



**TRINITY COUNTY**  
**PLANNING – CANNABIS**  
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**Interim Deputy Director Edward Prestley**

## **MEMORANDUM**

DATE: Wednesday, September 7, 2022

TO: Trinity County Planning Commissioners and Members of the Public

FROM: Skylar Fisher, Associate Planner *SF*

SUBJECT: Agenda Item 2 - Tentative Parcel Map (P-20-40)

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Please find the attached comment received as of September 7, 2022.

**Archived:** Wednesday, September 7, 2022 10:18:47 AM

**From:** [S Smith](#)

**Mail received time:** Wed, 7 Sep 2022 07:24:22

**Sent:** Wed, 7 Sep 2022 07:24:06

**To:** [Info.Planning](#)

**Subject:** TMP P-20-40 Comments: please confirm receipt & distribution to Commissioners

**Sensitivity:** Normal

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TO: Trinity County Planning Commission

RE: Tentative Parcel Map P-20-40

**Call for Initial Study/Negative Declaration:** TMP P-20-40 cannot be considered categorically exempt pursuant to Sections 15315 (Section 15) of the CEQA Guidelines, as the division is not in conformance with the General Plan. The *proposed division does not share the zoning and characteristics* of the area (e.g., Mulligan Subdivision and its Reservoir Road—an area hardly shown on the TMP P-20-40 application maps). Specifically, the proposed split to create Parcel A would have access via Mulligan Street, Manzanita Drive and Reservoir Road to Hwy 3 thus traveling through residential zoning and the West Jackass Ridge neighborhoods. The residential subdivision closest to proposed Parcel A has CCRs, and no ADUs are allowed. The characteristics and zoning of the West Jackass Ridge neighborhoods do not match those of rural residential East Jackass Ridge, in particular proposed Parcel A which TMP P-20-40 proposes to attach to West Jackass Ridge and not its own East Jackass Ridge neighborhood.

Further in addition to environmental factors such as land use, transportation, utility services, public services, wildfire, noise, aesthetics and population, the IS/ND and/or EIR should address the water runoff and what gutters or storm drain(s) transport(s) the runoff water to one of the town's creeks. What requirements of French drains (or other designs) will be made to protect the foundations and retaining walls of the buildings on proposed Parcels A and B?

Additionally, the clay soil of East Jackass Ridge has had tarps added to slopes during the rain/snow season to limit erosion. What cut slope (%) limitations and remedy to erosion, and overburden, of the previously hydraulically-mined clay soil and steep banks/cuts will be made for proposed Parcels A and B? Steep cuts to create a building pad require planning and remedy (are tarps acceptable?).

**TMP P-20-40 is not congruent with the General Plan.** Because rural residential proposed Parcel A would be accessed via three roads in a residential neighborhood, thus proposed Parcel A would be a 'wart' parcel with different characteristics in addition to different zoning.

**Condition of construction of an additional road to Hwy 3 for a further split of Riley Parcel Map parcels remains essential.** The Riley Parcel Map had a roadway plan and as parcels were developed the road was not constructed as originally approved. Thus, this is one reason for the condition of an additional road connecting to Hwy 3 (condition first made in 2006-07 TMP P-06-08). Another reason is the safety of residents and emergency service personnel for entrance and exit. The latter is essential for the County of Trinity to provide to Weaverville residents in its Planning Department/Board of Supervisors decisions or otherwise incur liability.

**Staff Report states Parcel A access is from Town Reservoir Road—the statement of access is dangerous for the residents and emergency services personnel.** Town Reservoir Road starts at Hwy 3 and is the length of approximately one block (3 houses are currently on Town Reservoir Road); however, part of the road was abandoned and buildings block use of Town Reservoir Road for access to any other parcels on the Riley Parcel Map or the Weaverville water reservoir/tower. To assign a Town Reservoir Road street number to a proposed house that cannot be accessed via the same road as the other three homes is dangerous for residents needing deliveries and emergency service personnel (proposed Parcel A would have access via Mulligan Street/Manzanita Drive/Reservoir Road). (Note: Town Reservoir Road is a different road than Reservoir Road).

As Susan Price former TC Planning Director recommended in her 2006-07 staff report TMP P-06-08, the service road from Reservoir Road to the Water Tower/Reservoir needs its own name separate from Reservoir Road and Town Reservoir Road. Keeping Town Reservoir Road one block in length is appropriate, as is naming the service road to the water tower (e.g., Jackass Ridge Road).

**Fire fighting and emergency entrance/exit would be hindered by creation of Parcel A on APN 024-380-034.** Proposed Parcel A does not connect to Reservoir Road yet is separated by the service road to the water reservoir/tower. Consequently, future owners of proposed Parcel A could block, or crowd, the service road area between Reservoir Road and APN 024-380-034. The blocking/crowding of an easement is evidenced already by one, or more parcels, on the Riley Parcel Map.

**Thank you for decisions that protect our neighborhoods, provide safety and limit liability to the County of Trinity.**