

## 3.2 Land Use

This section addresses land use issues related to construction and operation of the Proposed Action and alternatives, including an assessment of project conformance with local and regional land use plans and policies. The following evaluation is based on a review of local land use plans and policies and field reconnaissance used to confirm existing land uses.

### 3.2.1 AFFECTED ENVIRONMENT/ENVIRONMENTAL SETTING

#### Regional Setting

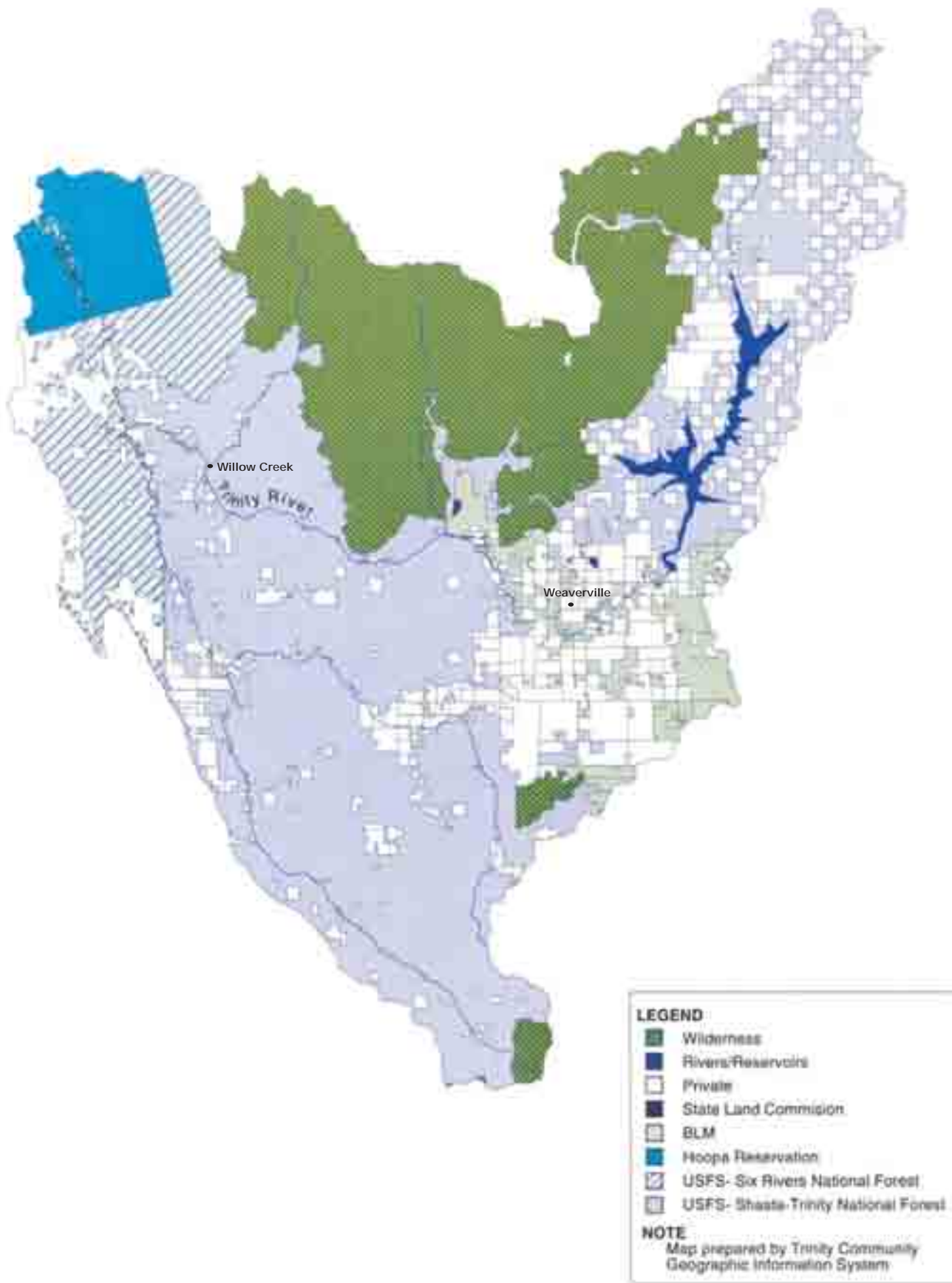
##### *Existing Land Uses*

The Trinity River basin comprises the majority of Trinity County and the easternmost portion of Humboldt County. The terrain is predominantly mountainous and is forested with numerous lakes and rivers. It has little available farming area. Two scenic byways cross Trinity County, SR 299 and SR 3. The largest town in the region is Weaverville; the next largest towns are Hoopa, Hayfork, and Lewiston. In addition, most of the Hoopa Valley Indian Reservation is located within the basin. Land use within the Trinity River basin is largely influenced by sizable amounts of public, tribal, and private forest lands, many of which are used for timber production or other natural resource-related uses. Private land use adjacent to the Trinity River is generally limited to scattered residential and commercial development along SR 299, which is the primary travel corridor through Trinity County, connecting the Central Valley to the east with the coastal communities of Humboldt County to the west (Figure 3.2-1).

Approximately three-fourths of the land in Trinity County, or about 1,543,066 acres of the county's total 2,052,980 acres, is under federal jurisdiction (Center for Economic Development 2001). The majority of federal lands are managed by the U.S. Forest Service (USFS), which owned 1,463,870 acres in 1998. Other major federal land holdings are managed by the BLM (78,928 acres) and Reclamation (268 acres).

With a population totaling approximately 15,000, the Trinity River basin is very lightly populated. Residential, commercial, and industrial development tend to be concentrated on relatively flat areas near the Trinity River or its tributaries, as typified by the population centers of Weaverville, Hayfork, Junction City, Willow Creek, and Hoopa. Collectively, these communities house two-thirds of the basin's population, with the majority residing in Trinity County, which had a population of 13,050 in 2002.

The development potential of most of the land in the basin is restricted by topography, limited private land ownership, and Timber Production Zone zoning, which disallows residential uses and applies to most private land. Both Trinity County's General Plan and the Hoopa Valley Indian Tribe's planning policies steer development toward previously developed areas and discourage development on resource lands. Small communities such as Douglas City and Junction City are situated on level terrain adjacent to SR 299 and the Trinity River. Development associated with these communities has been primarily residential, typified by scattered single-family residences and mobile homes. Much of this residential development has encroached on the river's floodplain and the floodplains of some of its tributaries. Some mineral resource development (e.g., gold mining, commercial aggregate) also occurs within the river's floodplain.



**Figure 3.2-1**  
**Trinity River Basin Land Ownership**

### Regional Planning

BLM's Redding Field Office manages public lands in and adjacent to the boundaries of the sites. Public lands are managed for multiple uses in conformance with the Redding Resource Management Plan (RMP) and Record of Decision (U.S. Bureau of Land Management 1993). The RMP for the Trinity River area consists of resource condition objectives, land-use allocations, and management actions, as described later in this section (see Regulatory Framework). The USFS also manages a parcel of land within the site boundary at Elkhorn. USFS lands are managed in conformance with the Shasta Trinity Land Resource Management Plan and Record of Decision (USDA Forest Service 1995).

Trinity County has outlined land use categories and land use designations in the Land Use Element of the Trinity County General Plan (2001). Several areas within the county have community plans that are more specific than the general plan. The project sites are located in the Junction City Community planning area (Figure 3.2-2). Land use categories and designations are intended to be flexible and are not zoning districts; however, zoning districts must be consistent with land use designations. Land use categories relevant to lands in and adjacent to the site boundaries consist of Community Development, Village, and Natural Resource. These broad general categories were developed to distinguish developed areas from resource lands. Table 3.2-1 describes these categories and their associated land-use designations.

**TABLE 3.2-1.**  
LAND USE CATEGORIES AND DEFINITIONS

Category	Definition
Community Development (CD)	Those areas in Trinity County that can be described as viable communities. Special efforts are made to positively encourage new development to locate in CD areas, as services are readily available and can be provided more cheaply and conveniently. Typically, CD areas incorporate a number of varied land uses, all of which are critical to the economic well-being and general quality of life for its residents. Land-Use Designations applicable to CD areas include Community Residential; Commercial; Industrial; and Community Expansion.
Village (V)	Those areas that can be described as a small group of residences and/or commercial enterprises. These areas are recognizable as a definite place, but do not support a variety of land uses and, therefore, cannot reasonably be called a community. V areas are typically a minimum support center for a large rural area and/or a travel stop for tourists or other travelers. Land-Use Designations applicable to V areas include Village.
Natural Resource (NR)	Recreational developments such as campgrounds, recreational vehicle parks, marinas and boat launching ramps, picnic area, resorts, and small businesses serving recreationists are permitted in NR areas to the extent that they do not damage sensitive environmental resources or commercial values. Land-Use Designations applicable to this category include Open Space, Resource Land, Agriculture, and Rural Residential. Resorts that are otherwise consistent with Open Space, Resource, Agriculture, or Rural Residential will be allowed in this designation. However, the theme of any new development in NR areas must emphasize and enhance the natural resource area in which they are located.

Source: Trinity County General Plan (2001)



Source: Trinity River Flow Evaluation Report, 1999

Canyon Creek Suite of Rehabilitation Sites: Trinity River Mile 73 to 78



**Figure 3.2-2.**  
**Planning Area Boundaries**

## Local Setting

The project area is located in the Trinity River basin between Junction City and Helena, California. Both communities are located on SR 299 approximately 9 and 15 miles west of Weaverville, respectively. Weaverville is the largest community in Trinity County, with a population of 3,554 (U.S. Census Bureau 2000); it is located 45 miles west of Redding in Shasta County. Junction City has an estimated population of 700, while Helena is unincorporated and sparsely populated. Immediately upstream of Conner Creek, the eastern most rehabilitation site, is the Junction City Campground, a day use and overnight camping facility managed by the BLM. Residential development on the left side of the river is associated with the Red Hill neighborhood described in the Junction City Community Plan (Trinity County 1987). Cooper's Bar Estates is the largest residential subdivision in the project vicinity.

### *Existing Land Uses*

Existing land uses at the four rehabilitation sites are similar. Lands that connect the rehabilitation sites to one another, but that are outside of the areas of direct impacts, typically support rural residential and some commercial development. SR 299, located on the right bank of the Trinity River, passes through or in very close proximity to all four sites.

Historically, gold mining provided the impetus for exploration and development of the various natural resources in the general vicinity of the Proposed Action. While mineral production continues along the Trinity River and its tributaries, the local economy has shifted away from the mining and forest products industries to a recreation and tourism base. Although many of the lands that are adjacent to and in the general vicinity of the rehabilitation sites are privately owned, the river is a public waterway and is commonly used for rafting, kayaking, tubing, and fishing.

### *Local Planning*

#### **Trinity County General Plan**

Lands within the project area fall under the County's land use category of Natural Resource lands. As defined in Table 3.2-1, land use categories, including Natural Resource lands, are further divided into sub-categories. Sub-categories relevant to Natural Resource lands within the boundaries of each of the four rehabilitation sites include Commercial, Open Space, and Rural Residential. Table 3.2-2 describes these Natural Resource land use sub-category designations.

**TABLE 3.2-2.**  
LAND USE SUB-CATEGORY DESIGNATIONS RELEVANT TO LAND AT THE REHABILITATION SITES

Designation	Definition
Commercial	Commercial areas are designated within general communities and are intended to indicate the desirable location of various commercial developments. Commercial developments may include community business district, highway commercial and recreation commercial.
Open Space	The Open Spaces designation indicates "natural areas" to be protected for scenic, wildlife habitat, and watershed values. These are generally areas of important natural processes and may include unstable areas, floodplains, and other natural hazard areas.

**TABLE 3.2-2.**  
**LAND USE SUB-CATEGORY DESIGNATIONS RELEVANT TO LAND AT THE REHABILITATION SITES**

Designation	Definition
Rural Residential	The Rural Residential designation describes areas of rural residential development. Minimal county services are provided and, in general, are undesirable. This designation also provides for small home businesses and small-scale agriculture, subject to controls to prevent nuisances.

Source: Trinity County General Plan (2001)

### Trinity County Zoning

Trinity County's land use designation sub-categories are further defined by specific land use zones or districts. Zoning districts are used in part by the County to provide a definite plan of development by guiding, controlling, and regulating future growth. Table 3.2-3 describes land use zoning district designations applicable to the project.

**TABLE 3.2-3.**  
**LAND USE ZONING DISTRICTS OF THE REHABILITATION SITES**

Zones	Description
Open Space (OS)	The Open Space Zoning District is intended to protect significant or critical wildlife habitat areas or areas which should not be developed due to public health and safety reasons.
Commercial	Commercial areas are designated within general communities and are intended to indicate the desirable location of various commercial developments. Commercial development may include community business district, highway commercial and recreation commercial.
Rural Residential - 5 acres (RR-5)	This zoning allows for limited residential development in outlying areas of the County where minimal impacts are desirable and the overall character of the landscape, as well as potential for open space, recreation, or resource production is to be preserved. This designation has a minimum parcel size of 5 acres.
Rural Residential - 2.5 acres (RR-2.5)	This zoning allows for limited residential development in outlying areas of the County where minimal impacts are desirable and the overall character of the landscape, as well as potential for open space, recreation, or resource production is to be preserved. This designation has a minimum parcel size of 2.5 acres.
Flood Hazard (FH)	Established by the County Floodplain Ordinance (315-698) as an overlay to identify flood hazard areas within Trinity County. The Flood Hazard Zoning District includes areas designated as (1) Regulatory Floodway or Zone AE on the Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Maps (FIRM); (2) areas identified as Zone A along the Trinity River or Coffee Creek; (3) along streams in accordance with the Trinity County Subdivision Ordinance; or (4) areas identified as 100-year floodplain in a use permit condition or approved flood study.
Scenic Conservation (SC)	Scenic Conservation is an overlay zone used to identify those areas of unusual scenic qualities which are unique to Trinity County and to provide the necessary degree of control on the placement of structures, development of roads, and vegetative management within those areas. Within the proposed project site boundary, areas lying within the 100-year floodplain of the Trinity River are designated as SC.

Source: Trinity County General Plan (2001)

Table 3.2-4 provides a cross-reference of allowable land uses within each zoning district described in Table 3.2-3. The minimum size required for inclusion of a parcel in a zoning district is also described in the table.

**TABLE 3.2-4.**  
LAND USE ZONING DISTRICTS AND LAND USE DESIGNATIONS WITHIN THE PROJECT AREA

Land Use Zoning Districts	Land Use Designations					Land Use Zoning District Minimum Parcel Size (acres)
	Community Development	Commercial	Natural Resource	Open Space	Rural Residential	
Commercial	x	x				0.2 (10,000 sq. ft.)
Open space			x	x	x	Not specified
Rural Residential – 5 (1 home per 5 acres)	x		x	x	x	5
Rural Residential - 2.5 (1 home per 2.5 acres)	x		x	x	x	2.5
Flood hazard			x	x		Not specified
Scenic conservation			x	x		Not specified
<b>Land Use Designation Minimum Parcel Size (acres)</b>	0.001	0.002	Not specified	Not specified	1	

Source: Trinity County General Plan (2001)

### **Junction City Community Plan**

The Junction City Community Plan (1987) identifies several discrete neighborhoods within the Junction City planning area. In general, the four rehabilitation sites discussed in this section are encompassed by the Red Hill neighborhood. Although several commercial establishments are included in this neighborhood, the majority of the parcels fall within the rural residential designation. Cooper's Bar Estates, a residential subdivision that promotes large lots with river views, is the single largest planned rural residential subdivision in the Junction City planning area. This development is located off of Red Hill Road and extends along the uplands and the left bank of the Trinity River. Several homes in this development are located adjacent to the project site boundaries.

### ***Land Uses Associated with Rehabilitation Sites***

#### ***Conner Creek***

The Conner Creek site consists primarily of rural residential parcels, some of which have been developed as homesites. BLM owns a relatively small portion of the extreme upstream end of the project area.

Much of the site on the right bank of the river contains accumulations of dredge tailings, and a relatively large pond has formed in a remnant mining depression.

Land use zoning at the Conner Creek rehabilitation site consists of rural residential and commercial. Some designated open space zoning also occurs within the Conner Creek site, and portions of the site within the 100-year floodplain have been designated as “Zone A<sup>1</sup>” Flood Hazard Area by the Federal Emergency Management Agency (FEMA) (see Figure 3.4-3 in Section 3.4, Water Resources). In addition, all areas within the 100-year floodplain of the Trinity River have been designated by Trinity County as Scenic Conservation Zones.

#### *Valdor Gulch*

Although the Valdor Gulch site consists entirely of privately owned parcels, it nonetheless has become a popular public access area. Residents of the adjacent Cooper’s Bar Estates subdivision, located on the left bank of the Trinity River, commonly use this reach of the river for fishing, swimming, and picnicking. A favorite community fishing hole occurs within this site. The presence of the Cooper’s Bar Estates subdivision in the Valdor Gulch rehabilitation site has resulted in a higher density of individual parcels and homes than occur in any of the other rehabilitation sites.

Land use zoning in the Valdor Gulch rehabilitation site is generally rural residential, with some designated open space zoning. Portions of the site that are within the 100-year floodplain have been designated as “Zone A<sup>1</sup>” Flood Hazard Areas by FEMA, with a few interspersions of FEMA-designated “Zone X<sup>2</sup>” also present (see Figure 3.4-3 in Section 3.4, Water Resources). In addition, all areas within the 100-year floodplain of the Trinity River have been designated by Trinity County as Scenic Conservation Zones.

#### *Elkhorn*

The majority of the Elkhorn rehabilitation site is federally owned (USFS and BLM), although some private ownership occurs near its upstream portion and along the right bank boundary. A small parcel of County-owned land accessed through private property via Lime Point Road is a popular raft put-in location. While the federal lands are undeveloped, many of the private parcels have been developed to varying degrees, ranging from primary homesites to short-term vacation trailers. A high gravel terrace created by past mining activities extends along much of the right bank of the river.

Land use zoning in the Elkhorn rehabilitation site consists of open space and rural residential. Portions of the site within the 100-year floodplain have been designated as “Zone A<sup>3</sup>” Flood Hazard Area by FEMA (see Figure 3.4-3 in Section 3.4, Water Resources). In addition, all areas within the 100-year floodplain of the Trinity River have been designated by Trinity County as Scenic Conservation Zones.

#### *Pear Tree Gulch*

The Pear Tree Gulch rehabilitation site occurs entirely within federally owned (BLM) land. Access to the site is limited by the lack of safe pull-offs from SR 299; however, the site is often used by anglers who walk in from distant locations. This site is undeveloped with the exception of a crude gravel boat ramp that is no longer in use and to which access has been prevented by a gate.

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<sup>1</sup> An area inundated by 100-year flooding, for which no base flood elevation (BFE) has been determined.

<sup>2</sup> Areas outside of the 100-and 500-year floodplain.

<sup>3</sup> An area inundated by 100year flooding, for which no base flood elevation (BFE) has been determined.



Land use zoning in the Pear Tree Gulch rehabilitation site consists of open space. Portions of the site within the 100-year floodplain have been designated as “Zone A<sup>4</sup>” Flood Hazard Area by FEMA (see Figure 3.4-3 in Section 3.4, Water Resources). In addition, all areas within the 100-year floodplain of the Trinity River have been designated by Trinity County as Scenic Conservation Zones.

### *Proposed Land Uses*

In general, all parcels within each of the rehabilitation sites have been subdivided to the fullest extent possible under existing zoning designations; therefore, future rural residential development on the uplands, above the river’s floodplain, is unlikely. Future development is further restricted by the proximity of parcels to the Trinity River; many of these parcels are currently zoned Flood Hazard and Open Space. Proposed project activities would not result in any changes to current land uses or future proposed land uses.

## 3.2.2 REGULATORY FRAMEWORK

### **Federal**

#### *Bureau of Land Management Redding Resource Management Plan (RMP) and Record of Decision (ROD) (1993)*

The BLM RMP for the Trinity River area includes resource condition objectives, land-use allocations, and management actions. Resource condition objectives are the goals established for the decision area and are listed in descending order of priority. Land-use allocations prescribe general management categories (e.g., visual resources and recreation opportunity classes), specific limitations to full resource use (e.g., leasable mineral restrictions), or formal designations (e.g., Area of Critical Environmental Concern, wild and scenic river corridor) that are needed to meet the resource condition objectives and/or to comply with federal law. Management actions are implementation measures that ensure that the resource condition objectives are met and that alert the public and BLM to specific follow-up actions associated with specific land-use management alternatives.

#### *Resource Condition Objectives*

1. Enhance recreation opportunities related to use of the Trinity River, including mineral collection.
2. Maintain scenic quality along the river corridor.
3. Protect and enhance the anadromous fisheries of the Trinity River.
4. Interpret and protect key cultural and natural resources for the public.

#### *Land Use Allocations*

1. Designate [public lands in the management area] as the corridor for this “Recreational” component of the National Wild and Scenic Rivers System.
2. Manage all public lands as Visual Resource Management<sup>5</sup> (VRM) Class II.

<sup>4</sup> An area inundated by 100-year flooding, for which no base flood elevation (BFE) has been determined.

<sup>5</sup> A two-stage system (inventory and analysis) used by the BLM to minimize the visual impacts of surface-disturbing

3. Manage all public lands within the corridor as Roded Natural or Semi-Primitive Motorized.
4. Withdraw specific cultural resources from mineral entry. Withdraw anadromous fisheries habitat improvements from mineral entry.
5. Offer mineral material disposals only to enhance riparian vegetation or anadromous fisheries habitat, or when not in conflict with the long-term protection of natural values.

#### *Management Actions*

- A. Modify the existing Trinity River Recreation Area Management Plan to reflect the designated corridor of the Trinity River (i.e., a “Recreational” component of the National Wild and Scenic Rivers System). Continue implementation of recreational developments and monitoring prescribed in the existing management plan.

#### *Project Consistency with the BLM Resource Management Plan*

Table 3.2-5 shows the consistency of the project action(s) with the BLM’s Redding RMP and ROD (1993).

**TABLE 3.2-5.**

CONSISTENCY OF PROJECT ACTION(S) WITH THE BUREAU OF LAND MANAGEMENT’S REDDING RESOURCE MANAGEMENT PLAN AND THE 1993 RECORD OF DECISION

Objectives	Assessment of Consistency
1. Enhance recreation opportunities related to use of the Trinity River including mineral collection.	Project action(s) will protect existing recreation opportunities along the Trinity River.
2. Maintain scenic quality along the river corridor.	Project action(s) will not add any new, visually detracting features to the river corridor.
3. Protect and enhance the anadromous fisheries of the Trinity River.	Project action(s) will protect and enhance the anadromous fisheries of the Trinity River (see Section 3.6, Fishery Resources).
4. Interpret and protect key cultural and natural resources for the public.	Project action(s) will protect existing cultural and natural resources (see Section 3.7, Vegetation, Wildlife, and Wetlands; and Section 3.11, Cultural Resources).
5. Maintain the riparian habitat in Class I or Class II condition.	The overall goal of the project is to restore the quality and quantity of the Trinity River’s fish habitat. Riparian habitat removed by the project action(s) will be replaced with a more diverse and historic assemblage of native plants (see Section 3.7 and Appendix E, Wild & Scenic River Act Section 7 Determination).

#### *Shasta-Trinity National Forest - Land and Resource Management Plan*

The Shasta-Trinity National Forest (STNF) Land and Resource Management Plan (LRMP) provides the framework for managing lands within the project boundary, namely the Elkhorn site. The LRMP identified various land allocations that are managed using Forest-wide standards and guidelines. For some land allocations, there are multiple management prescriptions that further refine the standards and guidelines but are never less restrictive. There are six land allocations and 11 management prescriptions that are tiered to the land allocations.

activities to scenic public lands and to maintain scenic values for the future.

Management prescriptions outlined in the LRMP apply a management theme to specific types of land within the STNF. The management prescriptions identify the specific activities that are to be emphasized or permitted on each type of land and their associated standards and guidelines.

The STNF has six land allocations: Congressionally Reserved Areas, Late Successional Reserves, Administratively Withdrawn Areas, Riparian Reserves, Matrix, and Adaptive Management Areas. The proposed project area is included in the Riparian Reserve land allocation. A brief definition of this land allocation and the management prescription is provided in the following discussion.

**Riparian Reserves:** Riparian Reserves provide an area along streams, wetlands, ponds, lakes, and unstable and potentially unstable areas where riparian-dependent resources receive primary emphasis. The applicable management prescription is:

- **Riparian Management:** The purpose of this prescription is to maintain or enhance riparian areas, wildlife and fisheries habitat, and water quality by emphasizing streamside and wetland management.

*Project Consistency with the STNF Land and Resource Management Plan*

As proposed, the nature of the Canyon Creek project (channel rehabilitation) is consistent with the management prescription for Riparian Reserves.

## **Local**

### *Trinity County General Plan Goals and Objectives*

The Trinity County General Plan (2001) contains goals and policies designed to guide the future physical development of the county based on current conditions. The General Plan contains all the state-required elements including community development and design, transportation, natural resources, health and safety, noise, housing, recreation, economic development, public facilities and services, and air quality. The following goals and policies relative to land use issues associated with the proposed project action areas were taken from the applicable elements of the County's General Plan and the Junction City Community Plan (Trinity County 1987).

### *County-Wide Goals and Objectives*

#### *Cultural*

County-wide goals and objectives would retain the rural character of Trinity County

- by encouraging uses that fit with the land;
- by considering the "rights" of the individual when making decisions as well as the "rights" of the community; and
- by seeking information and cooperation from state and federal agencies within Trinity County when considering projects.

### *Environmental*

County-wide goals and objectives would strive to conserve those resources of the County that are important to its character and economic well-being

- by assuring that developments occurring on these lands are compatible with the resources;
- by strongly supporting the County as “lead agency” or as an integral participant in any state or federal project within the County so that all agencies are made aware of local desires and all plans are coordinated;
- by utilizing a sound resource-related planning process in decision-making; and
- by protecting not only rare and endangered species, but also required habitat for more plentiful species.

### *Land Use Designation*

Land Use Designations are broad general descriptions of the types of land use that may occur in a specific area. Three general designations have been identified by the County: Community Development; Village; and Natural Resources. Although these designations can be further specified, with the exception of lands included in the “Village” designation, the general objectives of land use designations are as follows:

- In areas designated as Community Development, a specific development plan should be formulated that provides a comprehensive breakdown of factors such as allowable housing densities and housing types (e.g., single-family residential; multi-family residential; mobile home).
- The Village land use designation is intended to recognize and provide guidelines for those areas that can best be described as a small group of residences and/or commercial enterprises, but that do not support the wide variety of land uses that define a community. The designation of lands as a “Village” is often a precursor to the area becoming a community.
- Natural Resource lands can allow for some degree of development, such as campgrounds, resorts, and rural residential, but any new development in these areas must emphasize and enhance the Natural Resource areas in which they are located.

### *Junction City Community Plan Goals and Objectives*

The Junction City Community Plan (Trinity County 1987), as adopted by the County, covers approximately 42 square miles (27,000 acres) of area centered on the Trinity River from Maxwell Creek to slightly downstream of Helena.

### *Land Use Designation*

The Junction City Community Plan recognizes six general land use categories: Rural Residential, Commercial, Village, Agricultural, Open Space, and Resource. Land Use Goals identified in the plan and applicable to this project include:

- Goal I.** Develop a land use pattern which implements other elements of the Junction City Community Plan.
- Goal III.** Guide development in such a manner that an acceptable balance is achieved between the costs for public facilities and services and revenues or improvements required of new developments.
- Goal IV.** Encourage development that is consistent with the land's natural carrying capacity.

### *Land Use*

This element of the plan is intended to provide a clear understanding of how the community functions as a whole, as well as ensuring that provisions are made for community growth concurrent with environmental protection. The following goals and objectives are applicable to this project:

- Goal:** To develop a land use pattern that utilizes the other elements of the Community Plan.
- Goal:** To provide a variety of land use types and residential densities within the Community Plan area.
- Goal:** To encourage development which is consistent with the land's natural carrying capacity. An objective consistent with this goal is
  - the assurance that adequate water is available for future development and other beneficial uses.
- Goal:** To encourage the retention and utilization of resource land for timber production, agricultural uses, and mineral extraction. An objective consistent with this goal is
  - the encouragement of mineral extraction activities, especially gravel extraction uses, within the Trinity River.

### *Project Consistency with the Trinity County General Plan and Surrounding Community Plans*

The goals and objectives described in Chapter 1 are generally compatible with the applicable General Plan goals and policies summarized above. The overall goal of the Proposed Action is to rehabilitate the sites so that they function in a manner that is closer to historic conditions (i.e., pre-Lewiston Dam). Although there would be some mechanical vegetation removal within the Trinity River floodplain (which is a Scenic Conservation Overlay Zone), all project activities would include either passive or active measures to restore native vegetation.

### 3.2.3 ENVIRONMENTAL CONSEQUENCES/IMPACTS AND MITIGATION MEASURES

#### Methodology

The following section provides a brief overview of the analytic methodologies used in assessing potential impacts of the project on land uses.

#### Significance Criteria

The following significance criteria were developed based on guidance provided by *CEQA Guideline*. Impacts to land uses would be significant if they would:

- Result in land uses that are incompatible with existing and planned land uses adjacent to actions described as part of the project;
- Conflict with any applicable land use plan, policy, ordinance, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect;
- Disrupt or divide the physical arrangement of an established community;
- Result in substantial nuisance effects on sensitive land uses that would disrupt use over an extended time period; or
- 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;

#### Impacts and Mitigation Measures

Table 3.2-6 summarizes land use impacts that could result from implementation of the project.

**TABLE 3.2-6.**  
SUMMARY OF POTENTIAL LAND USE IMPACTS FOR THE NO-ACTION ALTERNATIVE, THE PROPOSED ACTION, AND ALTERNATIVE 1

Impact	Project Site	No-Action Alternative	Proposed Action	Alternative 1	Proposed Action with Mitigation	Alternative 1 with Mitigation
1. Implementation of the project could disrupt existing land uses adjacent to the project site.	All sites	NI	LS	LS	N/A <sup>1</sup>	N/A <sup>1</sup>
2. Implementation of the project may be inconsistent with the goals, policies, and objectives of the Trinity County General Plan, as well as local community plans, policies, and ordinances.	All sites	NI	LS	LS	N/A <sup>1</sup>	N/A <sup>1</sup>

**TABLE 3.2-6.**

SUMMARY OF POTENTIAL LAND USE IMPACTS FOR THE NO-ACTION ALTERNATIVE, THE PROPOSED ACTION, AND ALTERNATIVE 1

Impact	Project Site	No-Action Alternative	Proposed Action	Alternative 1	Proposed Action with Mitigation	Alternative 1 with Mitigation
3. Implementation of the project may affect the availability of a locally important mineral resource recovery site.	All sites	NI	LS	LS	N/A <sup>1</sup>	N/A <sup>1</sup>

Notes:

LS = Less than Significant; NI = No Impact; B = Beneficial; N/A = Not Applicable

<sup>1</sup>Because this potential impact is less than significant, no mitigation is required.*All Sites (Conner Creek, Valdor Gulch, Elkhorn, and Pear Tree Gulch)*

**Impact 3.2-1:** Implementation of the project could disrupt existing land uses adjacent to the project site.  
*No Impact for the No-Action Alternative; Less than Significant Impact for the Proposed Action and Alternative 1*

*No-Action Alternative*

Under the No-Action Alternative, no restoration activities will occur. There would be no temporary disruption to existing land uses within or adjacent to the site.

*Proposed Action*

The four proposed rehabilitation sites are primarily composed of rural residential parcels with interspersions of federal lands and designated open space. All areas within the 100-year floodplain of the Trinity River have been designated by Trinity County as Scenic Conservation Zones, and any development has occurred on uplands, outside of the areas of direct impact associated with the project. Currently, there are no active mining operations or Timber Harvest Zones in or adjacent to the boundaries. No agricultural uses exist within the project boundaries, nor are there any lands designated as Prime Farmland, Unique Farmland, or Farmlands of Statewide Importance. Access to adjacent residences will be maintained at all times during the project construction, and any temporary disruption of public overland river access would be localized and less than significant. Existing recreational access via the river channel as it passes through the project area would not be restricted as a result of project implementation.

Construction of the project could produce minor nuisance effects (i.e., noise, air quality, and aesthetics effects) at some nearby residences; however, such impacts would be temporary and would not significantly affect existing land uses. Project impacts associated with noise, air quality, and aesthetics are discussed in Section 3.16, Section 3.12 and Section 3.14, respectively.

The Proposed Action is a rehabilitation project that would not introduce a new land use within the project area; therefore, no long-term land use impacts will occur as a result of project implementation.

#### *Alternative 1*

In general, long-term and temporary land use impacts that may be produced by the project under Alternative 1 would be similar to those under the Proposed Action, although the duration and extent of such impacts would be less under Alternative 1 than under the Proposed Action at the Conner Creek and Elkhorn sites due to proposed shorter construction times and smaller areas of disturbance. Similar to the Proposed Action, there will be no long-term land use impacts under Alternative 1.

#### **Mitigation Measures**

##### *No-Action Alternative, Proposed Action, and Alternative 1*

Since no significant impact was identified no mitigation is required.

##### *Significance After Mitigation: N/A.*

**Impact 3.2-2** Implementation of the project may be inconsistent with the goals, policies, and objectives of the Trinity County General Plan, as well as local community plans, policies, and ordinances. ***No Impact for the No-Action Alternative; Less-than-Significant Impact for the Proposed Action and Alternative 1***

##### *No-Action Alternative*

Under the No-Action Alternative, the proposed rehabilitation activities would not occur. Therefore, there would be no inconsistency with the goals, policies, and objectives of the Trinity River General Plan or other local community plans, policies, or ordinances.

##### *Proposed Action and Alternative 1*

Implementation of restoration activities proposed under either the Proposed Action or Alternative 1 would not introduce land uses that are incompatible with existing or proposed land uses, nor would any action conflict with any land use plan, policy, or ordinance.

In an amendment to the Trinity County Code (Ordinance No. 315-698), the County has adopted a Floodplain Management Ordinance that promotes public health, safety, and general welfare, protection of fish and wildlife resources, and minimization of public and private losses due to flood conditions through a series of specific provisions. Land development standards for development permitted by the County within designated flood hazard zoning districts are summarized in Table 3.2-7. This table also provides an assessment of the consistency of the Proposed Action and Alternative 1 with these development standards.



**TABLE 3.2-7.**

CONSISTENCY OF THE PROPOSED ACTION AND ALTERNATIVE 1 WITH APPLICABLE FLOOD HAZARD OVERLAY ZONING DISTRICT LAND DEVELOPMENT STANDARDS

Objectives	Assessment of Consistency	
	Proposed Action	Alternative 1
<b>Construction Materials and Methods</b>		
All new construction and substantial improvements shall be constructed using methods and practices that minimize flood damage.	The project does not involve the placement of any new construction or improvement to any existing structures within the floodplain. To improve river functions, natural substrates (i.e., cobbles, gravels, and sands) will be redistributed within the project area.	Same as Proposed Action
<b>Fill and Other Floodplain Encroachments</b>		
All fill and other encroachments shall be certified by a registered professional engineer or architect not to increase the Base Flood Elevation more than 12 inches. Such a certification shall be provided to the Floodplain Administrator.	Implementation of the Proposed Action involves removal of alluvial (fill) materials from the floodplain and will not result in a rise in the base flood elevation.	Implementation of Alternative 1 involves removal of alluvial (fill) materials from the floodplain and will not result in a rise in the base flood elevation.

As noted in Table 3.2-7, the Proposed Action and Alternative 1 would be consistent with the County's development standards for lands lying within the Flood Hazard Overlay zoning district. Specific to human health and safety, a Safety Element (Trinity County Planning Department 2002a) has been prepared to accompany the County's General Plan. Although it may overlap with other elements of the County's General Plan (e.g., Land Use, Conservation, Open Space), the Safety Element is designed to identify acceptable risk and determine the level of mitigation that is necessary. Because the rehabilitation sites fall within the Junction City Community Planning Area, directives set forth in the Junction City Community Plan (1987) are also applicable to the project. Table 3.2-8 summarizes the consistency of the safety elements of both the county's General Plan and the Junction City Community Plan with the Proposed Action and Alternative 1 being considered at the project site.

**TABLE 3.2-8.**  
CONSISTENCY OF PROPOSED ACTION AND ALTERNATIVE 1 WITH THE SAFETY ELEMENTS OF  
THE TRINITY COUNTY GENERAL PLAN AND THE JUNCTION CITY COMMUNITY PLAN IN FLOOD  
HAZARD OVERLAY ZONING DISTRICTS

Objectives	Assessment of Consistency
<b>Trinity County General Plan Safety Element</b>	
1. Reduce the loss of life and property by establishing development standards for areas subject to flooding: <ul style="list-style-type: none"> <li>a. Require all development to meet federal, state, and local regulations for floodplain management protection, including the encouragement of upgrading existing structures to meet adopted standards.</li> <li>b. Require all development to meet the development standards of the National Flood Insurance Act regulations in Title 44 CFR Section 60.3, as implemented through the County Zoning Ordinance section 29.4</li> <li>c. Prohibit the creation of new parcels that have no building sites outside of the 100-year floodplain, except for the creation of open space parcels.</li> <li>d. The County's Disaster Response Plan should include procedures to protect the public from flooding hazards.</li> <li>e. Maintain or return to Open Space lands subject to flooding.</li> </ul>	<p>The Proposed Action and Alternative 1 will comply with the objectives and policies that are applicable. Lands within the project boundary that are currently designated as Open Space will remain as open space.</p> <p>The TRRP will submit the necessary data and certified forms to Trinity County in accordance with the County Floodplain Management Ordinance. The County will then submit the data to various agencies, including FEMA. FEMA will be asked to provide a Conditional Letter of Map Revision (LOMR) prior to implementation of the project commenting on whether the proposed project would meet National Flood Insurance Program Standards.</p>
2. Reduce the potential for the loss of life and property from dam failure inundation	Not applicable.
<b>Junction City Community Plan - Hazards</b>	
1. Protect public and private developments from hazards. <ul style="list-style-type: none"> <li>a. Insure that future developments do not create flood hazards either to themselves or to downstream developments.</li> </ul>	<p>The Proposed Action and Alternative 1 are designed to ensure continued protection of downstream property.</p>
2. Incorporate Flood Hazard Zoning on those areas of the Plan subject to flooding.	<p>After the project is completed, data will be provided by the TRRP to the County containing as-built surveys and hydraulic information. The County will provide the data to FEMA, which will determine if a Letter of Map Revision (LOMR) is appropriate. In the absence of an LOMR, the County may revise its floodplain management criteria if data derived from the project provide more appropriate flood hazard information than existing data.</p>

As noted in Table 3.2-8, the Proposed Action and Alternative 1 would be consistent with Trinity County's General Plan and the Junction City Community Plan.

Rehabilitation activities associated with the Proposed Action and Alternative 1 would not have any effect on future development within Junction City. Therefore, the project would be consistent with the recommended goals and objectives for land use and safety as defined in the Trinity County General Plan and the Junction City Community Plan.

### Mitigation Measures

#### *No-Action Alternative, Proposed Action, and Alternative 1*

Since no significant impact was identified, no mitigation is required.

*Significance After Mitigation:* N/A.

**Impact 3.2-3:** Implementation of the project may affect the availability of a locally important mineral resource recovery site. ***No Impact for the No-Action Alternative; Less-than-Significant Impact for the Proposed Action and Alternative 1***

#### *No-Action Alternative*

Under the No-Action Alternative, no rehabilitation activities would be implemented. Therefore, there would be no impact on locally important mineral resource recovery sites.

#### *Proposed Action and Alternative 1*

The nearest existing mineral resource recovery site is located at Hocker Flat, approximately 1 mile (6,200 linear feet) upstream of the Conner Creek rehabilitation site. Implementation of either the Proposed Action or Alternative 1 would not affect mineral resource extraction at Hocker Flat. There are no locally important mineral recovery sites located within the boundaries of any of the four rehabilitation sites; therefore, neither the Proposed Action nor Alternative 1 would have a significant effect on mineral extraction activities.

### Mitigation Measures

#### *No-Action Alternative, Proposed Action, and Alternative 1*

Since no significant impacts were identified for these alternatives, no mitigation is required.

*Significance After Mitigation:* N/A