



State of California – Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
Northern Region
601 Locust Street
Redding, CA 96001
www.wildlife.ca.gov

GAVIN NEWSOM, Governor
CHARLTON H. BONHAM, Director



October 27, 2022

Skylar Fisher, Assistant Planner
Trinity County Planning Department
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Weaverville, CA 96093
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SUBJECT: Review of the Mitigated Negative Declaration for Ryan Rezone and General Plan Amendment (P-20-20 and P-21-33), State Clearing House Number 2022080205, Trinity County

Dear Skylar Fisher,

The California Department of Fish and Wildlife (Department) has reviewed the Initial Study Mitigated Negative Declaration (IS MND) dated August 9, 2022, for the above-referenced project (Project). As a trustee for the State's fish and wildlife resources, the Department has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and their habitat. As a responsible agency, the Department administers the California Endangered Species Act and other provisions of the Fish and Game Code that conserve the State's fish and wildlife public trust resources. The Department offers the following comments and recommendations on this Project in our role as a trustee and responsible agency pursuant to the California Environmental Quality Act (CEQA), California Public Resources Code §21000 et seq.

Project Description

The Project as described in the Mitigated Negative Declaration is as follows:

"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)*

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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.”

Comments and Recommendations

The Department recognizes that the Project applicant has taken the appropriate steps to identify and assess biological resources and state special status species that have potential to occur within or in-proximity to the Project area. The Department acknowledges that based on the results of the biological assessment and early consultation efforts, mitigation measures including BIO-2, addressing the integration of a pest management plan, BIO-3, addressing establishing milkweed hedgerows, BIO-4 addressing nesting birds, BIO-5, addressing unintended harm to raptors, and BIO-6, addressing protection of bats, as stated in the IS MND, are adequate in minimizing potential significant effects to biological resources. The Department has the following comments and recommendations addressing the remainder of the proposed mitigation measures, as they pertain to biological resources:

Noxious Weeds

The IS MND identifies the Project area to host numerous high priority noxious weeds. Mitigation measure, BIO-1, is proposed which states:

“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.”

The Department recommends designating waste disposal areas for invasive plant materials and contain invasive plant material during transport. Wash systems of high pressure with low volume are recommended to thoroughly wash vehicles, vehicle parts, underbody of vehicles and other equipment to remove soil, mud, caked dirt, plant parts,

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seeds, and vegetative parts. Wastewater should be contained by a wash system. Wash residues should be removed from the tracking surfaces of the vehicle being washed before vehicle exits system to prevent contamination to the exiting vehicle. Wash residues shall be contained so that the washed vehicle does not track removed residue from the weed wash containment station. The wash station should be fully operational during the designated assignment. Cal IPC has written several Best Management Practice Manuals for controlling the spread of noxious weeds which can be found here at the Cal IPC website:

<https://www.cal-ipc.org/resources/library/publications/#BMPs>

If you have any questions, please contact Erika Iacona, Environmental Scientist by email at R1CEQARedding@wildlife.ca.gov.

Sincerely,

DocuSigned by:

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Robert Hawkins for
Tina Bartlett, Regional Manager
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ec: State Clearinghouse
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Amy Henderson
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Habitat Conservation Planning Branch