

TRINITY COUNTY PLANNING COMMISSION

STAFF REPORT

PROJECT TITLE: Variance

APPLICANT: Weaverville Gas

PROPERTY OWNER: CH Weaverville Property, LLC

REPORT BY: Skylar Fisher, Associate Planner

LOCATION: 900 Main St., Weaverville (APN 002-072-032)

ZONING DISTRICT: Highway Commercial (HC)

GENERAL PLAN DESIGNATION: Commercial (C)

PROJECT DESCRIPTION:

A variance request to reduce the required ten-foot front yard setback found in Trinity County Code (TCC) Section 17.22.070 and reduce the nine-foot by twenty-foot parking space size requirement found in TCC Chapter 17.10. In addition, a variance request from the design standards outlined in TCC Section 17.30.110.

Location	Land Use	Zoning District	General Plan Designation
North	Commercial	General Commercial	Commercial
South	Commercial	General Commercial	Commercial
East	Residential	Highway Commercial	Commercial
West	Residential Hotel/Motel/Resort	Highway Commercial	Commercial

Table 1: Surrounding Land Uses to Project Site

BACKGROUND INFORMATION:

The project is located at the Weaverville Gas station site off of Main St. or State Highway 299 in Weaverville. There are current plans by the applicant to demolish the existing structures and to change the site layout. The new site will include a retail store, four gas pumps under a canopy, and nine parking spaces (including an Americans with Disabilities Act (ADA) parking space). The existing sign will remain.

The applicant submitted a building permit in January 2020 requesting the proposed project of demolishing and redeveloping the site to include a retail store and four gas pumps with a canopy. The applicant has since worked with the Planning Department and other relevant agencies to ensure that the proposed development is compliant with applicable local and state code.

The parcel is roughly 0.33 acres. Given the size and shape of the parcel, the applicant is requesting a variance from the parking space size requirement and the front yard setback requirement for the canopy overhang. In addition, the applicant is requesting a variance from the design standards for auto service stations.

PROJECT EVALUATION/DISCUSSION:

Project Consistency with the Trinity County Zoning Code and General of Specific Plans

Trinity County Zoning Code Consistency

TCC Chapter 17.22 discusses the provisions of the Highway Commercial zoning district. The general description for this district is:

“... to provide appropriate sites for the needs of recreation and business travelers. This district is intended to be applied to sites fronting on state highways or along arterial roads that provide access to major recreation destinations. Highway commercial areas should be designed so that all or most of the needs of the traveling public can be accommodated at one stop. This zoning district is not intended to be applied to strip commercial development along highways or arterials.”

Given this definition and the fact that “convenience food store with or without petroleum sales” and “auto service stations” are uses permitted without a use permit in the district, the proposed project is compliant with the Highway Commercial zoning district.

Within TCC Section 17.30.110, there are special provisions for automobile service stations. These provisions include requirements for rustic or semi-rustic design in Retail Commercial, Neighborhood Commercial, and Highway Commercial Districts and for roofs to be pitched or sloped with shingles, colored rock, shakes, or similar material. In addition, proposed developments of automobile service stations are not allowed to include “A” boards, “I” boards, or pennants in the aforementioned districts.

There is not a definition provided in the Trinity County Code on what an automobile service station is. During staff research, some definitions stated that it could be a gas or petrol filling station or a repair shop. Due to the Highway Commercial district listing out both “convenience food store with or without petroleum sales” and “auto service stations” as separate uses, staff believes the intended definition for “auto service station” is to be for automobile repair and maintenance shops. Given this interpretation, while staff encourages the use of the semi-rustic design proposed for the proposed retail structure, including metal cladding, the exact automobile service station design standards should not be required for the proposed project.

TCC Section 17.22.070 identifies the front yard setback in the Highway Commercial zoning district as ten-feet. The proposed canopy will have an overhang which will place it a minimum of roughly five-feet from the front property line. The site plan has the overhang at a minimum of five-feet and two-inches from the front property line. The applicant is requesting a variance from the required ten-feet front yard setback. This does not change the requirement of CAL FIRE approval for a variance of the CAL FIRE requirement of a thirty-foot setback for all buildings from all property lines and/or the center of the road during the building permit review process.

TCC Chapter 17.10 defines a parking space as "...an accessible and usable space on the building site at least nine feet by twenty feet located off the street with access for parking purposes, not including the use of established front yard areas unless permitted in Section 17.30.090(C)." The applicant is requesting a variance from the parking space size requirement to instead allow ten-feet by eighteen-foot parking spaces on the site.

The guidelines for variances in the zoning ordinance are provided in TCC Chapter 17.31. Specifically, a variance should only be granted if the subject parcel is under unique hardship due to its size, shape, or topography.

- 1. No Special Privilege. A variance cannot be a special privilege extended to one individual property owner. The circumstances must be such that the same variance would be appropriate for any property owner facing similar circumstances.**

Finding: The variance regarding the setback and parking size requirements are due to the size and shape of the proposed parcel. If a different applicant had similar development plans with a parcel with the same constraints, a variance may be needed.

- 2. Use Variance Prohibited. The consideration of "use variances" is specifically prohibited. These are variances which request approval to locate a use in a zone from which it is prohibited by ordinance.**

Finding: The requested use is allowed in the zoning district as a use permitted without a use permit

- 3. Disservice Not Permitted. A variance must not be injurious to the public welfare, nor to adjacent properties.**

Finding: There have been no comments received or findings made by planning staff over the course of the building permit review which suggests that the proposed project would be injurious to the public welfare or adjacent properties.

- 4. Not Adverse to General or Specific Plan. A variance must be in harmony with the general purpose and intent of the zoning ordinance and cannot adversely affect the general plan or specific plans of the county.**

Finding: The proposed project is consistent with the General Plan and the Weaverville Community Plan.

- 5. RD-1 Overlay Zone. Prior to approval of a variance for property within the RD-1 overlay zone, permission must be granted or deemed not necessary by the Secretary of Agriculture.**

Finding: The proposed project is not located in the RD-1 overlay zone.

County Staff/Agency Comments

Project referrals were sent out to various county departments and applicable government agencies on 7/12/22. A summary of the comment received are contained in Table 2 below.

Department/Agency	Comment	Response
Assessor's Office	No Comment	N/A
Building Department	Requires resubmittal for changes to structures for Building Department review	Comment addressed in conditions
Caltrans	No Comment	N/A
Environmental Health	No Comment Submitted	N/A
CAL FIRE	No Comment Submitted	N/A
Weaverville Fire District	No Comment	N/A
Weaverville Sanitary District	No Comment Submitted	N/A
Transportation Department	No Comment Submitted	N/A
Weaverville Community Services District	No Comment Submitted	N/A
Trinity Public Utilities District	No Comment	N/A

Table 2: Request for Comment Log

Project Consistency with the California Environmental Quality Act (CEQA)

The California Environmental Quality Act (CEQA) exempts activities where it can be seen with certainty that there is no possibility of causing a significant effect on the environment under the General Rule exemption 15061(b)(3).

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission adopt Draft Resolution PC-2022-10 and Exhibit A – Conditions of Approval to:

- A. Adopt a California Environmental Quality Act (CEQA) determination of a General Rule exemption 15061(b)(3);
- B. Approve the requested variances to reduce the front yard setback to five-feet and to allow parking spaces which are ten-feet by eighteen-feet. In addition, to approve the determination that the service station standards do not apply to the proposed project as the proposed project does not qualify as an automobile service station

ATTACHMENTS:

1. Draft Resolution PC-2022-10 and Exhibit A – Conditions of Approval
2. Variance Request Letter
3. Proposed Site Plans
4. Variance Setback Diagram
5. Proposed Service Station Design
6. Aerial Map
7. Location Map

8. Zoning Districts Map
9. General Plan Designations Map
10. TCC Chapter 17.22
11. TCC Section 17.30.110

RESOLUTION NO. PC-2022-10

**A RESOLUTION OF THE PLANNING COMMISSION
OF THE COUNTY OF TRINITY
APPROVING A VARIANCE AND DESIGN STANDARD DETERMINATION
(Weaverville Gas, Variance and Design Standard Determination, VAR-22-01)**

WHEREAS, the Trinity County Planning Department has considered a request for a variance of the required 10-foot minimum front yard setback and 9-foot by 20-foot parking space size requirement and a determination that the proposed project does not need to meet service station design standards, filed by Weaverville Gas, in accordance with Title 17, Trinity County Zoning Code Section 17.32,

WHEREAS, the Planning Commission held a public hearing and considered this matter at the regular meeting held on August 11, 2022,

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

1. Finds the requested variance and determination to be exempt from the requirements of the California Environmental Quality Act under the General Rule exemption 15061(b)(3) on the basis that there are no substantial changes to the project or to circumstances under which the project is proposed to be undertaken, and no new information has become available or been made known showing unanalyzed environmental effects; and
2. Makes the following findings regarding the variance:
 - A. The applicant will not be granted a special privilege upon the approval of the proposed variance;
 - B. The approval of the proposed variance is not for a variance for the use of the property;
 - C. The approval of the proposed variance would not be injurious to general public welfare or to the adjacent properties;
 - D. The proposed variance is not in conflict with the goals, objectives, and policies of the General Plan or any specific plans;
 - E. The project parcel is not located in a Recreation Development District (RD-1) overlay zone;
3. Finds that the proposed development is not an auto service station and therefore does not need to meet the service station design standards outlined in Trinity County Code Section 17.30.110
4. Approves VAR-22-01, subject to the conditions set forth in Exhibit A of this resolution and incorporated herein.

Resolution No. PC-2022-10
August 11, 2022

DULY PASSED AND ADOPTED this 11th day of August, 2022 by the Planning Commission of the County of Trinity by the following vote:

AYES:
NAYS:
ABSENT:
ABSTAIN:
RECUSE:

WILLIAM SHARP, CHAIRMAN
Planning Commission
County of Trinity
State of California

ATTEST:

By: _____
Edward Prestley
Secretary of the Planning Commission
County of Trinity, State of California

EXHIBIT “A” to Resolution PC-2022-11
VARIANCE CONDITIONS OF APPROVAL

(Weaverville Gas, Variance (VAR-22-01))

1. The requirements of all concerned governmental agencies having jurisdiction by law, including but not limited to the issuance of appropriate permits, shall be met;
2. This variance is granted for the following:
 - A. A variance from the 10-foot front yard setback of the Trinity County Zoning Code to instead be a 5-foot front yard setback for the construction of a canopy and gas pumps.
 - B. A variance from the 9-foot by 20-foot minimum parking space requirement to 10-foot by 18-foot
3. All proposed structures must obtain approved building permits from the Trinity County Building Department

END OF CONDITIONS.



June 22, 2022

Trinity County Planning Department
Attn: Skylar Fisher
530 Main Street
Weaverville, CA 96093

Re: Variance Request
Gas Station
900 Main Street
Weaverville, CA 96096

To whom it may concern:

The purpose of this letter is to request a variance for the project listed above. The variance request is in response the Trinity County Planning Department Review Letter #1 for BLDG2020-0004 dated June 4, 2021 and attached herein. Trinity County Planning Department requests are summarized in gray and the applicant's variance request is in green.

County Request #4: "The canopy roof overhang must meet the required 10ft front yard setback per Trinity County Code Section 17.22.070."

Applicant Request: The canopy roof overhang is proposed to be 6' from the existing back of sidewalk and approximately 5' from the right of way line as aligned with the Redwood Oil canopy. The applicant would like to request a variance for this portion of the project in order to be treated fairly and remain competitive with the neighboring gas station. Please refer to the attached Canopy Exhibit for dimensions. The applicant requests a variance to allow for reduced setbacks that match the Redwood Oil canopy.

County Request #5: "While the number of parking stalls is correct (8 total with 1 ADA included), the parking spaces must be sized 9'x20' per Trinity County Code Section 17.10.010. Please demonstrate this in the revised site plan."

Applicant Request: The existing site constraints can only accommodate 10'x18' parking stalls and still maintain traffic patterns. This wider, but shorter configuration was allowed on the previous Valero Gas Station project. This parking stall dimension was further justified by using the City of Redding parking standards. The applicant requests a variance to allow for 10'x18' parking stalls.

County Request #6: "Trinity County Code Section 17.30.110 (Standards for Service Stations) states:

'All automobile service stations shall be subject to the following standards:

- A. In any "C-N", or "H-C" district service stations shall be rustic or semi-rustic in design using wood, brick, stone, or other architectural features to enhance the appearance of the structure.
- B. The roofs of all service stations shall be pitched or sloped and shall have a surface of shingles, colored rock, shakes, or similar material.
- C. No "A" boards, "I" board signs or pennants shall be permitted on the building side where a service station is located or in any "C-N", "C-1", or "H-C" district.'

Please demonstrate that the proposed canopy/pump structure and retail store are compliant with sections A and B by submitting elevation architectural designs of the proposed structures and/or samples of the exterior siding and roofing building material. "

Applicant Request: The proposed canopy and store are designed with similar architectural features to complement the Redwood Oil Fuel Station design. The store will be similarly clad with metal and vertical wood accents per the attached architectural plans. The proposed and preferred roofing material is metal. The canopy will have a flat roof with metal cladding per the attached canopy engineering. This canopy is similar in design to the Redwood Oil canopy. The applicant requests a variance to use these materials and roof slopes.

Thank you for your consideration of these requests. Please do not hesitate to call if you have any questions.

Respectfully,


































Eric Keyes, PE

Attached:

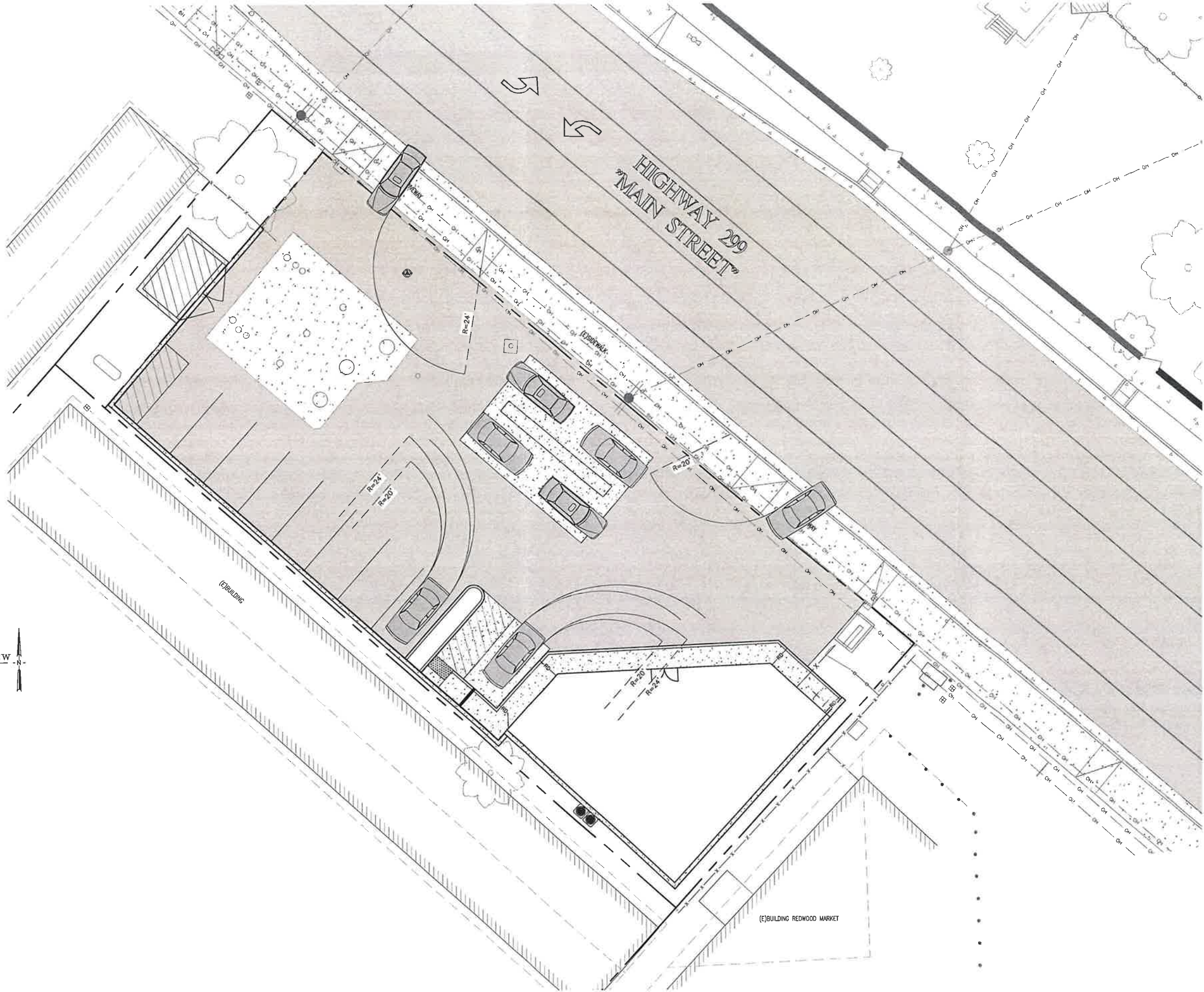
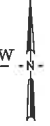
- Canopy Exhibit
- Canopy Plan
- Development Plans
- Architectural Plans
- Email from Andy Pence supporting 18'x10' parking stalls



LEGEND:

-  ASPHALT PAVEMENT
-  CONCRETE PAVEMENT
-  CONCRETE WALL
-  DOOR
-  EXISTING BUILDING
-  FENCE
-  FLAG
-  GATE
-  GUARD POST
-  HYDRANT
-  MONITORING WELL
-  MONUMENT
-  OVERHEAD LINE
-  POLE
-  POWER POLE
-  POWER POLE WITH TRANSFORMER
-  SIGN
-  SEWER LINE
-  STREET LIGHT
-  TREE
-  WATER METER
-  WOOD FENCE
-  AS AIR STATION
-  EU ELECTRIC UTILITY
-  PS PROPANE STATION
-  WM WATER METER
-  WU WATER UTILITY
-  WW WINDOW WASH
-  SSCO SANITARY SEWER CLEAN OUT
-  PROPOSED SURFACE DRAINAGE
-  PROPERTY LINE

DRAINAGE PLAN VIEW
1" = 10'



TVCE
67 WALNUT WAY
PO BOX 1587
TRINITY VALLEY, CA 95573
PHONE (530) 929-3000
FAX (530) 929-3011



REV	DATE	DESCRIPTION	DRAWN BY	CHECK BY	APP. BY
1	5-21-20	ADDED SHEET			

MANDEEP SANDHU
PROPOSED TRAFFIC PLAN
806 S. MAIN STREET, WEAVERVILLE
APN: 002-072-32

DRAWN BY: P.L. NAVARRO	DESIGNED BY: JTM	CHECKED BY: J. MCKNIGHT	APPROVED BY: TYCE
DATE OF ISSUE: MAY 2020			
SCALE: AS SHOWN			
PROJECT NO: 1351.02			
DRAWING NO: TR01			



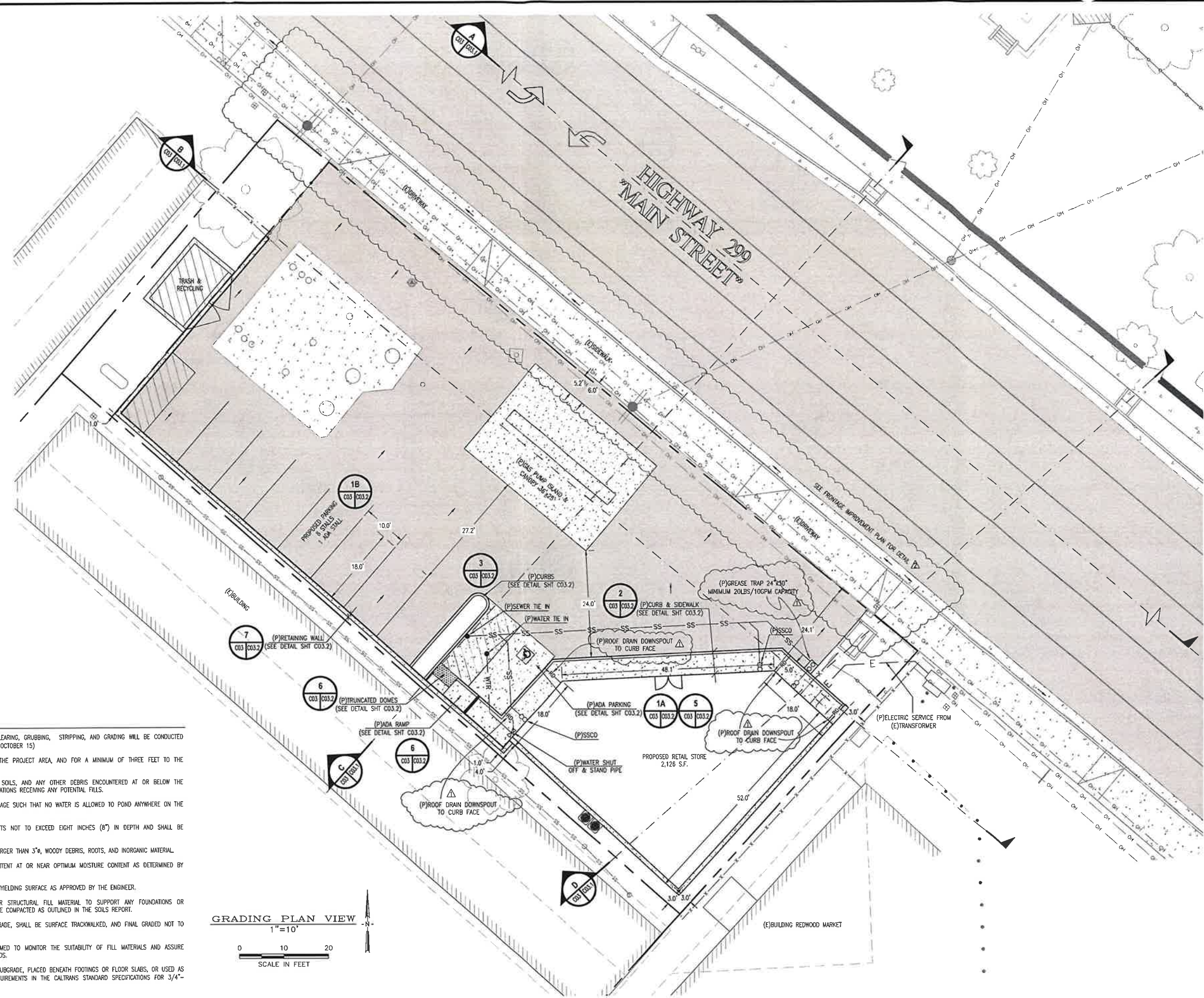
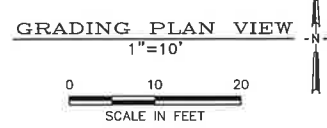
DATE	DESCRIPTION
6-21-21	ADDED ROOF DRAINS AND GREASE TRAP
4-27-21	ADDED NOTE
REV	DATE
APPROVED BY:	DATE:
DESIGNED BY:	DATE:
CHECKED BY:	DATE:
DRAWN BY:	DATE:

MANDEEP SANDHU
PROPOSED GRADING & DRAINAGE PLAN
 806 S. MAIN STREET, WEAVERVILLE
 APN: 002-072-32

DRAWN BY:	H. NAVARRO
DESIGNED BY:	JTM
CHECKED BY:	J. MCKNIGHT
APPROVED BY:	TVCE
DATE OF ISSUE:	MAY 2020
SCALE:	AS SHOWN
PROJECT NO.:	1351.02
DRAWING NO.:	C03.0

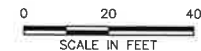
- LEGEND:**
- ASPHALT PAVEMENT
 - CONCRETE PAVEMENT
 - CONCRETE WALL
 - DOOR
 - EXISTING BUILDING
 - FENCE
 - FLAG
 - GATE
 - GUARD POST
 - HYDRANT
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 - POLE
 - POWER POLE
 - POWER POLE WITH TRANSFORMER
 - SIGN
 - SEWER LINE
 - STREET LIGHT
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 - AS AIR STATION
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 - PS PROPANE STATION
 - WM WATER METER
 - WU WATER UTILITY
 - WW WINDOW WASH
 - SSCO SANITARY SEWER CLEAN OUT
 - PROPOSED SURFACE DRAINAGE
 - PROPERTY LINE

- GRADING NOTES:**
- ALL EARTHWORK, INCLUDING BUT NOT LIMITED TO, SITE CLEARING, GRUBBING, STRIPPING, AND GRADING WILL BE CONDUCTED DURING DRY WEATHER CONDITIONS. (TYPICALLY APRIL 15 TO OCTOBER 15)
 - STRIP AND REMOVE ALL TOPSOIL AND VEGETATION FROM THE PROJECT AREA, AND FOR A MINIMUM OF THREE FEET TO THE OUTSIDE OF THE WORKING AREA.
 - ANY UNDOCUMENTED FILL SOILS, FINE-GRAINED RESIDUAL SOILS, AND ANY OTHER DEBRIS ENCOUNTERED AT OR BELOW THE EXISTING GROUND SURFACE SHALL BE REMOVED AT THE LOCATIONS RECEIVING ANY POTENTIAL FILLS.
 - THE SITE SHOULD BE GRADED TO PROVIDE ADEQUATE DRAINAGE SUCH THAT NO WATER IS ALLOWED TO POND ANYWHERE ON THE SITE OR MIGRATE BENEATH PROPOSED DEVELOPMENTS.
 - ALL FILL MATERIAL SHALL BE PLACED IN HORIZONTAL LIFTS NOT TO EXCEED EIGHT INCHES (8") IN DEPTH AND SHALL BE COMPACTED MECHANICALLY.
 - ALL FILL MATERIAL SHALL BE FREE OF ORGANICS, ROCKS LARGER THAN 3", WOODY DEBRIS, ROOTS, AND INORGANIC MATERIAL.
 - ALL FILL MATERIAL SHALL HAVE A UNIFORM MOISTURE CONTENT AT OR NEAR OPTIMUM MOISTURE CONTENT AS DETERMINED BY TESTING AND APPROVED BY THE ENGINEER.
 - NON-STRUCTURAL FILL SHALL BE COMPACTED TO A FIRM UNYIELDING SURFACE AS APPROVED BY THE ENGINEER.
 - IT IS RECOMMENDED THAT ANY MATERIAL PROPOSED FOR STRUCTURAL FILL MATERIAL TO SUPPORT ANY FOUNDATIONS OR STRUCTURAL BUILDING ELEMENT AND ASSOCIATED UTILITIES BE COMPACTED AS OUTLINED IN THE SOILS REPORT.
 - ALL FINAL SLOPES SHALL BE TO A SMOOTH AND EVEN GRADE, SHALL BE SURFACE TRACKWALKED, AND FINAL GRADED NOT TO EXCEED 1.5:1 (H:V).
 - SUFFICIENT TESTING AND INSPECTION SHOULD BE PERFORMED TO MONITOR THE SUITABILITY OF FILL MATERIALS AND ASSURE COMPLIANCE WITH THE RECOMMENDED COMPACTION STANDARDS.
 - AGGREGATE BASE MATERIAL MAY BE USED FOR PAVEMENT SUBGRADE, PLACED BENEATH FOOTINGS OR FLOOR SLABS, OR USED AS TRENCH BACKFILL. THIS MATERIAL SHOULD MEET THE REQUIREMENTS IN THE CALTRANS STANDARD SPECIFICATIONS FOR 3/4"-CLASS 2 AGGREGATE BASE.



EROSION CONTROL PLAN

1" = 20'



LEGEND:

- ONSITE OVERLAND RELEASE PATH
- OFFSITE OVERLAND RELEASE PATH
- STRAW/FIBER ROLLS
- SILT FENCE
- SEED AND STRAW

EROSION AND SEDIMENT CONTROL:

- EC-1 SCHEDULING
- EC-2 PRESERVATION OF PROPERTY/ PRESERVATION OF EXISTING VEGETATION
- EC-6 STRAW MULCH
- EC-7 GEOTEXTILE AND MATS
- SC-6 GRAVEL BAG BERM
- SE-1 TEMPORARY SILT FENCE
- SE-5 TEMPORARY FIBER ROLLS
- SE-6 TEMPORARY GRAVEL BAR BERM
- SE-7 STREET SWEEPING
- SE-10 INLET PROTECTION
- WE-1 WIND EROSION CONTROL
- TC-1 TEMPORARY CONSTRUCTION ENTRANCE
- WM-8 TEMPORARY CONCRETE WASHOUT FACILITY

CONSTRUCTION SITE MANAGEMENT:

- NS-1 WATER CONTROL AND CONSERVATION
- NS-3 PAWING, SEALING, SAWCUTTING, AND GRINDING OPERATIONS
- NS-6 ILLEGAL CONNECTION AND ILLEGAL DISCHARGE DETECTION REPORTING
- NS-7 POTABLE WATER/ IRRIGATION
- NS-8 VEHICLE AND EQUIPMENT CLEANING
- NS-9 VEHICLE AND EQUIPMENT FUELING
- NS-10 VEHICLE AND EQUIPMENT MAINTENANCE
- NS-12 CONCRETE CURING
- WM-1 MATERIAL DELIVERY AND STORAGE
- WM-2 MATERIAL USE
- WM-3 STOCKPILE MANAGEMENT
- WM-4 SPILL PREVENTION AND CONTROL
- WM-6 HAZARD WASTE MANAGEMENT
- WM-8 CONCRETE WASTE MANAGEMENT
- WM-9 SANITARY/ SEPTIC WASTE MANAGEMENT
- WM-10 LIQUID WASTE MANAGEMENT

EROSION AND SEDIMENT CONTROL NOTES:

1. EROSION CONTROL BEST MANAGEMENT PRACTICES (BMP'S) SHALL BE INSTALLED AND MAINTAINED DURING THE WET SEASON (OCTOBER 1 THROUGH APRIL 30). SEDIMENT CONTROL BMP'S SHALL BE INSTALLED AND MAINTAINED ALL YEAR.
2. ALL DRAINAGE INLETS IMMEDIATELY DOWNSTREAM OF THE WORK AREA AND WITHIN THE WORK AREA SHALL BE PROTECTED WITH SEDIMENT CONTROL AND INLET FILTER BAGS, YEAR ROUND. INLETS SHALL BE MARKED "NO DUMPING".
3. ALL STABILIZED CONSTRUCTION ACCESS LOCATIONS SHALL BE CONSTRUCTED PER STANDARD DRAWING TC-1 WHERE CONSTRUCTION TRAFFIC ENTERS OR LEAVES PAVED AREAS. THE STABILIZED ACCESS SHALL BE MAINTAINED ON A YEAR-ROUND BASIS UNTIL THE COMPLETION OF CONSTRUCTION.
4. ALL AREAS DISTURBED DURING CONSTRUCTION, BY GRADING, TRENCHING, OR OTHER ACTIVITIES, SHALL BE PROTECTED FROM EROSION DURING THE WET SEASON (OCTOBER 1 THROUGH APRIL 30). HYDROSEED, IF UTILIZED, MUST BE PLACED BY SEPTEMBER 15. HYDROSEED PLACED DURING THE WET SEASON SHALL USE A SECONDARY EROSION PROTECTION METHOD.
5. SENSITIVE AREAS AND AREAS WHERE EXISTING VEGETATION IS BEING PRESERVED SHALL BE PROTECTED WITH CONSTRUCTION FENCING. SEDIMENT CONTROL BMP'S SHALL BE INSTALLED WHERE ACTIVE CONSTRUCTION AREAS DRAIN INTO SENSITIVE OR PRESERVED VEGETATION AREAS.
6. SEDIMENT CONTROL BMP'S SHALL BE PLACED ALONG THE PROJECT PERIMETER WHERE DRAINAGE LEAVES THE PROJECT. SEDIMENT CONTROL BMP'S SHALL BE MAINTAINED YEAR-ROUND UNTIL THE CONSTRUCTION IS COMPLETE OR THE DRAINAGE PATTERN HAS BEEN CHANGED AND NO LONGER LEAVES THE SITE.
7. ALL SLOPES GREATER THAN 1:1 SHALL RECEIVE SEED AND STRAW OR OTHER EROSION CONTROL.
8. ALL FENCING AND EROSION CONTROL METHODS SHALL BE MAINTAINED THROUGHOUT ALL ON-SITE CONSTRUCTION ACTIVITIES.
9. ALL BMP'S SHALL BE INSTALLED AND FUNCTIONING PRIOR TO ANY ANTICIPATED STORM EVENT.

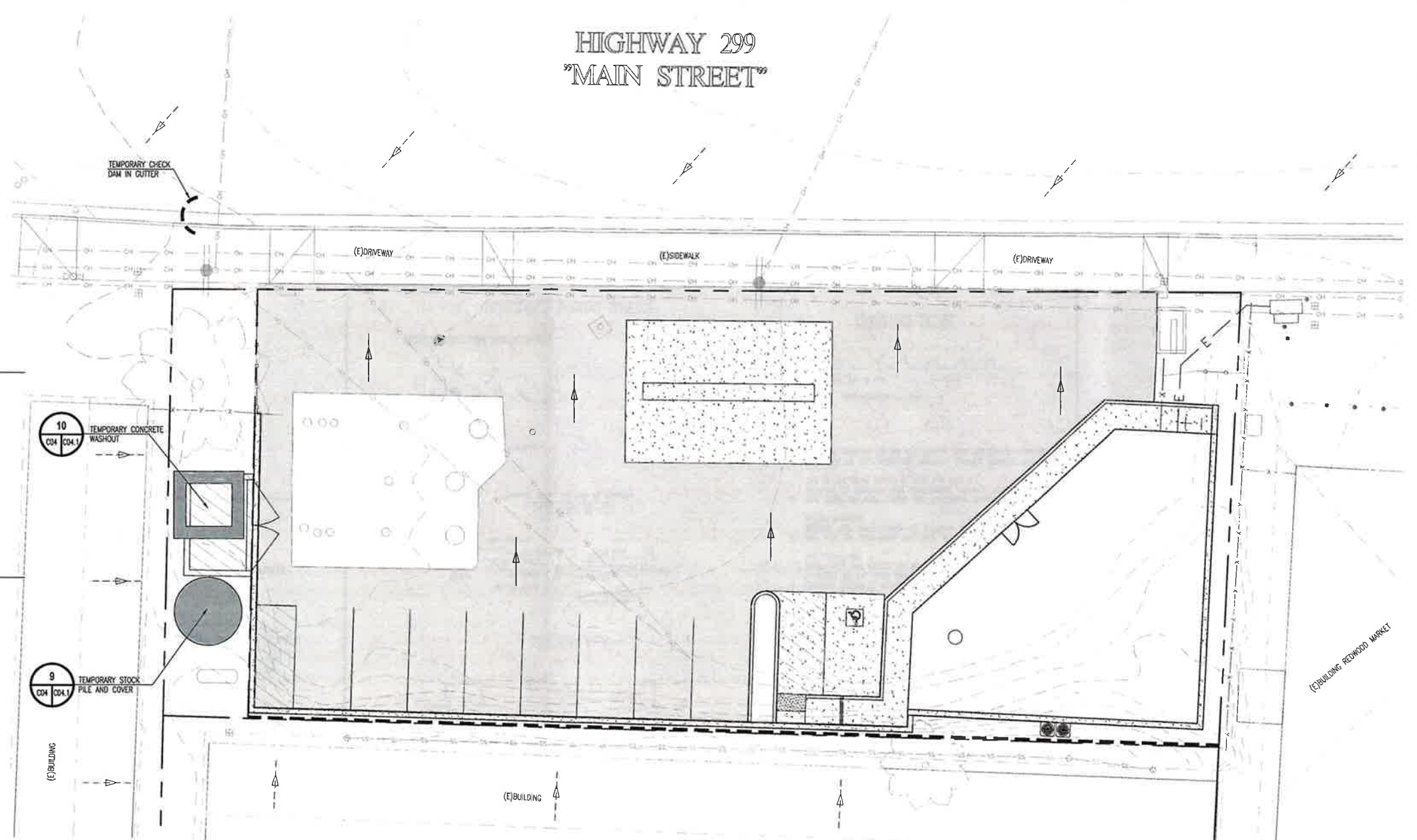
CONTRACTOR NOTE:

1. CONTRACTOR MAY SUBSTITUTE TEMPORARY SILT FENCES FOR STRAW FIBER ROLLS AND VICE VERSA.

BMP MAINTENANCE NOTES:

1. ALL OF THE IMPLEMENTED BMP'S SHALL BE INSPECTED AND CORRECTED AS NEEDED PRIOR TO, DURING, AND DIRECTLY FOLLOWING ANY STORM EVENT, OR WHENEVER PRACTICAL.

HIGHWAY 299
"MAIN STREET"



DOWNSPOUTS:

1. DIRECT DOWNSPOUT RAINWATER AWAY FROM BUILDING TO PREVENT SATURATION OF FOUNDATION.
2. PROVIDE SPLASH BLOCKS OR OTHER MEANS TO PREVENT SOIL EROSION.
3. DOWNSPOUT RAINWATER SHALL NOT DISCHARGE ONTO A SIDEWALK. CONTRACTOR TO PROVIDE UNDER-WALK DRAINS IN THESE AREAS.

BMP INSTALLATION SCHEDULE

PHASE OF CONSTRUCTION	EROSION AND SEDIMENT CONTROL MEASURES										
	(WET SEASON)					(WET AND DRY SEASON)					
	HYDROSEEDING/MULCHING	PRESERVATION OF EXISTING VEGETATION	STRAW/FIBER ROLLS	STORM DRAIN INLET PROTECTION	TEMP. SEDIMENT TRAP	STABILIZED CONSTRUCTION ENTRANCE	CONTRACTOR EQUIPMENT CONTROLS	MATERIAL & WASTE DISPOSAL LOCATION	DUST CONTROL	DEWATERING OPERATIONS	CONCRETE WASHOUT
PRE-GRADING		•	•	•		•	•	•	•	•	
CUT AND FILL ACTIVITIES				•					•		
UNDERGROUND WORK				•							
STORM DRAIN IMPROVEMENTS				•							
OFFSITE IMPROVEMENTS				•							
COMPLETION OF PAVING				•							
POST-GRADING	•	•									



DATE	REV	DESCRIPTION	CHK BY	APP BY

DATE	REV	DESCRIPTION	CHK BY	APP BY

EROSION CONTROL PLAN & DETAILS

MANDEEP SANDHU

806 S. MAIN STREET, WEAVERVILLE
APN: 002-072-32

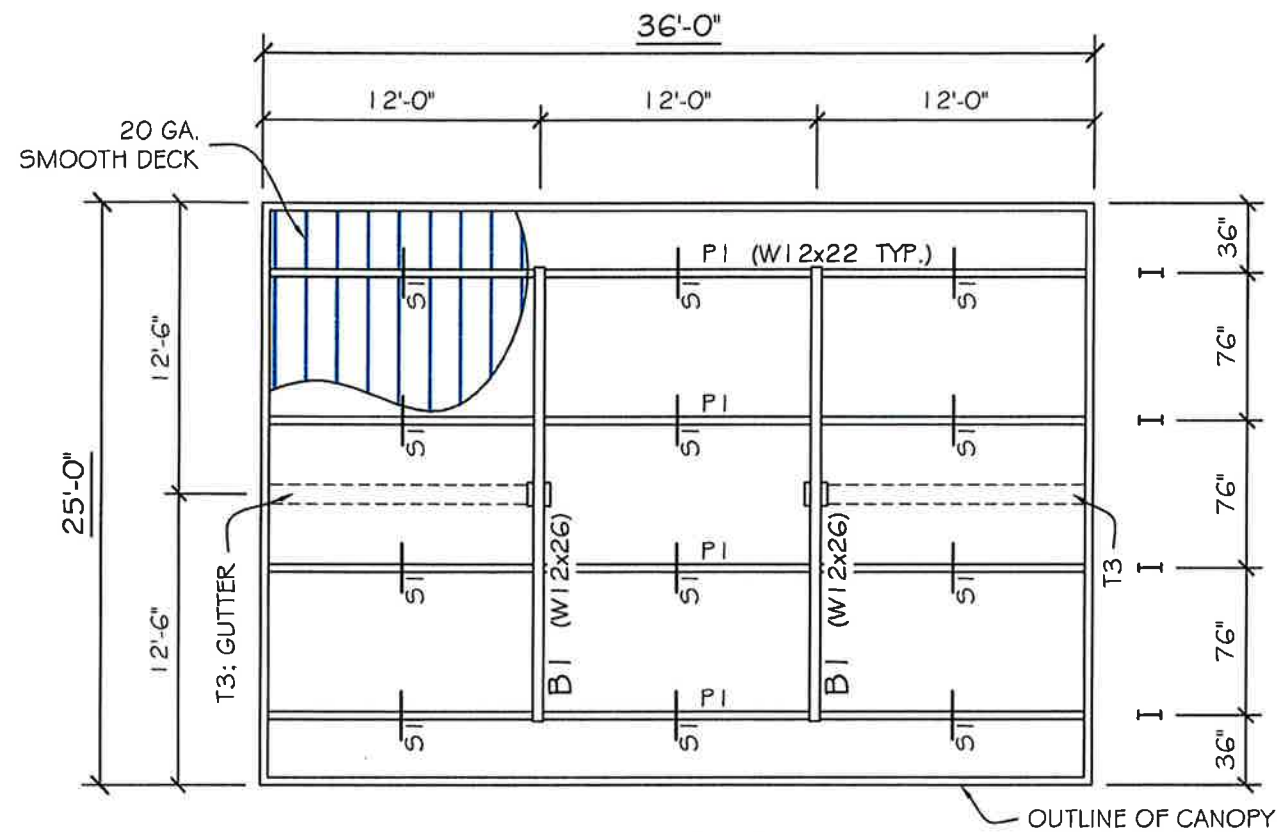
DRAWN BY:	H. NAVARRO
DESIGNED BY:	JTM
CHECKED BY:	J. MCKNIGHT
APPROVED BY:	TVCE

DATE OF ISSUE:
MAY 2020

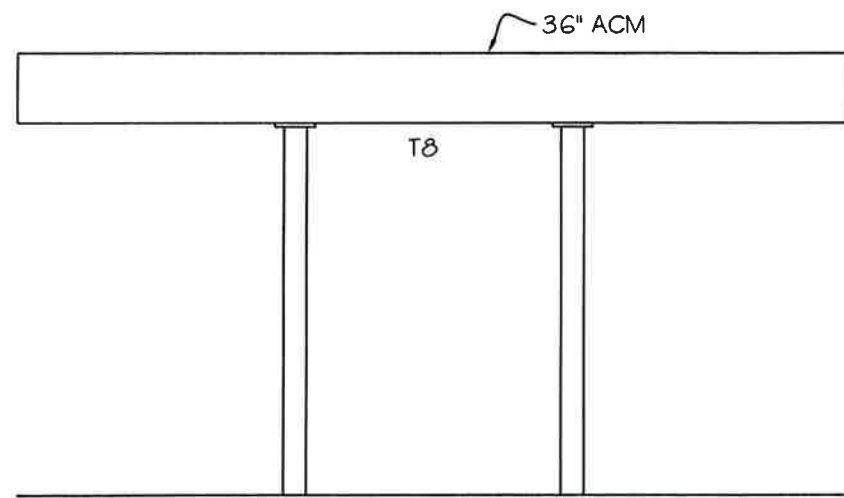
SCALE:
AS SHOWN

PROJECT NO:
1351.02

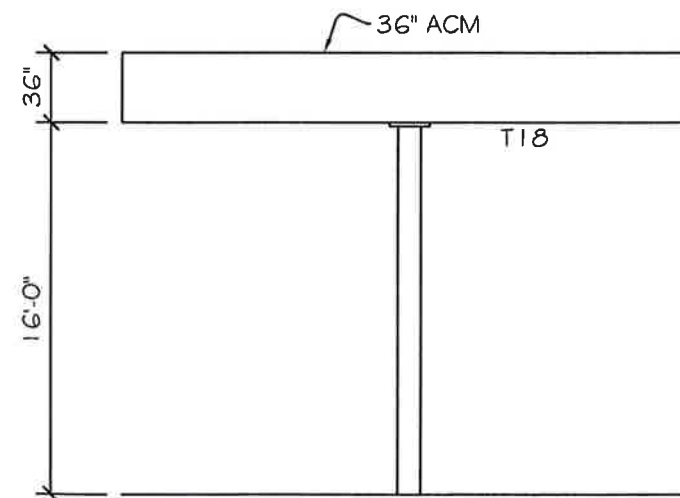
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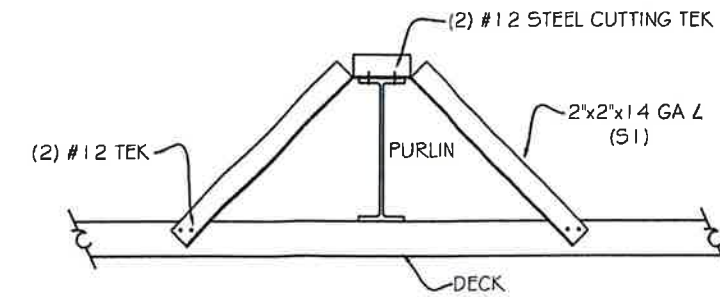
PLAN VIEW
 $\frac{1}{8}'' = 1'-0''$



SIDE VIEW
 $\frac{1}{8}'' = 1'-0''$




END VIEW
 $\frac{1}{8}'' = 1'-0''$

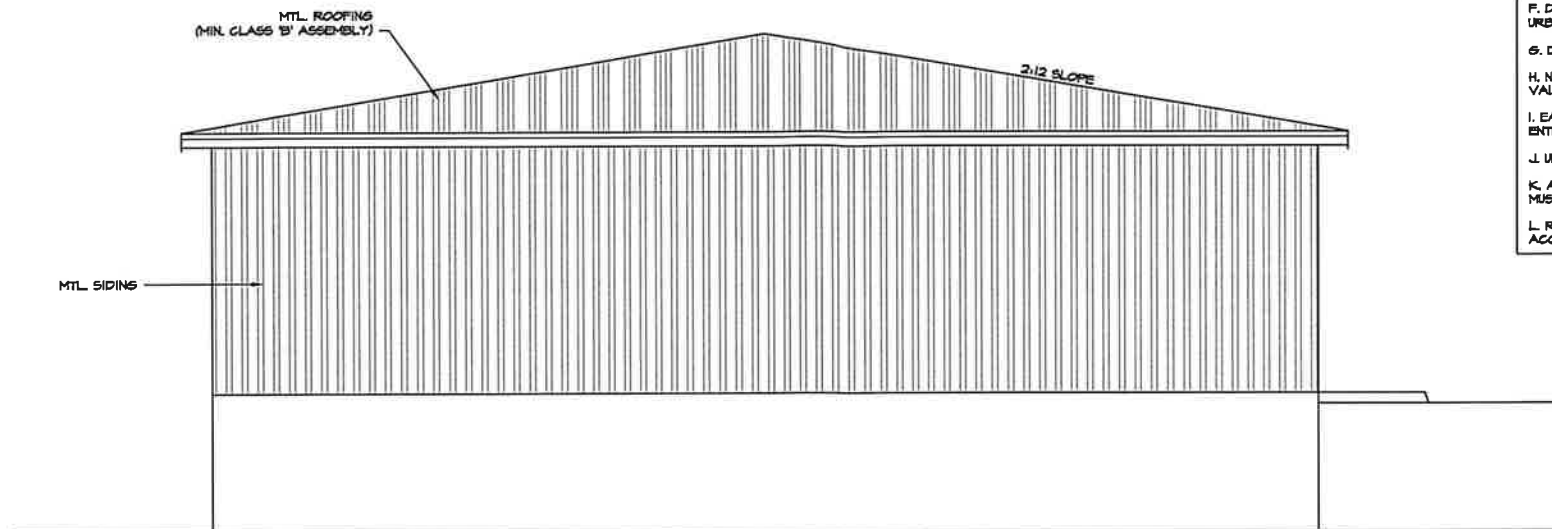


"S1" DETAIL
 $\frac{3}{4}'' = 1'-0''$



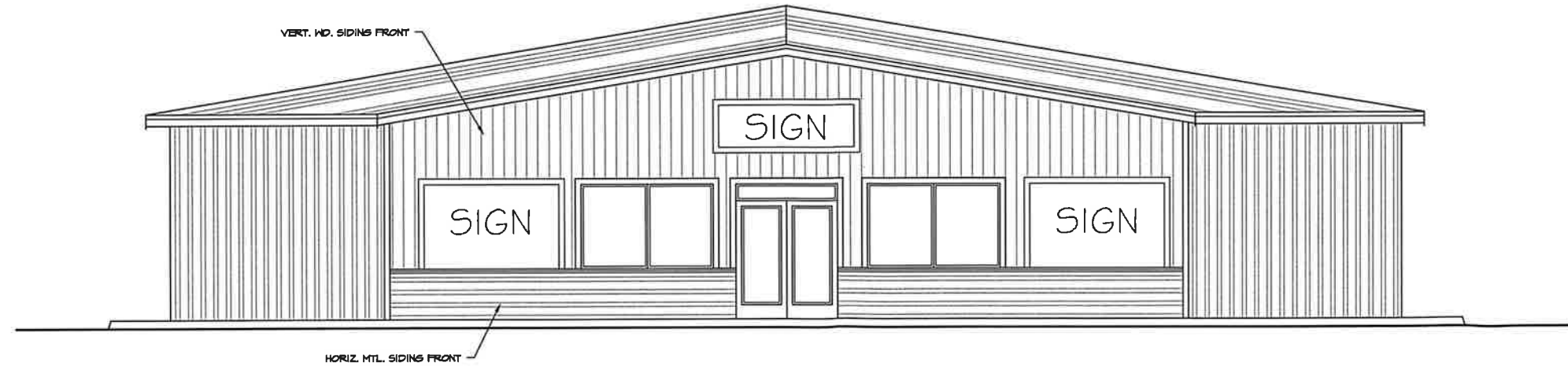
06/11/2021

FOR:	MANDEEP SANDHU	WEAVERVILLE, CA	JOB NO:	039-2118E
TITLE:	PLAN & ELEVATIONS		SCALE:	SHOWN
 PO BOX 1315 SHERMAN, TEXAS 75091		DRAWN BY: AH 5-19-21	DRAWING NO: B- 3 OF 5	



**SOUTH EAST ELEV.
(SOUTH WEST SIM.)**
1/4"=1'-0"

- STATE REGULATED WILD LAND FIRE STANDARDS**
- A. DEFENSIBLE SPACE MUST BE SIGNED OFF PRIOR TO SHEET ROCK INSPECTION.
 - B. EXTERIOR SIDING PRODUCTS, INCLUDING SHEATHING, TO BE OF APPROVED PRODUCTS (CAL-FIRE URBAN INTERFACE APPROVED).
 - C. EXTERIOR WALL VENTS TO BE 1/16"-1/8" SCREEN.
 - D. EXTERIOR DOORS TO BE NON COMBUSTIBLE CONSTRUCTION, OR 1-3/8" SOLID CORE HOOD, OR 20-MIN. FIRE RATED.
 - E. WINDOWS SHALL HAVE MINIMUM ONE TEMPERED PANE (PER SRA STANDRS)
 - F. DECKING SURFACES TO BE APPROVED PRODUCT. (NON-IGNITIBLE, CAL-FIRE URBAN INTERFACE APPROVED)
 - G. DEFENSIBLE AREA SHOWN ON SITE PLAN.
 - H. NO. 12 VALLEY FLASH UNDERLAYMENT CAP SHEET RUNNING FULL LENGTH OF VALLEY UNLESS ROOF COVER IS INTERNOVEL.
 - I. EAVE AND SOFFIT VENTS MUST BE FIRE RATED TO PRECLUDE EMBER AND FLAME ENTRANCE (CAL-FIRE URBAN INTERFACE APPROVED).
 - J. UNDERSIDES OF EAVES SHALL BE IGNITION RESISTANT OR NON-COMBUSTIBLE.
 - K. ALL ACCESSORY BUILDINGS SHALL BE AT LEAST 10' FROM PROPERTY LINE OR MUST COMPLY WITH CBC CHPT. 7A.
 - L. ROOF GUTTERS SHALL BE PROVIDED WITH A MEANS TO PREVENT THE ACCUMULATION OF LEAVES.



**FRONT (NORTH)
ELEVATION**
1/4"=1'-0"



REVISIONS	BY

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 PO BOX 6572 EUREKA, CA 95502
 PH. (707) 633-8372 Rjsa@atkins.com

SJA

WEAVERVILLE GAS CONVENIENCE STORE
 808 So. MAIN STREET WEAVERVILLE, CA
ELEVATIONS

FOR: TRINITY VALLEY CONSULTING ENGINEERS, INC. PH. (530) 828-3000

Date	SEPT. 09, '20
Scale	AS NOTED
Design	SJA
Drawn	SJA
Job	
Sheet	1

CANOPY EXHIBIT

PROPOSED CANOPY

NEW CANOPY IS PROPOSED TO BE 6' FROM THE EXISTING BACK OF WALK ALONG HWY 299 AS EXISTS FOR THE EXISTING REDWOOD GAS CANOPY ALONG HIGHWAY 299. (ROUGHLY 5' FROM THE RIGHT OF WAY LINE)

EXISTING CANOPY AT REDWOOD GAS

6.0' FROM BACK OF WALK

6.0' FROM BACK OF WALK

6.0' FROM BACK OF WALK

6.0' FROM BACK OF WALK

HIGHWAY 299
MAIN STREET

HIGHWAY FRONTAGE SIDEWALK

CLIENT

SANDHU MANDEEP
900 MAIN STREET
WEAVERVILLE, CA
APN 002-072-32

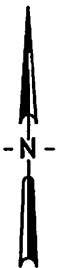
TRINITY VALLEY CONSULTING ENGINEERS, INC
67 WALNUT WAY
WILLOW CREEK, CA
530-629-3000

PLAN VIEW

1" = 40'



SCALE IN FEET



Attachment 5: Proposed Service Station Design




VAR-22-01



Attachment 6: Aerial Map

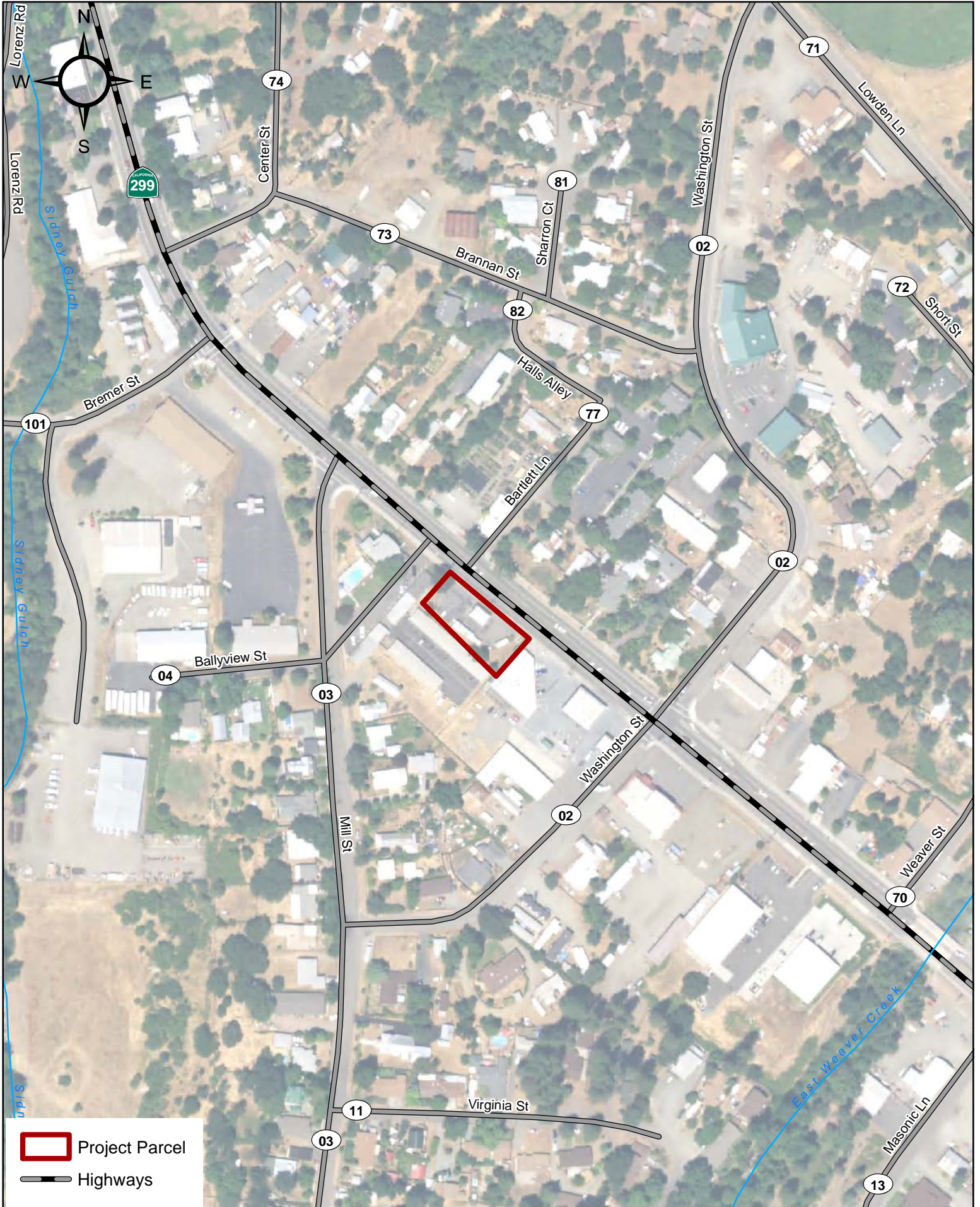


 Project Parcel

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 Miles

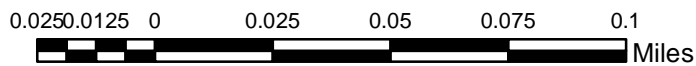
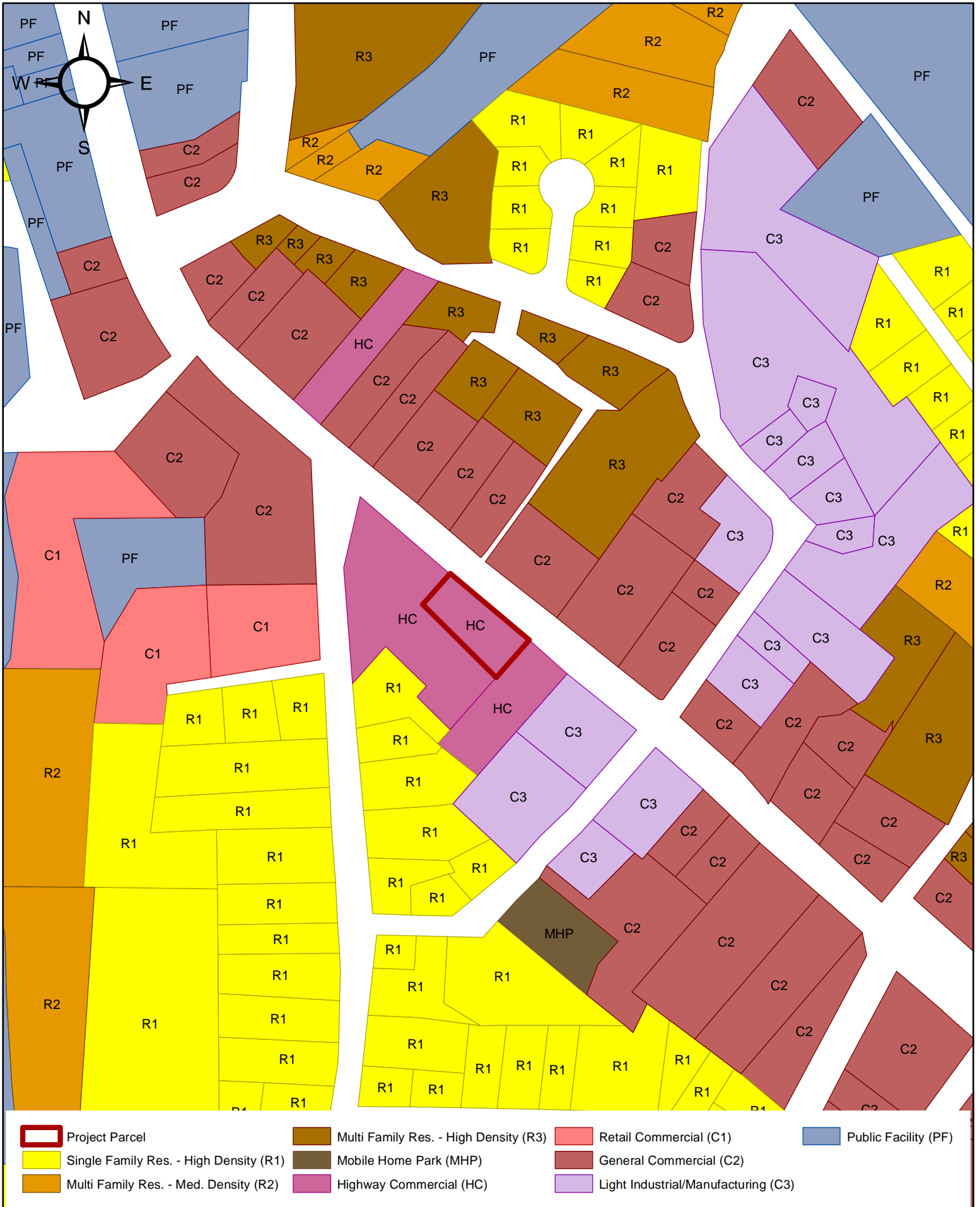
SF
Date: 7/12/2022

Attachment 7: Location Map

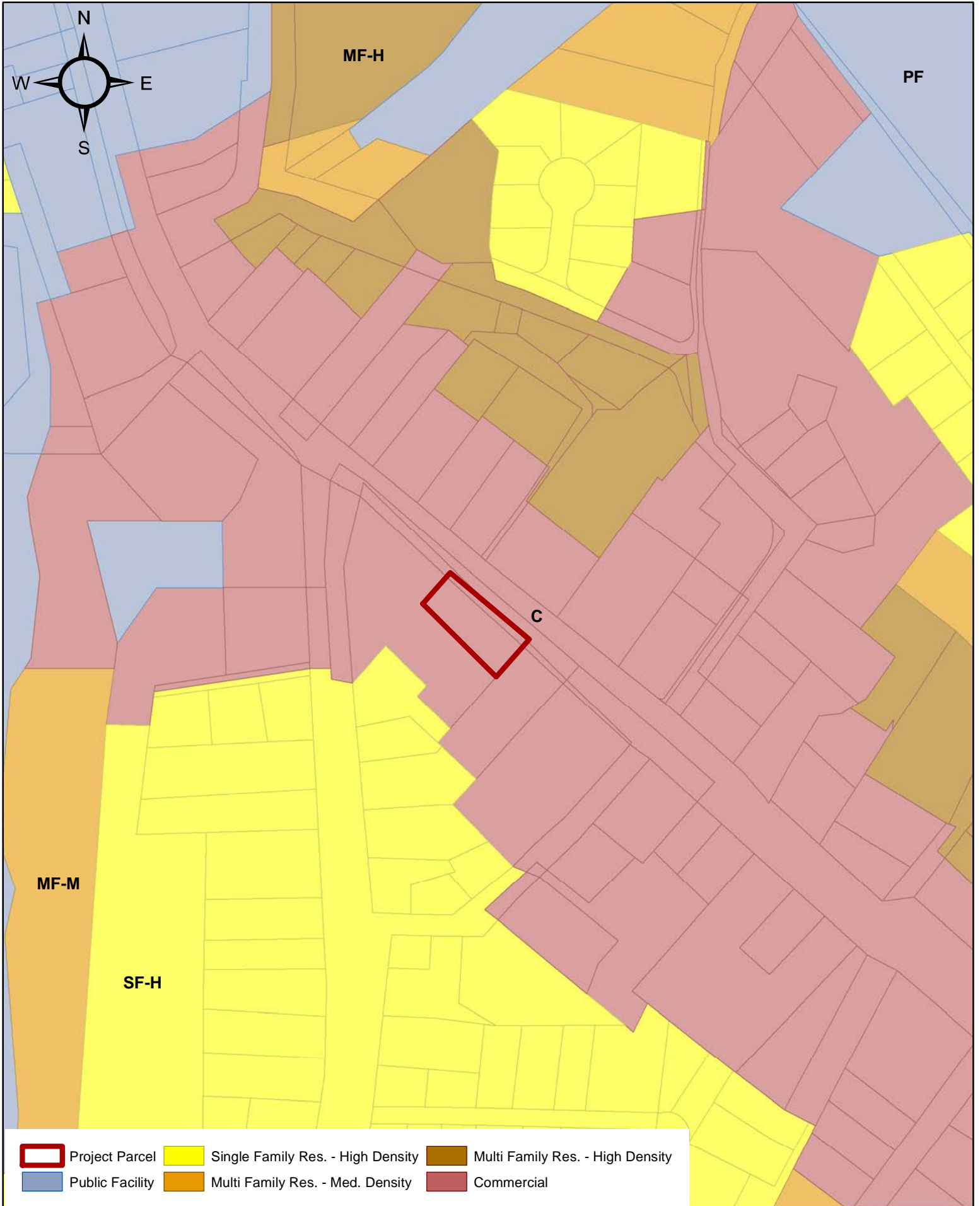


0.025 0.0125 0 0.025 0.05 0.075 0.1 Miles

Attachment 8: Zoning Districts Map



Attachment 9: General Plan Designation Map



0.025 0.0125 0 0.025 0.05 0.075 0.1 Miles

Chapter 17.22 HIGHWAY COMMERCIAL OR "HC" DISTRICT

Sections:

17.22.010 General description.

The purpose of this zoning district is to provide appropriate sites for the needs of recreation and business travelers. This district is intended to be applied to sites fronting on state highways or along arterial roads that provide access to major recreation destinations. Highway commercial areas should be designed so that all or most of the needs of the traveling public can be accommodated at one stop. This zoning district is not intended to be applied to strip commercial development along highways or arterials.

17.22.020 Uses permitted without a use permit.

The following list is representative of highway commercial uses which are permitted on a parcel in the highway commercial zoning district:

- A. Convenience food store with or without petroleum sales.
- B. Restaurant without drive-thru service.
- C. Auto service station (see special regulations in Chapter 17.30).
- D. Hotel/motel ten units or less hooked up to a community sewer system.
- E. General office, retail stores and services when in addition to other highway commercial uses.
- F. Recycling center when conducted entirely indoors.
- G. Church.
- H. Other uses found to be similar in nature as determined by the planning commission.

17.22.025 Uses permitted subject to first securing a planning directors use permit.

A single-family dwelling provided said use is located on the second story or above or in the rear one-half of any commercial structure and accounts for no more than twenty-five percent of the gross square footage of said structure.

(Ord. No. 315-806 , § 1, 1-28-14)

17.22.030 Uses permitted subject to first securing a use permit.

- A. Recycling center when outdoor area is utilized.
- B. Campground.
- C. Commercial amusement enterprise.
- D. Hotel/motel over ten units or not hooked up to community sewer system.
- E. Recreation vehicle park.
- F. Restaurant with drive-thru service.

-
- G. Resort.
 - H. Truck service station.
 - I. Auto repair shop.
 - J. Bus passenger station.
 - K. Laundromat.
 - L. Outdoor storage or sales associated with any of the uses listed in Section 17.22.020.
 - M. Car wash.
 - N. Auto sales.
 - O. Highway commercial complex containing more than ten thousand square feet of gross building area or occupying more than two acres.
 - P. Mini storage.
 - Q. Residential caretaker unit (see special regulations in Section 17.30.120).

17.22.040 For subdivision purposes, the minimum parcel size required.

The minimum lot area shall be no less than ten thousand square feet.

17.22.050 Minimum lot width.

Each lot shall be not less than one hundred feet wide.

17.22.060 Building height.

The maximum building height shall be thirty-five feet.

17.22.070 Front yard setback.

The front yard setback shall have a minimum depth of ten feet.

17.22.080 Interior side yard setback.

The interior side yard setback shall be a minimum of six feet unless the side yard abuts a commercial or industrial zoned parcel in which case there are no setback requirements.

17.22.090 Exterior side yard setback.

The exterior side yard setback shall be a minimum of ten feet.

17.22.100 Rear yard setback.

The rear yard setback shall be a minimum of six feet unless the rear yard abuts a commercially or industrial zoned parcel in which case there are no setback requirements.

17.22.110 Maximum lot coverage.

The total lot area covered by structure shall not exceed forty percent of the total area of the lot.

17.22.120 Drainage.

A drainage plan shall be submitted to the department of transportation for review and approval prior to issuance of building permit(s).

17.22.130 Encroachment permit.

Encroachment permits shall be obtained from the department of transportation prior to the issuance of building permits when projects create a new entrance onto a public road.

17.30.110 Standards for service stations.

All automobile service stations shall be subject to the following standards.

- A. In any "C-N," "C-1," or "H-C" district service stations shall be rustic or semi-rustic in design using wood, brick, stone, or other architectural features to enhance the appearance of the structure.
- B. The roofs of all service stations shall be pitched or sloped and shall have a surface of shingles, colored rock, shakes, or similar material.
- C. No "A" boards, "I" board signs or pennants shall be permitted on the building site where a service station is located or in any "C-N," "C-1" or "H-C" district.