

WEAVERVILLE



COMMUNITY PLAN

(Amended and updated per Board resolutions and amendments - 12/16/97)

**ADOPTED
SEPTEMBER
1990**

TRINITY COUNTY DEPARTMENT OF TRANSPORTATION & PLANNING

RESOLUTION NO. 108-90

RESOLUTION APPROVING AMENDMENT TO THE
GENERAL PLAN OF TRINITY COUNTY

WHEREAS, the Weaverville Community Plan Advisory Committee, after holding numerous public workshops to gather public input, recommended to the Trinity County Planning Commission and the Board of Supervisors the adoption of the Weaverville Community Plan, which both updates and implements the General Plan of the County of Trinity; and

WHEREAS, following careful study and the holding of public hearings, the Trinity County Planning Commission recommended to the Board of Supervisors the adoption of the Weaverville Community Plan which both updates and implements the General Plan for the County of Trinity; and

WHEREAS, this Board of Supervisors, after having carefully considered the General Plan and noticed and held the required public hearings, finds that said amendment to the Plan provides a suitable and logical plan for the future development of Trinity County.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of the County of Trinity, State of California, that said Board hereby makes the following findings:

The Weaverville Community Plan provides for a balance between resource protection and community development consistent with existing conditions and future needs insomuch that:

The Plan incorporates measures necessary to protect wildlife habitat areas as identified by the State Department of Fish and Game;

The Plan incorporates measures to provide for future population growth as well as the infrastructure and housing necessary to accommodate that growth;

An Environmental Impact Report (S.C.H. No. 89072515) was prepared pursuant to CEQA and certified for this Plan document;

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Board of Supervisors of the County of Trinity, State of California, hereby adopts the following amendment to the General Plan:

The County General Plan, which consists of the following elements: Land Use, Circulation and Scenic Highways, Housing, Open Space/Conservation, Seismic Safety, Safety, Noise, Economic, Recreation, Public Services and Facilities; is hereby amended to incorporate the Weaverville Community Plan which incorporates the intent and purpose of the various sections, provisions, and policies of the various General Plan Elements for the area addressed by the Weaverville Community Plan and specifically supercedes all sections, provisions, and policies which conflict with the Weaverville Community Plan of the various General Plan Elements for the area which is addressed by the Weaverville Community Plan with the following changes:

1. Revision of the Existing and Planned Land Use Exhibit "LD-1" on page 90 to specifically identify the increased number of dwelling unit reflected in Exhibit "D"; and
2. Revision of the first Transportation Objective stated on page 111 to identify the Planning Commission, Planning, Public Works, and Transportation Commission as the implementing agencies as well as to identify 1991 as the time frame; and
3. Amendment of the description of the Weaver Bally SUD on page 106 to account for the increased area of this SUD based upon the Forest Service compromise proposal; and
4. Amendment of Exhibit T-2 (Potential new roads) on page 15 to incorporate a thru connector from Oregon Street to Mill Street and a through connection from Barbara Avenue to Weaver Bally Road.

PASSED AND ADOPTED by the Board of Supervisors of the County of Trinity, State of California, at a regular meeting of said Board held on the 16th day of October, 1990, by the following vote:

AYES: Supervisors Mortensen, Whitridge, Plowman, Potter and Myrick

NOES: None

ABSENT: None

Howard C. Myrick
CHAIRMAN - Howard Myrick
Board of Supervisors of the County
of Trinity, State of California

ATTEST:

Barbara M. Rhodes
County Clerk and Ex-Officio Clerk
of the Board of Supervisors of the
County of Trinity

By Ela DiLiello
Deputy

The foregoing is a correct copy of the
original instrument on file in this office.

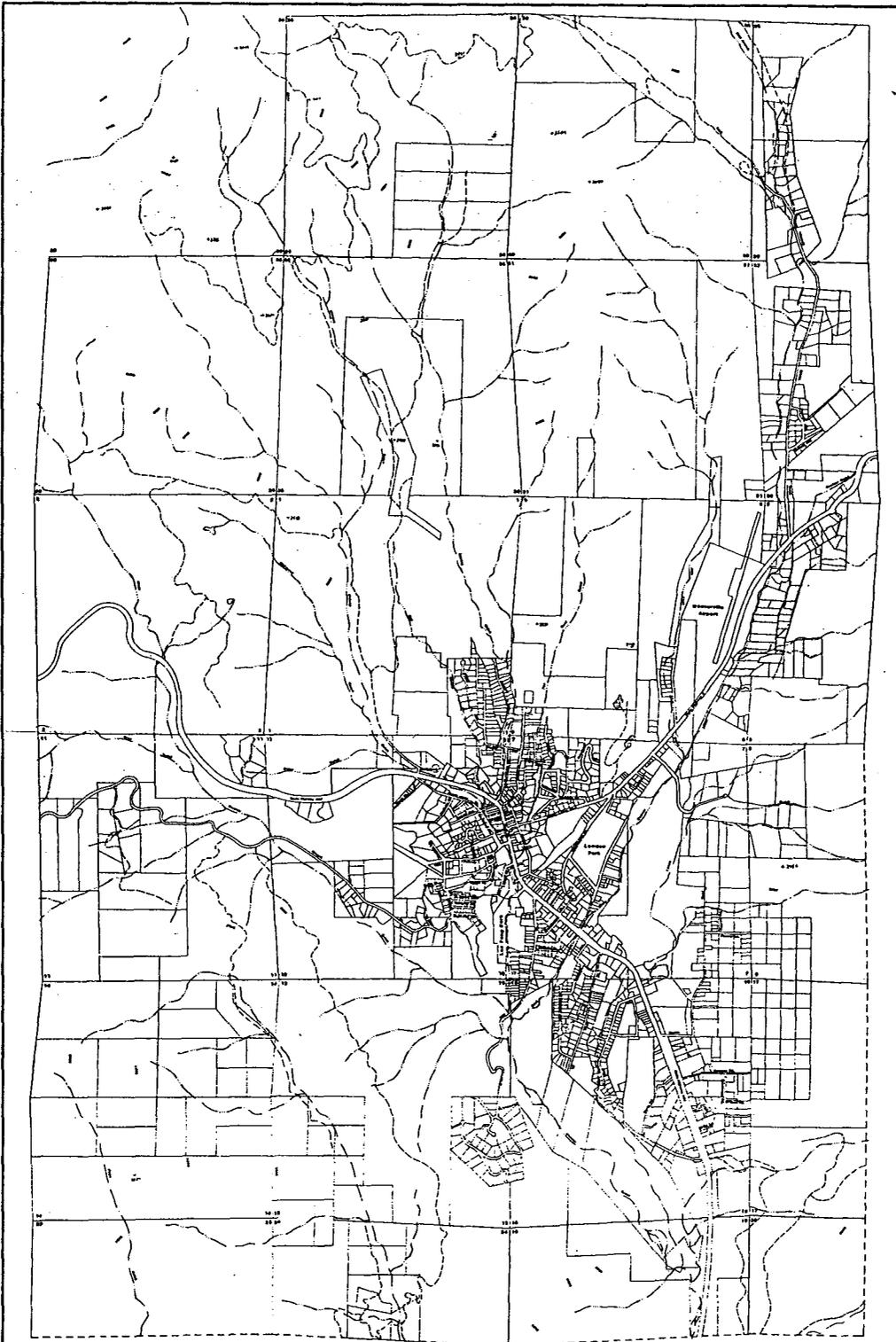
Attest SEP 19 1990
BILLIE A. MILLER, ACTING
COUNTY CLERK AND EX-OFFICIO CLERK
OF THE BOARD OF SUPERVISORS OF
THE COUNTY OF TRINITY, STATE OF
CALIFORNIA
BY Andrew Miller
DEPUTY

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**WEAVERVILLE
AND VICINITY**



Scale: 1 inch to 500 feet

Trinity County Planning Department
1982

LEGEND

WEAVERVILLE PLAN

AREA

iii

CHAPTER 1- INTRODUCTION

Upon adoption, the Weaverville Community Plan will be the planning guideline for the future of Weaverville and the basin in which it is located. The Plan establishes a framework that will guide both private and public projects within the Plan Area while maintaining Weaverville's high quality of life. The Weaverville Community Plan addresses all applicable sections and issues of the various General Plan Elements and therefore, supersedes these elements for the Plan area.

PROCESS

The development of this Plan was initiated in January of 1987 when the Board of Supervisors appointed the Weaverville Community Plan Advisory Committee. During the first year of this process this committee reviewed a series of technical background reports or Summary Papers and received input from experts and local residents in regards to issues or concerns raised in these technical reports. During the second year of this process the Advisory Committee developed the Community objectives and goals stated throughout this Plan.

The draft Plan was released in May of 1988 and was subjected to six months of neighborhood workshops. Prior to each neighboring workshop, a notice of the meeting and a summary of neighborhood issues and zoning were sent to each property owner in the targeted neighborhood. Approximately 250 citizens attended these workshops and over 200 copies of the draft Plan were distributed. During this same time period Planning staff made presentations on the plan to various interested groups in the community.

Between November of 1988 and April of 1989 the Advisory Committee reviewed in put provided at the neighborhood meetings and directed staff to revise the text and draft zoning map accordingly. On April 18, 1989 the Advisory Committee recommended approval of the Plan with these changes.

THE PLANNING AREA

The Weaverville Community Plan incorporates Goals and Objectives, which address both private and public lands within the Plan Area. This area consists of approximately 20 square miles or 12,800 acres of which approximately 46% are managed by the federal government. As stated in the 1979 Land Use Element, Weaverville is the most "urban" of all the communities in Trinity County. This distinction carries with it many of the problems related to urban type areas, including: utilities and capacities, circulation problems, land use conflicts, and concerns about architectural compatibility.

THE INTENT OF THE PLAN

State law provides for the development of Community Plans, which implement the County General Plan. This Plan not only implements but also updates the County General Plan relative to the Plan Area. This Plan is long-range and comprehensive, but is also intended to provide guidance towards solving today's problems.

Weaverville Community Plan

In the development of the Plan it is recognized that the Plan must be periodically reviewed and updated to insure that the Plan can adjust to changing circumstances. To this end, the Plan should be reviewed five years from the date of adoption.

MAJOR PROPOSALS

The Weaverville Community Plan contains the following major proposals:

1. Retention of the rural character of the Community by:
 - Emphasizing the importance of existing neighborhood characteristics and requiring growth to be consistent with these characteristics and zoning.
 - Retaining the basin's creeks in their natural conditions while recognizing that this does not preclude the development of a community water supply project, such as West Weaver Dam.
2. Providing for economic growth by incorporating:
 - Parking development plan for the Old Town area.
 - Extensive "upgrading" of existing Commercial Zones to higher use zones.
 - Provisions aimed at retaining the existing mill complex as well as allowing growth for additional wood processing facilities.
3. Attempting to resolve outstanding public service problem areas by requiring immediate steps to be undertaken to serve sanitarly deficient areas prior to development of Forest Service trade-out lands or other large acreage private lands. The Plan requires significant progress in the effort to provide services to these sanitary-deficient areas within one year, otherwise committed hookups will be reallocated.
4. Protecting the historical and cultural heritage of the Community by:
 - Encouraging the development of a community wide historic district where individual structures could be listed.
5. Encourage the area's high level of environmental quality by providing for growth on existing privately held lands adjacent to those areas already developed.
6. Providing for a number of circulation improvements throughout the Community, including an eventual truck alternate route.
7. Providing for a maximum population in the basin of 8,428.
8. Encouraging the relocation of the County Landfill outside the Weaverville basin.

IMPLEMENTATION

Upon adoption by the Board of Supervisors, this document will be the County's statement of official policy regarding private development within the Plan Area as well as being utilized to assist in the prioritization of County-funded projects and staffing commitments. Chapter 11, Plan Implementation, lists various implementation measures, time frames, and responsible agencies necessary to implement many of the Plan's objectives over the next five years. The County will also use the Plan as the basis for reviewing and commenting on other public agencies projects within and adjacent to the Plan Area.

CHAPTER 2- HOUSING & POPULATION

Shelter is a basic human need. The Weaverville Community Plan addresses not only existing conditions but also the various conditions that can influence the development and retention of housing. As of 1989, Weaverville contained approximately 17 percent of the County's total housing stock.

RECOMMENDED HOUSING ELEMENTS GOALS

The 1985 General Plan Housing Element contains an extensive set of Goals, Policies, and Programs, which are intended to encourage the development and retention of housing throughout the County. This General Element includes the following goals, which are of special importance to the Community of Weaverville:

1. To establish a variety of housing types and prices compatible with the services capacity and character in each community area in order to provide housing opportunities for all income groups.
2. To remove infrastructure capacity limitations that restrict the production of an adequate supply of housing.
3. To ensure an adequate supply of housing affordable to low and moderate income households, particularly ownership housing for first-time home buyers.
4. To ensure equal housing opportunity for special needs groups including, but not limited to, the elderly, single parents with children, the handicapped, and those with very low income.
5. To preserve the natural, rural, small-town and historic character of Trinity County while providing adequate housing for its residents.

EXISTING HOUSING CONDITIONS AND TRENDS

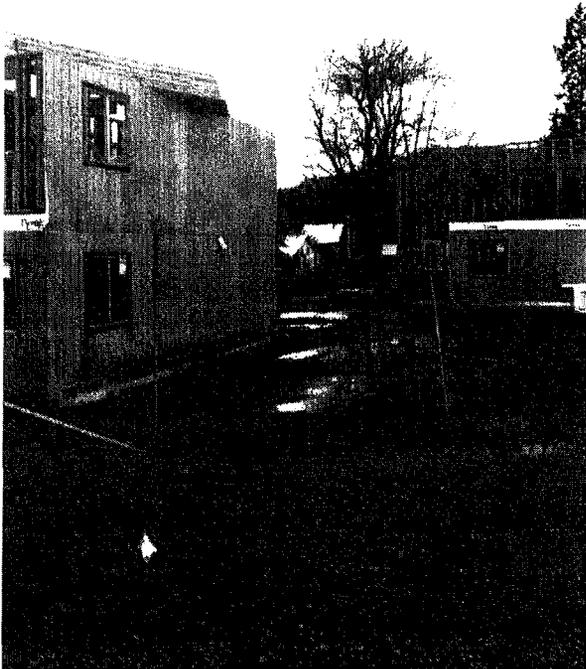
According to the land use survey conducted by the Planning Department in November of 1986, there are 1,280 housing units within the Plan Area. Between November of 1986 and January of 1989 building permits for an additional 106 dwelling units were issued. The following table indicates the composition of the housing stock for Weaverville and Trinity County as a whole.

Weaverville Community Plan

	<u>Trinity County</u>		<u>Weaverville</u>	
	<u>Units</u>	<u>% of Total</u>	<u>Units</u>	<u>% of Total</u>
Single Family	4653	62.6	951	68.7
Duplex	191	2.6	42	3.0
Triplex or Quadplex	162	2.8	28	2.0
Five or More	496	6.6	162	11.7
<u>Mobile Homes</u>	<u>1925</u>	<u>25.4</u>	<u>203</u>	<u>14.6</u>
Total	7427	100.0	1386	100.0

The Community of Weaverville has had 177 residential building permits issued from 1981-1988. This constitutes 19 percent of the total percent of the total permits issued countywide. Fifteen percent of these permits were issued for mobile home installations, while 69 percent were issued for frame houses and 12 percent resulted in multiple family dwellings.

As of January 1989, there were 408 vacant parcels in the Plan Area zoned for residential development. A significant number of these parcels have one or more of the following development constraints; poor access, lack of community sanitary or water services, or poor ground water availability. If these development constraints did not exist, an estimated additional 107 multiple family and 398 single family residences could be developed in the basin.



FUTURE HOUSING NEEDS

The time frame for projecting future housing needs is five years. As estimated by the Department of Finance, Trinity County should experience an increase of 1,896 people over the next five years, of which approximately 370 persons are expected to reside in the Weaverville area. The following table represents the projected housing needs of the Plan Area, for the next five years, based upon this population projection:

Projected Housing Needs

1.	Housing Units needed to accommodate projected population.	150
2.	Housing Units needed to accommodate seasonal use only of Future housing stock.	3
3.	Housing Units needed to accommodate average housing vacancy.	7
<hr/>		
	Total	160

RECOMMENDED HOUSING OBJECTIVES

As previously stated, the 1985 Housing Element contains an extensive set of goals, objectives, and policies which are intended to encourage the development and retention of housing throughout the County. The Weaverville Advisory Committee determined that the following Housing Objectives needed to be stressed in the Plan to specifically help guide the development of housing to meet Community needs:

1. Additional single family rental housing, or similar housing that would incorporate the amenities that are normally associated with single family housing; i.e. year spaces, privacy, landscaping, etc. should be encouraged.
2. Desirable community housing types to be encouraged include: Senior Citizen housing, appropriately located mobile home parks, multiple family court style townhouse, duplex type units or similar alternatives to traditional block style, or large apartment style projects.
3. Conversion of large single family residences into elderly group care homes as a way to meet a portion of the housing needs of the County's Senior Citizens is to be encouraged.
4. Priority for distribution of services and reserve treatment capacity should be given to existing vacant lots, or service deficient areas, instead of extended to undivided tracts.
5. ~~The location of mobile homes should be handled on a neighborhood by neighborhood basis, with some areas incorporating the Mobile Home Standards overlay zoning, and mobile homes being excluded from some areas. Areas not specifically zoned MH-S, or excluded, will continue to be reviewed on a case by case basis.~~ (Bd. Res. No. 54-94).
6. That housing for all age groups be provided for in the basin.
7. To preserve the rural, small-town character of the basin the maximum density of non-elderly multiple family projects should not exceed 16 dwelling units per acre.

8. Encourage larger parcel sized properties on the edge of town to retain the rural atmosphere and to accommodate higher income households, which will increase the community's economic stability.

POPULATION

Population data is integral to the planning process, as it provides a basis for better understanding of the planning area and can influence the types of planning and development choices made. These choices include the kinds of housing which need to be built, recreation and open space that should be provided, transportation facilities needed, and expected demands for other public services.

As of 1989, there was an estimated 3412 persons, or 24 percent, of the year round county population residing within the Plan Area. If all the existing vacant private parcels and approved residential projects were currently capable of accommodating residential development, an estimated 1,288 additional persons could be accommodated in the basin.

Based upon information derived from the 1980 Census, the Weaverville Plan Area has the following population characteristics:

1. Currently there is a higher proportion of people residing in Weaverville over the age of 65 years than recorded in both the county and the State Census data. There is also proportionately fewer people between the ages of 18-25 years residing in Weaverville when compared with State figures, but slightly more than the countywide average. Increased services for the elderly may be necessary in the future.
2. There are slightly fewer people per household in the Weaverville Plan Area than exhibited in the countywide household size statistics.
3. Median income for Weaverville households is substantially higher when compared to County figures. Household income will affect the type of housing units built in the Weaverville area and should be considered during the planning process.
4. Approximately 18 percent of all households within the Weaverville area are in the "very low" income level category, but 49 percent are considered "above moderate:

POPULATION PROJECTIONS

The Plan's population projections are based on an annual growth rate of 2.75 percent per year for the duration of the Plan period. This projected growth rate is dependent upon development of an additional major water source in the Plan Area. At Community buildout, the Plan Area should contain approximately 8,428 individuals.

This projected population, for the basin for the next 15 years, as a total and by age distribution, is presented in the following table:

Weaverville Community Plan

WEAVERVILLE COMMUNITY PLAN AREA POPULATION PROJECTIONS*

<u>Age Group</u>	<u>1989</u>	<u>1990</u>	<u>1995</u>	<u>2000</u>
0-4	222	228	267	274
5-9	246	254	268	275
10-14	215	219	281	279
15-19	222	230	251	330
20-24	229	235	279	222
25-39	897	922	950	1044
40-59	457	470	560	846
60-69	358	366	381	417
70-79	529	545	676	695
<u>80+</u>	<u>37</u>	<u>38</u>	<u>78</u>	<u>98</u>
Total	3,412	3,507	3,991	4,484

* Based on: 1986 Department of Finance Population Projections
1983 Department of Finance Population Projections for California Counties 1980-2020
with Age/Sex Detail
2.75% Annual growth rate
2.55 Persons per dwelling unit

CHAPTER 3 - TRANSPORTATION

The Transportation element of the Community Plan is intended to coordinate the existing and planned transportation and circulation system with planned land uses.

In general, circulation refers to the system of roads, bikeways, and paths, whereas transportation refers to the method of travel, such as auto, bus, bicycle, or by foot.

The Community of Weaverville has the most complex circulation patterns and problems in the County. The Plan addresses current transportation and circulation problems while providing for future growth consistent with the character of the Community. Although the Plan emphasizes automobiles as the main mode of transportation, the Plan does include specific elements to encourage bus ridership as well as pedestrian and bicycle usage.

RECOMMENDED TRANSPORTATION GOALS

The 1989 Regional Transportation Plan, which also serves as the County's General Plan Circulation Element, incorporates a series of countywide goals for transportation and circulation purposes. The following goals from the Regional Transportation Plan have been identified as being especially relevant to the Community of Weaverville.

1. To provide a streets-and-highways system which effectively, efficiently, and safely serves the variety of transportation needs of the community.
2. To assure the coordination of transportation facilities with adopted land use plans.
3. To provide a safe and adequate airport.
4. To increase bicycle and pedestrian travel by developing a safe and adequate airport.
5. To increase bicycle and pedestrian travel by developing a safe and convenient system of bicycle routes, trails, storage facilities, and pedestrian walkways.
6. To preserve the historic nature and rural atmosphere of the County.
7. To maintain the high air quality in the Weaverville basin while expanding the transportation network.

EXISTING CONDITIONS AND TRENDS

1. Circulation

State Highways 299 and 3 are the primary traffic routes in Weaverville. These roadways serve not only community traffic but also serve an important role in the county and regional circulation pattern. During 1987, an estimated 7,300 cars passed along Highway 299 on a daily basis. Caltrans projects this average daily trip figure to reach 13,200 by the year 2004. Highway 299 also had a 1988 Vehicle to Capacity, or V/C rating, of 0.56, which exceeds Caltrans targeted threshold rating of 0.45. This V/C ratio generally means that at certain times Highway 299 is carrying more traffic than it should from a design and safety perspective. Another indicator of capacity and service is Caltrans Level of Service, or LOS, rating system. This system entails rating a given highway between "A" and "F", with "A" representing an efficient road system free of traffic delays and accident hazards, and "F" representing an unmanageable system. Through Weaverville, Caltrans has rated Highway 299 as currently performing at an LOS of "E". Based upon traffic projections by Caltrans, Highway 299's LOS should drop to "F" in 10-20 years if no major road improvements are undertaken.

To further evaluate the ramifications of growth as proposed by this plan, the County employed the services of a traffic consulting firm. The consultant's approach focused on intersection analysis; i.e. the movement of traffic into and across Highway 299, whereas the Caltrans study focused on moving traffic through town. The general conclusions of the consultants' studies are that it is possible to improve the LOS of the intersections by signalization of four key intersections. However, such signalization in favor of "cross-traffic" may be contrary to Caltrans' desire to improve the LOS through town.

Long term growth projections by both the State and County indicated increased traffic and, without mitigation, reduced LOS and V/C. The solution to the long term problem must be to improve both intersection and through movements. The Plan proposes to accomplish this mixed approach by implementation of the identified objectives.

Traffic congestion and time delays occur primarily between June and September, and principally along Highway 299 at intersections with collector streets. Time delays and safety at the intersection of Washington Street and Highway 299 are also of concern. Minor congestion on South Miner Street and at the Elementary School are year round problems. While it is imperative that the congestion and traffic safety problems of this Hwy 299 corridor be taken care of, it is equally important that future projects be carried out in the context of both these areas and community-wide needs and characteristics. All of the County and private roads serving the Weaverville basin are categorized as arterials, collectors, or local. The function of each of these roadways are:



Arterials:

Mainly serves through-traffic, i.e., into and out of the Weaverville area. The primary purpose of an arterial road is to carry traffic long distances with minimum disruption. Access to adjacent properties is considered to be a secondary function. Highways 299 and 3, as well as Washington Street, currently function in this capacity.

Collector:

Mainly serves neighborhood areas within the community. The primary purpose of a collector road is to convey traffic from local roads or traffic generators, such as a school or the hospital, to arterials. Oregon Street, East Weaver Road, and Garden Gulch Road are all proposed to be Collectors.

Locals:

The primary purpose of local roads is to provide access to adjacent properties. Typically, such roads serve a limited number of residences.

2. Downtown Parking

Downtown Weaverville has had limited parking since the early 1950's when the State of California widened Main Street (Hwy 299) and eliminated diagonal parking in this area. Businesses, whose survival requires parking turnover, exist in a mixed office, service and retail environment. In 1985, the Planning Department completed a parking study to identify the long-term parking needs of the downtown-historic area. This study found that there were 358 parking spaces in the area between Bremer Street and Garden Gulch. To ensure the long-term economic viability of the downtown area, the Plan recommended that an additional 92 parking spaces be created. This study also indicated that approximately 110 spaces would be lost if Highway 299 were expanded to four lanes throughout the downtown area. Since 1985, the County Transportation Commission has allocated funds to provide for new parking along South Miner Street and Forest Avenue and has moved to acquire land for parking lot development consistent with the findings of this parking study. During the preparation of this Plan an ad hoc committee reviewed and provided extensive comments regarding potential ways to increase parking in the downtown area as well as ways to better utilize existing spaces. Many of these suggestions are incorporated in this Chapter's goals and objectives.

3. Pedestrian/Bicycle Paths

Weaverville has a limited system of sidewalks or pedestrian paths as well as on street bicycle paths. Existing sidewalks tend to be most extensive along the downtown commercial area, whereas bicycle paths are located on street primarily along Highway 299, 3 and Washington Street. Consistent with the Parks and Recreation Chapter of this Plan, as well as the recommendations of the previously mentioned ad hoc committee, the Plan encourages the development of pedestrian paths and foot bridges and/or wooden board walks along streams for both pedestrian and bicycle usage.

4. Public Transit

Redwood Empire Lines provides one round-trip bus route daily from Eureka to Redding. Trinity Cab Company also provides public transit services to the Weaverville area. This service is provided seven days a week from 7:00 am to 2:00 am. A public transit system between Weaverville and outlying communities is funded by the Trinity County Transportation Commission. Other limited transit services are currently provided by nonprofit organizations.

5. Aviation (Resolution No. 2001-027)

The Weaverville planning area and surrounding communities (see Exhibit T-5) are served by the Lonnie Pool/Weaverville airport which is located on the north end of Weaverville paralleling State Highway 3. The facility is approximately 35.5 acres in size (23 acres owned by Trinity County and approximately 12.5 acres of Bureau of Land Management). As a General Aviation facility, the airport serves Aircraft Design Group I, which is defined as airplanes having up to a 49 foot wing span. Typically, this group includes most single and some twin engine prop planes.

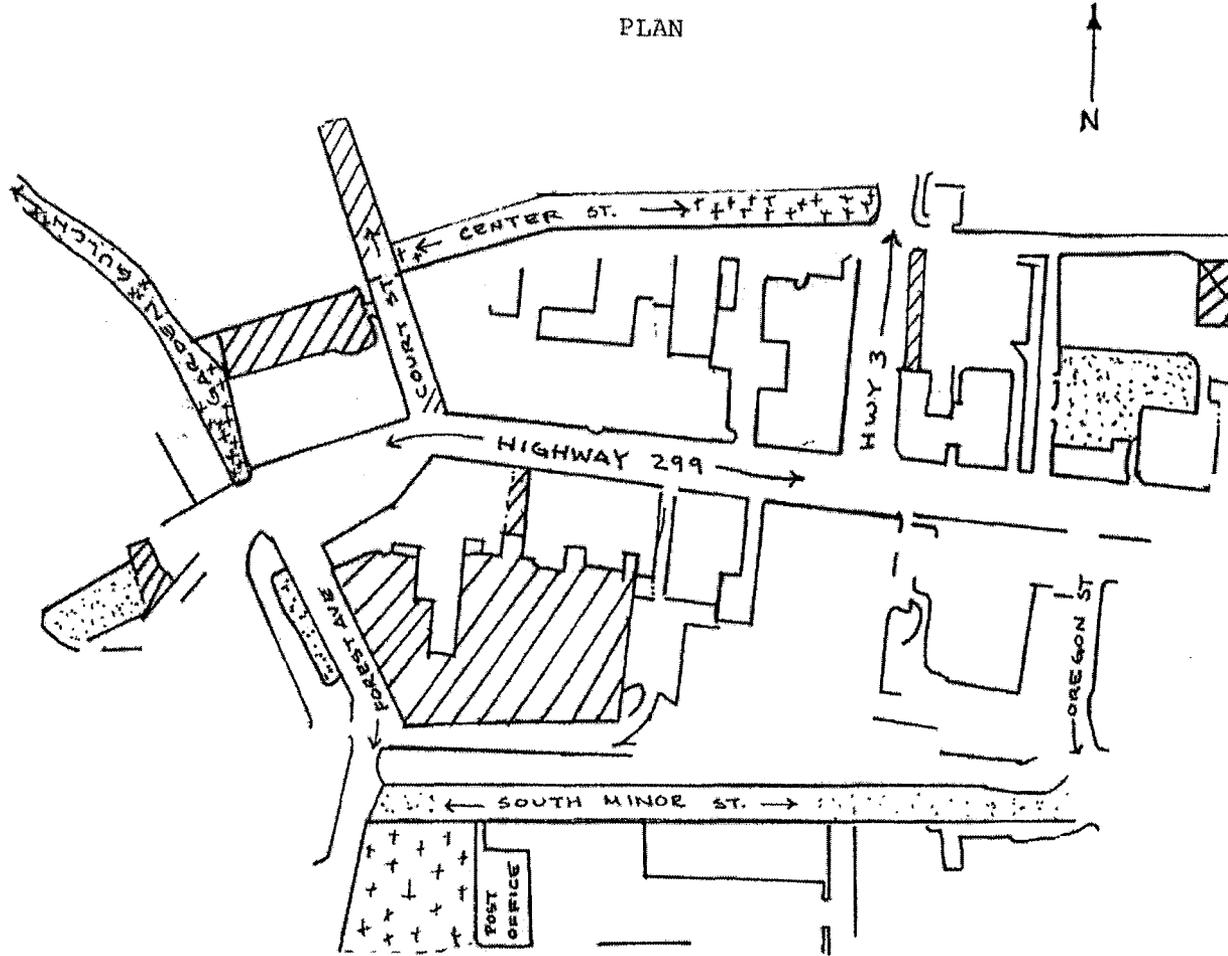
The existing facility consists of a 50' x 3,380' asphalt surfaced runway supplemented by runway lights, a Precision Approach Path Indicator (PAPI), and a wind indicator. It is constrained by the facility's single directional runway, which is constructed on a positive gradient of 3.5 percent (non-compliant with FAA standards), topography, surrounding land use and frequent winds that buffet the runway area. Operational capacity and safety cannot be improved at the existing airport facility due to these constraints. Because the airport is not compliant with FAA standards, the airport could lose its public use status. The airport is currently under operational restrictions that preclude public use of the facility during nighttime hours.

An airport to service Weaverville and surrounding communities is necessary for the safety and economic development of the county, including uses such as; tourism, recreation, business enterprise, corporate access to governmental agencies, fire-fighting and law-enforcement activities, medical emergencies and search and rescue operations. Relocation of the airport to a new site, which is near Weaverville, but not affected by the constraints of the existing airport, is necessary.

EXHIBIT "T-1"

PARKING REPLACEMENT AND EXPANSION

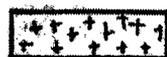
PLAN



Funded Project



Potential Project



Potential Project (dropped)

RECOMMENDED TRANSPORTATION GOALS AND OBJECTIVES

The Weaverville Community Plan proposes a variety of land uses and population densities throughout the Plan area. The purpose of this Community Plan is to coordinate the growth of the community so that necessary roadway and transportation improvements, as well as other public improvements, match the future needs of the overall community and individual neighborhood areas.

The following restated Goals and Objectives are intended to coordinate the existing and planned transportation and circulation system with planned and existing land uses.

Goal #1

To provide a streets-and-highways system which effectively, efficiently, and safely serves the variety of transportation needs of the community.

As previously mentioned, Highways 299 and 3 are the primary, or arterial, roadways within the Plan area. One of the major proposals of this Plan consists of a series of traffic and roadway improvements which are intended to improve, or at least maintain, the basin's circulation system with the least disruption of Weaverville's neighborhoods. To this end, the Plan contains the following objectives:

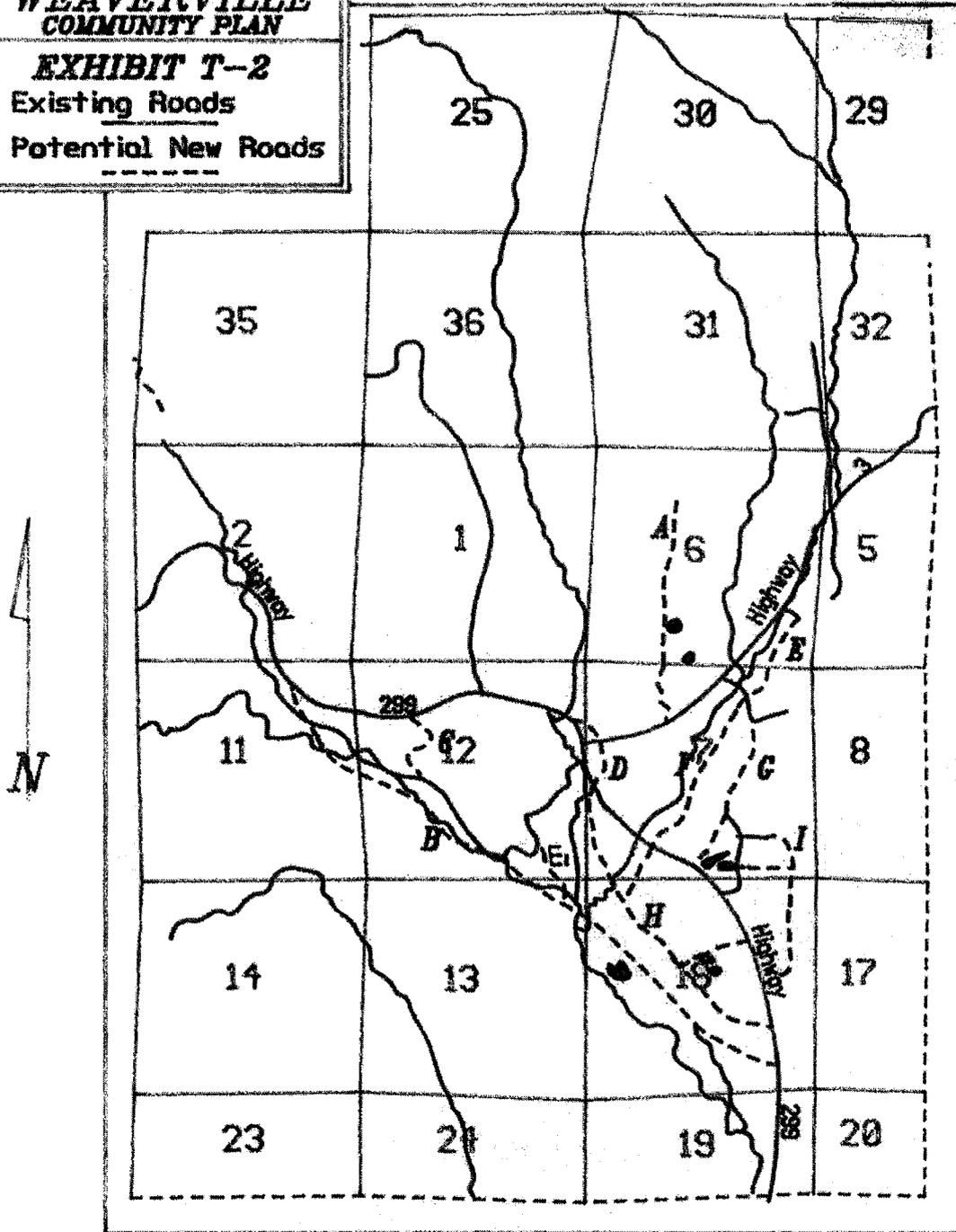
- 1.1 Improve the community's circulation by implementation of the various roadway improvements identified on Exhibit "T-2".
- 1.2 Plan for improved capacity and level of service of State Highway 299, which will not impact the historic nature of the downtown area. The Plan specifically rejects the implementation of four traffic lanes through this area.

The Plan prepares for the possibility of an alternate Route around the downtown area in the future. The Plan incorporates zoning and ownership restrictions to insure that this route must incorporate federal and state ownership of adjacent and nearby lands to prohibit commercial development along this corridor to insure that commercial bound traffic goes through Weaverville. It is recognized that development of this alternative route may require a special County-State effort and may be constructed in progressive stages based upon federal projects, land development proposals, and available funding. The Plan also requires that the following roadway and transportation management proposals be pursued aggressively prior to final funding of this bypass. These other proposals consist of:

- Utilization of traffic control officers at peak traffic times;
- Providing postal cluster boxes in neighborhood areas (requires implementation of a community wide address system);
- Consider the impact of high traffic generators in conjunction with site specific conditions;
- Implementation of intersection modifications to improve traffic flows and turning movements on Hwys. 3 and 299.

The Plan recognizes that it will be necessary to monitor the effectiveness of these measures on a continuing basis and further recommends that voter approval be obtained prior to constructing this by pass.

**WEAVERVILLE
COMMUNITY PLAN**
EXHIBIT T-2
Existing Roads
Potential New Roads



- | | |
|------------------------------------|---|
| A. Five Cent Ridge Road | F. Hwy 299/Browns Ranch Connector |
| B. West Weaver Bypass | G. Martin Rd./Browns Ranch Connector |
| C. Trinca Connector | H. Industrial Park/Bremer St. Connector |
| D. Center Street/Union Street Road | I. Pioneer/Martin Rd. Connector |
| E. Browns Ranch/Airport Connector | |
| Ei. Lee Connector | |

- 1.3 Develop additional downtown parking improvements consistent with the 1985 Parking Study as well as implement, or initiate, the following proposals:
 - Initiate the formation of a downtown parking assessment area to provide funding for parking enforcement and/or improvements.
 - Expand parking time restrictions to portions of Court Street, Forest Avenue, Hwy 3 and the Courthouse Parking lot. Time restrictions on parking within the Courthouse Parking lot will be implemented only after additional employee parking is created.
 - Proceed with the development of special parking provisions for the retention of retail and non-office commercial uses in the downtown area.
- 1.4 Continue to explore possible through-street connections from the Oregon Street area to the future Industrial Bremer Street or Mill Street area.
- 1.5 Require provisions for through access at the ends of cul-de-sacs unless it can clearly and unequivocally be demonstrated that through access cannot be realized in the future.
- 1.6 Continue to explore possible through street connections form Sidney Gulch to the airport area as the northern portion of Weaverville grows.

Goal #2

To assure the coordination of transportation facilities with adopted land use plans.

Circulation and parking infrastructure improvements will be coordinated with the proposed population densities and land use arrangements depicted in Exhibit "LD-1" in Chapter 9 – Land Use.

Objectives:

- 2.1 Design and construct future streets serving residential areas in keeping with the neighborhood existing characteristics and right-of-way conditions.

Goal #3

Relocate the Weaverville Airport to a nearby location that provides for increased safety, compatible land use, future expansion, and has areas for future aviation compatible development.

Objectives to meet goal:

- 3.1 Evaluate feasible alternative locations for a new Weaverville Airport based on recommendations from the site selection committee appointed by the Board of Supervisors and a review of alternatives for compliance with Federal Aviation Standards.
- 3.2 Secure funding commitments from appropriate agencies to develop a new airport.

- 3.3 Establish development standards for the new airport that are aviation compatible, with the objective towards a self-supporting airport.
- 3.4 Establish a comprehensive land use plan (CLUP) that establishes density standards and provides for review of surrounding uses to determine compatibility with adopted CLUP.
- 3.5 Upon closure, retain existing airport property for public purposes.

Goal #4

To increase bicycle and pedestrian traffic by developing a safe and convenient system of bicycle routes, trails, storage facilities, and pedestrian walkways.

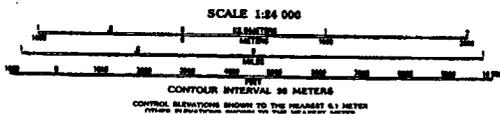
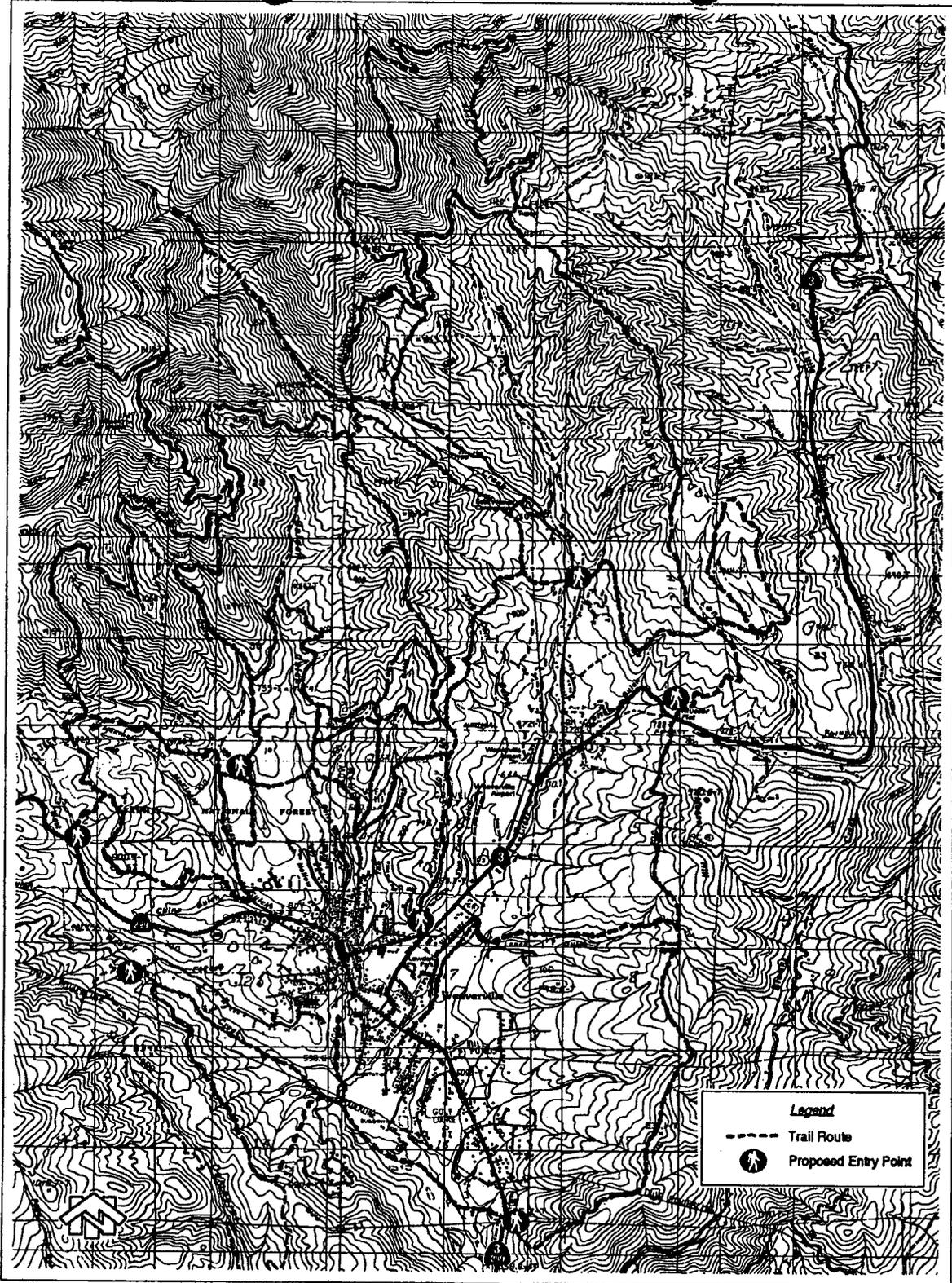
As previously mentioned, Weaverville's sidewalks and pedestrian paths are, for the most part, limited to the downtown commercial area. This is also true of the existing bicycle route system. Much of the future growth within the community is proposed to occur in the southerly end of town. As this growth occurs, not only will the community become more linear along Highway 299, but also more divided into two areas of activity.

Exhibits "T-3" and "T-4" reflect existing and proposed bicycle and pedestrian traffic improvements which are intended to provide for future pedestrian and bicycle usage, both as a means of transportation and as a way of connecting the community.

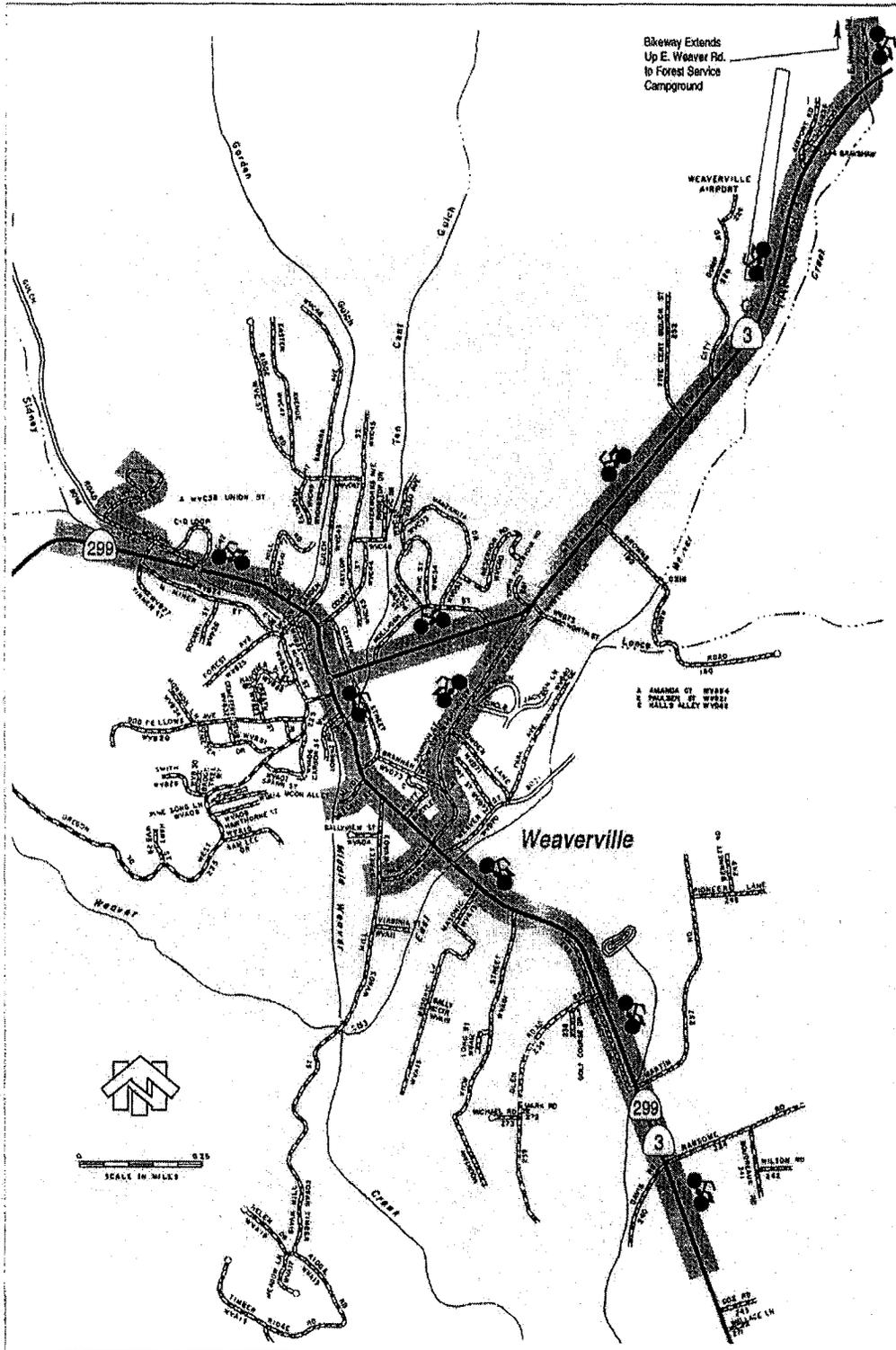
Proposed improvements along the areas creeks should be constructed out of materials and in a manner that is compatible with these areas. In general, wooden walkways are preferred. Locate pedestrian and bicycle paths parallel, where possible, and off major arterials.

Objectives:

- 4.1 Increase the total mileage of safe bike routes, trails and pedestrian walkways by requiring paved shoulders on roads where pedestrian or bicycle usage is anticipated.
- 4.2 Encourage Caltrans to improve shoulders on Highways 3 and 299 during annual, or routine, maintenance to accommodate local bicycle traffic.
- 4.3 Identify bicycle and pedestrian routes and important trails. Cooperate with State and Federal agencies to protect trails.



WEAVERVILLE BASIN TRAIL SYSTEM
Weaverville Community Plan
Exhibit T-3 and R-3



General Bikeways Plan Weaverville

Trinity County
REGIONAL TRANSPORTATION PLAN

Prepared By The Trinity County Planning Department



Goal #5:

To preserve the historic nature and rural atmosphere of the County.

Objectives:

- 5.1 Implement incremental traffic control improvements, such as crosswalk relocations and turn lanes, within the downtown area to the extent possible. Allow intersection signalization only when these measures are not adequate to safety control traffic movements.
- 5.2 Encourage street lighting in historic areas that complement, rather than detract from, the colors and architecture of such areas.

Goal #6:

To develop a public transportation system which meets the needs of the community and county.

Objectives:

- 6.1 Provide adequate bus stops and routes within the community as public transportation demand grows.
- 6.2 Initiate discussions with area school districts in regards to a cooperative commuter/after school hours bus run from Weaverville to outlying communities.

Goal #7:

To maintain the high air quality in the Weaverville basin while expanding the transportation network. Expansion of streets and roads and other transportation projects should consider positive and negative impacts to air quality and incorporate mitigation measures as necessary.

CHAPTER 4- PUBLIC SERVICES AND FACILITIES

The Public Services and Facilities Element of the Community Plan is needed in order to coordinate public facilities with future growth. The Plan must, therefore, address the need for infrastructure such as: community water, sewage treatment, and drainage facilities as well as community oriented services such as: fire and police protection, schools, libraries, and parks.

Weaverville has the widest range of public services and facilities of any community in Trinity County. Many of these services are provided by the six Special Districts, which serve the Weaverville area. Each district is its own separate legal entity with its own governing Board of Directors. The high quality of services received by Weaverville residents is dependent upon the combined effort of volunteers and staff of these Special Districts.

The Weaverville Community Plan emphasizes the delivery of needed infrastructure improvements to those neighborhood areas which have been identified as either water restricted service areas or sewage disposal restricted areas.

RECOMMENDED PUBLIC SERVICES AND FACILITIES GOALS

The following goals were derived from the Weaverville Services section of the 1979 Land Use Element, related infrastructure goals and policies of the 1985 Housing Element, and public facilities issues and conclusions developed by the Weaverville Advisory Committee.

1. Maintain as a minimum, the existing level of public services to area residents and businesses.
2. Emphasize the extension of sewer and water services to restricted service areas in private ownership prior to extending such services to other areas.
3. Continue the cooperation and coordination of public facilities and services improvements between Trinity County and the Special Districts serving the area.
4. Encourage the preparation and implementation of a public building program, which provides for growth in public services consistent with the needs of the Community and County.

EXISTING CONDITIONS AND TRENDS

The following discussion is divided into two major sections: infrastructure needs and community oriented facilities. Infrastructure needs address concerns such as: potable water, sewage disposal, electric services, and solid waste disposal. Community oriented facilities focus on fire and police protection, as well as schools.

I. INFRASTRUCTURE NEEDS

A. Community Water Supply

The Weaverville Community Services District (WCSD) supplies treated water to many of the Plan Area's residents. Although there are a number of residents, which utilize individual wells within the Plan Area, this discussion focuses on WQCSO because the District's boundaries already encompass most of the basin.

WCSD's current boundaries and Sphere of Influence are depicted on Exhibit "PS-1". Although the District's boundaries are quite large, this does not mean that the District is able to serve all territories located within these areas.

In 1980 WCSD adopted a moratorium ordinance, which prohibited additional hookups due to major distributional and water supply problems. After adding two small sources to the system, as well as correcting some distribution problems in 1984, WCSD lifted the moratorium for certain portions of the District.

WCSD has one supply project under consideration, which would need a substantial amount of grant funding to undertake. If constructed, the project would provide for approximately 1,000 additional hookups within the basin. This project is the construction of a dam and reservoir on West Weaver Creek.

The District has indicated that, with the exception of south Highway 299, no expansion of the existing service area is likely within the foreseeable future unless a major water supply project, such as the proposed dam and reservoir project, is constructed.

A major water supply project is essential to future growth in the basin. Although the District has previously indicated preference for the West Weaver Dam project, it is important that the cost effectiveness and environmental impacts of this and other possible sources, such as the Trinity River, be carefully considered by area residents.

B. Sanitary Services

Most developed areas within the basin area served by the Weaverville Sanitary District (WSD). WSD's existing boundaries and Sphere of Influence are depicted on Exhibit "PS-2".

The existing collection system and treatment plant were constructed in three phases. The last major improvement phase was a treatment plant in 1974 with a designed population equivalent of 5,000 (and a built-in duplicating feature to reach a population equivalent of 10,000). In May of 1989 the District received a Master Sewer Plan from Pace Engineering. This Plan identified improvements in the plant and collection system to reach the ultimate population served by the District, which is approximately 6,250 persons or 3,000 household equivalents.

Weaverville Community Plan

The following discussion was taken from pages 1 and 3 of this Master Sewer Plan.

Some improvements to the sewer system need to be made as growth occurs to accommodate the increased flows. There is an immediate need to correct excessive infiltration/inflow (I/I) flows and to made remedial plant improvements. There is a long term need to parallel or replace some of the sewer mains within the District and for major expansion of the treatment plant. The timing of the long term improvements will depend on the effectiveness of the I/I control and the actual population growth within the District. By estimating these future costs, capital improvement fees have been determined which are needed to pay for the improvements.

Needed improvements, cost factors, and household equivalents (HE) served are summarized in the following table:

<u>Stage</u>	<u>Estimated Cost</u>	<u>Approximate HE Capacity</u>	<u>Additional HE'S Served</u>	<u>Cost per HE</u>
Stage 1: I/I Control and Remedial Plant Improvements	\$335,000	\$1,500	\$300	\$1,117
Stage 2: I/I Control, Trunk Sewer Replacement and Plant Expansion	\$756,000	\$2,350	\$850	\$890
Stage 3: I/I Control, Trunk Sewer Replacement, Collector Sewer Paralleling, and Plant Expansion	\$718,000	\$3,000	\$650	\$1,104
Pipeline Over sizing		\$9,000	\$1,800	\$5
Total Program	\$1,818,000		\$1,800	\$1,010

**WEAVERVILLE
COMMUNITY PLAN**

LEGEND

Community Services

District Service

Area

Restricted Service

Area

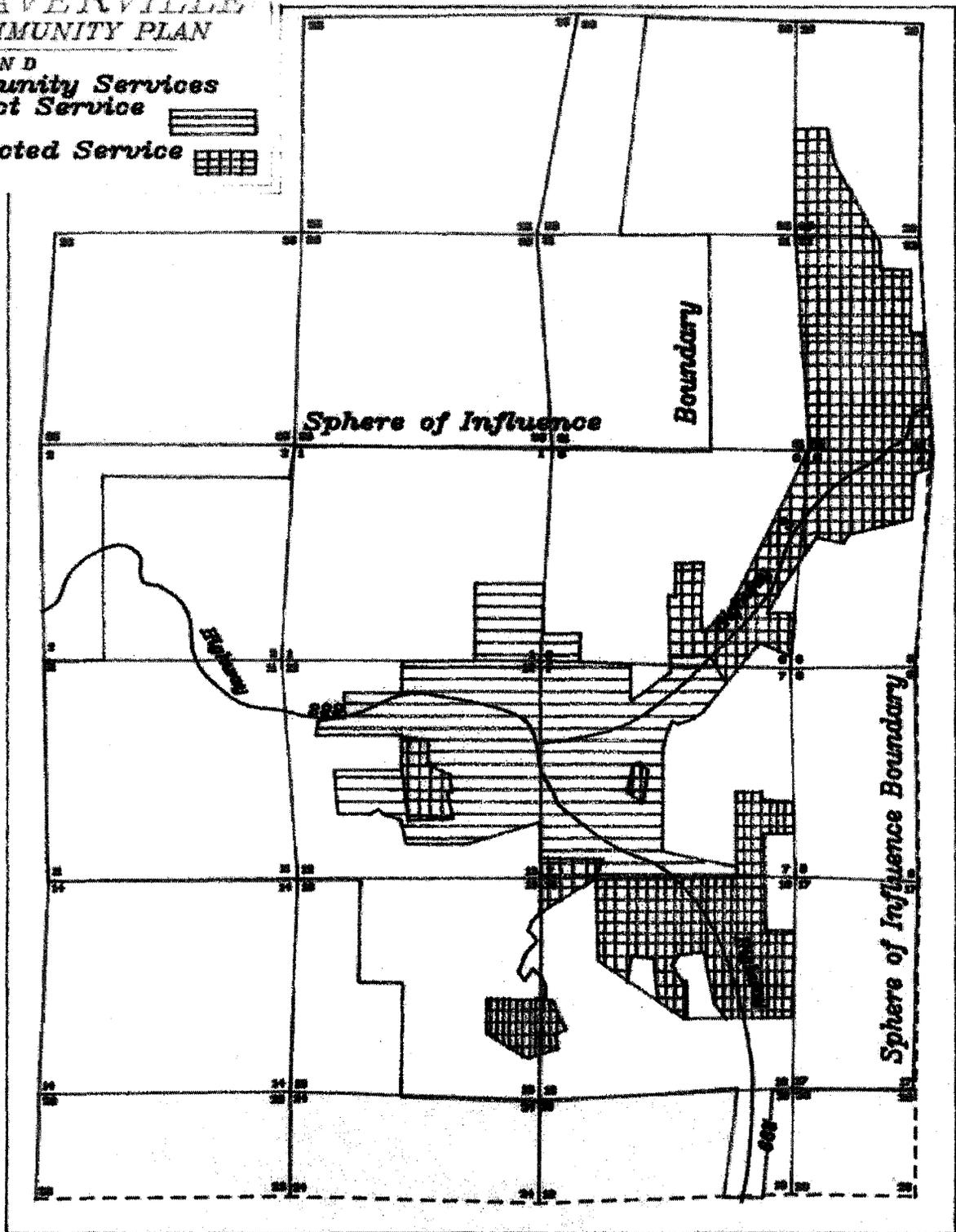
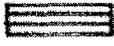


EXHIBIT PS-1

Weaverville Community Plan

The stages referred to in the above table consist of the following improvements:

Stage 1: Stage 1 includes I/I corrections in the collection system and improvements at the treatment plant to the solids (sludge) storage facilities, pumps, percolation beds, water system, shop and some miscellaneous work.

It is estimated these Stage 1 improvements will add approximately 300 HE's of capacity (25 percent greater than the present development).

Stage 2: Stage 2 includes continuing correction of the primary sources of I/I and a major treatment plant expansion, including new sewage pumps, adding a digester, an aerator, a second clarifier, a 2 million gallons per day (MGD) contact basin, a new headworks screen and channel, extending the percolation beds, and miscellaneous piping and electrical work, It is also estimated that 1,300 feet of trunk sewer will need to be replaced. Stage 2 improvements are expected to be needed in about 7 years at the district's projected annual growth rate of 3.5 percent.

Stage 3: Stage 3 improvements would be needed to serve the ultimate development of approximately 3,000 HE's. I/I control is an ongoing project, which is continued with Stage 3. Treatment plant improvements include an aeration basin and aerators, extending the chlorine contact basin, adding a solids storage/- drying pond, increasing the capacity of the raw sewage pumps and percolation ponds and miscellaneous piping and electrical work. Collection system improvements include repairing or replacing 1,400 feet of trunk sewer and 1,750 feet of collector sewer. Stage 3 improvements will add approximately 650 HE's of capacity to serve the ultimate development of 3,000 HE's. Depending on the actual growth rate and I/I control, these improvements may not be required for 15 to 20 years.

Currently the district boundaries are consistent with complete sewer services, with the exception of the following large annexations: Moores (33), Rose (50), Trinity Alps Business Park (100), and Armacost (100) (Martin Road Area). Total build out within these annexations should approximate 283 household equivalents. Realistically, it should be some time before this occurs.

In summary, where growth occurs is determined by these factors:

- (1) Studies of the capacity and control of I/I in district sewer mains.
- (2) Revenue to offset capital improvements previously listed.
- (3) The desire of the citizens in the community for service and the ability to fund future projects in their area.

Individual, or on-site, sewage disposal systems will continue to be the only method for sewage disposal on parcels located outside WSD's boundaries. The Health Department has indicated that those areas indicated on Exhibit "PS-3" are severely restricted for on-site sewage disposal. This means that unless these areas are served by WSD it is unlikely that additional development will occur in these areas.

**WEAVERVILLE
COMMUNITY PLAN**

LEGEND

Sanitary District



Service Area

**Annexed, but not
Serviced**

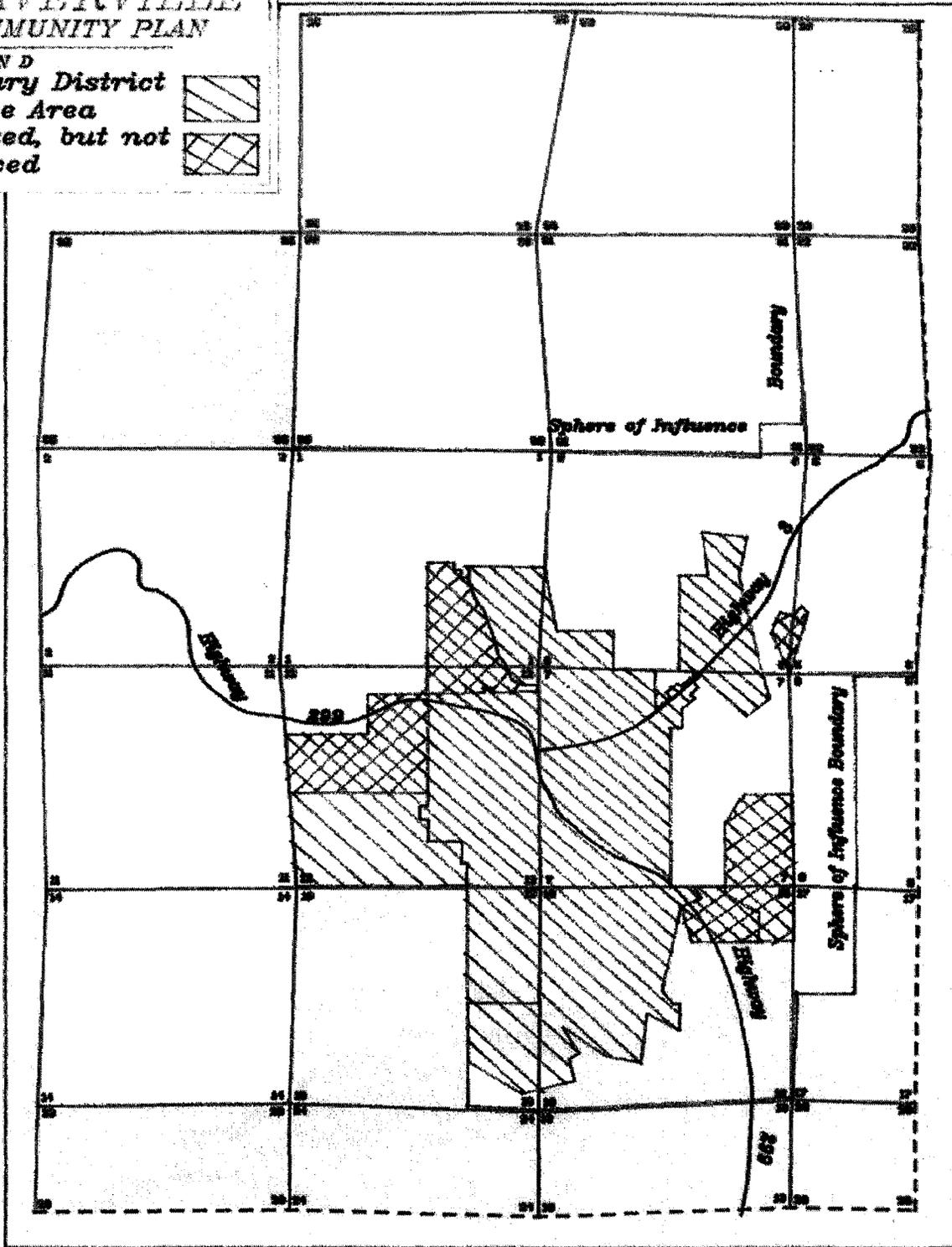


EXHIBIT PS-2

C. Electric Utility Services

Trinity County Public Utility District (TCPUD) provides electric utility services in the majority of the Weaverville Basin. The District's service area extends north to include the Rush Creek/Bear Creek residential developments (see Exhibit "PS-4"). It is envisioned that TCPUD will eventually service the entire basin.

Energy sales in TCPUD have increased at an average rate of 10 percent per year since the District began providing service on July 1, 1982. The district served approximately 30,000,000 kWh of energy in 1986, with a peak demand of 56346 kw.

The District serves 1,672 accounts. There are three industrial metered accounts, 391 commercial and 1,278 residential accounts. Growth in the customer base has averaged less than one percent per year since 1982.

Although energy consumption has increased over 50 percent since 1982, peak demand has increased by less than 30 percent.

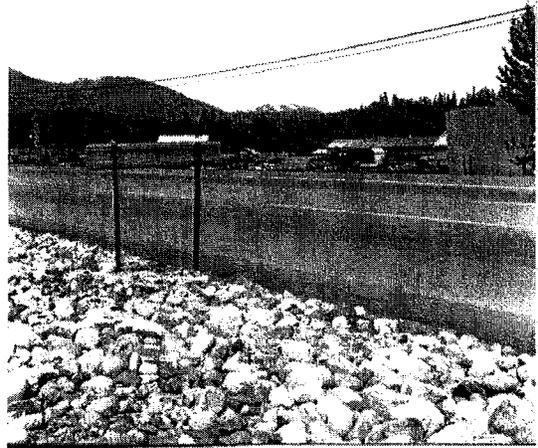
In 1985 the District replaced two transformers at the Mill Street Substation. The new bank of four transformers has a combined capacity of 13 mw. Presently the District operates three of the 33.3 MVA transformers and maintains the fourth as a standby.

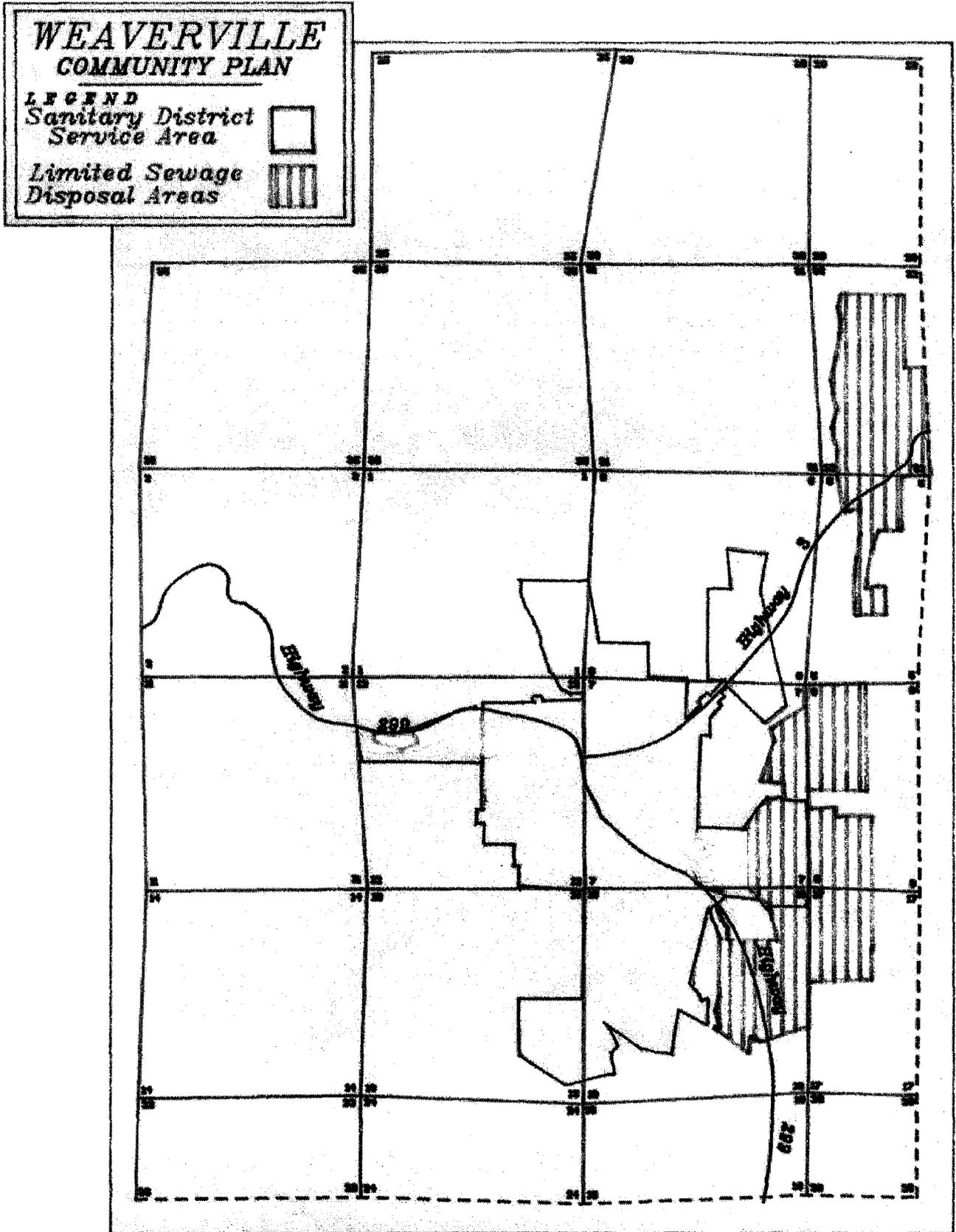
Power resources are provided by the Western Area Power Administration (WAPA). In 1985 the District negotiated a formula with WAPA establishing the maximum power allocation available from the Trinity Division of the CVP. The formula allocates in excess of 100 MW of power to the citizens of Trinity County.

Rates are the principal influence in energy consumption. The District's system average energy rate is approximately 5.8 cents/kWh. This compares with PG&E's average rates of 8.8 cents/kWh. The District's financial position coupled with projected power costs from WAPA indicate a minimum probability of a rate increase to District customers in the next few years.

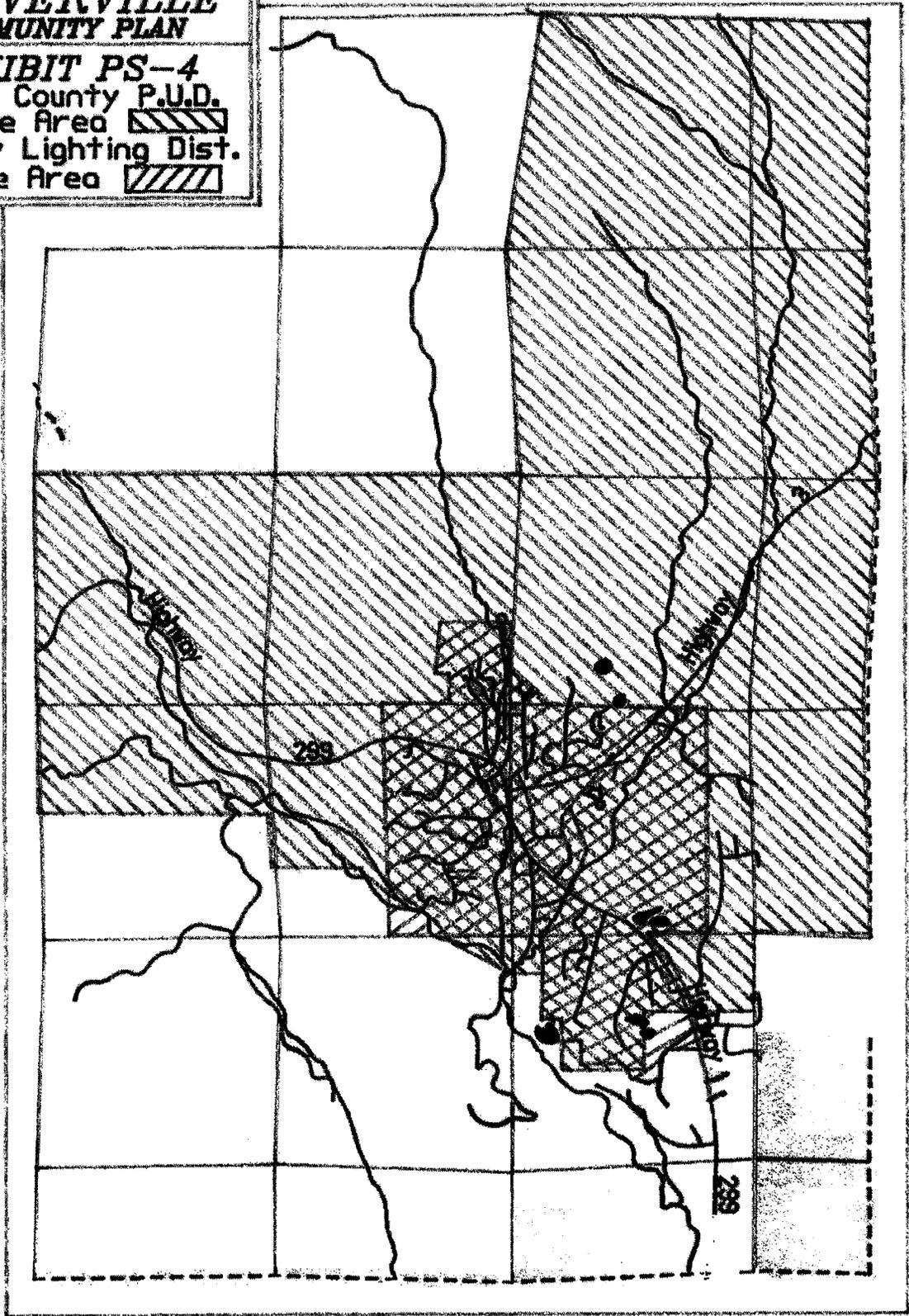
Residents and business in the Weaverville Basin outside the District have petitioned the Board of TCPUD to annex the remaining area into TCPUD. This proposal is presently being studied.

Since July 1984 all major distribution system extensions have been underground. This includes primary distribution and most secondary distribution.





**WEAVERVILLE
COMMUNITY PLAN**
EXHIBIT PS-4
Trinity County P.U.D.
Service Area 
Highway Lighting Dist.
Service Area 



In addition to electrical conductors, TCPUD's overhead facilities support Contel's telephone wires and Trinity Cable TV's cable. The District also provides street light operation and maintenance for the Highway Lighting District. There are no known or foreseeable constraints in the District's ability to continue to provide reliable low cost electric utility service to the Weaverville area in the next decade.

D. Street Lighting Services

The Weaverville Highway Lighting District was formed in 1924. The District's boundaries are depicted on Exhibit "PS-4". As previously mentioned, Trinity County Public Utility District operates and maintains this District's streetlights.

E. Solid Waste Disposal

The County's only landfill is located within the Community of Weaverville adjacent to the Lonnie Pool Airport. According to the 1986 Operations Plan, prepared by EMCON and Associates, this landfill site should meet the County's needs for the next 16 years.

Timberline Disposal Company operates this landfill facility. Timberline Disposal Company also collects refuse from individual businesses and residents within the Plan Area on a contractual basis.

Pursuant to State Law, the County must begin Planning for a new landfill once the use expectancy is ten years or less. Due to the close proximity of the airport and the community, the Plan proposes that such planning begin within two years and that efforts be made to develop a new landfill within the next five years.

II. COMMUNITY ORIENTED FACILITIES

A. School District

During the 1986/87 school year, the Weaverville Plan Area generated an average student population (K-12) of 669: 438 of the students attend Weaverville Elementary School; 231 attend Trinity High School.

Weaverville Elementary School as a state rated capacity of 500 students. Over the last two years the School District has expanded its facilities by the addition of two special education classrooms and restrooms. Based upon projected growth rates in the Plan Area, it is anticipated that this facility should be able to accommodate growth rates in the Plan Area, it is anticipated that this facility should be able to accommodate growth for the next five to ten years. Trinity High School, which was constructed in 1969, appears to be at or approaching design capacity and a building program may have to be considered in the near future to accommodate growth.

B. Library Service

Public library services are currently provided at the County Library on Highway 299 northerly of the County Courthouse in Weaverville.

C. Emergency Services

1. Fire Protection and Emergency Rescue Services

Level of Service

The Weaverville Fire Protection District provides fire protection to the Weaverville basin. The level of service provided by the District is dependent to a large extent upon the ability of the Weaverville Community Services District to provide an adequate supply of water for fire protection. Consequently, distinct service level areas can be established, consisting of:

- a. Those areas with hydrants and adequate water supply; and
- b. Those areas with hydrants and inadequate water supply; and
- c. Those areas without hydrants.

These areas are identified on Exhibit "PS-5". Because the community is evaluated as a whole for insurance purposes, development in areas without adequate water supply for fire protection would increase fire insurance costs for the entire community, and will decrease fire protection capabilities.

As previously stated, in 1984 the WCSD authorized 190 new hook-ups to the water system, based on increased supply. For development beyond this limit, additional water supply storage is needed to continue current levels of service. Water supply storage for fire protection is needed in the East Weaver area, as is a future secondary main storage facility. These projects have been identified by WCSD, as distribution system improvements have been needed.

Staffing for fire protection is provided by the Weaverville Volunteer Fire Department. The department maintains a roster of 50 fully trained and competent firefighters. This level of volunteerism can provide services to accommodate anticipated growth to over 5,000 people.

The Department currently responds to an average of 125 calls per year. The Department does not routinely respond to medical calls (but does respond to first responder requests), but if this service were added, the call volume is estimated to increase to over 300 annually at the present population level, and to over 600 calls annually as growth reaches the 5,000 level. Such a call volume would necessitate major modifications in the District's present capabilities.

Seasonal Wildland fire protection is provided by the CDFP and the USFS.

The District employs a full-time Fire Chief, whose duties, among others, include fire prevention.

Facilities

The district operates two stations: one in the downtown area and one in the East Weaver area. A replacement station will soon be completed adjacent to the Contel building. Rural residential

Weaverville Community Plan

development in the high school – Hwy 299 W area can be serviced from the downtown station. Major growth in the Straight Stretch area may require construction of an additional station in that area, or may require, as an alternative, built-in fire protection features for new construction.

The District operates a fleet of emergency fire vehicles, most of which are older than would be acceptable in more urbanized communities. The vehicles are maintained in safe operating condition through the efforts of the Chief, the volunteers and community businesses. Funding of any new vehicle, or replacement vehicle, must be on a long term financing arrangement (limited by law), or from District surplus.

Funding

The District is funded primarily from ad valorem property taxes. District expenditures currently exceed the level of income. (Insurance alone consumes over one-third of the revenues.) Other sources of revenue include State subventions, the Special District Augmentation Fund and interest generated by the District's surpluses. All of these latter are unstable sources, with no long-term reliability.

Annexations to the District may require revenue generation to support services required by the annexed areas. Current County policy does not provide funding for areas annexed to a fire district. Accordingly, annexations will result in a demand for additional services, without providing a means for funding such services.

The annexation of additional areas to the District, together with the effects of inflation and any loss of revenues from the unstable sources mentioned above, may require the imposition of a benefit assessment fee in the future in order to maintain an adequate level of service.

2. Police Protection

Police protection services in the Plan area are provided by the County Sheriff's Department and State Highway Patrol. The primary responsibility of the Highway Patrol is traffic safety, whereas the primary responsibility of the Sheriff's department is protection of persons and property. The main offices of both services are located in Weaverville.

D. Medical Services

Weaverville has a wide range of community medical facilities and services.

Trinity General Hospital has seventy-one hospital beds. Approximately 29 of these beds are for acute care purposes, whereas 42 are for convalescent care.

In addition to the hospital, Weaverville has several medical claims or offices.

Future expansion of emergent, acute, and convalescent care facilities may be necessary due to projected increases in the Community's and countywide population. Also, the desire ability for increasing services for the intermediate level of adult care may also be necessary bases upon the relatively high percentage of the population over 65.

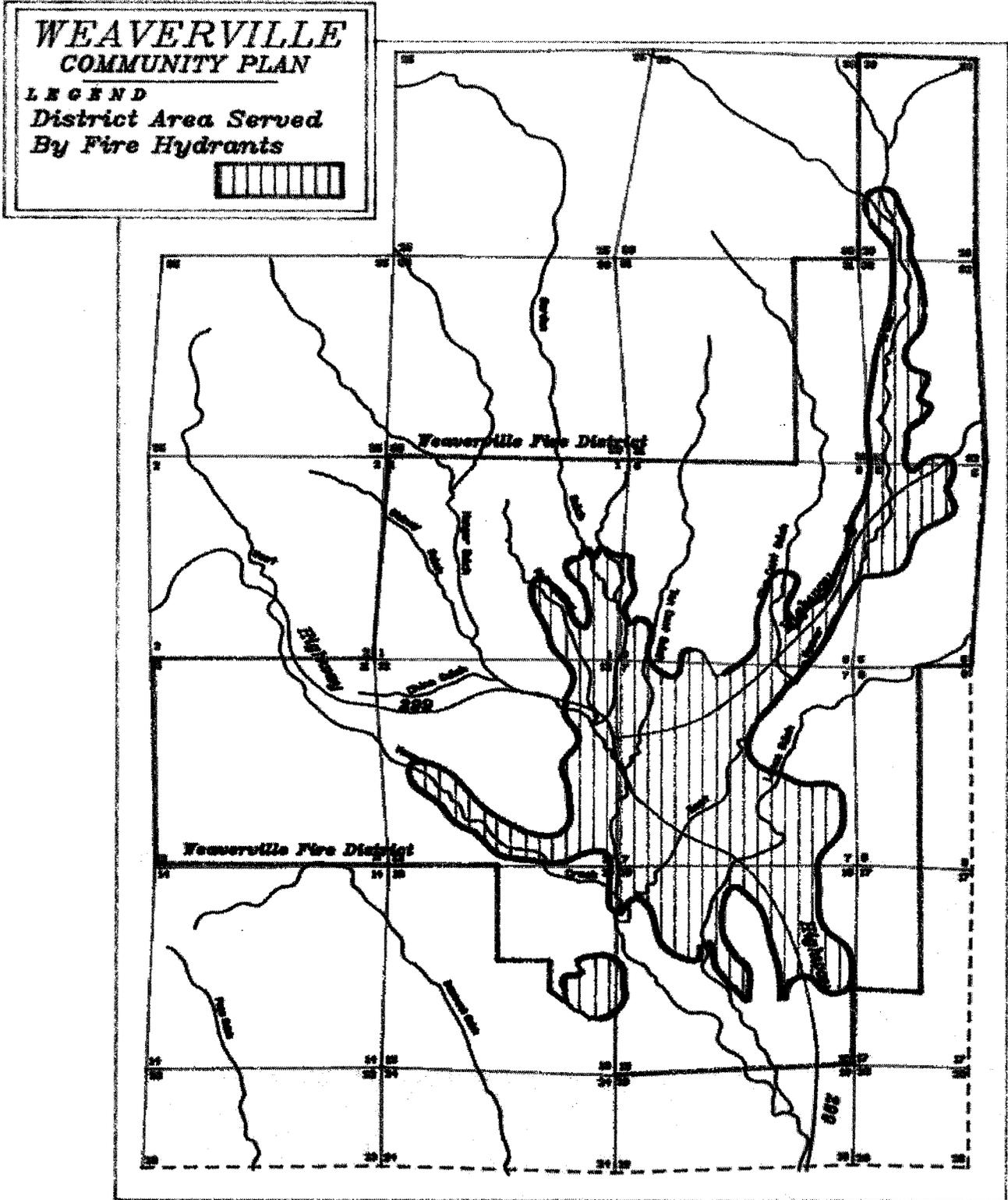


EXHIBIT PS-5

RECOMMENDED PUBLIC SERVICES AND FACILITIES GOALS AND OBJECTIVES

The following goals objectives are intended to provide for the future services needs of Weaverville. Most of the stated objectives will require subsequent actions by the affected Special District and LAFCo:

Goal #1:

Maintain, as a minimum, the existing level of public services to area residents and businesses.

Objectives:

- 1.1 Review future annexations or service extensions to ensure that such actions do not lower the ability of the service provider to continue the existing level of services.
- 1.2 Encourage the various Special Districts serving Weaverville to clearly define their targeted level of service.

The purpose of this goal and its related objectives is to ensure that, as the community grows, such growth does not result in a lower quality of services for existing residents.

Goal #2:

Emphasize the extension of sewer and water services to restricted service problem areas in private ownership prior to extending such services to other areas within the parameters specified in the Major Proposals Section on page 2.

Objectives:

- 2.1 Annexation of identified problem areas for on-site sewage disposal systems or other areas which need organized community services should be encouraged.
- 2.2 Due to limited infrastructure capabilities, priorities for extension of costly public services should be as follows:
 - a. Private lands with failing septic systems.
 - b. Private lands with other substandard community services (i.e. water pressure problems, etc.).
 - c. Other private lands.
 - d. Designated federal tradeout lands (only after the service needs of private lands have been provided for).

Weaverville Community Plan

- 2.3 The Plan should set aside a reserve of treatment capacity for problem areas identified in Exhibit “PS-3”. This set aside should be of limited duration only, so that if it is not possible or desirable by area landowners to extend such services, the reserve capacity can then be reallocated.

This goal and its stated objectives set the stage for the delivery of organized community services within the Weaverville basin. As indicated in Chapter 2 – Housing and Population, there are currently a large number of lots in the community, which are undevelopable or underdeveloped due to the fragmented ownership pattern, as well as the high cost of extending services. Achievement of these goals and objectives will require a cooperative approach by the affected Special Districts, the Local Agency Formation Commission (LAFCo), and area inhabitants. It is envisioned that LAFCo and the Weaverville Sanitary District will act as lead agencies in the matter.

Goal #3:

Continue the cooperation and coordination of public facilities and services improvements between Trinity County and the Special Districts serving the area.

Objectives:

- 3.1 Support efforts of the Weaverville Community Services District to develop a major water supply project.

In order to better serve area residents it is desirable that the County and Weaverville Special Districts coordinate their various improvement projects. Such coordination can be achieved by jointly reviewing long-term and annual capital improvement projects and scheduling joint improvement projects.

Goal #4:

Ensure that the development of future utility improvements generally enhance and do not significantly detract from the overall appearance of the community.

Objectives:

- 4.1 Provide future street lighting services only where it is desirable to improve the safety of street intersections.
- 4.2 Encourage the undergrounding of utility lines, especially when such undergrounding can be accomplished in conjunction with road construction or other improvements.

CHAPTER 5- PUBLIC SERVICES AND FACILITIES

The recreation element of the Weaverville Community Plan is intended to guide the development of, or provide for the retention of, recreational facilities and opportunities in the area.

Weaverville is rich in natural resources. These natural resources provide a number of opportunities for outdoor recreational pursuits, as well as enhance the overall appearance of the community.

Developed recreation facilities are provided at local schools and Lowden Park. These developed facilities serve both local community and regional recreation needs.

Developed recreational services and facilities are provided by the Weaverville/Douglas City Park and Recreational District in cooperation with the County of Trinity. The Community Plan envisions a number of specific improvements, which will require implementation by both this District and the County.

RECOMMENDED PARKS AND RECREATION GOALS

The 1967 Recreation Element of the General Plan incorporates a series of recreation principles or goals. The following Community Plan Goals include relevant goals from this Element as well as goals developed by the Advisory Committee:

1. To ensure that future recreation development is designed to harmonize with the landscape thus creating a minimum of disturbance to the natural setting.
2. To recognize and retain the trails around Weaverville.
3. To recognize and encourage the development of recreation facilities which serve both local, regional, and tourist needs.
4. To recognize the importance of the basin's creeks and encourage the development of pathways along these areas.
5. To provide a variety of recreation opportunities for all ages and user groups.

EXISTING CONDITIONS AND TRENDS

As previously mentioned, the primarily federally managed resource lands surrounding the town provide many opportunities for outdoor recreational pursuits; therefore, the following discussion highlights management directions of both the Forest Service and the Bureau of Land Management in addition to traditionally oriented community facilities:

I. Federal Plans

A. Bureau of Land Management

The Bureau of Land Management has jurisdiction over approximately four to five sections of land within the Weaverville basin. The Bureau has identified several areas in the Plan Area for lease or sale purposes. These areas are indicated on Exhibit “R-1”. Lands with the R&PP designation can be utilized for recreation purposes. Recent discussions with BLM regarding these lands have included potential uses such as an equestrian center near the junction of East and West Weaver Creeks as well as a low intensity group comp area easterly of the airport.

B. Forest Service

The Forest Service has jurisdiction over approximately six sections of land in the Northern portion of the Plan Area. The withdrawn Shasta-Trinity Forest Plan describes most of this area as Management Area – 29 – East Weaver.

Relative to recreation uses, this Plan included a management goals which stated: “Provide the opportunity for dispersed recreation and mineral development.” Furthermore, this Management Plan allocates 27 out of the area’s 12,769 acres for rural recreation uses.

In response to this Management Plan the County Board of Supervisors adopted the following comments relative to recreation use:

“A large portion of this area is designated in the Recreation Element as intensive recreation. There is an extensive, well used network of hiking and equestrian trails in the East and West Weaver watersheds,” and the management direction should “require retention and maintenance of pedestrian and equestrian trails, especially those that interconnect with trails leading from the community of Weaverville.”

These Federal Management Plans and land use proposals for Federal lands within the Weaverville basin are important because such lands area utilized for dispersed recreation purposes and may contain sites for future intensive recreation needs.

II. Developed Recreation Sites

Developed recreation sites in the Weaverville basin include such sites as: Lowden Park, Joss House, Jake Jackson Museum, and the two school sites.

These developed sites serve not only the recreational needs of the Weaverville basin, but also serve the regional, and in some instances, state recreational needs.

The following section identifies developed recreational sites in Weaverville, its service population or area, as well as identifies approved, but not yet constructed, projects for these sites:

A. Lowden Park

Lowden Park primarily serves recreational needs of Weaverville and the surrounding region. Its facilities include a swimming pool, recreation hall, picnic facilities, rodeo grounds, tennis courts, and baseball diamonds.

Lowden park is a County owned facility and is jointly managed by the County and the Weaverville/Douglas City Parks and Recreation District.

Lowden Park was a recipient of two recent State Park Grant Awards. One of these grants will provide for the development of a multiple purpose field and other improvements on adjacent lands owned by the Weaverville Elementary School. The second grant will provide for rehabilitation work on the swimming pool. The Plan proposes that Lowden Park continue to be the community's most intensively utilized park.

B. Lee Fong Park

Lee Fong Park is currently an undeveloped park of approximately nine acres located south of Bremer Street and west of Garden Gulch. In 1986, the Weaverville/Douglas City Parks and Recreation District, which owns this park, approved a development plan for this site. It is anticipated that this park will primarily serve the recreational needs of the local population.

C. Joss House

The Joss House, which is a State Historical Park, serves local, regional, and interregional recreational needs. The State Parks Agency is currently developing long-term maintenance and improvement plan for this park.

D. Jake Jackson Historical Park and Museum

The Jake Jackson Historical Park and Museum is a County owned property, but has been developed and maintained through the efforts of the Trinity County Historical Society. The Society has several pending projects, which will serve to enhance and expand the existing facility. This facility serves local, regional, and inter-regional recreational needs.

E. Highland Arts Center

The Highland Arts Center is operated by the non-profit Highland Arts Foundation. The Center provides a showcase for local and visiting artists and serves local, regional, and interregional needs.

F. Trinity High School

Trinity High School, with its playing fields, courts, and gymnasium, serves primarily local recreational needs.

**WEAVERVILLE
COMMUNITY PLAN**

LEGEND
Bureau of Land Management
Recreation & Public Purpose Lands

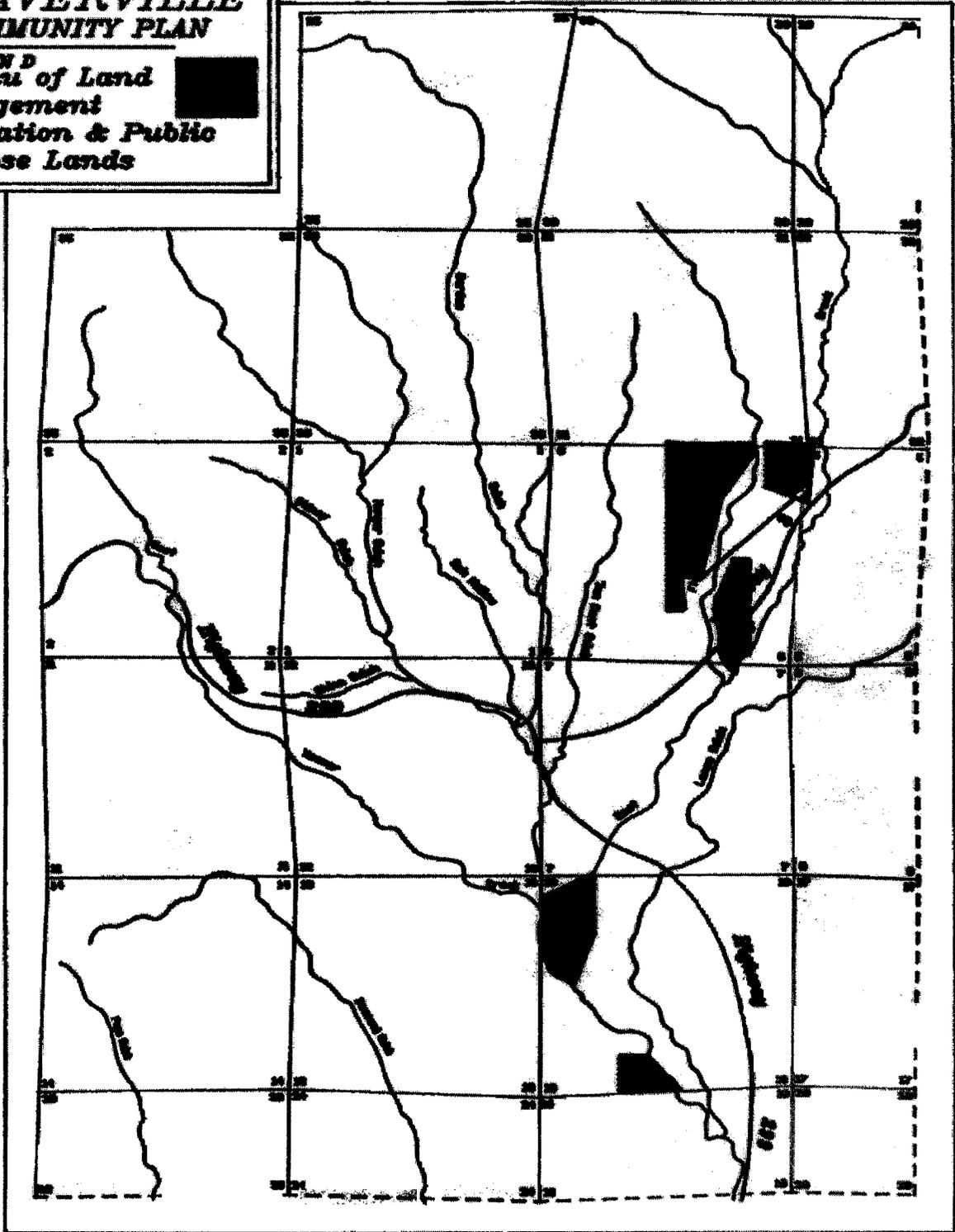


EXHIBIT R-1

G. Weaverville Elementary School

Weaverville Elementary School has many of the same facilities and likewise serves primarily local recreational needs.

H. Trinity Alps Golf & Country Club

The Trinity Alps Golf & Country Club is a privately owned nine-hole course located south of Glen Road and serves primarily local and regional needs.

I. Sam Lee House

The Trinity County Arts Council has plans to restore this historical house. Once restored, it is proposed that this house be utilized for a variety of community art purposes.

RECOMMENDED PARKS & RECREATION GOALS & OBJECTIVES

The following goals and objectives are intended to provide for future recreation needs as well as retain existing recreation opportunities. Attainment of the proposed objectives will require cooperation between the County, Weaverville Parks and Recreation District, the Forest Service, and the Bureau of Land Management.

Goal #1:

To ensure that future recreation development is designed to harmonize with the landscape, thus creating a minimum of disturbance to the natural setting.

The purpose of this goal is to encourage recreation developments which emphasize natural conditions; that is, pathways along creek areas, parking lots, or playing fields on flat areas.

Goal #2:

To recognize and retain the trails around town.

- 2.1 The trails north and west of Weaverville are not only of recreational importance, but are also of historical importance. Retention of this network should be encouraged in the following ways:
- a. Obtainment, or verification of, legal access across private lands for existing trails. If legal access does not exist, or cannot be obtained by mutual agreement, then the Plan should provide for alternative points of access.
 - b. Retention of access point and trails across public lands in all cases.
 - c. Location of new access points on public lands, such as the BLM parcel north of the airport.
 - d. Designation of those historical trails by their historical names.

Weaverville Community Plan

- e. Designation of the trails for different uses on different portions in order to provide for all uses and the enjoyment of the trail system by all users. (Resolution No. 72-96).

Goal #3:

To recognize and encourage the development of recreation facilities which serve both local, regional, and tourist needs.

Objectives:

- 3.1 Encourage other Agency proposals such as the development of Lee Fong Park.
- 3.2 Strongly encourage the Forest Service to retain the East Weaver Campground as a year round campground.
- 3.3 Encourage the siting of a recreational vehicle parking the Weaverville Basin.
- 3.4 Encourage the siting of a "Fly-In" campground, or day use area, adjacent to the airport.
- 3.5 Encourage the siting of a designated shooting range area north of town.
- 3.6 Encourage year round recreational activities.
- 3.7 Encourage the siting of an equestrian center, possibly in the airport area or near the junction of West Weaver Creek and Sidney Gulch.

This goal and its related objectives are intended to promote the siting and development of various recreational uses within the basin. Exhibit "R-2", the Weaverville Recreation Plan, presites many of these recreational uses.

Goal #4:

To recognize the importance of the basin's creeks and encourage the development of pathways along these creeks.

The Transportation Chapter also includes similar goals and policies to encourage pedestrian routes along these areas.

Objectives:

- 4.1 Encourage the development of pedestrian and bicycle trails along Sidney Gulch, East Weaver, West Weaver and Weaver Creeks as generally located in the Recreation Plan, Exhibit "R-3".

Weaverville Community Plan

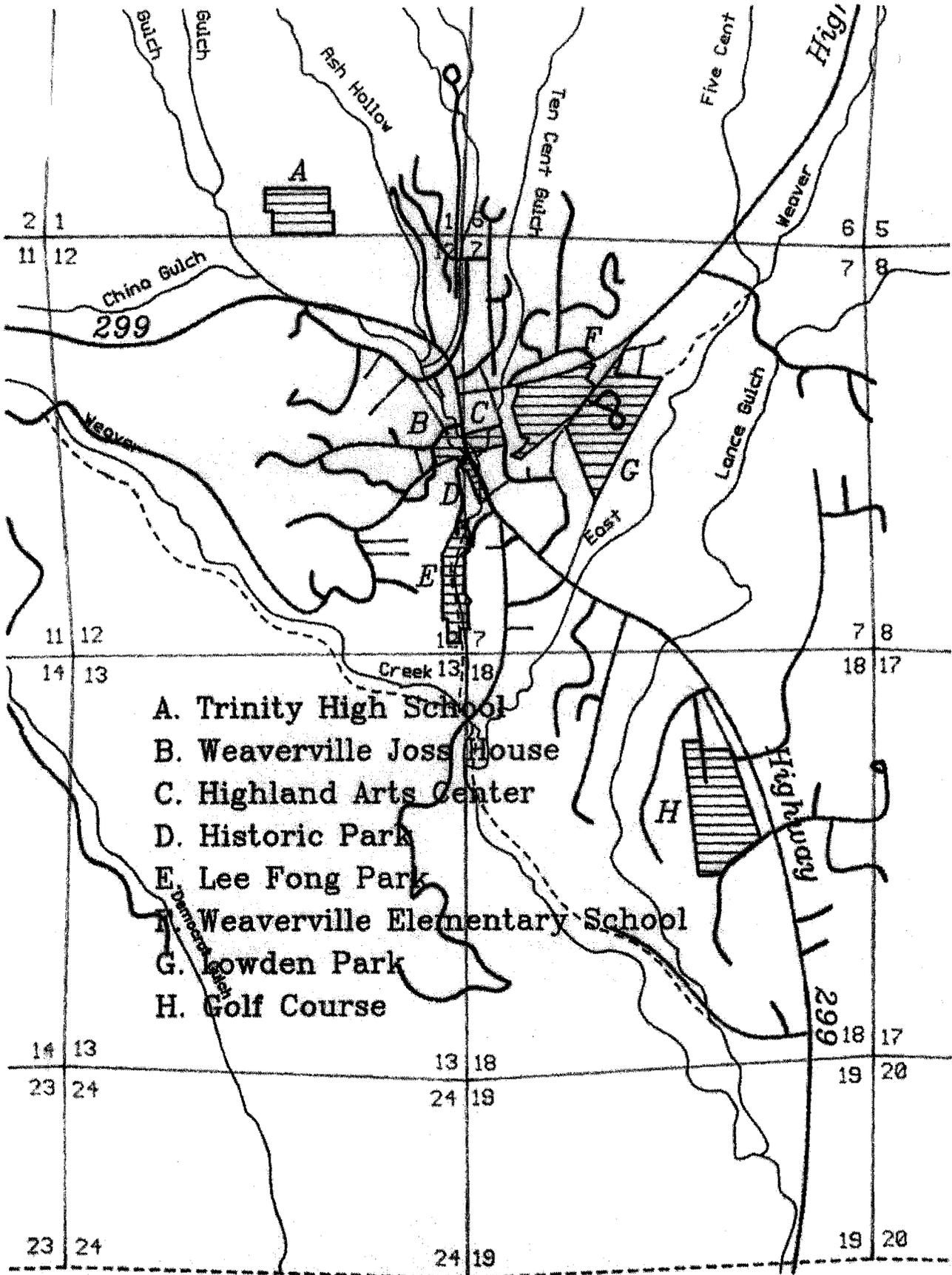
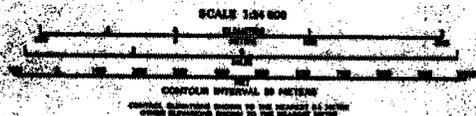
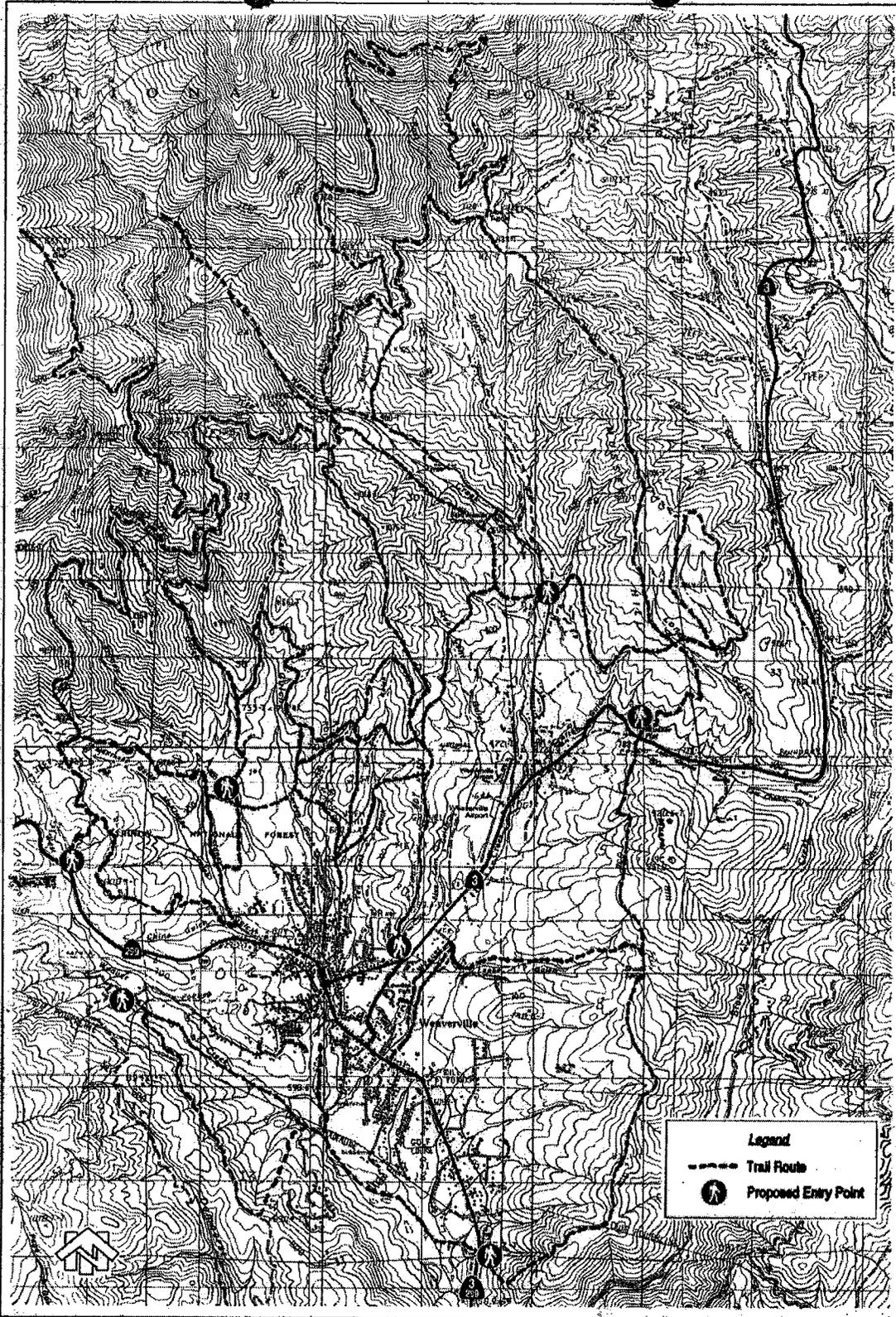


EXHIBIT R-2



WEAVERVILLE BASIN TRAIL SYSTEM

Weaverville Community Plan

Exhibit T-3 and R-3

Goal #5:

To provide a variety of recreation opportunities for all ages and user groups.

It is important to emphasize that Parks and Recreation sites and activities should be planned and provided for diverse age and user groups. A balanced recreation system should include both active and passive recreation components and be accessible for all segments of society.

CHAPTER 6 – NATURAL RESOURCES

The purpose of this element of the Community Plan is to identify and protect the various natural resources found throughout the Plan Area. The natural environment and the resources derived from it constitute a primary attraction of the Weaverville area. Historically, Trinity County has been economically dependent upon resource production activities, such as mineral extraction and timber harvesting. In the recent past, this focus on the natural environment has expanded to include wildlife habitat protection and recreation development. Rational use of natural resources requires a basic understanding of the variety of such resources. The Community Plan's Goals and Objectives are intended to set forth a balance between resource usage and protection.

RECOMMENDED NATURAL RESOURCE GOALS

The following goals were derived from the Open Space, Conservation, and Land Use Elements of the General Plan and have been identified as being specifically relevant to the Weaverville area.

1. To preserve and maintain open space as a means of providing natural habitat for all species of wildlife.
2. To conserve and maintain streams and forest open space as a means of providing natural habitat for all species of wildlife.
3. To strive to conserve those resources of the County that are important to its character and economic well being.
4. To maintain and protect the high water quality for domestic use, fisheries and wildlife in the basin.

EXISTING CONDITIONS AND TRENDS

The following discussion is divided into the following major sections: plants and wildlife, timber management, minerals, air quality and water quality.

1. General Description

The Plan encompasses 19 ¼ square miles of area, or roughly 12,300 acres. It is bisected by a series of streams, the principals of which are East and West Weaver Creeks and Garden and Democrat Gulches. The highest point is in the northwest corner (4650') and the lowest point is in the southeast corner (1830').

Geologically, the Plan area is contained in the central metamorphic belt of the Klamath Mountains province. The area consists of sedimentary and metamorphic rocks of the Weaverville and Bragdon Formations, Pre-Silurian meta-volcanic schists, and Quaternary alluvium and terrace deposits. It is characterized by flat-topped ridges, dissected mountains, glaciated peaks and the alluvial basin in which Weaverville has developed.

Soils of the Plan Area, which develop from the interactions of the geologic parent material, climate, organic matter and other factors, have been mapped by the U.S. Forest Service and U.S. Soil Conservation Service (SCS). In all, there are soil complexes in the area, each of which has been rated by the SCS for homesite development. The majority of the area is rated as severe for homesite development. Weaverville is considered to have a Mediterranean climate that is characterized by its hot, dry summers and cool, set winters. Annual average precipitation in Weaverville is 36 inches, most of which falls between November and April.

2. Plants and Wildlife

Plants

The area consist of mixed conifer forests, woodlands/brush-fields, grasslands, riparian zones, and disturbed, mined and urban areas. Mixed conifer forests contain Douglas fir, Ponderosa pine, Sugar pine, Incense cedar and White fire in the overstory and Pacific madrone, California black oak and other species in the understory. The combination of species depends on factors such as elevation, slope aspect, soil type, disturbance, etc. The mixed conifer forest tends to be a dominant vegetation type in the Plan Area.

Oak woodlands and brush field, which occur on drier rocky sites and southern slopes, contain Oregon white oak, Digger pine, Knobcone pine, Canyon live oak, Greenleaf manzanita, Whiteleaf manzanita, Buckbrush ceanothus, deerbrush, and many other species. Oak stands and brush fields are common in the area. They tend to have little commercial timber value and homesite development on them is limited to gentler slopes and where septic systems can be installed.

Riparian zones occur as long narrow strips along the creeks and wet areas. These strips are characterized by thickets of White alder, Big leaf maple, willow species, cottonwood, rushes, sedges and others. Riparian vegetation accounts for approximately three percent of the area within the Plan. Because of the limited riparian habitat, and its inordinate wildlife value, riparian protection is deemed particularly important.

In addition to the riparian zones, approximately ten percent of the Plan Area falls within the County's 100-foot sanitary setback from creeks. In all, there are approximately 65 miles of streams, not including small ephemerals, swales and ditches, shown on the most recent USGS topographic maps.

A significant amount of the vegetation in the basin and surrounding drainages has been modified by man's activity, including mining, road building, logging, urban development and dam construction. Impacts of these developments are discussed later in this summary.

There are no threatened, rare or endangered plant species within the Plan Area. There are two plant communities that warrant further discussion: riparian zones and deer winter range, which is discussed under wildlife.

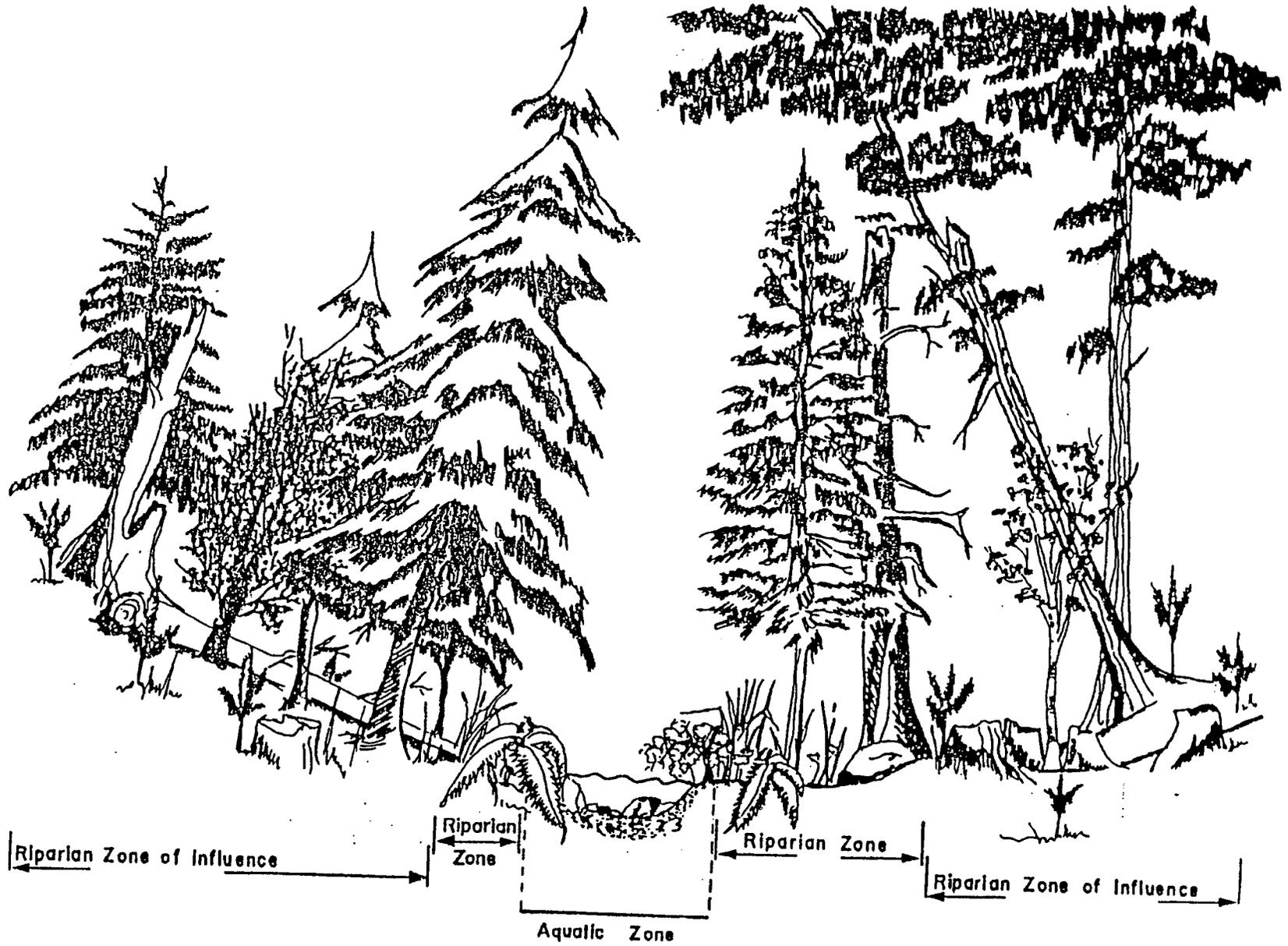


EXHIBIT "NR-1" Riparian Zone

Riparian Areas

Riparian vegetation provides cover, nesting areas, and food for over 200 species of wildlife, plays an important role in maintaining water temperatures in streams, filters sediment and is integral in maintain water quality. The riparian community is disproportionately important compared to its availability. This ecosystem is the combination of three zones (see Exhibit "NR-1). Each zone is reasonably distinctive and contributes to habitat quality. The three zones are:

Aquatic Zone

This is the wetted area of streams, lakes and wetlands up to the average high water level. Oxbows and side channels are included if they are part of the flow channel or contain fresh water ponds.

Riparian Zone

This zone includes terrestrial areas where the vegetation and microclimate are influenced by perennial and/or intermittent water, associated high water tables and soils which exhibit some wetness characteristics.

Riparian Zone of Influence

Within the riparian ecosystem lies the transition area between the riparian zone and the upland cover type. This zone is characterized by trees and shrubs that form the outer edge of the riparian ecosystem as identified by a change in plant composition, relative plant abundance and the end of high soil moisture. This zone contains trees which may provide shade or contribute fine or large woody material or terrestrial insects to a stream. It also contains trees that provide habitat for wildlife associated with the riparian ecosystem.

Wildlife

The diverse vegetation of the area provides habitat for a variety of wildlife species. Maintaining suitable habitat for wildlife is identified as important by the Department of Fish & Game and the County's General Plan. Additionally, the BLM and Forest Service recognize several species as sensitive (for management purposes) and considers effects on these species prior to development on Federal land.

Mammals

Among the mammals of the Plan Area are: black bear, black-tailed deer, beaver, raccoon, sierra red fox, gray fox, fisher, ring-tailed cat, coyote, bobcat, mountain lion, striped and spotted skunks, porcupine, brush rabbit, black tailed hare, townsend chipmunk, California ground squirrel, gray squirrel, harvest mouse, white footed mouse, meadow vole, pocket gopher, wood rat and various others.

Weaverville Community Plan

Deer Winter Range

Approximately 9,700 acres of the Plan Area (see Exhibit "NR-2) are designated as deer winter range for a portion of the Weaverville herd, the total boundaries of which encompass an area of 1,800 square miles in Northern Trinity and Western Shasta Counties. Critical Deer Winter Range is generally considered to be these areas below 3,500 feet in elevation that deer are dependent upon during severe winter weather.

Seventeen thousand acres of winter range were inundated with the construction of the Trinity and Lewiston reservoirs and the loss of habitat is estimated to have resulted in a decline of 5,000 to 6,000 deer from the overall Weaverville herd. Subsequently, the remaining winter range has been more heavily utilized, resulting in a reduction in the quality of that range. The maintenance of existing deer winter range hence becomes more important for the herd's survival.

Several studies indicate that residential development, even at relatively low densities, contribute to the reduction of winter range, particularly for "migrating" deer which are estimated at 80% of the total herd population. These studies have found that such development decreases the area used for foraging, with each residence representing a 2 ½ acre total loss of habitat and a 6 ½ acre partial loss. That portion of the herd designated as "local" deer, however, are substantially less affected.

Studies in Yuba County found habitat reduction and barriers to migration associated with development. To mitigate impacts, they recommended ten measures for proposed developments in winter range, including: clustering of homesites, 40 acre minimum parcel sizes for corridor areas, habitat improvements and extensive setbacks from creeks, wildlife corridors and critical habitat areas.

All of the studies point out that actual decline in use varies, depending on such factors as: type and amount of cover, roaming dogs, fences, gardens, etc. Deer can also be expected to use areas around homes during poor years.

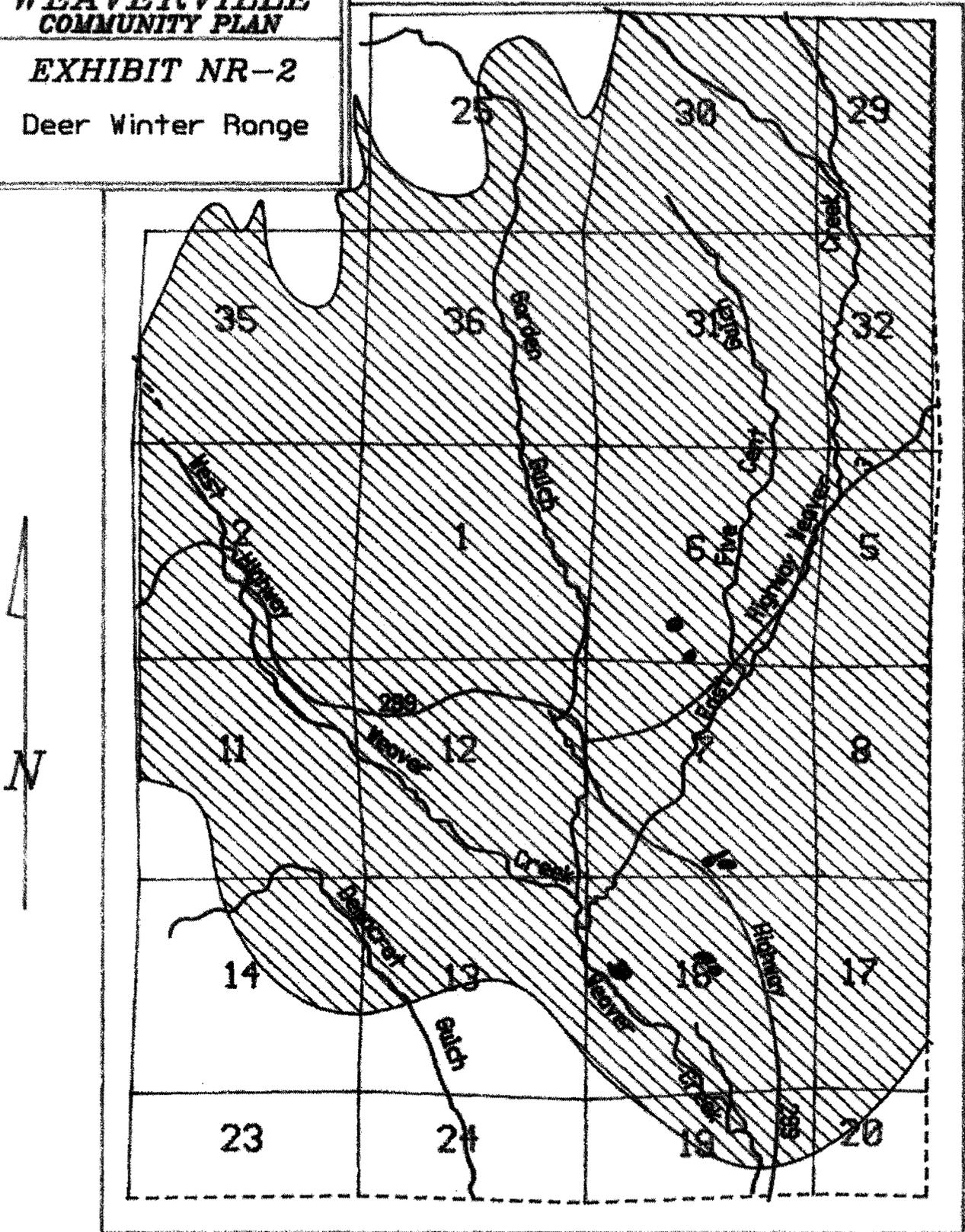
Protection of winter range, within the scope of the Community Plan, is achieved by recognizing its importance and maintaining it. This has been done by retaining vegetation, and by implementing site specific considerations (such as setbacks, fencing, etc.), in the two major undeveloped areas through the Specific Unit Development Zoning.

Birds

Among the birds of the area are the southern bald eagle, golden eagle, Cooper's hawk, red-tailed hawk, goshawk, belted king fisher, great horned owl, pileated woodpecker, California quail, mountain quail, blue grouse, band-tailed pigeon, mourning dove, turkey, turkey vulture, dark-eyed junco and others.

Species identified as being of special concern are the bald eagle, golden eagle, goshawk, blue grouse, mountain quail, band-tailed pigeon, turkey and pileated woodpecker. The blue grouse and mountain quail occur on the "edge" of forest stands and in fields of oak or brush. Timber harvesting or other disturbance can improve habitat for these game birds.

**WEAVERVILLE
COMMUNITY PLAN**
EXHIBIT NR-2
Deer Winter Range



Weaverville Community Plan

The band-tailed Pigeon overwinters in oak and madrone trees. Turkeys and pileated woodpeckers live in the mixed conifer forests. The turkey also occurs in the open brush and oak. The pileated woodpecker is dependent on an adequate supply of dead conifer snags rich with carpenter ants for its survival as well as large snags for nesting. The golden eagle prefers the solitude of remote canyons and is rarely seen.

Protection of sensitive species nest sites are required by the U.S. Forest Service, BLM, California Department of Forestry and CDF & G. The bald eagle is the only endangered species in the Plan Area. No nests are known to occur in the area.

Fish

Several of the streams in the area support salmon, steelhead and resident trout. Fishing is an important recreational and economic activity in Trinity County. The fisheries of the area have declined over the past 30 years due to the damming of the Trinity River, logging, mining, urban development and other impacts. Efforts to restore the fisheries are being made. One of the purposes of the Trinity River Restoration Program will be to catch sediment that currently chokes spawning areas for anadromous fish in the river, increase pools and riffles, and other projects.

The State Department of Fish & Game generally recommends maintenance of large parcels in important areas of Wildlife habitat.

3. Timber Management

Timber management and logging are among the most common uses of land in the Weaverville Plan Area. In all, 65 percent of the Plan acreage is owned by the federal government or zoned Timber Production Zone (TPZ). Much of the federal land and all of the private TPZ land is managed for timber production. Exhibit "NR-3" provides a breakdown of lands under public and private resource management. Exhibit "NR-4" details the location of these lands.

EXHIBIT NR-3

RESOURCE LANDS IN THE WEAVERVILLE PLAN AREA

Owner	Acres	Plan Area (Percent)
USFS	3,500	28.5
BLM	2,140	17.4
<u>Private (TPZ)</u>	<u>2,380</u>	<u>19.3</u>
Total	8,020	65.2

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During 1985-86 approximately 1,000 acres of private timberland within the Plan Area was harvested. Eight hundred acres were harvested using the selection and shelterwood silvicultural systems. Approximately 200 acres were cut under the sanitation-salvage system, which is used to recover dead or dying trees of significant risk of damage or disease. Potential conflicts and benefits exist in managing timberlands in the highly scenic and relatively heavily populated Weaver basin.

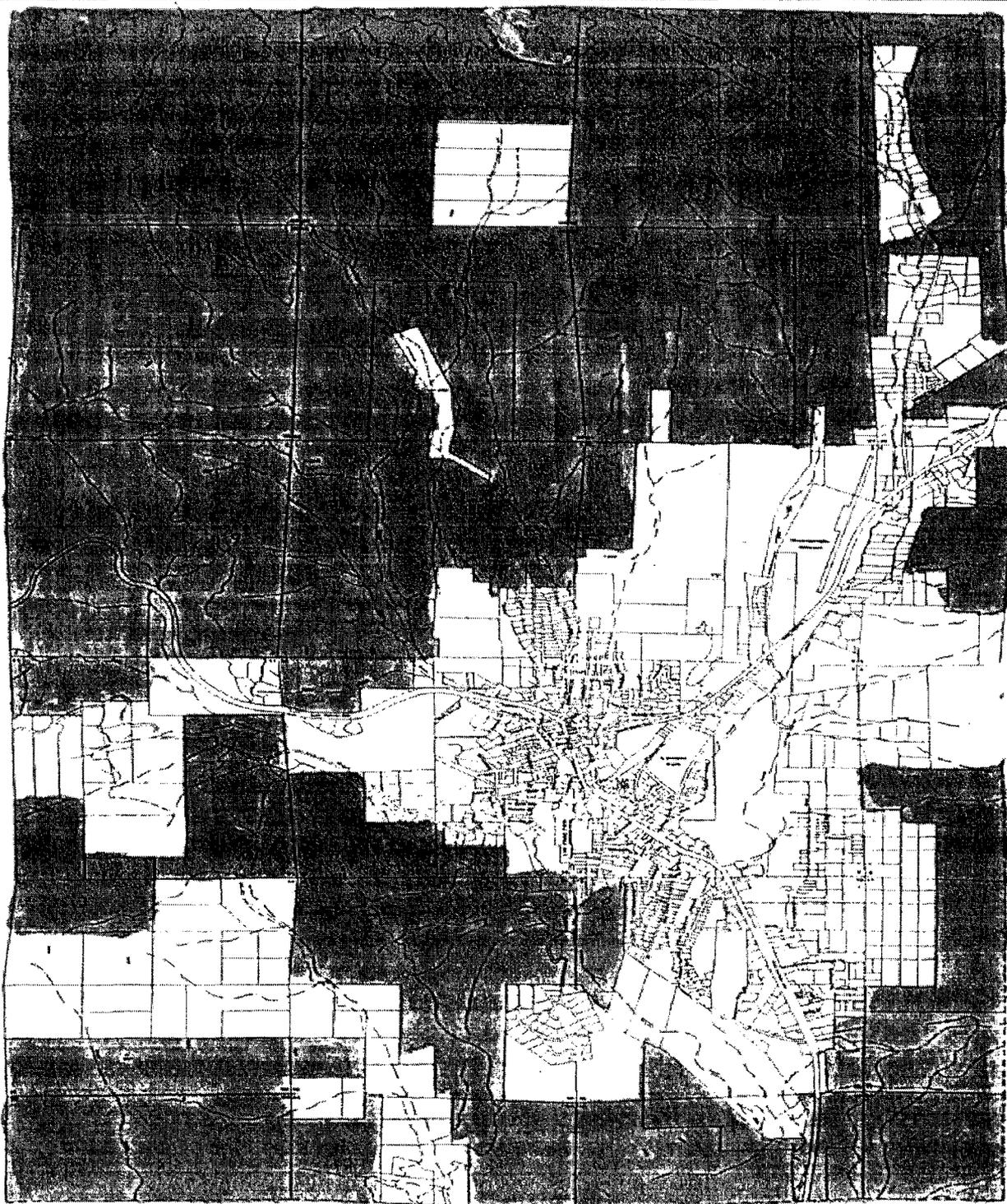
Principal concerns of harvesting are maintaining water quality in East and West Weaver Creeks, which supply the community water system; maintaining the high visual quality from Weaverville and Highway 299, which is both economically and aesthetically important; minimizing adverse impacts to wildlife species and their habitat; maintaining recreational trails around the community; and maintaining air quality. Benefits to the community include economic stability, improved access and availability of fuelwood, increased motorized recreation opportunities (hunting, motorcycling, mountain bicycling, etc.) and recent logging illustrates that visual quality can be protected while managing timberlands. The areas harvested by the Forest Service and Santa Fe Pacific Timber Company north of town are unnoticed while the BLM logging south of town (Browns Mountain) is noticeable but not distracting. Timber management will continue to be an important activity in the Plan Area, but harvesting proposals will receive public scrutiny. Both public and private land managers will be required to protect water, air and visual qualities and recreational opportunities while managing timber stands.



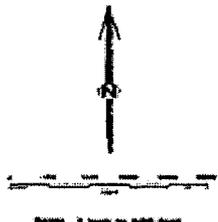
4. Minerals

Historically, mining has played a major role in the development and economy of Weaverville and the rest of Trinity County. The first Caucasians to come to Trinity County were miners, and mining continues to be a source of income for some individuals.

Extensive remnants and examples of early mining activity, principally gold mining, occur throughout the Plan Area. Ditches, pits, tunnels, cabins, trails, equipment and other artifacts can be readily seen outside of developed areas. Current mining activity in the area consists of a commercial and gravel extraction and recreational gold mining. The BLM indicates there are no active mining claims on BLM land in the Plan Area. There are potential sand and gravel sites on BLM property, which could be developed. There are several mining claims on Forest Service lands, but none are active at this time.



**WEAVERVILLE
AND VICINITY**



**EXHIBIT "NR-4"
RESOURCE LANDS IN PLAN AREA**

 **USFS, BLM and TIMBER PRODUC-
TION ZONE LANDS**

The largest active sand and gravel operation in the area is along Weaver Creek, adjacent to the future Industrial Park. It is anticipated that operations in this area will be phased out in the future. Replacement sites for gravel extraction are likely to be located on public lands or areas away from the community. All new mining operations will have to be carefully reviewed for water, air and visual quality, wildlife, fisheries, and noise impacts.

5. Air Quality

The Trinity County Planning Department, in cooperation with the Northcoast Unified Air Quality Management District (NCUAQMD) initiated an air quality monitoring program for the Weaverville basin. This two-year program monitored particulate matter (PM₁₀), sulphur dioxide (SO_x) and nitrous oxides (NO_x). Carbon monoxide (CO) levels were also monitored. Because Weaverville is set in a valley, pollutants tend to settle rather than dissipate. The topography of the area plays a significant role in the degree of impact pollution sources have.

Monitoring indicates the CO levels are well below California Air Quality Standards. Carbon monoxide is associated with internal combustion engines and wood smoke. Monitoring for PM₁₀, which is principally a monitor of dust and wood smoke emissions, indicates that during the winter Weaverville exceeds the State annual average standard of 50ug/m³. But that the annual average PM₁₀ levels decrease throughout the remainder of the year, as wood stove use decreases. Annual average PM₁₀ levels are approximately 21.2 ug/m³. Monitoring did indicate that between January and March of 1987, the Weaver basin exceeds the State's acceptable PM₁₀ levels for 24-hour period (50 up/m³) approximately 30% of the time. During the remainder of the year PM₁₀ levels for tend to be low.

Principal sources of particulate are woodsmoke, dust, slash and wildlife smoke, and construction activities. Over the next twenty years, increases in automobile traffic and residential development will result in increases in CO levels. Likewise, PM₁₀ levels will continue to rise with increased population.

Increases in population, however, will not necessarily result in parallel increases in CO and P10 pollution levels. This is due to the gradual elimination of older model vehicles without adequate smog control devices and the implementation of new federal wood stove standards, which are expected to reduce wood stove emissions by 90% compared to current emissions.

New significant sources of particulates will have to be evaluated to determine effects on overall air quality. In addition, existing particulate sources, such as dirt roads, or practices that will generate significant PM₁₀ levels, such as slash burning, can be evaluated to determine if they result in a significant environmental impact.

Exhibit "NR-5" provides a breakdown of air pollutants from all sources in the basin.

6. Water Quality

There are four general water sources in the Plan Area, wells, springs, creeks and the Weaverville Community Services District (CSD). East Weaver Creek is the principal water source of the CSD, which supplies the majority of the residents of the basin. West Weaver Creek provides additional water

Weaverville Community Plan

to the CSD. Maintaining and protecting water quality for domestic use, fisheries and wildlife are important when evaluating development in these watersheds.

The major potential sources for degradation of water resources within the Weaver Creek watersheds are (1) resource management, (2) urban/rural development and (3) water diversion.

Resource Management

Resource management, principally logging, road building, and mining, can result in higher than natural runoff and sediment rates in streams. In addition, the use of herbicides in timber management is a water quality concern.

Specifically, erosion and declines in water quality can result from road building and log skidding near, or across streams, constructing fill slopes on roads, landings and pads (which, if not adequately compacted can result in rills and gullies), cutting hill slopes for roads, landings and pads (which, can slump or ravel), removing vegetation and broadcast burning (which can increase raindrop erosion and reduce sediment trapping) removing and stock-piling soil, etc.

Numerous factors contribute to, or reduce, the potential for erosion from these activities, including the inherent stability of each site, the extent of vegetation removed (clear cutting, selective logging, strip mining, etc.), the amount and nature of the precipitation (rain or snow) on-site, the logging method (tractor or cable), the acreage managed, the steepness of the slope, the extent of previous disturbance and soil compaction and mitigation measures taken to minimize erosion.

Urban/Rural Development

Like resource management, urban development increases runoff rates and can degrade water quality. Extensive networks on surfaced (impervious) areas result in a significant increase of peak runoff during storm events. Storm runoff is either channeled in drainage ditches and culverts or is (straightened, culverted, etc.) to accommodate higher runoff rates.

Water quality within the East Weaver Creek basin has also been impacted by inadequate septic systems. Exhibit "PS-3" from the Public Facilities Summary, indicates areas where, because of poor soils, septic systems have failed and potentially contaminated surface water.

The SCS soil survey for the Plan Area indicates that much of the area outside of the Weaverville Sanitary District has soils that may not be suitable for septic systems.

Another adverse impact of urban/rural development is the decrease in riparian vegetation, which acts as a sediment buffer.

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EXHIBIT "NR-5"

EMISSIONS DATA SYSTEM
EMISSIONS BY PROCESS BY AIRBASIN FOR 1983
AIR BASIN : NC COUNTY : TRINITY

PROCESS NAME	EMISSIONS (TONS/YEAR)				
	CO	NOX	PM	SOX	TOC
FUEL COMBUSTION	0	0	0	0	18
BOILERS & HEATERS	554	34	93	3	143
BOILERS	0	0	0	0	0
SPACE HEATERS	69	14	69	0	14
UTILITY EQUIPMENT	0	0	0	0	0
MOBILE EQUIPMENT	553	2	15	1	246
CONICAL BURNER	373	264	28	19	42
OPEN BURNING	108	5	22	0	5
RANGE IMPROVEMENT	38	3	7	0	13
FOREST MANAGEMENT	185	0	34	0	34
SOLVENT USE	14,046	0	866	0	770
DRY CLEANING	0	0	0	0	33
DEGREASING	0	0	0	0	19
SURFACE COATING	0	0	0	0	27
ASPHALT PAVING	0	0	0	0	41
LIQUID STORAGE & TRANSFER TANKS	0	0	0	0	126
TANK CARS & TRUCKS	0	0	0	0	0
VEHICLE REFUELING	0	0	0	0	35
FOOD & AGRICULTURAL	0	0	0	0	15
MINERAL PROCESSES	0	0	3	0	21
WOOD & PAPER PROCESSES	0	0	0	0	1
PESTICIDE APPLICATION	0	0	3	0	0
FARMING OPERATIONS	0	0	0	0	0
CONSTRUCTION & DEMOLITION	0	0	0	0	0
UNPAVED ROAD	0	0	174	0	0
PAVED ROAD	0	0	3,911	0	0
UNPLANNED FIRES	0	0	201	0	0
WILD FIRES	0	0	0	0	0
STRUCTURAL FIRES	248	4	40	0	24
ON-ROAD MOTOR VEHICLES	1	0	0	0	0
OFF-ROAD MOTOR VEHICLES	2,472	528	52	40	303
TRAINS	1,244	30	0	3	350
AIRCRAFT	5	15	1	2	4
TOTAL TRINITY	0	0	0	0	0
TOTAL NC	19,896	858	5,521	69	2,286
	138,991	16,119	27,527	3,062	22,907
TOTAL	138,991	16,119	27,527	3,062	22,907

Water Diversions

As the community grows, additional diversion on both East and West Weaver Creeks may occur. The reduction of flows in the creeks in the summer increases the water temperature and can result in adverse impacts to aquatic wildlife, as well as reduces the stream's ability to absorb and dissipate sediment/pollutants.

RECOMMENDED GOALS AND OBJECTIVES

The following goals and objectives are intended to set forth a balance between resource usage and resource protection.

Goal #1: To preserve and maintain open space as a means of providing natural habitat for all species of wildlife.

Objectives:

- 1.1 To ensure adverse impacts to wildlife populations are kept to a minimum, federally managed lands should be kept in large acreages and except for designated Specific Unit Development District concept of the Zoning Ordinance.
- 1.2 Community development, large privately owned, or previously designated Forest Service trade out lands should be developed pursuant to the approach of the Specific Unit Development District concept of the Zoning Ordinance.
- 1.3 Within Specific Unit Development areas, maintain large open space areas, retain riparian zones and develop site-specific mitigation measure. These include: setbacks, homesite clustering and fencing.
- 1.4 Encourage development and enhancement of wildlife habitat through careful use of methods, such as controlled burning, planting, water development, judicious livestock grazing, mechanical land manipulation and creation of ponds in watercourses.
- 1.5 Recognize and encourage the various appropriate uses of wildlife. This includes such activities as bird watching, scientific studies, educational purposes and hunting and fishing.

The Zoning map designates the two sites within the Plan Area proposed to be developed via the Specific Unit Development (SUD) District approach of the Zoning Ordinance. The Weaver Bally SUD proposes to concentrate development near Weaver Bally Road similar to existing development along East Weaver Road. Not only will this result in less impacts on wildlife usage in the area, but will also make it more financially feasible to extend sanitary sewer mains to the area. The Ten Cent Gulch SUD is proposed to be primarily a ridge top development. This area, like the Weaver Bally SUD area, has soils efficient for on-site sewage disposal and will need sanitary sewers.

Goal #2: To conserve and maintain streams and forest open space as a means of providing natural habitat for all species of wildlife.

Objectives:

- 2.1 Retain riparian corridors, as portrayed in Exhibit “NR-1”, along the West Weaver, Sidney Gulch, East Weaver and Weaver Creeks.
- 2.2 Plans to alter the present environment should be considered on the basis of protecting fish and wildlife and their habitat.
- 2.3 Retain and develop access to public areas very carefully through riding and hiking trails (non-motorized).
- 2.4 Retain wetlands in accordance with Army Corps of Engineers and U.S. Fish and Wildlife directives.

As previously stated, riparian corridors are disproportionately important because of the high wildlife usage associated with these areas. Therefore, it is important that the Plan emphasize the retention of these areas.

The objectives pertaining to Goal #1 also are consistent with this goal.

Goal #3: To strive to conserve those resources of the County that are important to its character and economic well being.

Objectives:

- 3.1 Encourage timber harvesting activities within the basin area that are consistent with the visual quality objectives, which are defined in the Shasta-Trinity Land Resources Management Plan.
- 3.2 Protect the basin’s air quality from deterioration through the subsequent development of a basin air quality maintenance plan.
- 3.3 Retain resource-designated lands in larger parcel sizes to provide for timber management and wildlife habitat.
- 3.4 Protect the scenic natural resources of Trinity County and preserve areas, which are important as commercial natural resources for future generations.
- 3.5 Provide for resource production on the steep lands surrounding the developable portion of the Weaverville basin consistent with goals for visual quality and environmental protection.
- 3.6 Conserve lands that provide valuable natural mineral deposits for potential future use.
- 3.7 Monitor timber harvest plans and mining proposals within the Weaverville basin and work with the Forest Service, BLM, and CDF to encourage operations compatible with nearby urban development.

Goal #4: To maintain and protect the high water quality for domestic uses, fisheries, and wildlife in the basin.

Objectives:

- 4.1 Preserve the quantity and quality of the existing water supply in Trinity County and adequately plan for the expansion and retention of valuable water supplies for future generations.
- 4.2 Implement detailed plans to determine the amount of water that should be reserved for use of present and future generations.
- 4.3 Prevent land uses that result in siltation and pollution of lakes and streams. Such uses should be carefully monitored, and if necessary corrected to assure a clean and productive habitat.
- 4.4 Encourage federal and private actions necessary to prevent degradation of water quality in the East and West Weaver watersheds, which are the sources of Weaverville's domestic water supply.
- 4.5 Carefully screen all sewage disposal facilities, whether private, individual, or public, in order to maintain existing water quality standards.
- 4.6 Disapprove of any development, which may pollute the existing streams and lakes or become the source of silt that washes down into water areas.

CHAPTER 7 – HAZARDS

This element or chapter of the Community Plan addresses those aspects of the natural and man made environment that are, or potentially could be hazardous to human health and safety. These hazards must be considered when planning the location and extent of both private and public improvements.

The main emphasis of this element is to direct development away from existing or potentially hazardous natural conditions as well as to provide for appropriate locations for necessary manmade facilities which could adversely impact public health, safety, or welfare.

RECOMMENDED HAZARD GOALS

The 1973 Safety, Seismic – Safety, and Noise Elements all include recommendations which were designed to reduce the degree of risk to the public in each of these respective areas. The following goals were derived from these Elements.

1. To protect public and private developments from flood hazards.
2. To provide an adequate level of fire protection services to both community development and resource lands.
3. To discourage development on unstable slopes or soils.
4. To reduce the potential for exposure of humans to seismic mishaps.

Existing Conditions and Trends

1. Fire Hazards

There are four fire service providers in the Weaverville Plan area; the Weaverville Fire District (WFD), the California Department of Forestry and Fire Protection (CDF), the U.S. Forest Service (USFS), and the County Office of Emergency Services (OES). The CDF engine, when available and staffed, will respond to all fires in the Plan Area, while the OES engine will respond on an “as needed” basis. The WFD provides coverage within its district and the USFS responds to Wildland fires under its jurisdiction. The Weaver Bally lookout managed by the USFS also provides an early detection of fire both in the forest and in town. In addition to the above, the USFS and CDF, in summer, have an automatic air support dispatch system from Redding. Any fire report, either in or out of town, will result in aircraft response to the incident. On structural fires these aircraft are usually turned back to the Redding air base.

Generally, the Plan Area, which the CDF has designated as having a high fire hazard rating, can be broken into three zones; those areas within the WFD boundaries serviced by fire hydrants, those areas within the WFD sphere of influence no serviced by fire hydrants, and the area outside of the WFD boundaries. Each zone implies a decreasing level of fire protection.

Weaverville Community Plan

The principal concern associated with fire (other than water line adequacy, equipment, and funding of the WFD, which were discussed under the Public Facilities Summary) is the expansion of homesite development into “Wildland” areas.

The phenomenon of homesite development in wildlands presents several significant concerns, including: poor access, narrow roads, steep topography, extensive fuels, difficult winter access, and limited water availability. These concerns are summarized from a USFS forest fire fighter training paper:

“The potential for loss of life on forest fires because of burns or other fire induced causes, is higher now than ever before. As a result, ‘protection of life and property’ has begun to dominate fire suppression action plans. The relative safety of ‘perimeter fire strategy’ often must be sacrificed in favor of people and their possessions. This puts forest fire agencies and fire departments at a disadvantage since most training in the past has concentrated on perimeter strategy. Additional hazards arise as the State, City, and County fire departments confront the extraordinarily flashy grass, brush, and timber fuels in the urban-wildland border.” (Wilson, 1978).

Although portions of the Community Plan fall outside of the WFD response area, the WFD makes humanitarian efforts to respond to fires when possible.

Expansion of homesites into wildlands should be carefully reviewed for impacts to fire service. Review criteria for new land divisions should consider the following:

- Highways, roads, rivers, fire breaks, utility line right of ways, etc., all of which serve as lines of defense in the event of a fire. Such features reduce the time required to prepare suitable fire lines, slow the fire’s advance in the absence of fire fighters, and increase accessibility to the fire.
- Topographic and vegetative features that affect fire protection. This would include steep, rugged terrain and thick vegetation, which makes cross-county travel and fire line excavation difficult or impossible.
- The existence of year round lakes, rivers, streams, swimming pools, or municipal water supplies which could be tapped for fire fighting purposes.
- Placement of additional structural fire control devices (water services, extra outdoor spigots, fire resistant building materials, etc.)

Within the Weaverville Fire District, new building construction must comply with the State Uniform Fire Code, which requires stringent fire protection measures as part of the building permit process.

2. Earthquake Hazards

Within the Community Plan, the California Division of Mines and Geology (CDM&G) has indicated that the maximum expectable earthquake in the would result in minor to moderate damage to structures as discussed below:

Everybody runs outdoors. Damage negligible in buildings of good design and construction; slight to moderate in well-built, ordinary structures; considerable in poorly built or badly designed structures; chimneys broken. Noticed by persons driving vehicles. (Modified Mercalli Intensity Scale VII).

Each quake has only one Richter magnitude for each shock, but has many Mercalli ratings which will vary spatially with differences in site geology, human habitation, and distance from the epicenter. Therefore, the two scales cannot be exactly related but some qualitative comparison is possible, as shown in the following table:

EXHIBIT H-1

Richter Magnitude	Expected Mercalli Maximum at Epicenter	Description
2	I-II	Usually detected only by instruments.
3	III	Felt indoors
4	V	Felt by most people. Slight damage.
5	VI-VII	Felt by all. Many frightened and run outdoors. Damage minor to moderate.
6	VII-VIII	Everyone runs outdoors. Damage moderate to major.
7	IX-X	Major damage.
8	X-XII	Total and major damages.

Historically, earthquakes have been felt in Weaverville, with the largest equaling IV on the Modified Mercalli Scale. Damage has been limited to cracked walls and fallen chimneys. The Coast. Historically, earthquakes centered in Trinity County have originated very deep in the ground and have not exceeded IV on the Modified Mercalli Scale.

The most significant concerns associated with earthquakes are damage to structures, fires and loss of life. The County Seismic Safety Element indicates that the majority of buildings in the area are capable of withstanding the maximum expected earthquake. Exceptions, however, include the front portion of the County Courthouse, the Library and potentially, the historic commercial buildings in the downtown area. During a major earthquake some or all of these buildings could be expected to be damaged or destroyed. Loss of life from such a quake would strongly dependent on the number of people in the building at the time of the earthquake. Leaking propane tanks and damage to bulk gas storage plants could be expected to pose a significant threat.

Water lines could potentially be ruptured; reducing the availability of water for fire fighting purposes and domestic use once the area has been stabilized. Power lines would generally be expected to remain intact; however, temporary power losses are likely. Major public facilities including the hospital, Sheriff's Office, the Highway Patrol Office, Civil Defense Hall, and fire stations have back-up power generators. The Mill Street and East Weaver bridges have been designed to withstand the maximum credible earthquakes.

Weaverville Community Plan

Potential secondary effects of a maximum expected earthquake could include landsliding, differential settling and other forms of ground failure. Liquefaction of soil is not considered potentially significant in the Weaverville Plan Area. Seiches are not considered significant, as there are no large reservoirs or lakes in the area. Expansion of public facilities near inactive faults will require seismic investigations. Any dam construction on West Weaver Creek will also require seismic review.

The California Division of Mines & Geology Fault Map of California indicates that there are three known inactive Pre-Quaternary faults (faults older than 2 million years) or faults without movement of these faults has not been observed, or such signs of movement may have been destroyed by erosion or covered by vegetation or works of man.

3. Landslide Hazards

The 1980 Trinity River Watershed Erosion Investigation indicates that there are several inactive and a few active landslides in the Plan Area (See Exhibit "H-2"). The majority of these slides appear to be associated with fault lines, geologic contacts, and inner gorges of streams.

Changes in drainage on unstable slopes may increase the likelihood of slope failure. Road runoff improperly directed onto over-steepened areas or into slumps can activate slide movement.

In addition, the retention or removal of timber can influence slope stability, particularly in steep areas subject to debris avalanching. Trees provide two slope stabilizing influences: evapotranspiration of soil water and the contribution of root strength to hold soil in place.

Land sliding presents hazards to homesites and roads developed in unstable areas. All development in identified unstable areas should be carefully reviewed to minimize slide-inducing effects.

4. Noise Hazards

Noise is defined as unwanted sound. Noise can cause hearing loss, interfere with human activities at home and work, and in many ways can be injurious to a person's health and well-being.

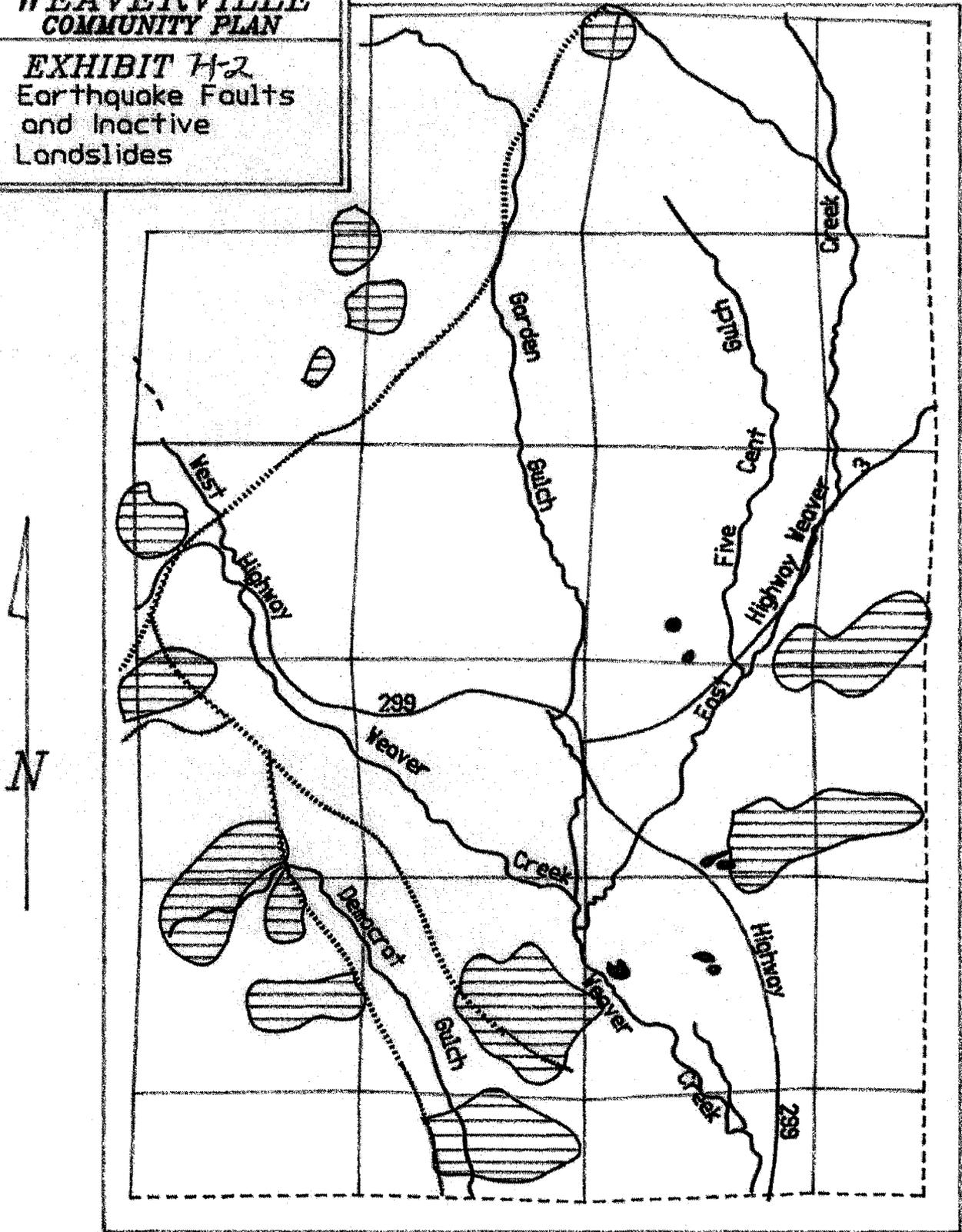
Sound can be described in terms of three variables: amplitude (perceived as loudness), frequency (perceived as pitch) and time pattern. These factors all contribute to the texture of a sound; however, amplitude, as expressed in decibels (dB), is the most versatile scale in which to measure most sounds.

A weighted sound measurements (dBA) encompass the range of noises perceived by most people and so is used here to measure noise.

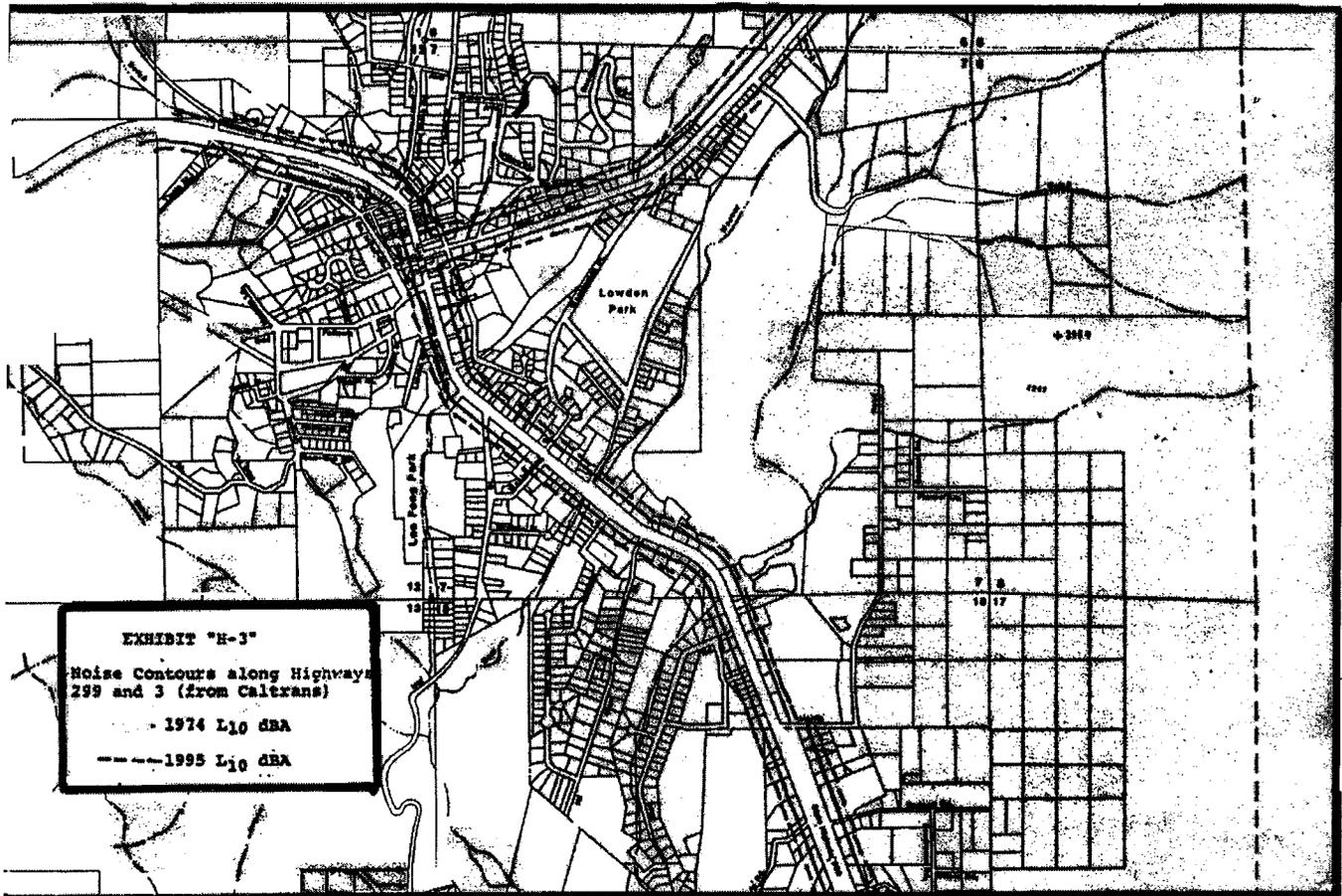
In the Weaverville Community Plan Area, major noise sources originate with State Highways 299 and 3, Trinity River Lumber Mill and Washington Street (Trinity Sand and Gravel Company). These activities produce noise that is mostly confined to daytime hours.

In addition, the Weaverville Community Airport produces sporadic noise from incoming and departing private planes. This noise source, while mildly intrusive to those residents located in the overflight zone, is considered incidental and of no substantial impact at its present level of use.

**WEAVERVILLE
COMMUNITY PLAN**
EXHIBIT H-2
Earthquake Faults
and Inactive
Landslides



Weaverville Community Plan



ACOUSTICAL SCALE

dBA	HUMAN RESPONSE	OUTDOOR	INDOOR
160-			
155	Lethal		
145	↑		
140-	Painfully	sonic boom	
135	↓		
130-			
125	↓	jet take-off at 200'	
120-			oxygen torch
115	↑	electronic bird at 100'	discotheque
110-	Physical Discomfort	motorcycle at 20'	
105	↓	wind machine at 100'	
100-		power mower	
95	↑	diesel pump at 100'	
90-		freight train at 50'	food blender
85	↑	overhead plane at 1000'	
80-	↑	freeway traffic at 50'	alarm clock
75	↓		
70-		average traffic at 100'	vacuum cleaner
65	↑		electric typewriter
60-	Intrusive		
55	↓		
50-			normal conversation
45	↑	light traffic at 100'	refrigerator
40-			whispering
35			
30-			
25	Quiet		
20-			
15			
10-		leaves rustling	
5			
0	Threshold of Hearing	- 7.6 -	

Exhibit H-3 depicts noise contours for areas adjacent to State Highways 299 and 3. Noise is not currently a significant hazard in Weaverville, but there is potential for future hazard. The town resides in a basin and is capable of generating noise that could be magnified acoustically if proper noise abatement is not imposed on some projects. Additionally, industrial uses of land should be located away from residential areas and conform to the performance standards of the County Zoning Ordinance to avoid noise impacts and conflicts. Operations that exceed recommended levels should be required to erect noise barriers and other sound mufflers. New permanent industrial uses which generate significant noise impacts incapable of adequate mitigation should not be located in the basin.

5. Flood Hazards

Knowledge of, and proper treatment of, flood hazard areas is important to Community Planning. Development within flood hazard areas not only can result in damage to property and loss of life to those that build in such areas, but also can likewise impact upstream or downstream uses. Flood hazard areas can be utilized as a community asset if approached from the perspective of retention of riparian habitat and vegetative corridors. The Weaverville Community Plan proposes to address both the Flood Hazard concerns and the Open Space Issues associated with these areas.

The County Zoning Ordinance has two mechanisms: the Flood Hazard Zoning District and the Flood Hazard Overlay Zone, to guide development in flood plains. The purpose of the Flood Hazard Zoning District and Flood Hazard Overlay Zone is to provide limited protection from flood hazards to life and property in areas susceptible to flooding as well as to insure continued unrestricted flow of floodwaters. Flood Hazard Zoning prohibits development (except bridges) in areas so designated, whereas Flood Hazard Overlay Zoning allows modification of such areas subject to certain conditions. The designation of Flood Hazard Overlay Zoning allows modification of such areas subject to certain conditions. The designation of Flood Hazard as an exclusive zoning district is proposed only for those main creeks or streams within the Plan Area, i.e. Weaver Creek, Sidney Gulch, East and West Weaver Creeks and Garden Gulch (Exhibit H-4). Other streams within the Plan Area are proposed to receive Flood Hazard Overlay Zoning only.

The Flood Hazard Overlay Zone allows all uses permitted in the underlying or principle zoning of a parcel provided that a Use Permit is obtained. Prior to issuing a Use Permit, the Planning Commission must find that the proposed use will not endanger life, impair the ability of the designated floodplain to carry and discharge the waters of a 100 year flood or increase the flood water surface elevation. The Commission must also find that sewage disposal systems are designated to prevent infiltration of floodwaters in water, or sewage disposal systems.

6. Glare

Glare, or “harsh uncomfortable light that is painful to the eyes”, is a localized problem only. The primary sources of glare are sun reflection on roofs, homes, commercial businesses, street lighting, and vehicle headlights.

Future growth will increase glare in the community. Potential sources of future glare are industrial development (that would require night lighting), metal roofs and expansion of the community street lighting district. Design features or building locations may minimize industrial lighting and metal roof

impacts. The Zoning Ordinance contains performance standards to minimize impacts of glare associated with industrial development. Design features such as low candescent vapor bulbs can be used to “soften” street lights.

7. Special Use Hazards

Certain activities, because of their unique characteristics or existing or potential impacts on nearby land uses, warrant special consideration. Such activities, such as bulk petroleum storage or rock crushing activities, or batch plants, should be sited so as to minimize the degree of risk to nearby land uses or the community at large.

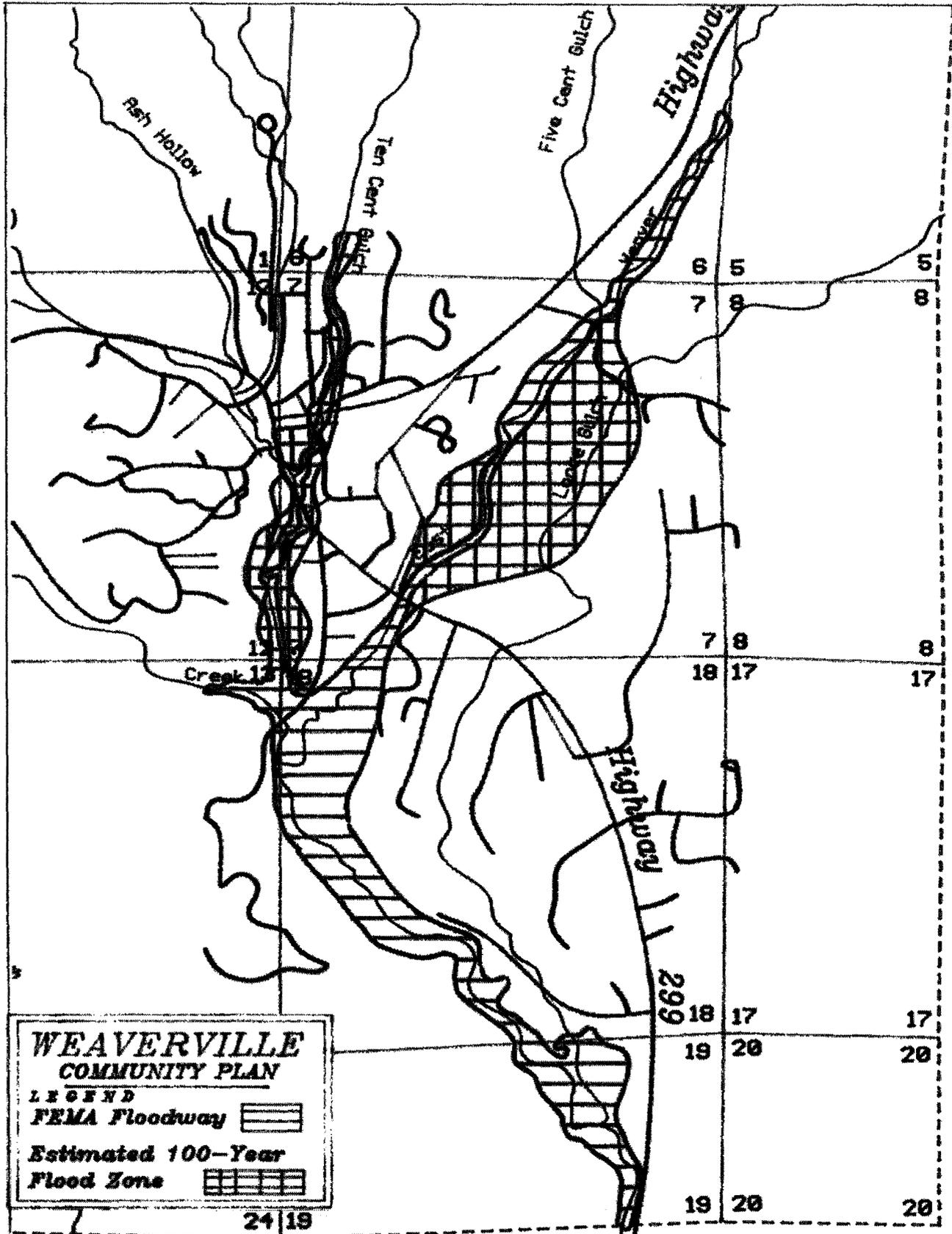


EXHIBIT H-4

Map created by Steven Shading, Trinity County Planning Department, June, 1988

RECOMMENDED GOALS AND OBJECTIVES

The following goals and objectives were formulated to protect people as well as private and public investments from hazardous areas or facilities.

Goal #1:

To provide an adequate level of fire protection services to both community development and resource lands.

Objectives:

- 1.1 Community expansion should occur only in those areas readily served or proposed to be served by the Weaverville Fire Protection District.
- 1.2 Require fire protection site specific mitigation measures in those portions of the Community at the Wildland-rural residential interface.
- 1.3 Encourage cooperation between developers and fire protection agencies in the design and layout of future subdivisions
- 1.4 Encourage the relocation of existing non-conforming industrial uses, such as bulk petroleum storage or batch plants, to sites without nearby conflicting land uses.
- 1.5 Require siting of new bulk petroleum storage, batch plants or other heavy industrial uses on industrial lands.
- 1.6 Encourage the Weaverville Fire District to insure that existing bulk storage facilities conform to current safety standards.

Goal #2:

To reduce the potential risk of humans to earthquake and associated hazards.

Objectives:

- 2.1 Continue the existing Seismic Safety Element policies aimed at:
 - relocating the County Library to an earthquake-safe site; and
 - encourage rehabilitation of existing non-reinforced masonry structures in the downtown area; and
 - discourage high occupancy use of earthquake-susceptible buildings.
- 2.2 Encourage the development and implementation of taxation policies which do not penalize rehabilitation efforts designed to improve the structural integrity of earthquake susceptible buildings.

Goal #3:

To discourage development on unstable slopes or soils.

Objectives:

- 3.1 Development proposals on steep slopes, or existing landslide areas should be strongly discouraged.

Goal #4:

To protect the public from adverse noise impacts.

Objectives:

- 4.1 Assess new projects and their noise impacts on individual neighborhoods.

Goal #5:

To protect public and private development from flood hazards.

Objectives:

- 5.1 Zone perennial streams within the Plan Area Flood Hazard to restrict alteration of streambeds.

CHAPTER 8 – ECONOMIC DEVELOPMENT

The purpose of this element of the Community Plan is to identify existing economic activities and related characteristics within the Plan area, as well as to encourage economic growth consistent with the needs and characteristics of Weaverville.

Many of the objectives and goals stated elsewhere in the Plan also serve to further economic development because they directly or indirectly positively affect business activities. For example, the parking plan endorsed by the plan for the Central Business Area will also benefit downtown businesses. Protection of the community's historic characteristics will serve to promote future tourism. Conservation of productive forest lands will serve to protect these resources.

RECOMMENDED ECONOMIC DEVELOPMENT GOALS

The Economic Element to the County General Plan contains a set of county-wide goals, which are intended to further economic activities throughout the county. The following goals from this Element have been identified as being specifically relevant to the Weaverville area.

1. To conserve forest lands on the basis of sustained yield.
2. To provide additional public and private facilities for camping, picnicking and sightseeing.
3. To provide more diverse sources of income to stabilize the economy.
4. To construct and maintain a more adequate State and County Road systems in order to provide better all-weather access to all parts of the county.

EXISTING CONDITIONS AND TRENDS

Most businesses or economic activities within the Plan Area fit into three basic groups: Community oriented commercial services, recreation-oriented commercial services, and industrial or resource based activities. In addition, these activities frequently have different locational needs.

- “Sustained Yield”, with reference to public lands is management of a forest holding for continuous, non-declining even flow of timber production, with the aim of achieving at the earliest practicable time, an approximate balance between net growth and harvest, either by annual or somewhat longer periods.

With reference to private forest holding, “Sustained Yield” means management of timberlands for continuous production, to achieve a balance between harvest and growth, at full regulation of the stands, wherein the annual timber yield is maximized.

1. Community Oriented Commercial Services

These services are generally dependent upon local residents for most of their business activity. The ability to expand or attract new community commercial services is dependent upon not only the local population to support such uses but also upon the commercial competitiveness of adjacent commercial centers such as Redding. Most community-oriented commercial services are typically zoned General Commercial (C-2) or Retail Commercial (C-1).

2. Recreation-Oriented Commercial Services

Recreational commercial services are primarily dependent upon seasonal or weekend trade for their livelihood. In general, this group consists of restaurants, RV parks, and motel/hotels. Many of these uses are located adjacent to Highway 299. However, others (e.g. RV parks, resorts, or campgrounds) are, or can be, located in resources areas. The ability to attract tourists to the Plan Area is dependent upon the state of the overall economy as well as physical attributes of the Plan Area. These physical attributes include Trinity Lake, the Trinity River, and the Trinity Alps wilderness areas. Recreation-oriented commercial uses located adjacent to highways are generally zoned, or should be zoned, Highway Commercial. Those recreational commercial uses located in remote areas are generally permitted to operate with a use permit in a resource zoning district.

3. Industrial and Resource Base Activities

Resources based activities consists of timber harvesting and mining, as well as supportive uses such as milling or processing of these resources. In all, approximately 8,020 acres or 65.2 percent of the Plan Area land base is devoted to timber management activities. Resource-based activities are of county-wide importance. However, resource-based employment accounts for only 16 percent of county-wide employment, according to the State Employment Development Department. In the past, concerns have been raised regarding the desire for further processing of wood products in county, such as the recent construction of kilms at the Trinity River Mill site.

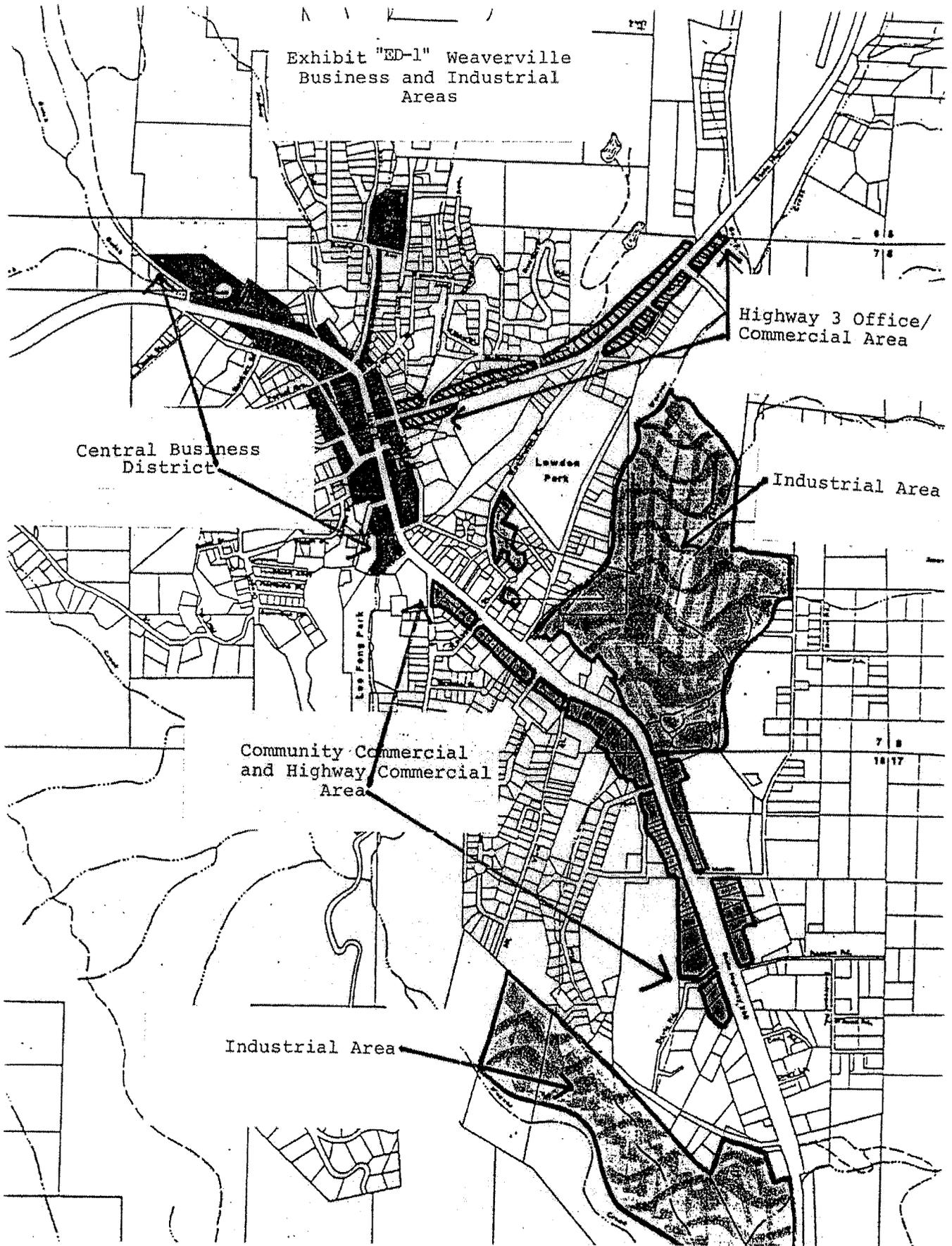
Other industrial economic activities include such uses as bulk petroleum plants, warehousing, and manufacturing uses. Typically these uses are located in Industrial Zoning Districts.

4. Locational and Service Needs

The locational and service needs of the business activities found in Weaverville vary considerably. In general, retail commercial centers are dependent on ample off-street parking; recreation dependent businesses on adequate visibility from the highways; and industrial uses on truck access and larger acreages for outside storage.

Due to the nature of these service and locational needs, several distinct commercial areas have developed over the years within the basin. Attached Exhibit "ED-1" depicts these general areas. The following consist of a general description of each area and its distinguishing characteristics.

Weaverville Community Plan



Central Business District

This area includes primarily the Old Town area of Weaverville. Businesses located within this area consist of institutional uses (County Courthouse and Hospital), professional offices, restaurants, and retail stores. Due to the location of large employment centers (County Courthouse, Hospital Forest Service Complex, County School Offices, Sheriff's Office) and the Post Office close by, this area experiences a significant amount of both vehicle and pedestrian traffic.

Community Commercial and Highway Commercial Area

This area extends from Ransom Road to Mill Street. The businesses located within this area are dominated by retail stores, auto repair, and service stations as well as some limited offices. The majority of the businesses found within this area are highly dependent on easy access to Highway 299 as well as abundant off street parking. Pedestrian business traffic is limited.

Industrial Areas

There are two main industrial areas in the Weaverville area. One of these areas extends from Washington Street to the southerly site of the Mill; the other site consists of the recently approved Business Park. These areas serve the Community by providing sites for manufacturing, warehousing, and heavy industrial activities.

Offices/Commercial Area

The highway 3 corridor, from its junction with Highway 299 to the Public Works Yard, has a mixture of limited or specialized retail commercial uses and office uses. This area differs from Highway 299 in that it experiences significantly less highway traffic than Highway.

Potentials and Constraints to Growth

The expansion of commercial or business activities in the Weaverville area is dependent on a variety of factors. Some of these factors, such as the status of the state or national economy, are clearly beyond the ability of the County, Special Districts, or local citizenry to resolve. However, some factors, such as the availability of land and community services, can be addressed on a local level. The following discussion addresses potentials and constraints to business expansion as well as related information.

1. Community-Oriented Commercial Activities

Weaverville has substantial amount of land zoned for commercial purposes. This commercial zoning roughly parallels both sides of Highways 299 and 3. Therefore, from a zoning prospective there are sufficient lands for additional commercial development.

However, some of these lands cannot be developed until sewer and water mains are extended to serve the general areas in which they are located. These infrastructure deficient areas consists of the northerly end of Highway 3 and the southerly end of Highway 299. The public services and facilities summary paper further describes the service problems associated with these areas.

Weaverville Community Plan

Demand for Community Commercial Services also plays an important role in the consideration of the need for more or less commercial zoning in a community. One indicator of the demand for commercial goods and services is the yearly and quarterly taxable sales data prepared by the State Board of Equalization as reflected in the following charts attached hereto.

Exhibit "ED-2" depicts the total volume of all taxable sales and retail stores only for Trinity County during the fiscal quarters of 1985-1986. This Exhibit clearly reflects the seasonal nature of sales activity in Trinity County.

Exhibit "ED-3" has been included in this chapter because it reflects, to a limited degree, the commercial competitiveness of the County with other areas as well as per capita taxable sales for selected retail store groups. The ability to capture an additional share of the retail market in any one category depends upon a variety of factors. Shasta County, with its larger population base and extensive commercial areas, has a competitive edge in several categories; i.e. auto dealers and supply and general merchandise.

Weaverville Community Plan

EXHIBIT "ED-2"

Taxable Sales in Trinity County by Fiscal Quarter
(In Thousands of Dollars)

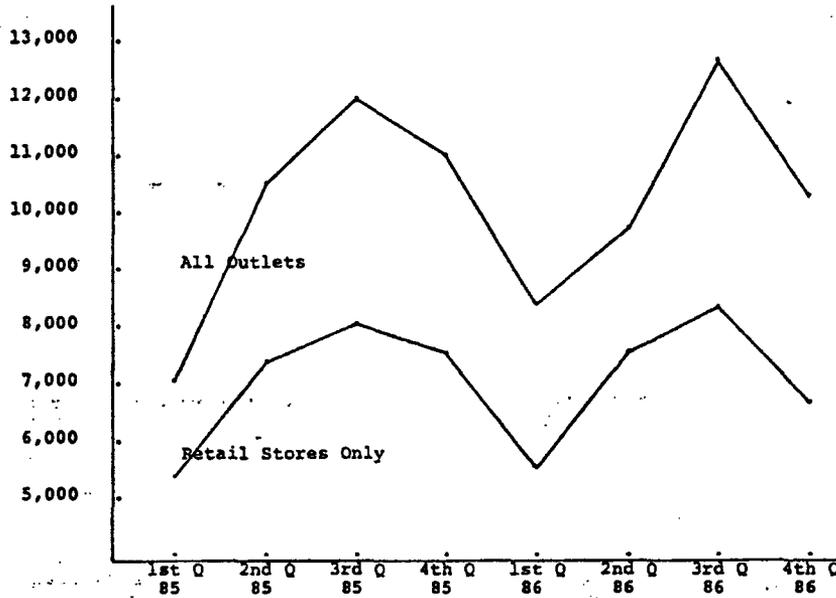


EXHIBIT "ED-3"

Per Capita Taxable Sales - 1985
For Selected Outlets
(In Thousands of Dollars)

RETAIL STORES	TRINITY COUNTY	MODOC. COUNTY	LASSEN COUNTY	SHASTA COUNTY	STATE AVER.
Apparel Stores	57	52	117	182	247
General Merchandise	249	175	400	607	690
Food Stores	547	349	637	600	473
Restaurants	310	391	467	521	653
Home Furnishings	27	83	89	275	333
Bldg Materials & Supplies	263	406	409	646	344
Auto Dlr's & Supply	76	500	439	1,117	1,054
Services Stations	328	845	657	683	537
All Outlets	3,107	4,434	5,619	5,250	7,911

2. Recreation Oriented Commercial Activities

The economic health of the Plan Area is inseparably linked to the use of Trinity County's natural resources, both for extractive purposes (e.g. timber production, mining, and grazing) and for amenity values, such as scenery, tourism, and recreation have emerged as significant contributors and should increase in importance over time.

As previously discussed, the attractiveness of the Plan Area to tourists is a function of both the onsite elements that make up its recreation setting and such off-site factors as regional, state and national economies. Important setting elements include the area's forests and streams; the Trinity Alps Wilderness Area, Trinity (Clair Engle) Lake, the Trinity River with its fishery, numerous campgrounds and marinas, and a wealth of interesting and appealing historical structures in Weaverville's historical district.

Because any use of a natural or manmade resource fosters change, it is vital that provisions be made to protect not only the natural environment and the character of the Plan Area but also to prevent unwanted changes. At the same time, access to and awareness of area attractions must be provided if they are to play their part in the health of the local economy. Defining where the dividing line is between use and abuse, between increased use and crowding, will continue to be a major challenge.

In 1986, the Board of Supervisors authorized a consulting firm to review the recreation potential of the Weaverville/Trinity Lake area. Subsequent analysis of the recreation patterns, potentials and constraints of the Plan Area revealed the following:

Potentials:

- The numerous rivers in the area offer a diversity of whitewater rafting and kayaking experiences. If developed and publicized, they could complement the area economy. (A study of whitewater recreationists would afford some idea of actual dollar value of this activity.)
- Historical tours of some of our small towns are another untapped potential. Many visitors do not realize how historically significant the area is. Docents in period dress, or annual events having historical themes could increase visitors' awareness of this aspect of the community.
- The Plan Area possesses a wealth of artisans. While the Highland Art Center offers some avenue for public exposure for many forms of art, additional opportunities would aid the tourist industry. Examples are: a concert series by local musicians, and annual photographic competition based on a Weaverville or Trinity County theme, more frequent crafts fairs – particularly ones in which area artisans display their creations in a communities outside the county – can increase awareness of Trinity County. In addition, "Made in Trinity County, California" stickers applied to locally produced goods can bolster outside interest.

Weaverville Community Plan

- Because the bulk of tourism in the area occurs between Memorial Day and Labor Day each year, effort should be made to develop the recreation potential of the Plan Area for the rest of the year. Cultural attractions, as previously described, and construction of a conference center or convention center could improve the outlook for year-round visitation.
- Opportunities for fishing for salmon and steelhead have historically been strong attractions for out-of-area anglers. It is therefore important to maintain a thriving population of these species. An appropriation to help restore the Trinity River fishery by building the Grass Valley Creek debris dam was approved by Congress. Work is presently under way. In addition, a new conservation map near Lewiston offers a source of labor for area fisheries improvement projects. Even an abundant fish population will not attract tourists who are unaware of angling opportunities. Thus, means of publicizing area publicizing area fishing should be explored.
- Advertisements should encourage the use of State Route 299 as a link between Interstate 5 and the North Coast and the use of State Route 3 as a scenic alternate to Interstate 5.

Development

Recommendations for new visitor facilities in the Weaverville area include additional hotel/motels or a single larger lodging complex; a recreational vehicle park or campground to attract travelers; and a visitor information center. Because a significant portion of visitor traffic enroute to Trinity Lake from the east bypasses Weaverville e driving through Lewiston on Trinity Dam Boulevard, development to support lake traffic should be coordinated between the two communities.

Constraints

- Lack of public awareness of Trinity County's abundant tourist attractions appears to be the greatest constraint on the growth of the local tourist economy. As awareness becomes more widespread, more out of area visitors can be expected.
- The physical distance of Trinity County from California's major population centers is a constraint on tourism, but it primarily affects the more impulsive, spur-of-the-moment visitors who typically have less time available for recreation.
- Much of the Plan Area is in federal ownership, and a considerable part of that land is reserved as designated wilderness or Wild and Scenic River corridor, or National Recreation Area. As such, there is limited scope for development of tourist facilities on those lands.
- Fluctuations in fuel costs can have some impact on local tourism; however, those impacts are more likely to affect potential visitors with limited available time and capital. High fuel costs could therefore alter the character of the visitor population.
- At present, there are not enough accommodations or services to support a major increase in tourism. It may therefore prove necessary to seek creative means of funding projects or to seek out-of-area capital.

- Funding for promotion is inadequate at best. Some source of increased funding, such as a surcharge on lodging rates or campground fees are necessary, at least until an alternative source is found.
- Lack of funding for promotion and incentives for development.

3. Industrial or Resource Dependent Economic Activities

As previously mentioned, a significant portion of the Plan Area and County is committed to timber management activities. These lands provide an even flow of timber for mills located within and outside Trinity County.

Industrial warehousing and light manufacturing sites can be provided in the new business park at the southerly end of town. This site should be able to accommodate the long term community needs for such lands.

Of special inducement to manufacturing concerns which consume large quantities of electricity are the low rates of the Trinity County Public Utility District, which supplies electricity to the majority of the basin. The electric rates charged by the District are substantially less than the rates charges by Pacific Gas and Electric.

RECOMMENDED GOALS AND OBJECTIVES

The following goals and objectives are intended to provide for future economic growth consistent with Weaverville's existing characteristics and environment.

Goal #1: To conserve forest lands on the basis of sustained yield.

Objectives:

- 1.1 Encourage the use of high site timberland for perpetual forest resource production.
 - encourage silvicultural systems which protect and maintain non-timber resources as well as optimizing timber growth/yield rates.
 - encourage harvest methods, which minimize erosion and resulting reductions in site quality or production.
 - Discourage land divisions within timberlands.

Goal #2:

To provide additional public and private facilities for camping, picnicking, boating, and sightseeing.

Objectives:

Weaverville Community Plan

- 2.1 Emphasize and encourage tourism activities, which are based upon utilization of the area's abundant natural resources.
- 2.2 Encourage the Forest Service to provide more interpretive programs and public informational services for tourism needs.

Goal #3: To provide more diverse sources of income to stabilize the economy.

Objectives:

- 3.1 Encourage industrial, or manufacturing, activities, which result in, further processing, or utilization, of resource products prior to export from Trinity County.
- 3.2 Encourage the location of industrial, or manufacturing, uses which are compatible with the existing character and community environment.
- 3.3 Encourage the development of sound employment information to better link prospective employees and employers.
- 3.4 Recognize the importance of not impeding development as a way to further commercial and industrial development.
- 3.5 Encourage the development of home cottage type businesses.

Goal #4:

To construct and maintain a more adequate State and County road system, in order to provide better all weather access to all parts of the County.

It is envisioned that this goal will be realized by continuing the level of close cooperation between Caltrans and Trinity County as well as placing a continuing emphasis on maintaining existing County roads and ensuring that only fully improved roads are brought into the County road system.

CHAPTER 9 – LAND USE AND COMMUNITY DESIGN

This element of the Weaverville Community Plan differs from other community plans because both Land Use and Community Design are addressed in the same chapter. This combined approach results from the direction and input of the Weaverville Advisory Committee.

The Land Use portion of a Community Plan establishes the proposed distribution, general location, and extent of the use of land for housing, business, industry, open space, agriculture, forestry, and public facilities. Community needs and values play an important role in the development of land use policies.

There community needs and values likewise influence overall Community Design. In general, Community Design addresses the overall appearance and aesthetic relatedness of the various neighborhoods, commercial areas, and resource lands. Community Design, therefore, focuses on both natural and manmade elements of the Community. Through effective Community Design, Weaverville will retain a distinct community identity.

RECOMMENDED LAND USE AND COMMUNITY DESIGN GOALS

The 1979 Land Use Element of the General Plan contains a number of policies or goals specific to both Community Design and Land Use issues. The following Plan Goals reemphasize these policies or goals.

1. To develop a land use pattern which implements other elements of the Community Plan.
2. To recognize the importance, and provide for the protection and enhancement, of the community's historical character.
3. To incorporate special provisions to protect and enhance the appearance of the community along State Highways 299 and 3.
4. To emphasize and retain existing neighborhood characteristics.
5. To provide for a variety of land use types and residential densities within the plan area consistent with the rural nature of the town.
6. To 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.
7. To encourage the retention and utilization of resource lands for timber production and wildlife use within the context of protecting viewsheds from a significant permanent departure.
8. To encourage protection of water quality in both East and West Weaver watersheds.

EXISTING CONDITIONS AND TRENDS

1. Existing and Proposed Land Use

The Weaverville Community Plan area includes a wide variety of existing land uses. This is primarily because Weaverville has both a community water system and a community sewage disposal system. These services allow for greater densities in residential development as well as a wider variety of commercial and industrial uses than can be located in other communities in the County.

The Exhibit on the following page depicts various community land uses proposed by the Plan.

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EXHIBIT "LD-1"
Existing and Planned Land Uses

Land Use / Zoning	Existing use as of 1987		Per Plan Zoning	
	*(Units)	Acres	(Units)	Acres
1. RESIDENTIAL				
** Single Family	1,028	1,200	1,281	315
Duplex	42	61	476	53
Multiple Family	125	35	414	33
Mobile Home Park	85	33	85	33
** Rural Res. 1 Acre min			337	366
** Rural Res. 2.5 Acre min			224	224
** Rural Res. Ac/Min			57	281
** Rural Res. 10 Acre Min			20	228
** Community Services Needed			207	267
<i>Subtotal</i>	<i>1,692</i>	<i>1,329</i>	<i>3,101</i>	<i>2,028</i>
2. COMMERCIAL				
Commercial Districts (C-1, C-2, C-3, H-C)	20	253		
Residential Office			15	21
<i>Subtotal</i>	<i>20</i>	<i>253</i>	<i>15</i>	<i>240</i>
3. INDUSTRIAL (Industrial Includes Bus. Pk. SUD)				
<i>Subtotal</i>		<i>225</i>		<i>225</i>
4. RESOURCE				
	65			
Ag-Forest 20 Acre Min.			18	403
Ag-Forest 40 Acre Min			8	360
Ag-Forest 640 Acre Min				640
Timberland Production		2,380	9	2,380
Open Space/Federal		5,640		4,500
<i>Subtotal</i>	<i>65</i>	<i>8,020</i>	<i>35</i>	<i>8,783</i>
5. OTHER				
Public Facilities		153		193
*** Specific Unit Dev.		10	164	1,074
Vacant		2,545		
<i>Subtotal</i>		<i>2,698</i>		<i>727</i>
GRAND TOTAL	1,365	12,525	3,315	12,003

* Means one dwelling unit, average household size 2.55 persons

** Single Family counts include Rural Residential and Unclassified lands in 1987 count

*** Includes 30 units of Senior Citizen Housing

2. Land Use Designations

After the development of Findings and Policies in 1979, lands were designated for specific land uses. Examples of these land use designations are Resource, Rural Residential, Commercial, and Open Space. It is important to understand the distinction between Land Use Designations and Zoning. While the entire Weaverville Plan Area was assigned a Land Use Designation in 1979, the zoning was unchanged. Pre-1989 zoning generally dates back to 1968 and, in many instances, is not consistent with Land Use Designations adopted in 1979. For instance, the Mountain View Road and Glenn Road areas are designated Single Family/High Density in the General Plan but are zoned Rural Residential; the Weaverville Elementary School is designated Public Facilities, but is zoned Duplex Residential.

Whereas, Land Use Designations determine whether an area is committed to residential or resource uses, zoning is necessary to determine the density of development, i.e., how many parcels. Zoning also determines the number of housing units permissible per acre. For example, the General Plan may designate an area for Rural Residential use, but the zoning will determine if that Rural Residential density will be one acre minimums, 2.5 acre minimums, 5 acre minimums, etc.

One of the objectives in developing a Community Plan is to review and update these General Plan Land Use Designations and adopt zoning consistent with these designations. The following consists of definitions of the General Plan Designations used in the Weaverville area.

Commercial (C)

Commercial areas are designated within general communities and are intended to include the central business district and other commercial areas.

Commercial developments are intended to utilize available community services. Lot sizes may range from 10,000 square feet to five acres.

Central Business District is a high intensity, pedestrian-oriented business area involving retail sales, business and professional offices, etc. It should form the vital center of the community. Adequate parking should be made available for the ease of use by customers. Other Commercial designations are intended for highway frontage, tourist-oriented business development, and for more general commercial uses, such as wholesale storage, lumber yard, bulk plants, etc., which require more space than is available in Central Business District (CBD), or which would be inappropriate in a CBD area. High traffic volumes could be expected; therefore, safe highway ingress and egress should be incorporated. Adequate off-road parking is also essential in this area.

Rural Residential (RR)

Rural Residential describes locations of rural type residential development. Densities are designed to ensure the long term opportunity for individual water and sewer systems. High density is one dwelling unit per acre or larger to provide for the use of both individual water and sewer systems on the same parcel. Low density is one dwelling unit per ten acres. This is to allow limited residential development 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. Special attention should be directed toward the protection of sensitive environmental resources, such as water quality,

unstable slopes, critical wildlife habitat, etc. This designation should not be construed as discouraging resource production activities, such as logging or grazing. This description should also provide for small home businesses, for small scale agriculture, and for small industrial operations subject to controls to prevent nuisances.

Open Space (OS)

Open Space areas are designated to indicate “natural areas” to be protected for scenic, wildlife habitat, and watershed values or for resource rehabilitation. Resource rehabilitation areas may be used as interim designations designed to be used for one of the other Natural Resource designations upon rehabilitation. Also included in the Open Space designation are areas of important natural processes such as unstable areas, floodplain, and other natural hazard areas.

Resource Land (RE)

Resource lands are those areas designated for the production of products or uses of natural resources. Natural resources include timber production and mineral production areas. Minimum parcel size in the Resource designation is twenty acres. Activities necessary for the production of the various resources are encouraged in this area, and can include industrial development sites adjacent to the resource base being used (timber, ore, etc.) if adequate transportation facilities and access are available and if an acceptable low level of environmental impact can be maintained.

Industrial (I)

Industrial areas are designated to indicate the most likely and desirable areas for industrial development including federal, state, or local facilities of an industrial nature. Industrial areas should be located near existing communities to promote energy conservation and to utilize community services as required. Industrial areas should be located so as to adversely affect residential areas.

Single Family/High Density (SF/HD)

“Single Family/High Density” designates areas suitable for closely spaced residential developments made up of single family homes. Traffic circulation patterns, availability of water, sewer, electric and telephone services would be designed to accommodate the larger area population.

Multifamily Residential (MFR)

“Multifamily Residential” designates areas suitable for closely spaced residential development comprised primarily of duplexes and apartments. Traffic circulation patterns, availability of water, sewer, electric and telephone services would be designed to facilitate the location of a large population within a small land area.

Special Treatment Area (STA)

The Special Treatment (ST) and Special Treatment Area (STA) are overlay designations applied to sites or areas of historic significance.

3. Historic Preservation

In 1979 a Historic Resources Inventory was conducted for all of Trinity County. Area 6, the Weaverville portion of this survey, identified a large number of individual buildings and sites of historical importance. This Weaverville Survey also identified five potential Historical Districts within the town area.

Residents within areas eligible for historic district designation are concerned with maintaining and improving their properties in accordance with the character of the community and their respective neighborhood area. However, most of these property owners are concerned about stringent architectural regulation, and therefore feel that preservation should be pursued on an individual property basis.

The following, aside from the central business district, describes the four areas in Weaverville, which contain most of the Community's historic structures.

Court and Taylor Street Historic Area

Court Street begins, appropriately, at the Court House and is perpendicular to Main Street, running west to east. About 200 yards up the street it intersects with Taylor Street. After the intersection, Court Street continues up a hill and bends to the north to end up paralleling Taylor Street below. The intersection is confusing and it is easy to mistake the north part of Taylor Street as the continuation of Court Street. The extension of the district includes the first 200 yards of Court Street and Taylor Street north of the intersection with Court Street, to Waterworks Street and continuing four houses past Waterworks Street on the right hand (SE) side only.

The section of Court Street to be included is one of the most untouched and well maintained historic areas in the County. Every structure is in mint condition and treated with pride. The houses are predominantly white with a combination of Greek revival and Pioneer styles on the north side of the street and Queen Anne Victorian on the south side. The lots are fairly good sized, with a picket fence, a narrow tree rooted sidewalk and large locust trees that meet in the center above the street.

North Taylor Street has been slightly less fortunate. The loss of a wonderful old Victorian, which was replaced by a cement block dwelling, the neglect and ultimate decay of the Todd house, and the burning of the old house on the corner of Court and Taylor, are irredeemable scars. However, the houses that do exist, even the ones built in taste that area post 1930's, make Taylor Street very special.

It is not difficult to say what is significant about this district. It is, simply, the most complete and well preserved historic area in the County. Beyond this, it has an incredible New England type of crisp beauty. This exists in contrast to the starkly white houses and picket fences to the deep green of the shaded lawns and huge, protecting locust and sycamore trees. Three building regimes are represented in the district, one on the north side, one on the south, and one on the tail end of Taylor Street. The north side is composed of pre-1890's houses that are Greek revival and Pioneer in style. The south side is represented by Queen Anne Victorian; only one Pioneer style remains (the Crane House). The uniformity on the south side of Court Street is due to the fire that wiped out the older homes, which were replaced with the popular Queen Annes. At the end of Taylor Street, just past Goetze's, begins a series of bungalows (dating from the 30's and 40's) of which the John Meyer house is the best example. These do not continue the same pattern of white shiplap or clapboard picket fence, which is dominant. Rather,

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they use contrasting colors such as green and light green, brown and white, pink and gray etc. The materials include cobblestone, trellising and asbestos shingles as well as wood. However, the predominance of gable roofs, T and L plans, large lots and small scale buildings with graceful and charming landscaping, have enabled these houses to not only blend into the older scheme of buildings but also to enrich it.

Mill Street Potential Historic Area

Mill Street runs diagonally off Main Street beginning at the Continental Telephone Company and ending with the Nellie Johnson house. The street has some of the oldest houses in town but it also gives the street a less historic appearance than, for instance, Court Street. However, the whole is not yet unpleasing or discordant and is considered one of the finer streets in town.

The houses on Mill Street range from pioneer shiplap or clapboard such as the Beach House or Flagg (Johnson) house, to board and batten, such as the Cobb house, and Nellie Johnson house; to Greek Revival/Gothic combination, such as the Lowden-Duncan house or the Funk house; and one shingle style, the Larkin-Rose house. The older houses were all built on large (1-2) acre lots and most had barns or sheds. Now only 2 houses have original lot sizes. These are the Jennie Jackson house and the Flagg house.

Picket fence runs intermittently along the street where once it was continuous, but the locust and walnut trees still line the sidewalks and arch gracefully to form a canopy in the spring and summer. Mill Street used to be the main thoroughfare into town from the south as the Oregon Mountain Road used to trail up West Weaver Creek, instead of going through town as it does now. Thus, the older houses and trees on Mill Street are some of the oldest in town.

Main Street Historic extension includes the east side of Main Street from the corner of Brannan Street to Washington Street (Larson House to Shuford House). This section of Main Street was not included in the original district because not every building is historic. These include the Rowe house, the Blue stucco (1940's) and a Shell Oil station. However, the remainder of the block and 10 houses are all historic on their original lots. The lots are large (1-2 acres). Many have or have had barns in the rear portions. The street is planted in locust and walnut trees on the sidewalk and a continuous fence line runs from Large's house to Shuford's. The fence varies between wire, picket and one section of cement square column and rail about 2' high.

The houses range from simple Pioneer to Greek revival to early Trinity Victorian. All are white except Irene's, which was just painted yellow. All except Irene's are residences.

The extension of the Main Street district would protect the last truly residential section on Main Street. Originally, Weaverville was entered via Mill Street and Main Street was not the main thoroughfare. Thus, it was not originally a commercial development. Now, however, commercial uses are surrounding these few remaining homes and two have already been turned into a commercial venture. What is special about the district is the large, grassy lots with the large old houses set back behind picket or decorative wire fences and big locust trees.

The presence of these houses, which form a row on the east side of the street, announces to the newcomer that one is about to enter the old part of town. It is at this point that the original spirit and design of Weaverville becomes apparent.

Center Street Potential Historic Area

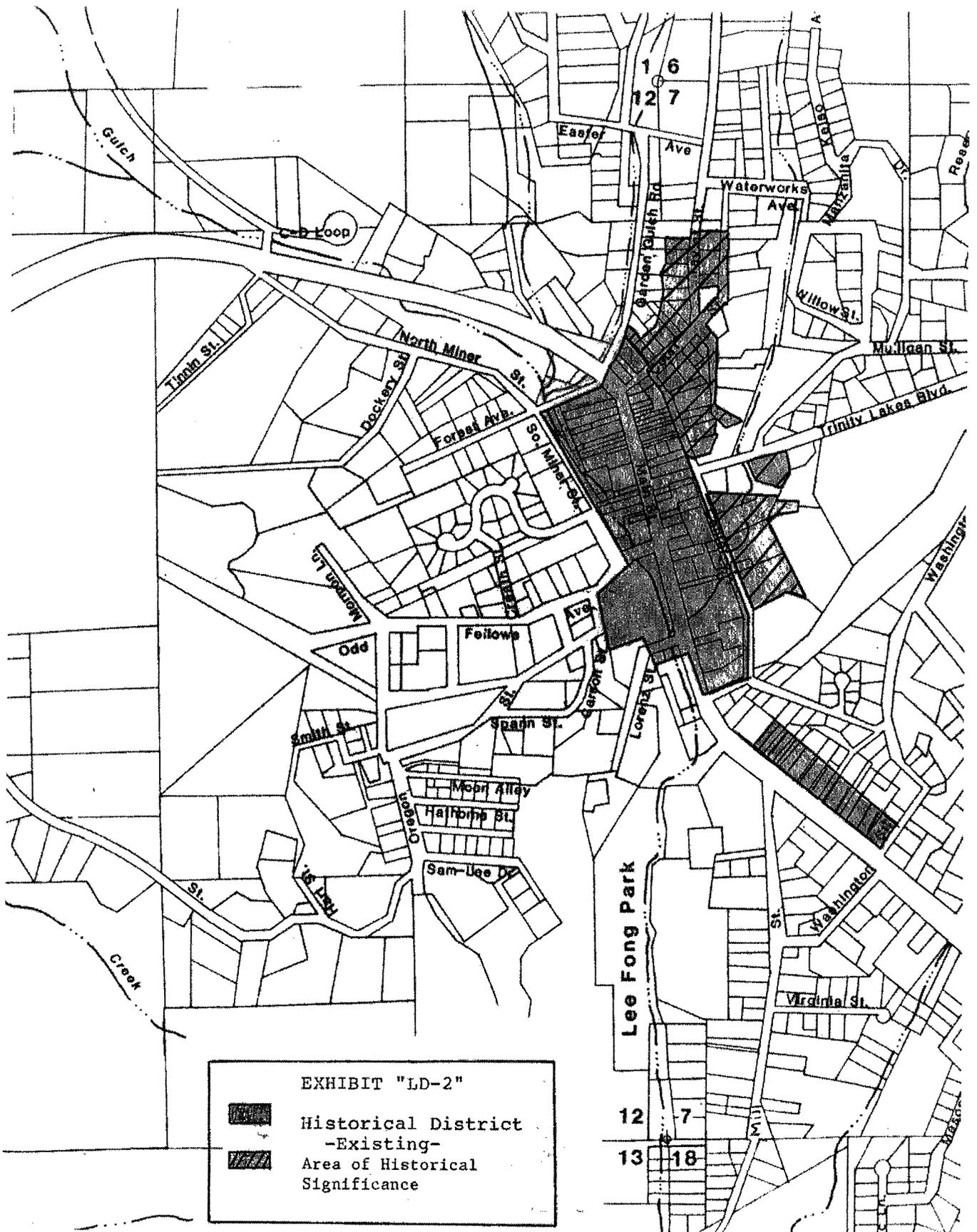
Center Street runs perpendicular to Court Street and Highway 3, beginning at Court Street and ending at Brannan Street. Buildings face the first half of Center Street (the section between Court Street and Highway 3) only from the East side of the street. The same holds true for the remainder of Center Street, with the exception of Moon Lee's rental and the Main and Meckel Hall houses. The lots on the east side rise up sharply from the street and the buildings are built on the crest of lots, where they overlook the town and Main Street.

The historic houses on Center Street are all fairly similar, being either Pioneer or Greek Revival Clapboard/Shiplap of 1-1/2 stories and steep gable roofs. Their similarity in appearance and the more or less uniform lot size gives the first half of Center Street the appearance of a "row" of houses. On the second half, the elevation of the street is uneven and with fewer old houses surviving. The "row" look is lost. Yet what the second half loses in numbers of surviving structures, it gains in surviving trees and the nature of the lots along Main Street at this point, which are not commercial but more residential.

The whole of Center Street is lined with locust, fruit and walnut trees, and berry vines. Picket fences – hand split, natural or white – and wood post and wire fences line the east side of Center Street along its entire length and most of the west side. Old barns, sheds and big yards face the street from the west side on the second half, between Brannan Street and the Fields house. Particularly important to the character of this portion center Street is the Gribble lot.

Other elements, which are special to the district, include the original natural and white picket fences, the fruit, nut, and locust trees and the berry vines, which cling to the fences and often the edges of the street.

The following Exhibit shows the location of those areas previously described.



4. Weaverville Creeks and Trails

The Weaverville basin is divided by a number of creeks. The larger of these creeks, East and West Weaver Creeks, are sources for domestic water. In addition to being sources for water, these creeks, with their riparian vegetation, also make an important aesthetic contribution to the appearance of the Community. Culverting or otherwise channelizing these creeks would radically alter the viewsheds of individual neighborhoods and the overall Community. Therefore the Community Plan proposes that these creeks and their associated riparian areas be retained.

A network of old mining trails still exists along many of the Creeks in and around the Community. In addition, trails along ditch lines between Creeks are regularly used by day hikers, horseback riders, joggers and others. The network of trails is easily accessed from the core area (for example, the ‘Garden Gulch’ trail, which begins at the end of Taylor Street, and the ‘Ten Cent Ridge’ trail off of Reservoir Road) contribute to the recreational, aesthetic, and historical values associated with the Community. The Plan proposes to recognize these trails and insure their retention as the community grows.

5. Town Cultural Center

The Joss House, Jake Jackson Historical Park and Museum, and Highland Arts Center together create a distinctive Community Cultural Center. Recently proposed or constructed projects i.e. the development of Lee Fong Park, the TDA sponsored parking lot/restoration of the Sam Lee House, and the pedestrian path adjacent to the Highland Art Center have been designed with the intention of supporting, not detracting from, the uses or activities occurring in this area. The Community Plan views this cultural center as being an important asset to the community and therefore places a strong emphasis on protection of this area as well as endorses efforts to further develop compatible projects.

6. Community Signage

Signage within Weaverville plays an important role in the appearance of the Community. While is necessary that businesses have sufficient signage to identify their site and attract customers, excessive signage can create a confusing landscape, which does not serve any purpose.

Signage in Weaverville is handled in two distinct ways. Within the Main Street Historical District all signage must be reviewed and approved by the Architectural Review Committee. In the rest of the basin all signage must adhere to the requirements of the County’s Zoning Ordinance. In general, the Zoning Ordinance allows signage, which is attached to the building without any restrictions. However, free standing or detached signage requires a Planning Director’s Use Permit. The Plan proposes that future free standing signs generally incorporate a monument base and/or perimeter landscaping for aesthetic purposes.

7. Visual Impact Areas/Entry Ways

The Weaverville basin is generally accessed via Highway 299, Highway 3, or Lonnie Pool Airport. The views along these access routes are important inasmuch as travelers into the area gain their first impressions along these corridors.

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The design orientation of the highway engineer has been compared to that of a plumber strictly concerned with “free flow” and the elimination of “clogs” in the system. Whereas the engineer focuses on the narrow roadway, it is the responsibility of planners to plan for land use adjacent to such corridors. Uncontrolled development along major corridors can lead to traffic congestion, higher traffic accident rates, and a diminished natural and aesthetic environment.

Corridor planning and land-use controls go well beyond the design of a narrow right of way to encompass a larger physical area that is functionally and aesthetically related to the roadway. Effective zoning controls can enhance the visual quality of these corridors and well-planned corridors can be a distinctive and aesthetically pleasing part of the community’s overall design.

The 1979 Land Use Element contained the following Weaverville Policies relative to these corridor areas:

“Ordinances and Standards should be developed to assure the enhancement of Weaverville’s appearance. Special attention should be paid to areas with historical character and to the area along the two State Highways. The County should take action to improve the appearance of its own facilities, such as the Road Department Yard on Highway 3.”

The following subsection addresses aesthetic issues and plan proposals relative to these areas:

Highway 299 – Straight Stretch

This area is generally considered to encompass both sides of Hwy 299 from the Highway Patrol Office to Trinity Alps Business Park.

This is generally considered the least attractive entry way into the Community. Identified visual problems in the area consist of: highly visible utility lines, lack of landscaping relief along existing developments as well as stored or partially dismantled vehicles adjacent to the highway right-of-way.

As new development occurs along the straight stretch, this area should undergo transformation to a more “commercialized” streetscape. The Plan proposes to place the front portion of the lots along the straight stretch in a Plan Review Overlay Zone. The purpose of this Overlay Zone is to require Commission review of future developments so that greater attention can be given to the aesthetics of this area.

Highway 299- Civil Defense Hall Area

Traffic heading easterly through Weaverville suddenly leaves the low elevation pine and oak forest and descends into Weaverville. Along this entry way, public buildings on the northerly side of the street dominate the viewscape.

As recently approved residential subdivisions are constructed in this area, the transition from town to forest lands will become less radical. The Community Plan proposes to support development of parking and related improvements along and adjacent to the Union Street right-of-way. These improvements should result in an overall aesthetic improvement in this portion of the town.

Highway 3 Corridor

The Highway 3 corridor has experienced commercial and office development activity over the last two years. Visual concerns along this entry way consist primarily of the appearance of the landfill and public works yard. Similar to the Straight Stretch area, the plan proposes to place these areas within a Plan Review Overlay District. In addition, the Plan proposes Open Space Zoning on various strips of land adjacent to Hwy. 3 to provide for the retention of the natural characteristics of the areas so zoned.

8. Visual Impact Areas/Basinwide

To the north of Weaverville, Glenison Gap, Rocky Point, Weaver Bally, Monument Peak, and the forested slopes below these peaks are significant focal points. To the west, Timber Ridge and Oregon Mountain dominate the view. The south and east viewing tends to be framed in by Musser Ridge, with Brown's Mountain looming above.

Homesite development and logging are the predominate visible activities in timbered areas, while home site development and mining can be noticed in oak woodlands and along streams.

Within the basin viewshed, man's activities have successfully blended with the "natural" landscape. Logging north of town in 1985 – 86 is unnoticeable. Timber harvesting and road-building south and west of town, between 1984-86, is noticeable, but remains visually subordinate to the overall landscape. The duration of visual effects of these activities will vary between one and ten years.

Homesite expansion and associated road construction tends to result in similar visual effects, but the duration of these effects can be much longer. Maintaining the scenic quality of the area is both economically and aesthetically desirable, but maintaining resource land in production is equally as important. Much of the resource lands are hidden from the Community. In these areas road building, logging, etc. result in minimal noticeable impacts. Even on slopes visible from the Community, vegetation retention; obstacles, such as "spur" ridges; and topography can be utilized to minimize the visibility of management activities. Within these "shadowed" areas, management goals do not have to conflict with visual objectives. The Plan proposes to support continuation of past and current resource management activities, which recognize the importance of visual impacts within the basin.

9. Archaeology

Archaeological sites reflect the continuity of history with today's human activity. Known archaeological sites in the Weaverville Plan Area generally pertain to activities of early settlers to the area. These include a Chinese burial site (allegedly the burial location of Chinese killed during the Tong war) and Sykes Shaft (an early attempt to intercept the gold strata of an old river bed). There are other locations of the activities of early settlers and a suspected Indian burial site. Other sites may be located as development occurs in the area or as additional information becomes available. Archaeological surveys are typically required by the federal government prior to land exchanges and approval of federally funded local projects (i.e., road and bridge construction). The County requires and archaeological reconnaissance on private projects in sensitive areas through its environmental review process. When archaeological sites are found, the area may be protected from development by sealing

the surface area (pavement), excavation by an archaeologist for cataloging, or by easement given to the Society for California Archaeology for protection of the site.

10. Weaverville Neighborhood Areas

The Land Use Element of the Community Plan plays a central role in synthesizing all land use issues, constraints, and opportunities presented in the previous chapters. These previously presented or discussed concerns include such considerations as access, public services, resource management, soil constrains, and others. The following section centers around neighborhood areas. As previously stated, one of the Community Plan's priorities is preservation of neighborhood characteristics.

East Weaver Area:

Existing parcel sizes in the East Weaver area generally range from 2 ½ to 10 acres. East Weaver Creek, the primary water source for Weaverville, passes through the area. In recognition of existing parcel sizes and construction types, the Plan proposes a 2 ½ acre minimum for the area ~~and precludes the placement of mobile homes within this neighborhood~~ (Bd. Res. No. 54-94). The plan also proposes to retain, or relocate, existing trails in the area which access Federal lands to the west.

Protection of water quality and control of septic effluent is of the utmost importance to this area. Stringent inspection of new on-site systems should be required as should continued follow up actions by the Health Department to insure inspection and correction of existing problem systems.

Extreme caution should be undertaken to insure that Federal lands zoned RR-2 ½ are capable of accommodating development, especially in light of neighborhood concerns regarding drainage and sewage disposal.

Although the zoning for this neighborhood area is Rural Residential – 2 ½ acre minimum, the Plan recognizes that there is a substantial number of parcels of less than 2 ½ acres in size. This area should retain the 2½ minimum because such a lower density zone (as opposed to smaller minimums) represents the preferred density for the entire area as well as accurately reflects problems relative to water quality and increased traffic.

Brooks Lane / Musser Hill Area:

Parcel sizes in this area generally range from 1 acre to 5 acres in size. The area is not served by community water or sewer services. However, to supplement well usage and increase fire protection, area residents desire extension of a water main in this area. Roads are privately maintained. Soils percolate slowly. Issues of importance to the neighborhood include maintenance of rooks Lane (a private road). The Plan proposes a 2½ acre minimum parcel size for this area ~~with a Mobile Home Standards (MHS) Overlay~~ (Bd. Res. No. 54-94)

Five Cent Gulch Area:

Parcels in the Five Cent Gulch area range from ½ acre to 8 acres in size. A portion of the area is served by community sewer and water services. Roads are privately maintained. In addition to residence uses, there are retail commercial uses, mobile home parks, heavy equipment repair, and a medical office. Issues of importance to the neighborhood include concerns about the Weaverville Landfill polluting

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Five Cent Gulch and domestic wells. The Plan proposes one acre minimum zoning for this area and places a Mobile Home Overlay Zone over much of this area (Bd. Res. No. 54-94)

Browns Ranch Road Area:

Parcels in the Browns Ranch Road area vary from 4 to 12 acres in size. Within this area are a senior citizen facility, senior citizen apartments, single family residences and agricultural uses as well. Issues of concern to the neighborhood include concerns about subdivisions and zoning that would alter the rural character of the area. With the exception of Mill-owned property, the area is predominantly zoned for 5 acre minimums. Mobile homes are excluded from this area and an open space buffer is proposed between this area and the industrial area to the west (Bd. Res. No. 54-94).

Martin Road / Ransom Road Area:

Parcels in the Martin Road / Ransom Road Area vary from one to ten acres. This area is severely restricted due to the lack of community sewer or water systems. The Health Department will not approve building permits in most of the area due to poor percolation rates. The Plan proposes zoning which ranges between one half acre to 2 ½ acre lots, but requires community water and sewer prior to any future divisions.

Although it is recognized while it is likely that necessary improvements to meet this area's infrastructure needs will cause some disruption, it is important that special consideration be given, during both the design and construction stage, to protect existing private improvements. Although the Plan sets aside a reserve of sewage treatment capacity for this area, this set aside is of one year's duration only so that if it is not possible or desirable by area landowners to extend such services, this reserve capacity will be reallocated.

Davis Road Area:

Parcels in the Davis Road area are approximately one to two acres in size. Uses include single family residential and retail commercial facilities. Sewer and water services are deficient in this area; however, development of the Business Park to the south will provide for the extension of sewer and water mains to the neighborhood. The plan proposes primarily one-acre minimum zoning for the residential portion of this neighborhood area.

Glenn Road Area:

Parcels in the Glenn Road area are generally 1/4 acre in size. The area is comprised of single family residences, a golf course, and a large undeveloped parcel. The Plan anticipates little or no change in this area except for future development of a multifamily project adjacent to the golf course. This neighborhood area is proposed to be a mobile home excluded area (Bd. Res. No. 54-94). Single Family, or R-1, is the predominate zoning in this area.

Masonic/Mountain View Area:

Parcels in the Masonic/Mountain View area are generally 1/4 to 1/3 acre in size. Primary land uses and construction types consist of both frame houses and mobile homes, although some rental cabins and a private meeting hall are also located in the area. The area is served by community water and sewer

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services. ~~The Plan proposes Mobile Home Standards Overlay zoning for the Masonic Lane area and permits mobile homes by use permit in other areas of this neighborhood as well as zones most of the area R-1 and RR-1 (Bd. Res. No. 54-94)~~ Most of the area is zoned R-1 and RR-1.

Mill Street Area:

Parcels in the Mill Street area range from 6,000 square feet to ½ acre in size. The area is served by community water and sewer services. The Plan proposes primarily Single Family (R_1) zoning in this area ~~and excludes mobile homes (Bd. Res. No. 54-94).~~

Timber Ridge Area:

This neighborhood sits above Weaverville in a secluded, cool basin. Residents of this area expressed interest in assuring future road improvements do not cross unstable slopes and that the designated West Weaver rail excludes motorcycle usage. The Plan proposes RR 2 ½ for existing lots.

Washington Street Area:

Parcels in the Washington Street area range from 8,000 feet to ¾ acre in size (excluding Lowden Park and Weaverville Elementary School). The area is served by the Community sewer and water services. Uses in the area include single family residential, duplex, multiple family residential, retail commercial, heavy commercial, industrial, and public facilities (school and park). This area is truly a mixed use neighborhood. The proposed Plan retains much of the existing neighborhood zoning. However, the multiple family zoned area incorporates a Plan Review Overlay whose purpose is to primarily insure that necessary street improvements re provided as part of the building permit process.

Oregon Street Area:

Parcels in the Oregon Street area range from 6,000 square feet to five acres. The Plan proposes to retain the primarily open, rural character of this area by incorporating zoning consistent with existing parcel sizes. ~~The Plan would allow future mobile home installations by the use permit process but emphasizes that such installation, when approved, adhere to the Mobile Home Standards provisions of the Zoning Ordinance (Bd. Res. No. 54-94).~~

Odd Fellows Area:

Parcels in the Odd Fellows area vary from 8,000 square feet to six acres. The area includes a community cemetery, two churches, and a preschool primary uses are single family residences, duplexes, and apartments (near the central business district). The Plan proposes to protect existing neighborhood characteristics primarily by zoning this area consistent with existing uses (RR-1 and PF) ~~and excluding mobile homes (Bd. Res. No. 54-94).~~

Easter/Barbara Avenue Area:

Parcels in the Easter/Barbara Avenue area vary from 1/3 acre to 4 acres. The Plan proposes to zone this area consistent with existing uses as well as retain existing trails in the general area. ~~Mobile homes are proposed to be excluded from this area and Predominate zoning is proposed to be R-1 (Bd. Res. No. 54-94).~~

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Taylor Street Area:

Parcel sizes in the Taylor Street area are generally ¼ to 1/3 acre in size. The Hospital is located on Easter Avenue and Taylor Street, and a medical office is located on Taylor Street and Waterworks Street. Much of this area has historical significance. The Plan encourages retention of the historical structures in this neighborhood. In order to protect the Taylor Street neighborhood area from “commercialization” the Plan proposes office zoning in lieu of commercial zoning for designated lots. Office zoning would allow medical office uses, but not more intensive commercial type activities. ~~Mobile homes would be prohibited from this area and~~ Most residential lots are proposed to be zoned R-1 (Bd. Res. No. 54-94).

Mulligan Area:

Parcel sizes in the Mulligan area are generally 8,000 square feet to ½ acre in size. Included in the area are the Trinity County Public Utilities District (TCPUD) maintenance yard and the P. G. & E. maintenance yard. In general, the Plan proposes zoning consistent with existing land uses. ~~Future mobile homes could be placed in the area by use permit~~ (Bd. Res. No. 54-94). The Plan proposes a pedestrian path along the waterworks right-of-way in recognition of long standing use in this area as well as to facilitate east west pedestrian needs.

Oregon Mountain:

Parcels in the Oregon Mountain area average approximately 5 acres in size. The area is served by private roads. Community water and sewer services are not available. Issues of concern to the neighborhood include: lack of ground water availability, poor quality (iron) of the ground water that is available; and inability of the Weaverville Fire District to serve parcels beyond the end of the County Road (Oregon Street). Due to these limitations, the Plan limits future growth in this area and proposes RR-5 and RR-10 Zoning. ~~Mobile homes would be allowed via the use permit process~~ (Bd. Res. No. 54-94).

Democrat Gulch Area:

Parcels in the Democrat Gulch area are generally ten acres or larger in size. The area is not served by the community water or sewer system. Due to restricted access the Plan proposes parcel sizes generally consistent with existing lot sizes. Access to this area and development constraints are similar to the Douglas City Tucker Hill area. ~~This area is a mobile home excluded area~~ (Bd. Res. No. 54-94).

Central Business District:

Weaverville Central Business District is commonly referred to as “downtown” or “the Historic District”. It includes homes and retail businesses dating back to the last century. Due to this relationship to the Courthouse, the area which includes the C.D. Hall, Superintendent of Schools Office, and Sheriff’s office has been included in the Central Business District. The Plan proposes to retain the Historic Designation of this area as well as increase parking in the general area. The Transportation Chapter of the Plan further addresses proposed parking and circulation improvements here.

Straight Stretch:

The Straight Stretch area includes retail commercial and general commercial (auto repair) uses. Characteristics and concerns in regard to this commercial strip are further discussed in subsection 7, Visual Impact Areas, Entryways.

In order to address aesthetic concerns within this area, the proposed zoning incorporates a Plan-Review Overlay, which emphasizes landscaping and improved site design.

Trinity Lakes Blvd. Area:

The Trinity Lakes Blvd. area is the commercial strip along Highway 3 between Highway 299 and the airport. The characteristics and concerns along this corridor were further addressed in subsection 7, Visual Impact Areas/Entry Ways. In addition to those concerns and plans outlined in subsection 7, the Plan proposes office zoning along the area approaching Highway 3. This proposed Office District is consistent with existing uses and is generally more compatible with adjacent residential uses.

Weaver Bally Specific Unit Development Area:

The Weaver Bally Specific Unity Development (SUD) area consists of lands designated for tradeout purposes by the Forest Service. The Plan proposes residential development within the central portion of Sections 1 and 36 while reserving habitat areas for open space purposes. Parcel sizes should consist of one-acre minimums near the high school, with 2 ½ and 5 acre minimums along the existing road system for a total build out of 86 residential lots.

Due to restrictive soils, this area will need sewer mains prior to development. At area buildout, it is envisioned that this area will have community water and county maintained asphalt roads as well.

Prior to further development in this area, a detailed schematic plan and development guidelines will need to be prepared.

Ten Cent Gulch Specific Unit Development

The Ten Cent Gulch Specific Unity Development (SUD) has similar opportunities and constraints, as does the Weaver Bally SUD. Prior to further division or development of this area, a detailed SUD schematic plan and development guidelines will need to be prepared. A maximum density of 25 dwelling units should be planned for this area. In addition, existing trails should be retained.

Opitz Specific Unity Development Area:

The Opitz Specific Unity Development (SUD) area consists of private holdings around the Timber Ridge Subdivision. This area requires special consideration because it has steep slopes, productive forest lands, and geologically unstable areas. By utilization of the SUD process it is anticipated that a limited amount of residential development can be accommodated despite these constraints.

RECOMMENDED GOALS AND OBJECTIVES

The following goals and objectives are intended to provide for future growth while retaining, or improving, upon those community characteristics which make Weaverville a unique place to reside, work or visit.

Goal #1:

To develop a land use pattern which implements other elements of the Community Plan.

This Goal is intended to be achieved by the incorporation of the following objectives, which have been elsewhere stated in the Plan as well:

- 1.1 Retain the natural characteristics of the main creeks within the Community: West Weaver, Sidney Gulch, East Weaver and Weaver Creeks and Garden Gulch.
- 1.2 Restrict future street lighting services only where it is desirable to improve the safety of street intersections.
- 1.3 Encourage the expansion of the cultural center complex, i.e. the Jake Jackson Museum, Highland Art Center and supportive uses.
- 1.4 Retain and encourage further development of pathways, as opposed to sidewalks, except along State highways and the central business district, where sidewalks are warranted.
- 1.5 Encourage the development of a comprehensive signage program for trails and other areas of interest, similar in approach to such signage placed on historical structures.
- 1.6 Encourage the development of “pedestrian friendly” improvements within the Central Business District in recognition of the high degree of pedestrian use in this area.

Goal #2:

To recognize the importance of, and provide for, the protection and enhancement of the community’s historical character.

Objectives:

- 2.1 Encourage the creation of a community-wide Historical District pursuant to State Historical Guidelines, whereby individual properties could be listed. This community –side district will allow individuals who choose to register their properties to do so without effecting the status of adjacent historic buildings.
- 2.2 Establish a County tax benefit program to facilitate rehabilitation and restoration efforts of history structures.

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In the development of the Community Plan, the Advisory Committee determined special incentives should be provided to historical structures. This is because of the additional expenses incurred in maintaining such structures, as well as in recognition of the importance of such structures to the community.

Goal #3:

To incorporate special provisions to protect and enhance the appearance of the community along State Highways 299 and 3.

Objectives:

- 3.1 Encourage the undergrounding of overhead utilities, especially when such undergrounding can be accomplished in conjunction with road construction projects or other improvements.
- 3.2 Encourage the planting of deciduous trees with bright fall foliage along highway frontages, similar to those trees in the “downtown” area, both to visually enhance these areas as well as to compensate for removal of on-site trees during development.
- 3.3 Encourage monument type signage, which incorporates native materials over pole signs for commercial or institutional uses along these highway frontages.
- 3.4 Provide for a zoning incentive program to encourage visual enhancement of “straight stretch” properties.

Objectives 1, 2 and 3 will be utilized during the project approval process to guide both Planning Staff and Planning Commission decision. Objective 4 has been realized in the draft zoning map by “up zoning” these properties from predominately Retail Commercial (C-1) to General Commercial (C-2) and Highway Commercial (HC). Both the C-2 and HC zoning allow more land use activities than does C-1 zoning, hence this is considered as an incentive zoning. However, the trade-off on this incentive zoning is that the front 100 feet of each parcel is also to be overlay-zoned “Plan-Review”. The purpose of this Plan Review Overlay zone is to emphasize aesthetic considerations on these properties prior to issuance of building permits.

Goal #4:

To emphasize and retain existing neighbor hood characteristics.

The Advisory Committee determined that this goal be a major priority of the Community Plan. Existing characteristics are to be utilized in determining future housing types, lot sizes, levels of traffic, retention of trails, etc. within each neighborhood. In addition, such considerations would be taken into account to guide development of adjacent vacant land as well.

Objectives:

- 4.1 Prevent encroachment of undesirable uses into residential neighborhoods by:
 - a. Establishing density limits compatible with the character of existing neighborhoods.

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- b. Basing zoning restrictions on density and open space considerations, rather than on type of construction (.e. duplexes vs. Single Family dwellings).
- c. Establishing areas for dense (multifamily) residential development where appropriate. Preventing encroachment of such densities in established neighborhoods. Maximum density within the Plan area should be limited to 15 Dwelling units per acre.
- d. Allowing mobile home parks, subject to development standards, that assure a high level of quality; ~~When possible, separate mobile home areas from conventional Dwellings~~ and allowing newly paced manufactured homes (mobile homes), subject to Mobile Home Standards Overlay (MHS) zoning, which provides architectural and design standards (Bd. Res. No. 54-94).

Goal #5:

To provide for a variety of land use types and residential densities within the plan area.

Objectives:

- 5.1 Continuance, as a basis for eventual community build out, of the existing (1987) mixture of housing types and general lot sizes.
- 5.2 Utilize the Specific Unit Development approach for the Weaver Bally and Ten Cent Gulch areas to provide for comprehensive development of these areas.
- 5.3 Insure retention of the Mill Industrial Complex and supportive uses.

Goal #6:

To guide development in such a manner that an acceptable balance is achieved between the costs and revenues for public facilities and services and revenues.

Goal #7:

To encourage the retention and utilization of resource lands for timber production and wildlife usage within the context of protecting viewsheds from significant departure.

CHAPTER 10– PLAN EMPLEMENTATION

The purpose of this chapter of the Community Plan is to address how and when various components of the Plan will be put into practice. Although the site-specific zoning as proposed by the Plan plays a significant role in implementation of the Plan, there are additional follow-up tasks that must be undertaken. Some of these tasks must be undertaken by a County Department and some fall under the jurisdiction of other public entities such as the many special districts, which serve the Weaverville basin. The following table indicates how those objectives that require identifiable implementation tasks beyond site specific zoning are proposed to be accomplished, who is responsible for implementation, as well as when such actions should be completed. In addition to the following tasks, implementation of the Weaverville Community Plan will require coordination and review of other public agency plans and proposals. This is especially true for those goals and objectives identified in the Natural Resources Hazards, and Economic Development Chapters.

	Implementing Agency	Time Frame
TRANSPORTATION OBJECTIVES		
- Prioritize and initiate the development of the various basin circulation improvements identified in Exhibit T-2.	Planning Commission, Planning, Transportation Comm.	1991
- Continue implementation of the parking improvements as proposed in the 1985 Parking Study and Exhibit T-1.	Transportation Commission, Public Works, Planning	1990 on
- Develop a long term airport improvement plan for Lonnie Poole Airport -	Planning, Public Works	1990
- <u>Obtain voter input (referendum) on the bypass issue</u>	<u>Board of Supervisors</u>	<u>1992 or soon afterwards</u>

PUBLIC SERVICES & FACILITIES OBJECTIVES

- Review and revise the Sphere of Influence reports for Weaverville Special Districts based upon service needs as defined by this Plan LAFCO 1991

- Identify and reserve treatment capacity for sanitarily deficient areas designated for growth. LAFCO 1990

- Initiate, with neighborhood cooperation, the formation of an assessment District or other financing method for service deficient areas. LAFCO Weaverville SD & CSD 1990

- Develop a Weaverville Capital Improvement Plan, which identifies County, State and Special district improvements projects. Cal Trans, Board of Supervisors 1992

- Initiate the search for a new landfill outside of the Weaverville basin. 1992

PARKS & RECREATION OBJECTIVES

- Identify and sign existing trails in the basin. 1993

- Develop a trail maintenance and protection plan, which provides for relocation of trail access points, if necessary. Planning, Public Works 1993

Develop public use plans for the equestrian and fly-in campground sites. Planning 1992

Initiate and continue the development of pedestrian and bicycle trails along East Weaver, West Weaver, and Weaver Creeks. Planning 1990 on

NATURAL RESOURCE OBJECTIVES

- Develop a basin air quality maintenance plan.	Planning	1991
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HAZARDS OBJECTIVES

- Relocate the County Library to an earthquake safe structure.	CAO	1991
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LAND USE AND COMMUNITY DESIGN OBJECTIVES

- Develop a County property tax incentive program to facilitate rehabilitation and restoration efforts of historical structures, within Historical Districts, prior to creation of additional Historical Districts.	County Assessor & Board of Supervisors	1991
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