

Chapter 16.04

GENERAL PROVISIONS

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Sec. 16.04.010 Citation and Adoption

- A. This title may be referred to as the "Land Division Ordinance of the County of Trinity".
- B. The Board of Supervisors of the County, in conformance with the provision of the Subdivision Map Act, does hereby adopt the Ordinance codified in this title.
- C. The Subdivision Map Act, as amended, is adopted and becomes a part of this title.

Sec. 16.04.020 Designation As a Specific Plan

These regulations are hereby designated as a Specific Plan of the County to assist in the systematic implementation of the General Plan and to provide for the needs, convenience, and general welfare of County residents and property owners.

Sec. 16.04.021 Intent and Purpose

The purpose of these regulations, and the intent of the County in their adoption, is as follows:

- A. To provide policies, standards, requirements, and procedures to regulate the control and control the design and improvement of all subdivisions within the County.
- B. To assist in implementing the objectives, policies, and programs of the General Plan by ensuring that all proposed subdivisions, together with the provisions for their design and improvement, are consistent with the General Plan and all applicable Specific Plans of the County.
- C. To preserve and protect, to the maximum extent possible, the unique and valuable natural resources and amenities of the County's environment, including, but not limited to, topographic and geologic features, open space

lands, river-front recreational areas, fish and wildlife habitats, historical and cultural places, and scenic vistas and attractions; and, to maximize the public's access to an enjoyment of such resources and amenities through the dedication or continuance of applicable easements hereto.

- D. To relate land use intensity and population density to existing development, street capacity and traffic access, the slope of the natural terrain, and the availability of public facilities and utilities and open space.
- E. To provide lots of sufficient size and appropriate design for the purposes for which they are to be used.
- F. To provide streets of adequate capacity and design for the traffic that will utilize them and to ensure maximum safety for pedestrians and vehicles.
- G. To ensure adequate access to each building site.
- H. To provide pedestrianways, biking paths, and equestrian and hiking trails, where needed for the safety, convenience, and enjoyment of the residence of new developments.
- I. To provide adequate systems of water supply, sanitary sewage disposal, storm drainage, and other utilities needed for the public health, safety and convenience.
- J. To provide adequate sites for public facilities needed to serve the residents of new developments.
- K. To ensure that the costs of providing land for streets, alleys, pedestrianways, easements, and other rights-of-way, and for the improvements therein needed to serve new developments, are the responsibility of the subdividers.
- L. To prevent division of land which is actually or potentially dangerous by reason of flood hazard, inundation, proximity to excessive noise, inadequate access, inadequate water supply or fire protection, insufficient sewerage facilities, hazardous geological conditions, unless such land is for open space purposes only.
- M. To prevent division of land which would actually or potentially be harmful to the critical habitat of fisheries or wildlife, especially endangered species.
- N. To ensure that, insofar as possible, land is subdivided in a manner that will promote the public health, safety, convenience, and general welfare in conformance with the General Plan.

- O. To encourage well-planned subdivision of land while preventing land division with high future costs to those who will occupy the land, their neighbors and the County as a whole.

Sec. 16.04.030 Authority

These regulations are adopted pursuant to the Subdivision Map Act (Title 7, Division 2, Government Code) as a "local ordinance" as said term is used in said Act and are supplemental to the provisions thereof. All provisions of the Subdivision Map Act and future amendments thereto not incorporated in these...regulations shall, nevertheless, apply to all subdivisions, subdivision maps and proceedings under these regulations

Sec. 16.04.031 Conformance with other Ordinances Required

Neither the approval nor conditional approval of the subdivision map shall constitute or waive compliance with any other application provisions of the County Code or other applicable ordinances or regulations adopted by the County, nor shall any such approval authorize or be deemed to authorize a violation or failure to comply with other applicable ordinances or regulations adopted by the County. Nothing in these regulations shall be construed to permit the premature or haphazard subdivision of lands in derogation of the Zoning Regulations and the General Plan as they relate to open space.