

**TRINITY COUNTY PLANNING COMMISSION
STAFF REPORT**

APPLICANT: Lewiston Community Services District

REPORT BY: John Jelichich

APN: 025-580-38

APPLICATION: Use Permit to construct 70' x 80' fire hall, replacing an existing fire hall of approximately the same capacity

PROPOSAL: Construct new metal 70' x 80' fire hall on same site as current fire hall (to be removed), including uses reasonably associated with a fire hall, such as office, kitchen, bathrooms, and communications antenna.

LOCATION: 200 Texas Ave, Lewiston

PROJECT INFORMATION:

- A) Existing General Plan Designation: Commercial
- B) Existing Zoning: General Commercial (C-2)
- C) Existing Land Use: Community Fire Hall
- D) Adjacent Land Use Information:

	<u>Land Use</u>	<u>Zoning</u>	<u>General Plan Des.</u>
North:	Residential	Single Fam Res (R-1)	Single Fam/High Density
South:	Vacant	General Comm (C-2)	Commercial
East:	Storage	General Comm (C-2)	Commercial
West:	Storage Bldg.	General Comm (C-2)	Commercial

BACKGROUND INFORMATION:

The applicant is requesting a use permit to develop a 70’x80’ fire hall at 200 Texas Ave, Lewiston (ref: Exhibit A, attached, for project site location in Lewiston). The new metal building will replace an existing building that has served as a fire hall for over 60 years. The old fire hall was the subject of a prior use permit (Suda: P-16-22) allowing it to be relocated to a neighboring property to be used for storage purposes (ref P.C. minutes of 9/8/16). The old fire hall had five bays for emergency vehicles (three large, two small) and a restroom, along with parking and other improvements. The new fire hall, while slightly larger, will have three (3) large bays for emergency vehicles; eight 9x20 identified parking spaces, plus a handicap van space, along with additional unmarked parking that may be necessary for responding volunteers; two restrooms compliant with the Americans with Disabilities Act (ADA); one ADA compatible shower; one small kitchen area; one storage/workroom; one day room and one office/reception room, with a roof mounted emergency communications antenna and a covered entry way (Ref: Exhibit B-1 and Exhibit B-2, attached, for floor plan). The new building must be larger to accommodate new building standards (Class 4, ICBO), ADA, and improved storage for fire equipment.

In addition, a sign is proposed on the front of the building near the entrance (ref: Exhibit C attached, for sign location). No free standing signs are proposed with this application.

The site is currently served with domestic water, sewer, electricity (currently overhead, to be placed underground) and a propane tank (ref: Exhibit D, attached for location of utilities). Minor additional grading will be performed to meet current building standards and in accordance with the geotechnical report submitted to the Building department.

Any exterior lighting should conform to the standard condition of directly light downward and away from the street and neighboring properties.

GENERAL PLAN CONSISTENCY: Emergency facilities are allowed in many zoning districts subject to a use permit. The subject site is designated “Commercial” in the Lewiston Community Plan and is zoned General Commercial (C-2), which specifically lists “fire hall” under uses allowed subject to first securing a Planning Commission issued use permit. Input from other agencies and the public during the hearing process are tools used by the Commission to determine the suitability of this specific site for a fire hall. This site has been used for over 60 years for this purpose.

In addition, the Lewiston Community Plan includes the following objectives:

- Assist in the development of fire station(s) or other public facilities within the Plan Area. (p.18)
- Explore various possibilities of augmenting fire protection services within the Community Plan Area. (p.19)
- Develop a long-term fire protection plan for those areas of the community slated for more intensive growth. (p.19)
- Insure that new or significantly modified water systems incorporate fire protection features. (p 19)

Therefore, the project is consistent with the Lewiston Community Plan, a part of the Trinity County General Plan, and is an allowable use in the General Commercial (C-2) zoning district, subject to first securing a use permit.

OTHER COMMENTS:

The following agencies submitted comments and recommended conditions for the Commission’s consideration:

Department of Transportation has the following condition of approval:

- An encroachment permit must be obtained from the Trinity County Department of Transportation for the new driveways onto Texas Avenue (County Road #LW-18). The driveways shall conform to the County Department of Transportation standards for a commercial driveway.

Responses indicating “no comment” were received from the Assessor’s Office and Environmental Health. No comments were received from the Department of Fish and Wildlife. The Building Department reports that the Lewiston CSD has already submitted its building permit application. That application is currently being reviewed.

Environmental Review: This project is categorically exempt pursuant to CCR, Section 15302, Class 2: replacement of the existing fire hall with a new structure at the same location as the structure being replaced and with substantially the same purpose and capacity as the fire hall being replaced.

RECOMMENDED ACTION:

Staff recommends the Planning Commission:

1. Approve the Use Permit to construct a 70’x80’ fire hall subject to the following conditions of approval and based upon findings of fact, as follows:

FINDINGS OF FACT

- A. Finding: Sound Principles of Land Use. The use permit is granted on sound principles of land use.**

Statement of Fact: A fire hall is allowed in the General Commercial (C-2) zoning district with a use permit and is also the site of the existing fire hall, which is centrally located in the community.

- B. Finding: Not injurious. Granting of the use permit will not be detrimental to the public health, safety or welfare, nor will it create a public nuisance.**

Statement of Fact: The property has been used as a fire hall for over 60 years and the replacement building is nearly the same size, subject to compliance with the Americans with Disabilities Act and business, as conditioned to minimize impacts to neighbors, address any traffic safety issues on and off site, provide for adequate public health standards, and mitigate any environmental considerations of significance.

- C. Finding: The use permit complies with the objectives of the general plan for the area in which it is located.**

Statement of Fact: The use permit is consistent with the objectives of the Lewiston Community Plan, a part of the Trinity County General Plan in that the plan includes objectives to assist in the development of fire station(s) and other public facilities within the Plan Area and further emphasizes fire protection services.

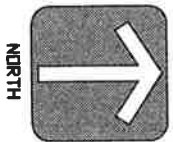
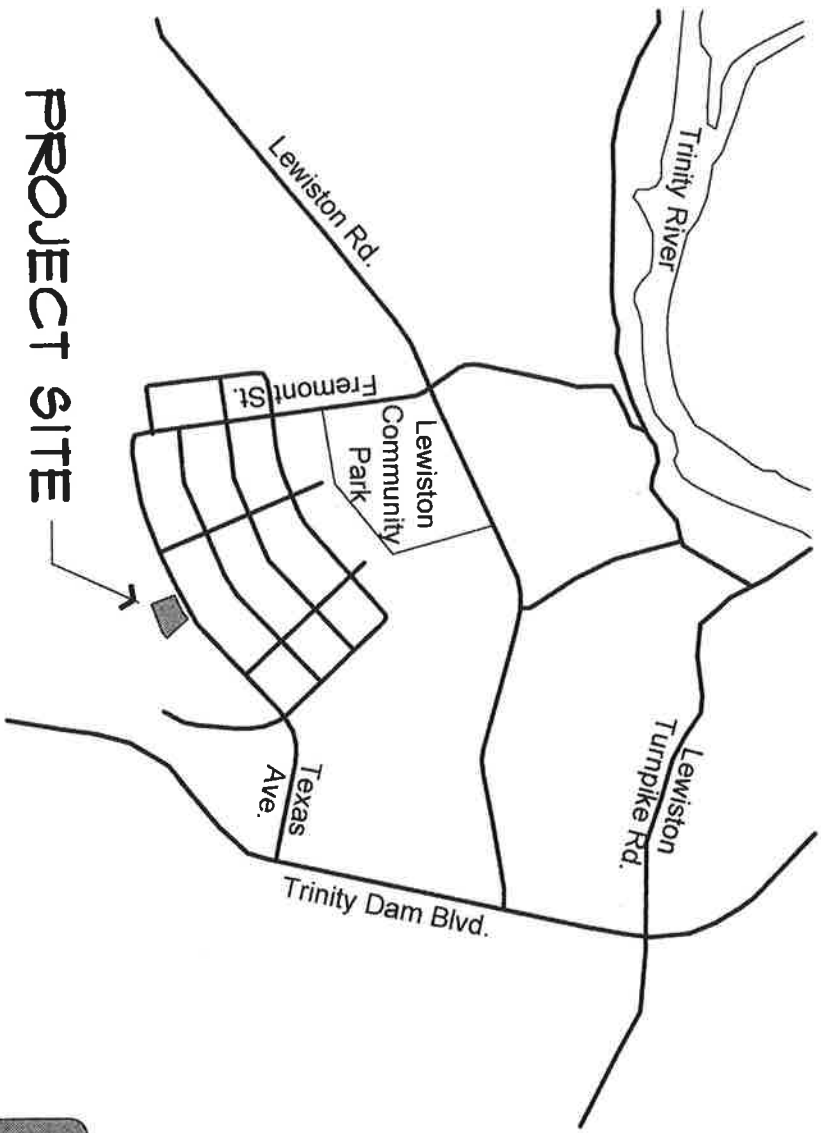
Figure 1

Conditions of Approval

Lewiston Community Services District (P-16-21)

1. Any nighttime security lighting for the fire hall shall be directed down and in toward the building and grounds so as to reduce effects to neighboring residential uses and motorists. Shadowbox type light fixtures shall be used that block upward and sideways light projection.
2. A building permit is required for construction of the fire hall.
3. An encroachment permit must be obtained from the Trinity County Department of Transportation for the new driveways onto Texas Avenue, County Road #LW-18. The driveways shall conform to the County Department of Transportation standards for a commercial driveway.
4. This permit shall become effective after all applicable appeal periods have been expired or appeal processes exhausted. Failure of the permittee to make use of this permit within two years (eg: obtain building permit and make continued progress toward completion of the fire hall). A one year time extension may be granted by the Commission, but no public hearing is required and conditions of approval cannot be added or modified. This use permit has no expiration date as long as the use continues.

VICINITY MAP



AGENCY STAMP

ARCHITECT



ENGINEER

EXHIBIT A

DRAWING INDEX

T-1.1 TITLE SHEET

M-0.1 MECHANICAL SPEC'S.

SEMINGS
ARCHITECTS

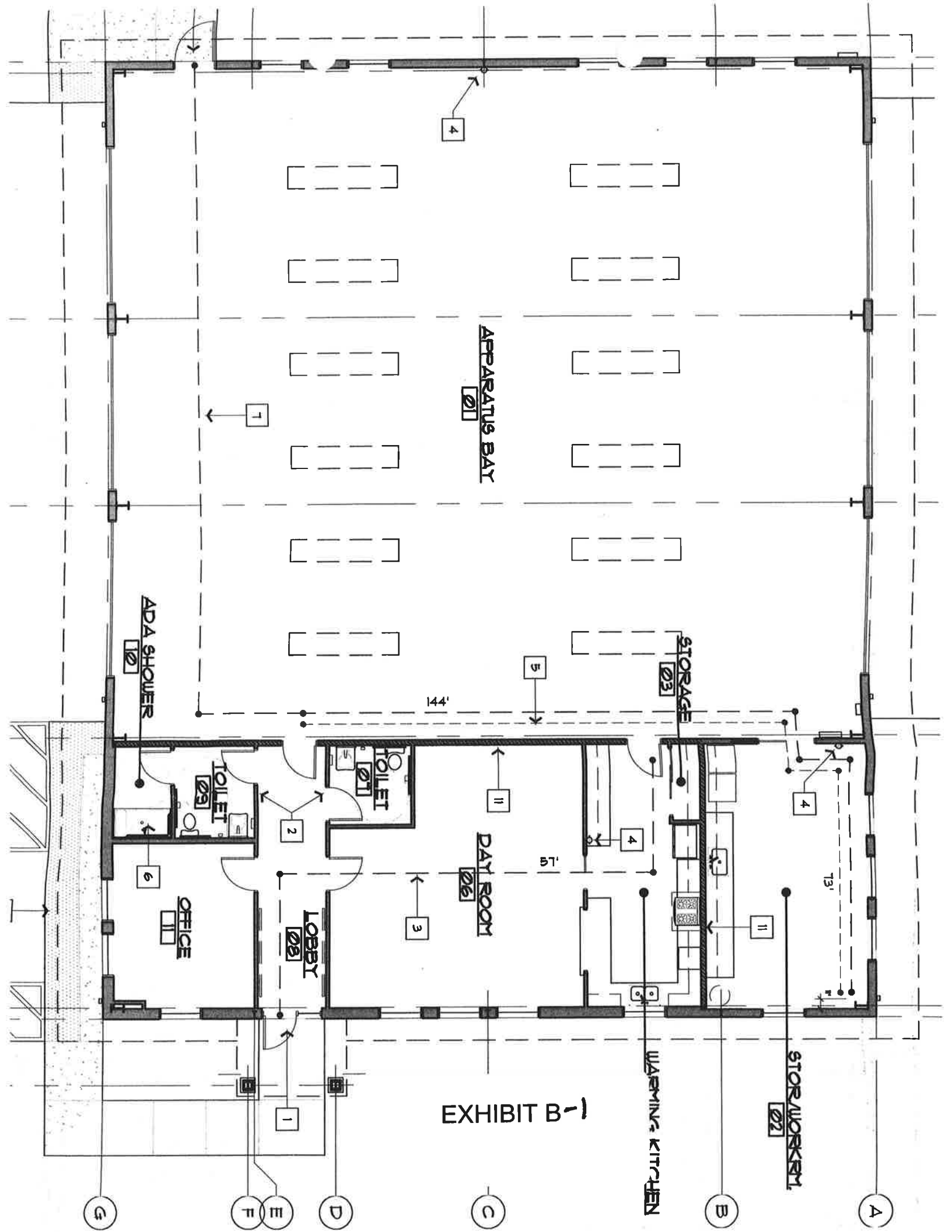


EXHIBIT B-1

1. (9'-0" WHEN ACCESS ALSE IS 8'-0" (MIN))

VAN ACCESSIBLE PARKING

SCALE: 1/8" = 1'-0" DETECTABLE WARNING W/O CURB

2. (MIN. IF ADJACENT TO ACCESSIBLE ROUTE)

3

ACCESSIBLE PARKING SIGN

SCALE: 1/2" = 1'-0"

DEEP (MIN) CONC. FT FOOTING W/ GROUTED TOP (3" MIN. CONC. BELOW S/PPOST)

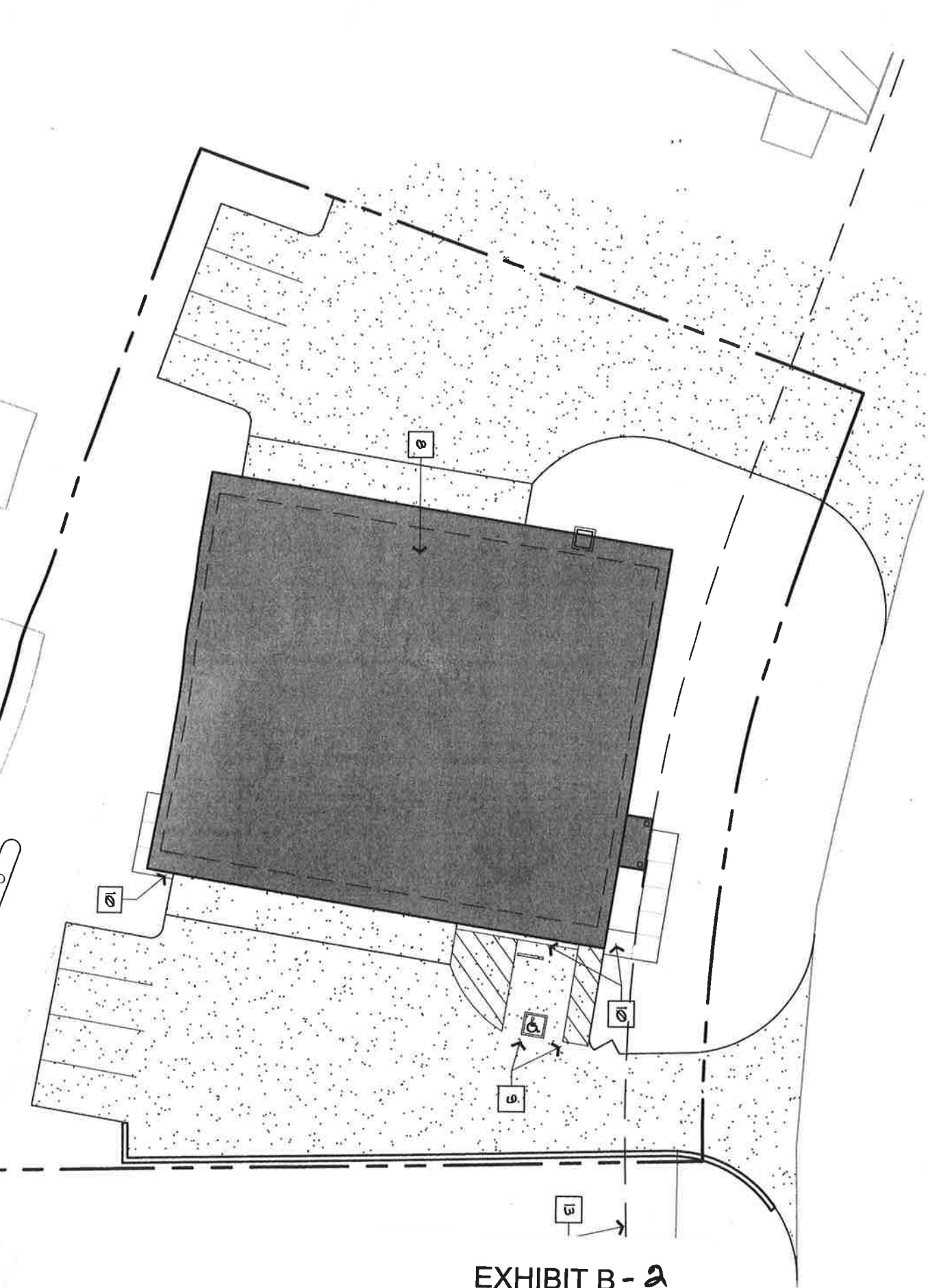
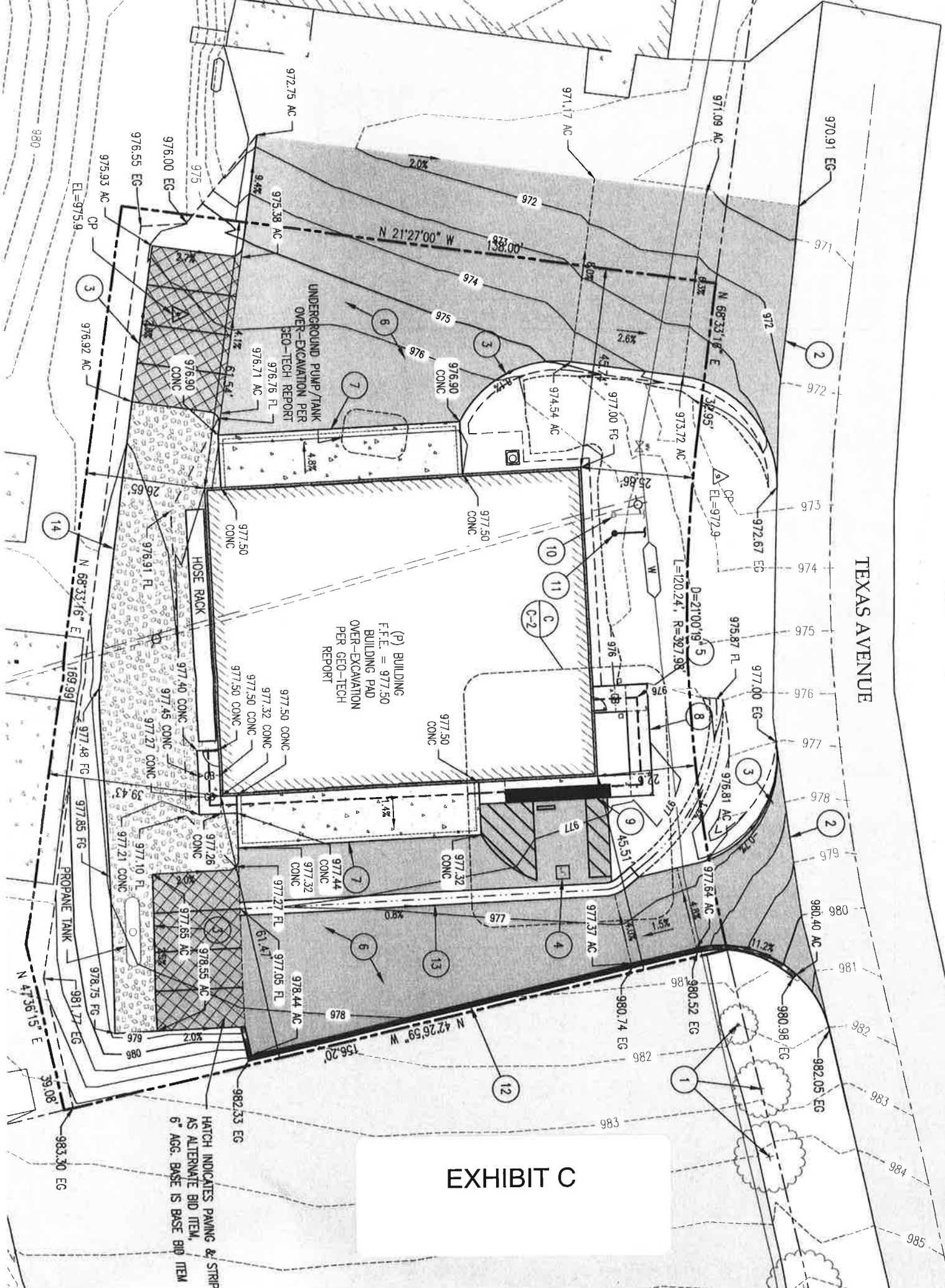


EXHIBIT B - 2

TEXAS AVENUE

EXHIBIT C



HATCH INDICATES PAVING & STRIP AS ALTERNATE BID ITEM, 6" AGG. BASE IS BASE BID ITEM

(P) BUILDING F.F.E. = 977.50 BUILDING PAD OVER-EXCAVATION PER GEO-TECH REPORT

UNDERGROUND PUMP/TANK OVER-EXCAVATION PER GEO-TECH REPORT

983.30 EG

981.27 EG

977.85 FG

977.48 FG

976.92 AC

976.55 EG

976.00 EG

975.33 AC

972.75 AC

983.30 EG

981.27 EG

977.85 FG

977.48 FG

976.92 AC

976.55 EG

976.00 EG

975.33 AC

972.75 AC

982.52 EG

980.74 EG

977.54 AC

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977.50 CON

977.50 CON

982.05 EG

980.98 EG

976.81 AC

977.00 EG

975.87 FL

972.67 EB

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973.12 AC

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982.05 EG

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971.09 AC

SCALE: 1/8" = 1'-0"

NORTH ELEVATION

