransom Road | Weaverville, CA 96093

The land for the above-mentioned address is in the Frontier Communications serving area. In accordance with California PUC Rules and Tariffs, Frontier's current plan for this project is to provide telephone, video and data services.

This commitment however is contingent upon the owner/developer fulfilling the terms and conditions of our tariff rule schedules. Such requirements include but are not limited to Rule Number 27 on file with the State of California Public Utilities Commission.

Please accept this letter as "Frontier's Intention to Serve" your project.

If you have any questions or if I may assist you in any manner, please contact me at [stephen.c.tosten@ftr.com](mailto:stephen.c.tosten@ftr.com).

Regards,

A handwritten signature in black ink, appearing to read "Stephen Tosten". The signature is fluid and cursive, with the first name being more prominent.

Stephen Tosten  
Senior Network Engineer

# **Appendix E**

## **Hazard Maps and Document Searches**

### Sites and Facilities

#### Cleanup Sites

- Federal Superfund
- State Response
- Voluntary Cleanup
- School Cleanup
- Evaluation
- School Investigation
- Military Evaluation
- Tiered Permit
- Corrective Action
- Field Points

#### STATUS

All Statuses

#### Permitted Sites

- Operating
- Post-Closure
- Non-Operating

#### Other Sites

- GeoTracker LUST Cleanup
- GeoTracker Cleanup Program
- GeoTracker Military Cleanup
- GeoTracker Field Points

#### GIS Layers

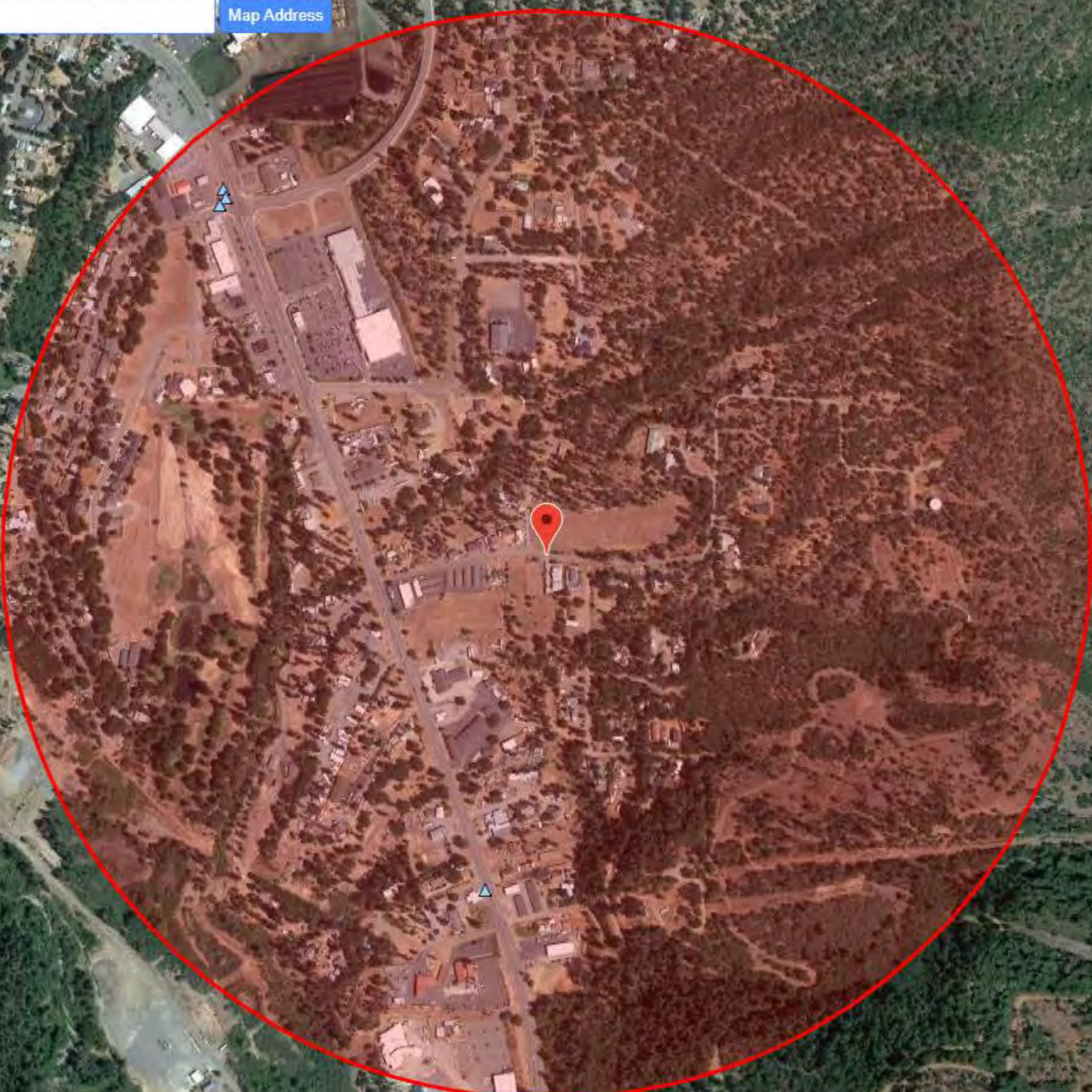
### Tools

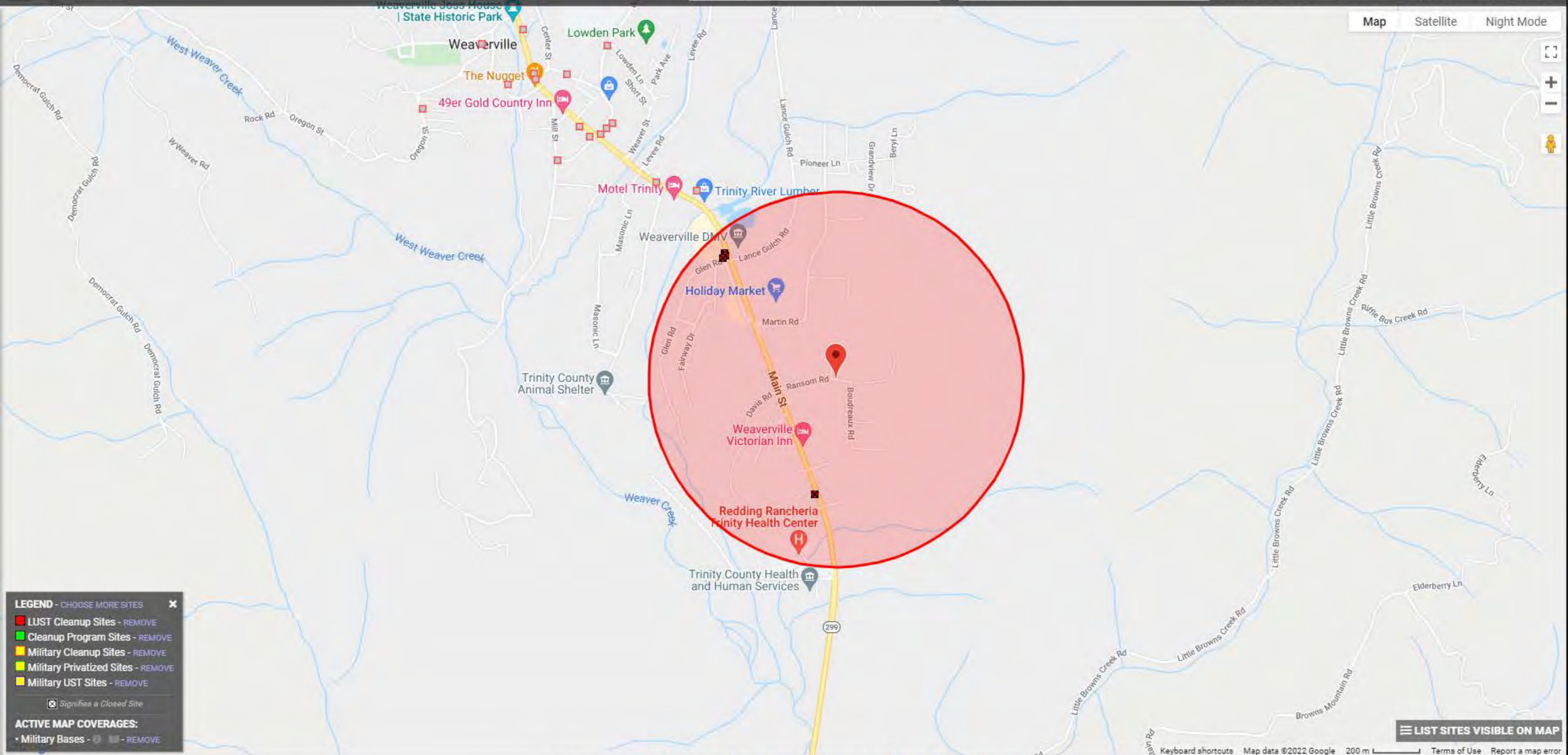
Measure a Distance

Site Quick Search

Right-click or perform a long left-click on the map to access additional location specific tools

[TAKE A TOUR](#) [SHARE THIS MAP](#)





**LEGEND - CHOOSE MORE SITES**

- LUST Cleanup Sites - REMOVE
- Cleanup Program Sites - REMOVE
- Military Cleanup Sites - REMOVE
- Military Privatized Sites - REMOVE
- Military UST Sites - REMOVE

Signifies a Closed Site

**ACTIVE MAP COVERAGES:**

- Military Bases - REMOVE

LIST SITES VISIBLE ON MAP

# **Appendix F**

## **Comments Submitted During Public Review**

September 23, 2022

RECEIVED

SEP 29 2022 SF

TRINITY COUNTY  
PLANNING DEPARTMENT

Ms. Skyler Fisher  
Planning Dept, Trinity County  
Dear Ms. Fisher:

I received your notice regarding the proposed rezone of the Kim and Dana Ryan property on Ransom Rd. in Weaverville.

I have a few concerns regarding the proposed project. I am the owner, along with my two brothers and sister of the adjacent properties to the north of Mr. Ryans' property also known as APN's 25-510-40 and 42.

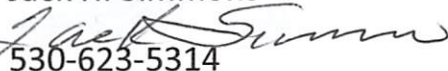
The property in question is approximately 5.12 acres, however there is a 33' right of way per book 90, page 149 of the official records of Trinity County for "ROADWAY AND PUBLIC UTILITIES PURPOSES, TO BE LOCATED ACROSS SAID LAND ON OR AS NEAR AS PRACTICABLE TO THE EXTERIOR BOUNDARIES." The aforementioned right of way encompasses approximately 1.67 acres which reduces the proposed land use to 3.45 acres. The right of way is the only deeded access to our property to the north of Mr. Ryans' property or APN 24-510-42. There is also a right of way, 50' wide covered by the transmission line Right-of-Way of the Northern California Power Company, for the purposes provided in the act of June 10, 1920 (41 Stat. 1063) and subject to the condition and limitations of Section 248 of said act, as amended by the act of August 26, 1935 (49 Stat. 846)

A drainage plan should be required as the only point of exit for runoff is a 12" culvert located under the driveway that accesses the two lots on the North East corner of the property in question. As the proposed project will add a large amount of concrete and asphalt, the amount of runoff will increase to the point that the culvert may not be adequate, not to mention the impact beyond that point which includes several more parcels.

It also should be noted that the proposed project will significantly increase the vehicle and pedestrian traffic from State Highway 299 to the project site and with no specified or delineated pedestrian walkway along Ransom rd. This would be a cause for concern for parents of the present residents and also the proposed residents. The school bus does not go up Ransom Rd and only stops at the intersection of highway 299 and Ransom Rd. In essence, the road should be redesigned to include widening and a pedestrian sidewalk at least from the highway to the project location to accommodate these concerns.

It should also be noted that all of the residents on Ransom Rd. have no escape route in the event of a fire or some other disaster. The only way out is the same way you come in or on foot.

Jack H. Simmons

  
530-623-5314

## Skylar Fisher

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**From:** Dave Ottem <dottem59@gmail.com>  
**Sent:** Tuesday, September 27, 2022 2:28 PM  
**To:** Skylar Fisher  
**Subject:** ryan rezone gp amendment p-20-20 and p-21-33

as a homeowner on ransom rd. i would object to above proposal. my feeling is it would negatively affect property values for single family homes in this area. there are already multiple family dwellings on ransom rd. with more vacant property available for this use. thank you Dave Ottem 350 ransom rd. weaverville ca 96093





P.O. Box 2370/111 Mountain View St.  
Weaverville, CA 96093  
530.623.2024/Fax 530.623.6343  
[www.hrntrinity.org](http://www.hrntrinity.org)

e-mail: [hrn@hrntrinity.org](mailto:hrn@hrntrinity.org)

October 4, 2022

Good afternoon Skylar,

I have shared the information on the Notice you sent to HRN regarding the Ryan Rezone and General Plan Amendment with our Board of Directors. While the Board recognizes the need for and supports additional housing, they feel it must be done in a way that addresses possible impacts to nearby properties. This is a significant change that is being proposed - from a few homes to potentially 90 apartment units.

Our property at 381 Ransom Road abuts the project site. Our property has two duplexes that we use to house people, both adults and children that are transitioning from a non-safe environment. Information concerning clientele on our property is kept confidential for the safety of the occupants. We must be certain that it stays that way. The potential for additional foot traffic and other trespass will be substantially higher under the proposed change.

My Board has asked that the potential impacts to our property be mitigated. We request the following mitigation measures and conditions of approval be adopted:

1. A solid fence, minimum six feet high be constructed along the length of the common property line.
2. A requirement that property (apartment complex) owner maintain the fence in good condition.

My Board believes that if adopted and enforced, these measures would help maintain the security of our property and its users and allow us to support the proposed project.

Please respond at your earliest convenience so that I may inform my Board as to the County's decision. They need to have sufficient time to decide if further action is required by our agency. At a minimum, this response should include an e-mail with your response to our request as well as the staff report and supporting attachments.

Respectfully,

Sheri White  
Executive Director  
Human Response Network

Ms. Skyler Fisher

Trinity County Planning Department

Dear Ms. Fisher

I received your notice regarding the proposed rezone of the Ransom Road parcels 024-510-002-000 and 024-510-095-000.

My husband and I are the owners of parcel 024-510-041-000, and I have some concerns in regard to the proposal and it's impact to our neighborhood and property.

Our parcel's sole access is The Wrong Road, which abuts the western edge of 024-510-002-000. The Wrong Road is a dirt road which dead ends at our residence, and is our only outlet in the event of catastrophe such as fire. The access to our small dirt road is Ransom Road, which is a two lane, sparsely travelled road with limited shoulder access and no sidewalks. It is our hope that consideration would be taken when approving a rezone that could potentially triple the amount of traffic on our small access roads. It should also be noted when proposing the installation of multiple families that the school bus does not travel up Ransom Road for pick up or drop off – it pulls over onto a narrow shoulder on State Highway 299. There is no area for additional parking, and the prospect of having a dozen school aged children milling about on the side of the highway at 8 a.m. is mildly terrifying.

We have already suffered some of the consequences of the 2017 sale of this parcel, which prior to being sold had a building pad on the western portion from the Ransom Family home that used to sit there, and the eastern 60% of the parcel was home to a stand of trees and a wetland area which was used by the town deer on their routes through the area as well as other wildlife. I don't recall receiving a Proposed Timber Harvest for this lot or seeing the public posting by the County Clerk/Recorder's, but nevertheless it was logged. The wetland dried up, where the stand of trees and wetland was is now a 5 acre blight of star thistle and burrs, and Mr. Ryan attempted to install a recreational trailer on the lot after dragging concrete dividers along our The Wrong Road easement. The light and noise pollution increased markedly following the eradication of this tree stand.

While I understand the need for additional housing in our community to attract and keep prospective employees of County Departments, the Mill, the Forest Service, etc., I question the veracity of this location for the proposed project when there are lots in Weaverville closer to these employers and/or grocery stores, schools, downtown, etc. Such lots as 1221 Main Street – commonly known as the Swiss Village/Nu Tu Yu – which already has the sewer/power utility accommodation for multiple residences, or 85 & 111 Brannan Street which is centrally located. 70 Horseshoe Lane is a vacant property located next to the existing Trinity Terrace Apartment Buildings and other multiple unit housing lots, or if the intent is to develop on the outer edges of town there is 40 & 46 Tinnen Street, located behind Sidney Gulch RV Park.

Thank you for considering our concerns.



Madelyn Woodman

Property Owner