

County Surveyor: "The boundary of the existing parcel and the three parcels being created on the Tentative Parcel Map is complete and accurate .. The map also depicts existing and proposed access to the parcels. However, the status of Bennett Road as a public road is not established by the Preliminary Report shown on the Tentative Map. A reference to a recorded document would suffice to establish the public right to Bennett Road beyond that established by 20 M&S 61.. Public utility easements exist to serve the proposed parcels."

County Department of Transportation: 1) A minimum 60-foot dedication for roadway and utility purposes, lying 30 feet each side of the existing centerline, along Bennett Road, County Road No. 249, is required where said dedication lies within the subject property. Easement shall be dedicated along the entire western boundary of the subject property. Easement width shall be 30 feet each side of centerline, unless it can be shown that all elements of the design cross section, drainage, utility accommodations and border areas can be contained in a lesser width. In no case shall the dedication be less than 20 feet each side of the centerline.

2) A minimum 60-foot wide public road and utility easement for the access road to parcels 2 and 3 must be offered for dedication, Easement width shall be 30 feet each side of centerline, unless it can be shown that all elements of the design cross section, drainage, utility accommodations and border areas can be contained in a lesser width. In no case shall the dedication be less than 20 feet each side of the centerline.

3) Private roads and public utility easements shall be offered for dedication. All commonly shared private improvements shall exist within non-exclusive private easements. The easements shall also grant the right to enter thereon to the personnel, agents, and equipment from the County, Fire District, and all required utilities.

4) The access road to Parcels 2 and 3 must be designed and constructed to meet the Trinity County Roadway Category 5 standards, and must also meet Trinity County Fire Safe Ordinance standard. Due to the parcel configuration, on street parking is only required on one side of the street; shoulder width on the south side may be reduced to two feet."

5) A turnaround is required on the access road to Parcel 2 and 3 at the boundary between Parcel 2 and 3. The turnaround must be within the public road easement.

6) An encroachment for the construction of the new access road onto Bennett Road.

7) Road names shall be submitted to the Planning Department for approval in accordance with Title 12, chapter 12.17 of the Trinity County Code of Ordinances.

8) Road name signs must be installed.

9) Prior to construction of improvements, the construction drawings must be approved by the County Engineer.

10) Inspection of the improvements will be performed by Trinity County Department of Transportation staff or a county-selected inspection firm. The developer shall coordinate inspections with the Department of Transportation prior to start of construction.

11) The developer will be responsible for all actual costs on an hourly basis associated with the subdivision improvements, including review of construction improvement plans, developing subdivision improvement agreements, and performing construction inspections.

12) If approval of the tentative map is conditioned upon certain improvements being made by the subdivider, the subdivider shall notify the County Engineer when such improvements have been completed.

Miscellaneous Comment: All utilities outside of the roadway easements on the subject properties shall be in 10 foot-wide easements centered on the utility line that serves the subject and adjoining parcels.

Submittal of an erosion and sediment control plans prepared by a qualified SWPPP Developer shall be included in an agreement with the construction contractor, subject to the specific measures specified by the Department of Transportation.

Northeast Information Center, California State University at Chico (NEIC): “According to our records, no historic sites have been recorded in the project area. However, 15 sites of this type have been recorded within a mile of the proposed project, consisting of historic refuse deposits, tailings, a foundation, wells, roads, fences, a highway, a trail, rock walls, water pipes, prospect pits, a possible wagon trail .. etc.”

“Based upon the above information, local topography, and regional history, the project appears to be located in an area considered to be highly sensitive for prehistoric, protohistoric, and historic resources. Wintu populations used the local region for seasonal and permanent settlement, as well as for the gathering of roots, seeds, fishing and hunting seasonal waterfowl and game. Historically, the area was settled before the gold rush and eventually became a sizeable mining and timber community. Therefore, we recommend that a professional historical resources consultant be contacted to conduct a cultural resources survey of the entire project area.”

In response to the comments provided by the NEIC, a Phase I-level Archeological Resources Survey was conducted of the subject property during February 2016/updated March 2016 (Cousins). The findings were negative as to the detected presence of cultural and possible presence of paleontological resources.

Weaverville Community Services District (WCSD): “All three water services will be located on Bennett Road. Developer is responsible for installing necessary piping to get to the lots from the meter location. WCSD responsibility terminates at the meter. It is recommended that an easement between parcels for the private utilities be shown on the map.. Fire hydrant will need to be relocated at the developer’s expense if located within the 12-foot driveway width.”

Weaverville Sanitary District: Sewer laterals will need to be installed for Parcels 2 and 3. No additional easements are required.

The **County Environmental Health Department, County Building & Safety Department, Weaverville Fire Department** and **California Department of Fish and Wildlife** were contacted but offered no formal comments on the application.

Environmental Review Action

Staff has determined that the proposed action is categorically exempt per Section 15315 of the *CEQA Guidelines* (i.e. Class 15 qualifying minor divisions of land).

Staff Recommendations

Staff recommends the following:

1. Approve the Tentative Parcel Map for the subject property, which creates three parcels, as being consistent with the Subdivision Map Act and the County’s Subdivision Ordinance, subject to the conditions noted by the County Surveyor; and
2. Make a finding that the project is consistent with the County’s General Plan and with the Weaverville Community Plan (1990).

Findings of Fact

1 .Finding: Sound Principles of Land Use. The Subdivision application is granted based on sound principles of land use.

Statement of Fact: This subdivision would be compatible with the surrounding uses and consistent with the provisions of the zoning ordinance and Land Use Element of the General Plan.

2. Finding: Not injurious. Approval of the subdivision request and the General Plan land use designation change will not be detrimental to the public health, safety or welfare, nor will it create a public nuisance.

Statement of Fact: As conditioned, the proposed project can be found compatible with surrounding land uses such that no injury to the public health, safety or welfare would result.

3. Finding: The subdivision request and requested change in the General Plan land use designation complies with the objectives of the general and community plans for the area in which it is located.

Statement of Fact: Granting approval of the application is consistent with the objectives and policies of the County's General Plan and the Weaverville Community Plan and acknowledges current land use characteristics both on the subject property and within the project setting.

PROJECT LOCATION MAP

Edge P-15-25

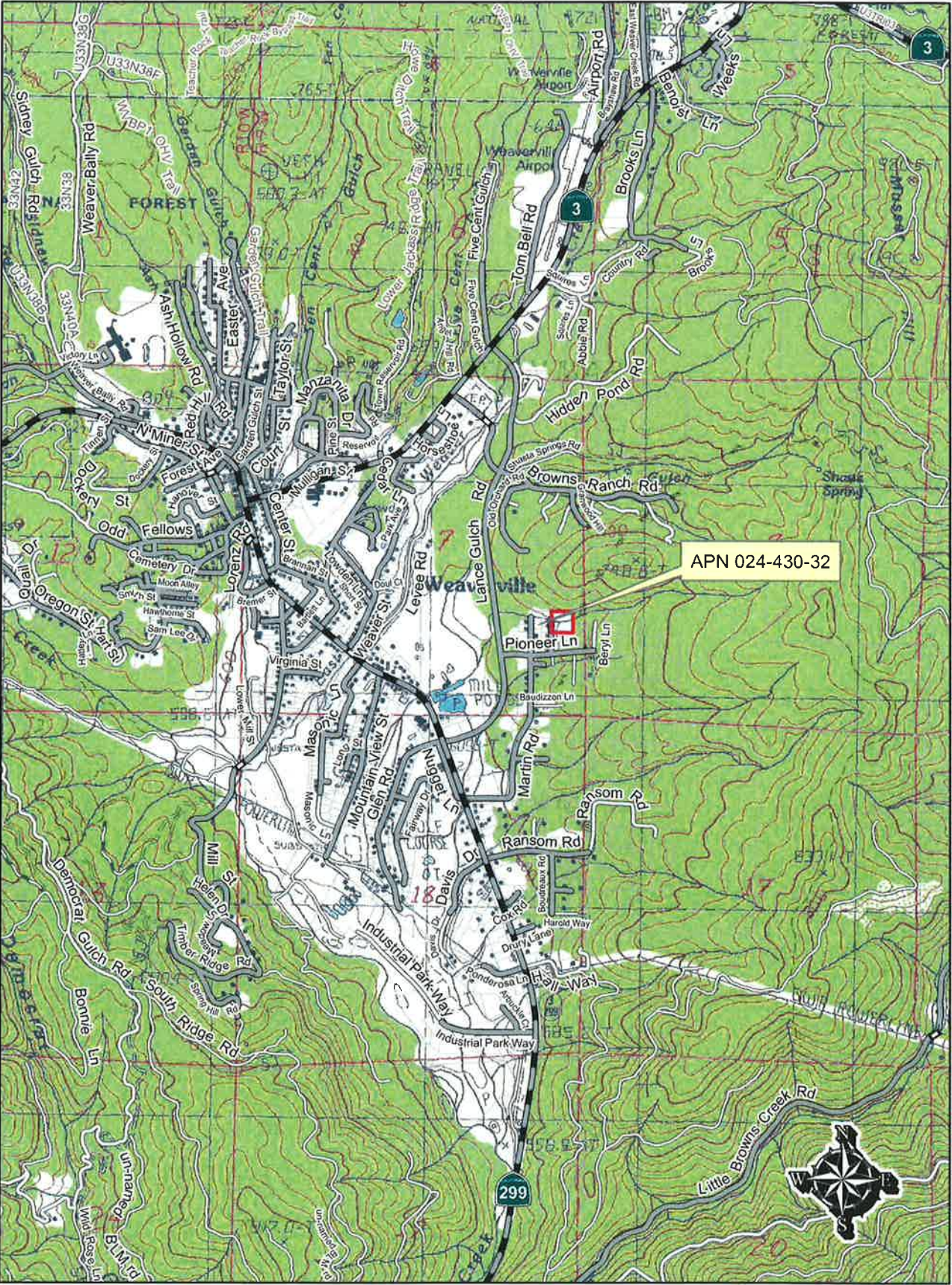
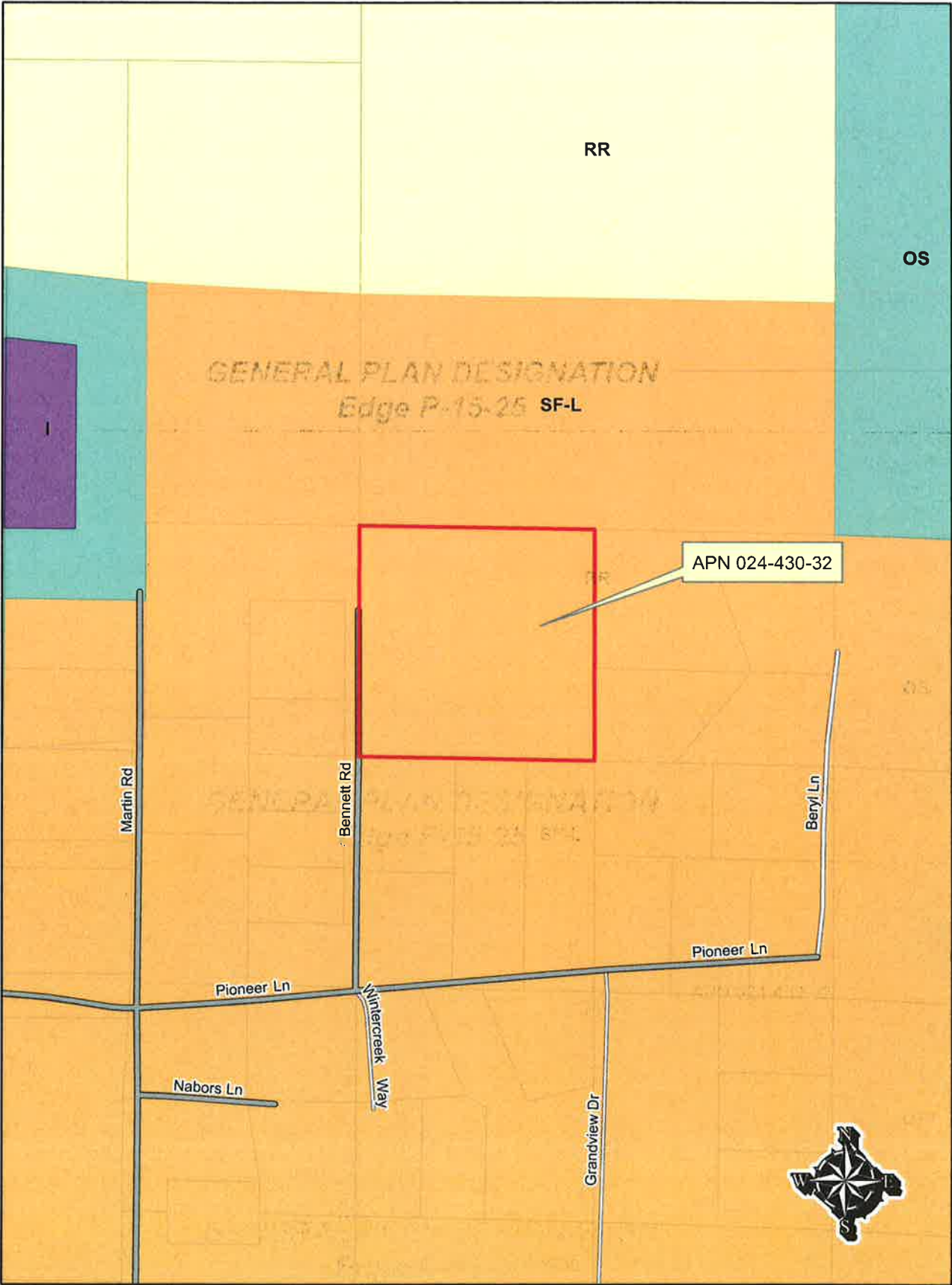


Figure 1

GENERAL PLAN DESIGNATION Edge P-15-25



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Figure 2

ZONING Edge P-15-25

