

Rec'd @ PC mtg
1/17/19

From: DAVID ALBIEZ <daalbiez@gmail.com>

To: DAVID ALBIEZ <daalbiez@gmail.com>; dvatalent@aol.com <dvatalent@aol.com>

Subject: Mines project EIS problem bullets Please print 10 copies

Date: Thu, Jan 17, 2019 4:54 pm

Planning Commissioners,

In addition to my letter to you detailing the multiple reasons to reject the proposed Terry Mines Rezone request, I provide in bullet format the glaring mistakes and obvious cut a paste hurried reporting used throughout the EIS for the Mines proposed project.

The lead agency who did the EIS is not the planning department but a private contracted company named SHN.

- 1. Paragraph 9 -page 3. States the Goodyear Highway Commercial Property lies between the Proposed Commercial zone and the Marshall Ranch Road residential area.

This is not accurate: All 19 Acres of the Goodyear Property is zoned RR not HC and it does not lay between the proposed project as a buffer zone as the EIR implies. All the residences can view the proposed project rezone request.

- 2. Section 1: Introduction– Page 4

Full disclosure is required for all participants in the EIS and This was not provided to the public for the public comment period 3 Nov to 3 Dec 2018, nor is it evident now.

- 3. Section 2: Project Location, page 5 – States the proposed project is ½ Mile from the Douglas City (DC) core area.

We are in the DC Core Area as indicated in the Planning departments own DC community and overall county Plan.

- 4. Section 2: Existing Conditions, page 5 – This paragraph misleadingly implies that the project site is a mix of industrial and multiple C-3 businesses, not truly representing the actual on site reality.

There is only one C-3 Zones property, a huge Propone storage tank improperly rezoned to C-3 as described in the DC and Trinity County Plan. According to the plan, no fuel storage should be allowed near residential areas.

The EIR strongly suggests the industrial zone across from Hwy 3 (East) is being used for that purpose. It is not: Cross Construction company uses it for equipment storage. As stated much later in the study the site can not be developed for industrial purposed do to hazardous waste found in the soil in and around the property site. In addition, both the previous attempt at a CEQA done by the planning department and presented in the April rezone attempt, and the current EIS, state a soil analysis on the specific proposed project site should be done prior to Rezone and proposed permit. This is still not done. The proposed Project site land was part of the DC Sawmill complex that was shut down in part due to environmental hazards found long ago.

Problem 2: Existing Conditions- Page 5

The statement that the Goodyear rezone (in 1996) established all the residences West of the project rezone is again, **totally misleading the Commissioners**. This misleading statement completely skews the study to indicate the lesser claim of residents established after the business parcels. The complete opposite is true. The entire neighborhood was there first with homes established from 1862 through the 1970's.

-Problem 3 Existing Conditions, page 6

Not addressed in EIS:

The Metal building on the proposed rezone site is a **non conforming** structure. Neither a building permit was ever applied for or issued by the planning department, and was constructed as per the EIS in multiple stages, long after the planning department was formed, and presenting zoning assigned.

Problem 4: Existing Conditions – page 6

Combined issues for parcel APN 015-490-11 – the residential property buildings exceeds the 25% occupied maximum space allowed for Commercial zoned property. A second garage/shop was constructed on the same parcel without a building permit, after the planning department was established, and after the planning department rezoned the property to HC. Non conforming building.

January 15, 2019

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Signature
34 DC specific

TO: TRINITY COUNTY PLANNING COMMISSION

We are members of the Douglas City California community. As neighbors and a community, we have come together to relay our request that the Commission does not allow a rezone of parcels listed as APN 015-490-08, 015-490-09, 015-490-10 & 015-490-11 along Hwy 3 from Highway Commercial to Heavy Commercial C3. The Douglas City Community Plan was developed with community input. This input and ultimate designation created what was considered appropriate zoning that supports the intent and goals of the community plan. Specific goals and intentions that we support and are spelled out in community plan are the important goal of the community plan to retain and enhance the overall high visual quality of the Plan Area. The high visual quality of the views from the highway are important for tourism development as well as play an important role in Community Design. The Community Plan mentions the goal was to focus on the retention of the important features of the natural environment. The Community Plan achieved this goal through incorporation and completion of the following objectives: - Designate Highways 299 and 3 as potential State Scenic Highways.

Taking away any of our Highway Commercial zones in Douglas City, reduces the vision of the DC Community Plan and loses the intent. These zones developed a land use pattern which implements the other elements of the DC Community Plan which are designed to encourage development which is consistent with the lands natural carrying capacity, community-oriented commercial facilities, recreation-oriented commercial facilities, and resource base activities.

These project parcels are listed as village designation. These zoning and General Plan designations are also based upon certain area specific characteristics such as soil types, flood hazards, and vegetation types. Highway Commercial zoning provides for sufficient commercial opportunities that would meet the needs of the Community. "Village" General Plan (GP) designation is preserved for the core area of Douglas City – the post office/general store/motel area, DC elementary school, the residential areas along Riverview Road and the first mile of Steiner Flat Road, and south along Highway 3. The Land Use Element of the General Plan uses within the area says Not allowed in the village are heavy industrial uses that are potentially dangerous to surrounding structures (i.e. highly flammable fuel storage) and multi-family residential units over twelve units per acre. (Trinity County General Plan, Land Use Element, page 10) Heavy Commercial also allows potentially dangerous elements some that do not require prior approval from Planning Department and/or Commission.

C3 Heavy Commercial provides for many types of businesses that have the possibility of environmental hazards and may not require oversight or use approval. Heavy commercial is designed for commercial designation areas and businesses that don't need highway visibility. These parcels are adjacent to several Rural Residential parcels, the neighborhood of Marshall Ranch Road. Heavy Commercial is incompatible with residential neighborhoods as they normally carry heavy land usage & would not uphold the high visual quality of highway parcels.

My name below acknowledges that I do not support rezoning these parcels from HC (highway commercial) to C3 (heavy commercial).

Thank you,

(please print then sign your name)

(Please put what city you live in)

LORALYN ACKERMAN
[Signature]
Veronica Kelley-Albiez

DOUGLAS CITY
Lorain Ackerman
DOUGLAS CITY
Richard Ackerman
Veronica Kelley-Albiez
Douglas City, CA

David Albierz

Kelly Braz-Elliott

Floyd T. Elliott

Thomas Hinder

Jorge Moholt

George Andrews

Larry D. Grant

Larry D. Grant

PABUL A. OBESTER

Paula Obster

John L. Sherba

John L. Sherba

Phonda Williams

Wendy Brown

Debbie Borden

Jan De Mass

Kathleen Andrews

Laurie McAway

David Albierz
Douglas City CA

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Douglas City CA

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Weaverville, CA

January 15, 2019

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(please print then sign your name)

(Please put what city you live in)

Veronica DUDAN *Veronica Duda*

Douglas City, CA

Cindy Rogers *Cindy Rogers*

Douglas City, CA

SHARON HOLLAND *Sharon Holland*

Douglas City, Ca.

Hazel Schott ~~Michael~~

Douglas City

~~Sharon~~

Judy Lorenz Judy Lorenz

Douglas City

JOAN DWYER Joan Dwyer

Douglas City

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~~Alison Smith~~
Alison Smith, Weaverville, CA

James Curry

~~James Curry~~

Amy Curry

~~Amy Curry~~

Sherry Chandler

~~Sherry Chandler~~

Tina Bauman

~~Tina Bauman~~

Weaverville, CA

Douglas City CA

Douglas City CA

Douglas City, CA

Lewiston, CA

~~S. Kell~~ Stacey Barret

~~M. Anderson~~

~~Eva Miller~~ Eva Miller

~~Ryan~~ Ryan Crockett

~~Bethany~~ Bethany Hoffhaus

~~J. Michael Jones~~ J. Michael Jones

Weaverville

Weaverville

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