

TRINITY COUNTY PLANNING COMMISSION STAFF REPORT
Determination of Similar Uses

APPLICANT: Trinity County Planning Department

LOCATION: Trinity Alps Business Park, 81 Arbuckle Dr., Weaverville

PROJECT DESCRIPTION: The Trinity County Planning Department is requesting the Planning Commission to make a Determination of Similar Use for a health campus and medical clinic uses in the Trinity Business Park Special Unit Development (SUD) zoning district with or without a Conditional Use Permit (CUP), pursuant to provisions of the Trinity Business Park SUD and Section 17.30.010 (Ambiguity) of the Trinity County Zoning Code.

PROJECT INFORMATION: The request for a Determination of Similar Use was prompted by a proposal by the Redding Rancheria Tribal Health Center to establish an approximately 16,000 sq. foot health campus.

PROJECT EVALUATION/DISCUSSION: The Redding Rancheria currently operates a health care center out of a 6,000 sq. foot building off State Highway 3. During the last couple of years, the existing healthcare center has experienced a significant increase in patients and the need to add more staff members. With the increase in patients and staff, the healthcare center has outgrown the capacity of its current location and must relocate. In response to the needs of the community, the Redding Rancheria Tribe made the decision to invest in a new health campus that will provide expanded primary medical care services.

Health Care Campus in the Trinity Business Park SUD Zoning District. The Trinity Business Park SUD zoning district contains a list of uses that are permitted without a use permit (allowed by right) and those use that are conditionally permitted (allowed with a CUP). The SUD contains lists uses for both the Upper Level and Lower Level areas of the business park. The proposed health campus would be located in the Upper Level which permits office uses.

A health campus or medical clinic are not specifically listed as either a permitted or conditionally permitted use in the Trinity Alps Business Park SUD development standards. However, the health campus will be comprised of an office or offices, which are a permitted use. The SUD also states the following: "Other uses found to be similar in nature by the Planning Commission." As such, this section allows the Planning

Commission to determine whether other uses not specifically listed as principally permitted, should be allowed in the district without a CUP.

Section 17.30.010 (Ambiguity) of the Trinity County Zoning Code provides a process by which this type of ambiguity in the Zoning Code may be resolved. This section states the following:

“17.30.010 - Ambiguity.

If any ambiguity arises concerning the appropriate classification of a particular use within the meaning and the intent of this title, or with respect to matter of height, area requirements or zone requirements as set forth herein, the planning commission shall ascertain all pertinent facts, and by resolution set forth its findings and interpretations and thereafter such interpretation shall govern. Similar use, as used in this title, means the same character of use and no less restricted in nature, i.e., generates no more traffic, parking, dust, noise, etc., and if retail uses are specified, "similar" means retail.”

This section provides a process for the Planning Commission to consider whether a 16,000 sq. foot health campus should be permitted by right or with a CUP within the Upper Level of the Trinity Alps Business Park SUD.

Due to the nature of health campus and medical clinic uses, and the fact that a health care clinics, campus or medical offices are not specifically similar to the principally permitted uses in the Trinity Business Park development standards, it is recommended that the Planning Commission find the use of a health campus and medical clinic similar to the “office” uses permitted in SUD. The health campus is proposed to have an approximately 16,000 sq. foot office building. Should the design of the proposed health campus expand to 20,000 sq. feet or more of floor area a CUP would be required as required by the SUD development standards. The CUP would also allow for notification to the public, a public hearing before the Planning Commission, review under the California Environmental Quality Act (CEQA), and for conditions and mitigations to be required to address any potential impacts.

STAFF RECOMMENDATION: Staff recommends the Planning Commission adopt Resolution PC-2019-02 finding the following:

- A) Health campus and medical clinic uses are similar to the permitted office uses in the Trinity Alps Business Park SUD zoning district, and shall be permitted without a Conditional Use Permit in the Upper Level.
- B) Health campus and medical clinic uses that exceed 20,000 sq. feet in size are required to obtain a Conditional Use Permit from the Planning Commission.

ATTACHMENTS:

- 1—Resolution PC-2019-02
- 2—Trinity Alps Business Park SUD Development Standards

- 3—Letter from Glen Hayward (November, 14, 2018)
- 4—Satellite views of Trinity Alps Business Park

Trinity Alps Business Park Development Standards

A. General Description:

The purpose of these development standards is to create a setting conducive to the development of general commercial and industrial uses, which encourage industrial diversification of the local economy and enhance employment opportunities in the area.

All projects will be reviewed by the Director of Planning (60 Glenn Rd Weaverville, CA 96093 (530) 623-1351) or his designee prior to issuance of a building permit or as stipulated in the use permit. If neither a building nor a commission issued use permit are required for a project, then a Planning Director's use permit shall be obtained prior to site disturbance.

These development guidelines supplement the Trinity County Zoning Ordinance. Where conflict may arise, they supersede the provisions of Zoning Ordinance and / or Sign Ordinance will apply.

B. Uses Permitted Without A Use Permit (Upper Level):

(Note: Any use with more than 20,000 Sq. Ft. or floor areas requires a use permit.)

Upper Level

Auto Service Station
Building materials Supply, conducted within a building
Cabinet Manufacturing, conducted within a building
Catalog Sales, Billing, or Distribution Center
Financial Institution, With/without drive-thru service
Hotel/Motel (40 units or less)
Low Intensity Manufacturing, conducted within a building
Office(s)
Office Equipment Services or Distribution Center
Plumbing Supply, conducted within a building
Printing Shop
Restaurant, with/without drive-thru services
Retail Sales and Services, conducted within a building
Telecommunication Services
Welding/Machine Shop/Metal Fabrication, conducted within a building
Wholesale Sales and Distribution, conducted within a building
Wood Products Manufacturing, conducted within a building
Community Collage and Technical Schools less than 6,000 square feet (Reso
PC-2006-02)
Other uses found to be similar in nature by the Planning Commission.

Lower Level

Auto Repair
Cabinet Shop
Fire House
Lumber yard / Building Materials Supply
Truck / heavy Equipment Repair
Welding / Machine Shop / Metal Fabrication
Wholesale Sales and Distribution, conducted within a building
Wood Products manufacturing, conducted within a building
Other uses found to be similar in nature by the Planning Commission.

C. Uses Permitted Subject To First Securing a Use Permit:

Upper Level

Any use listed in Subsection B (Upper Level) with more than 20,000 sq. ft. of floor Area.
Building Materials Supply, indoor/outdoor
Cabinet Manufacturing, indoor/outdoor
Hotel / Motel (41 units or more)
Low Intensity Manufacturing, indoor/outdoor
Plumbing Supply, indoor/outdoor
Welding Sales and Distribution, indoor/outdoor
Wood products Manufacturing, indoor/outdoor
Performing Arts Theater (Reso 2005-025)
Other uses found to be similar in nature by the Planning Commission

Lower Level

Any use with more than 20,000 sq. ft. of floor
Any use requiring an "Authority to Construct Permit" from the North Coast unified Air Quality Control Board.
Any use requiring a "Discharge Permit" from the Regional Water Quality Control Board.
Any Use Which would exceed 60 decibels at the property line of the use.
Any use which generates air emissions, liquid, solid or hazardous wastes, noise, Offensive odors, smoke, dust or glare in a manner which may be detrimental to the Public health, safety or welfare.
Batch Plant
Rock Crushing

D. Accessory Buildings and Uses:

Accessory buildings and uses are permitted which are normally incidental to the Uses permitted, including watchman's quarters
(Accessory uses may not be established prior to the main use.)

- E. Minimum Lot Size: ½ acre
- F. Minimum Lot Width: 100 ft
- G. Maximum Allowable lot Coverage By All Structures: 60 percent
- H. Maximum Allowable Height: Upper Level: 25 ft not to exceed two stories
Lower Level: 45 ft
- I. Minimum Front Yard Required: 20 ft
- J. Exterior Side Yard Setback: 20ft
- K. Minimum Rear Yard Required: Upper Level: 20ft
Lower Level: 10ft

L. GRADING/DRAINING

An engineered grading and drainage plan (including erosion control measures where necessary) shall be submitted to and issuance of building or use permit(s)The plan shall not only address on-site improvements, but also the impacts of additional drainage waters and grading on neighboring parcels, streams, waterways, and wetland areas. The property owner(s) is responsible for maintaining drainage ways carrying drainage through and from his development.

M. ENCROACHMENT PERMIT/CIRCULATION PLAN:

An encroachment permit shall be obtained and a circulation plan (including sidewalk improvements on the Upper Level) shall be submitted and approved by the Department of Transportation and Planning prior to issuance of building or use permit(s). All improvements shall be designed, installed and inspected as shown on the approved plans and/or encroachment permit. Projects generating a high ADT may require a traffic analysis and off-site improvements prior to approval.

N. LANDSCAPING:

A landscape plan identifying size, location and plant name (common name to be included), plans for irrigation and a maintenance program to ensure success of the landscaped area shall be provided for the review and approval of the Director of Transportation and Planning, or his designee. It shall be the responsibility for the property owner to maintain the landscaping in a healthy condition. All required yard areas abutting public roads should be landscaped with trees, shrubs or ground cover. Shade trees shall be provided in parking lots with more than twenty (20) spaces. In order to provide for more flexibility in project design; parking may be provided within the road setback areas provided that the following criteria are met:

1. A landscaped area equal to the square footage of the front yard setback is provided within the same development; and
2. A minimum landscaped setback of five (5) feet is provided along the affected yard area.

O. SEWER:

Sewer service lines shall be installed in accordance with Sewer System Standard Specifications for the Weaverville Sanitary District and Development Requirements for the Weaverville Sanitary District's Sewer System. All improvements (and any necessary easements) shall be engineered and subject to the approval of the General Manager of the Weaverville Sanitary District.

P. WATER:

If water service by Weaverville Community Services District is to be provided, water line connections, line extensions and water box locations shall be engineered and subject to the approval of the General Manager of the Weaverville Community Services District and in accordance with adopted District standards. If the structure(s) will include an automatic sprinkler system for fire protection, an approved "Backflow Prevention Device" will also be required. If alternate sources of domestic water are to be used, the source, design, and installation shall be subject to the inspection and approval of the Health Department. Alternative water sources shall not result in dewatering of the wetlands.

Q. FIRE PROTECTION:

Hydrant (if necessary) location and design shall be subject to the approval of the Fire Chief for the Weaverville Fire Department. The building shall meet District's code requirements for fire suppression features and access by emergency response personnel.

R. BUILDING AND GROUNDS STANDARDS:

UPPER LEVEL

- 1) The building plans shall clearly indicate building design, Materials, colors, location of utilities, signage and landscaping, which will be subject to the review and approval other Director of Transportation and Planning. Building design and materials shall compliment the rural character and history of the area (e.g. Spanish adobe and art deco would not be appropriate). Colors shall be subdued natural tones (e.g. shocking pink and school bus yellow would not be appropriate)
- 2) Light standards shall be clearly identified in the building plans and include: location, type of lighting, design and color of lamp standards. The lighting plan will be subject to the review and approval of the Director of Transportation and Planning. All lighting shall be directed away from neighboring parcels and public roadways.
- 3) Signs

- a) Freestanding Signs: One freestanding sign may be placed on each parcel, provided that it is no higher than ten (10) feet from the level of the nearest public road. The sign shall not exceed sixty square feet in area and shall not be located nearer than ten feet from any property line or road right-of-way.
- b) Attached Signs: Attached signs shall not exceed the following specifications:
 - (1) The horizontal dimension of signs shall not exceed fifty percent (50%) of the building frontage nor be greater than twenty-five feet, whichever is less.
 - (2) The total area of any sign shall be no greater than 10 percent (10%) of the total area of the building face to which it is attached or 120 square feet, whichever is less.
- c) General Standards: No moving or flashing signs are permitted. No signs shall be permitted on canopy roofs or building roofs, nor project above the top plate line of the building. No signs which are perpendicular to the face of the building shall be permitted, except for under canopy signs. All electrical signs shall bear the UL label, and their installation must comply with all local building and electrical codes.
- 4) All utilities shall be underground.
- 5) Garbage containers, loading docks, mechanical equipment, utility meters, storage tanks or other accessory facilities shall be concealed or screened from public view with materials which are similar to and compatible with those of the main building. No exposed conduit, tubing or raceway shall be permitted.

LOWER LEVEL

- 1) Security lighting shall be directed away from neighboring parcels and public roadways.
- 2) One free standing sign may be placed on each parcel, (provided that it is no higher than ten (10) feet from the level of the nearest public road.

S. COUNTY RETAINED LANDS:

The County of Trinity shall retain: All lands lying within the 100 year floodplain of Weaver Creek, wetland areas, wetland mitigation banks and a 10 foot buffer strip bordering all wetlands and wetland mitigation banks. The Wetlands Mitigation Plan approved and adopted by the Trinity County Board of Supervisors on October 4, 1988 (Res. 112-88) shall be implemented. All wetlands shall be maintained in their existing natural state. Only minor trail and observatory blind construction shall be permitted within wetlands, subject to prior approval of the Planning Director and the

California Department of Fish and Game Warden. Any modifications to wetlands will require approval from the U.S. Army Corps of Engineers and the California Department of Fish and Game.

T. DEVIATIONS:

- 1) Major deviations from these development standards require the approval of the Planning Commission. The Planning Director may approve minor deviations if they do not substantially deviate from these development standards. A "substantial deviation" is one that will result in a material change in the nature of the development when all the circumstances surrounding the deviation are considered.
- 2) Determination of Substantiality by Planning Commission. The Planning Director may, at his or her discretion, request a determination by the Planning Commission as to whether a proposed change is a substantial deviation. If the Planning Commission determines that the change is substantial, a public hearing shall be set for the purpose of considering the deviation.
- 3) Mandatory Finding of Substantial Deviation. The Planning Director shall find the following changes to be substantial deviations. This list is not intended to be inclusive and the fact that a particular deviation is not included on this list shall in no way limit the authority of the Planning Director to, in his or her discretion, determine that a change is a substantial deviation.
 - a) Any major change in the pattern or volume of traffic flow either on or off any property covered by the use permit.
 - b) Any increase in height, setbacks or lot coverage of a Structure.



Leslie Hubbard
Deputy Director of Planning
Trinity County
November 14, 2018

Re: Redding Rancheria Trinity Health Center

Dear Ms. Hubbard

I am writing this letter as requested to outline the scope of services and size of our health campus we plan to build on the property purchased by the Redding Rancheria at 81 Arbuckle, in Weaverville, California. As you may already know, we currently operate the Redding Rancheria Trinity Health Center out of a 6000 sq. ft. building off Hwy 3. Over the last year, we have experienced a dramatic increase in patients seeking to establish care with our health facility. This influx of patients has led us to recruit and hire additional medical providers just to meet the needs of the community for primary care.

However, this increase in staffing has resulted in our current facility no longer being able to meet our needs to add additional service lines, or expand current services. The Redding Rancheria Tribe made the decision to invest in a new health campus with expanded medical services that includes both holistic and preventative care integrated with primary care medicine. Our health campus will be approximately 16,000 sq. ft. and offer the below services for the residents of Trinity County.

- | | |
|----------------------------------|-----------------------------------|
| • Primary Care Medicine | Behavioral Health Therapy |
| • Physical Therapy | Nutrition and Dietary counselling |
| • Diabetes Prevention Program | Cardiology |
| • Sobriety & Recovery Services | Women's Health Specialty Care |
| • Onsite Gym for patients to use | Radiology Services |
| • Community Rooms | |

Please feel free to reach out to me with any additional questions or concerns. We look forward to working closely with the planning department and the community as move forward to bring a state of the art health and wellness campus to the community of Weaverville.

Sincerely and Respectfully,


Glen Hayward RN, BSN, MS
Executive Director
Redding Rancheria Tribal Health System

1441 LIBERTY STREET

REDDING, CA 96001

TEL (530) 224-2700

FAX (530) 224-2733

Trinity Alps Business Park SUD Upper Level PW-18-05 Determination of Similar Use



Trinity Alps Business Park SUD Upper Level PW-18-05 Determination of Similar Use



0 625 1,250 2,500 3,750 5,000
Feet

RESOLUTION NO. PC-2019-02

**A RESOLUTION OF THE PLANNING COMMISSION
OF THE COUNTY OF TRINITY**

**Similar Use Determination for the use of a Health Campus in the Trinity Alps Business
Park Special Unit District (SUD) Zoning District in accordance with
Trinity County Zoning Code Section 17.30.010 (PW-18-05)**

WHEREAS, the Trinity County Planning Department is requesting a Determination of Similar by the Trinity County Planning Commission pursuant to Section 17.30.010 (Ambiguity) of the Zoning Code for of a health campus or medical clinic in the Trinity Alps Business Park SUD; and

WHEREAS, the Trinity Alps Business Park SUD development standards allow for office uses of less than 20,000 sq. feet in the Upper Level without a Conditional Use Permit; and

WHEREAS, the SUD development standards require that all uses, regardless of type, exceeding 20,000 sq. feet require a Conditional Use Permit within Trinity Alps Business Park; and

WHEREAS, Section 17.30.010 (Ambiguity) of the Trinity County Zoning Code authorizes the Planning Commission to interpret the zoning code when ambiguities arise and to make determinations of similar use concerning the appropriate classification of a particular use, or with respect to matters of height, area requirements, or zone requirements; and

WHEREAS, the Planning Commission held a public hearing and considered this matter at the regular meeting held on September 12, 2019.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the County of Trinity finds that:

1. Health campus or medical clinic uses not exceeding 20,000 sq. feet are similar to the office uses in the Trinity Alps Business Park SUD development standards and shall be permitted without a Conditional Use Permit in the Upper Level of the business park.

DULY PASSED AND ADOPTED this 12th day of September, 2019 by the Planning Commission of the County of Trinity by motion of Commissioner _____, second by Commissioner _____, and the following vote:

AYES:
NAYS:
ABSENT:
ABSTAIN:
RECUSE:

Resolution No. PC-2019-02
September 12, 2019

Mike McHugh, CHAIRMAN
Planning Commission
County of Trinity
State of California

ATTEST:

Kim Hunter
Secretary of the Planning Commission

By: _____
Deputy