

ORDINANCE NO. 315-846

AN ORDINANCE AMENDING ORDINANCE NUMBER 315, THE ZONING CODE OF THE COUNTY OF TRINITY, A PORTION OF THE ZONING PLAN (ZONE AMENDMENT P-20-01-HAYFORK TRANSITION)

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

SECTION 1. The following described real property is hereby rezoned from the Riverview Road Specific Unit Development as currently undefined to the Hayfork Transition Specific Unit Development to implement the Hayfork Transition project P-20-01. Assessor Parcel 014-030-06-00, generally located at 541 Riverview Road, Hayfork CA 96041 as shown on Exhibit A.

SECTION 2. The following regulations and standards shall apply to the Hayfork Transition Specific Unit Development

A. Intent:

The regulations and standards of the Hayfork Transition Special Unity Development district are intended to facilitate the development of an educational, recreational, and agricultural property to benefit the citizens of Hayfork and Trinity County.

B. Uses Permitted: The uses permitted for the Hayfork Transition are proposed to be completed in phases. Those phases are outlined as follows:

a. Phase 1:

- i. Property cleanup and fencing
- ii. Well for agricultural purposes
- iii. Development of community agricultural area for vegetable garden, community orchard and similar agricultural uses.
- iv. 400-square-foot Shelter for tools and agricultural equipment
- v. Parking Areas

b. Phase 2:

- i. Installation of fire-safe native plants and drought tolerant landscaping throughout the project site with public walking paths including benches, picnic tables and art.
- ii. Two greenhouse structures not to exceed 3,000 square feet
- iii. 400-square-foot vegetable cooling room and processing shed
- iv. Public Restroom
- v. Parking areas

c. Phase 3:

- i. Caretakers Residence

d. Phase 4:

- i. 2,800-square-foot structure including a 1,600-square foot multipurpose hall to be used for classes, community meetings, workshops, gatherings, and similar uses. The remainder of the structure will contain bathrooms, administrative offices, retail space and a commercial kitchen.
- ii. Parking areas for the community resource center.

C. Developmental Standards and Conditions

1. All development within this SUD district shall comply with the standards and conditions herein, and with the Trinity County Code, Hayfork Community Plan, Trinity County Zoning Code, and all regulations, standards, and procedures of agencies with jurisdiction by law. Where there is a conflict between the Trinity County Zoning Code and this ordinance, this ordinance shall prevail.
2. Design: Design standards for the Hayfork Transition SUD will reflect the design Goals and Objectives of the Hayfork Community Plan.
 - a. Structures: will be required to meet or exceed setbacks designated on the Conceptual Development Plan, Exhibit A to this ordinance. Minor revisions to the Development Plan may be approved by the Planning Director prior to issuance of the building permits.
 - b. Structures will not exceed 40 feet in height.
3. Fencing:
 - a. Fencing and entry gate: The perimeter of the property will be enclosed with a combination of 6-foot metal chain link and graduated deer fencing with minimum 50-foot inset from east Creekside facing boundary. There will be two pedestrian metal gates of 4-foot width and metal gates for vehicular traffic consistent with requirements for Hayfork Volunteer Fire Department, CalFire representative and Department of Transportation.
4. Lighting:
 - a. On site lighting: will include a combination of motion sensor lighting and constant lighting for safety and to accent structural design features. All exterior lighting shall be fully shielded (bulb not visible) and fully cut-off (no light above horizontal). Cut sheets for the proposed lighting fixtures and bulbs shall be submitted with the building permit applications and approved the Trinity County Planning Department prior to issuance of the building permits.
5. Signage:
 - a. Signage for the project must be consistent with the Chapter 15.08 – Sign Ordinance of the County Code and consistent with the Hayfork Community Plan. A signage plan will be submitted to the Planning Department for review
6. Landscaping:
 - a. Landscaping shall be designed so that it will not obstruct sight lines necessary for safe vehicular and pedestrian circulation and will not interfere with public utilities.

b. Parking and Surfacing:

i. A parking and surfacing plan will be required in conjunction to the grading and improvement plan. Parking areas and driveways shall be paved in accordance with current county development standards.

ii. An alternative surfacing plan to include porous pavement or other surfacing alternatives considerate to provide a superior design to normal development standards may be approved by the Planning Director.

7. Conditions:

- a. Secure any required Water and Waste Water approvals/permits from Trinity County Water Works #1 prior to issuance of County development permits.
- b. Appropriate and necessary permits will be required for structural and site improvements from the Trinity County Building Division in compliance with Trinity County Code and California Building Code.
- c. Grading and improvement plans, as may be required, must be issued prior to issuance of permits for structural improvements and on-site parking requirements.
- d. All site plans and associated development plans must be reviewed and approved by the Hayfork Volunteer Fire Department and/or CalFire representative.
- e. Secure any required encroachment permits from Department of Transportation prior to issuance of building permits or grading improvement plans.
- f. Hours of operation will be seasonal with public access not to exceed 7:00am to 11:00pm.
- g. A deed notice must be recorded for all areas within the Zone D of the ALUCP. The deed notice shall conform to Policy 10.2, "Recorded Deed Notices" of the ALUCP and shall be recorded prior to commencement of development activities on-site.

8. Development Standards:

a. Air Quality:

All activities associated with a building site for residential, commercial, or industrial use shall be conducted in a manner to control fugitive dust emissions through the use of dust palliative agents or the use of water to mitigate off-site impacts.

The applicant shall be responsible for ensuring that all adequate dust control measures are implemented in a timely and effective manner during all phases of project development and construction.

All areas (including unpaved roads) with vehicle traffic should be watered periodically or have dust palliatives applied for stabilization of dust emissions.

All land clearing, grading, earth moving or excavation activities on a project shall be suspended when winds are expected to exceed 20 miles per hour.

b. Noise:

Construction activities shall be limited to the daylight hours between 7:00 a.m. and 7:00 p.m. and be prohibited on Sundays and Federal holidays.

SECTION 3. The implementation of this Ordinance is contingent upon the completion of the following requirement:

The applicant shall pay the Trinity County Clerk's document handling fee for posting a Notice of Exemption pursuant to the California Environmental Quality Act (CEQA), Section 15062.

SECTION 4. This ordinance shall be in full force and effect from and after thirty (30) days after its passage. The clerk shall cause this ordinance to be published as required by law.

DULY PASSED AND ADOPTED this 3rd day of November, 2020 by the Board of Supervisors of the County of Trinity by motion, second (Fenley/Brown), and the following vote:

AYES: Supervisors Brown, Fenley, Groves, Morris and Chadwick
NOES: None
ABSENT: None
ABSTAIN: None
RECUSE: None

BOBBI CHADWICK, CHAIRMAN
Board of Supervisors
County of Shasta
State of California

ATTEST:

RICHARD KUHNS, Psy.D.
Clerk of the Board of Supervisors

By: _____
Deputy

APPROVED AS TO FORM AND LEGAL EFFECT:

Margaret E. Long, County Counsel