

**TRINITY COUNTY PLANNING COMMISSION  
STAFF REPORT**

**APPLICANT:** County of Trinity

**REPORT BY:** John Jelich

**APN:** 001-183-01

**APPLICATION:** Use Permit  
(Cat Ex: CCR, Sec. 15304)

**PROPOSAL:**

Use Permit to develop a 'bike pump track and basic bicycle skills building area' on less than one acre within Lowden Park.

**LOCATION:** Lowden Park, 101 Park Avenue, Weaverville. (location map, Exhibit A)

**PROJECT INFORMATION:**

- A) Existing General Plan Designation: Public Facilities
- B) Existing Zoning: Public Facilities
- C) Existing Land Use: community park
- D) Adjacent Land Use Information:

	<b><u>Land Use</u></b>	<b><u>Zoning</u></b>	<b><u>General Plan Des.</u></b>
North:	Comm Park	Public Facilities	Public Facilities
South:	sing.fam resid	Single Fam (R-1)	SF/HD
East:	sing fam/duplex	Duplex (R-2)	Multi-family
West:	Elem school	Public Facilities	Public Facilities

## **BACKGROUND INFORMATION:**

The County, which manages this portion of Lowden Park, is working with a local volunteer group “to build a pump track and basic bicycle skills-building area, with bike racks and a connecting trail. Pump track features may include berms, rollers, cross-overs, banked curves and small jumps. The skills building area may include interesting features such as small drops, rock gardens, teeter-totters and bridges that allow riders to progressively build bicycle handling skills.”

The volunteer group will be seeking grants where possible and rely on volunteers to help organize and develop the facility.

“The proposed project location is adjacent to other existing Lowden Park infrastructure including restrooms, covered picnic area and kitchen facility, community pool, walking/biking paths, ball fields, playground equipment, rodeo grounds, and tennis courts. The park is a focal point for many community activities throughout the year, including a Children’s Festival, invitational swim meets, 4<sup>th</sup> of July festivities, rodeos, softball tournaments and more. Recently, the Weaverville-Douglas City Park and Recreation District was awarded a \$30,000 grant from the McConnell Foundation to assist Trinity County in updating and replacing Lowden Park’s aging playground equipment.”

To address potential drainage and sediment issues, the project will also include a rock surround and settling basin to control storm water runoff. This feature is shown on the site plan (Exhibit B). Due to staggered event schedules at the park, the existing parking areas near the bike pump should be adequate to accommodate the bike pump facility, which is being designed for local community use.

## **AIRPORT LAND USE PLAN CONSISTENCY:**

Lowden Park is located within “Safety Zone D” of the Airport Land Use Compatibility Plan for Weaverville (See Exhibit C). The project for the bike skills development area and pump tracks will not involve any new lighting, buildings or projections into the air.

## **GENERAL PLAN CONSISTENCY:**

The Weaverville Community Plan, a part of the Trinity County General Plan, identifies the subject property as “Public Facilities”. The bike skills area, entry level pump track and advanced pump track are located within existing Lowden Park. Goals in the Weaverville Community Plan encourage development of “a variety of recreation opportunities for all ages and user groups.” The project provides opportunities for several skill levels and age groups.

**ENVIRONMENTAL ANALYSIS:**

This project is Categorically Exempt pursuant to California Code of Regulations, Section 15304 (Class 4: Minor Alterations to Land).

The project involves only minor grading of 0.87 acre within an existing community park. It is consistent with the site’s General Plan designation of Public Facilities; complies with all zoning requirements for the site; and the construction area is not located within the 100 year floodplain, will not result in the removal of riparian vegetation, and is not located in an environmentally sensitive area. The project will not have a significant adverse impact on the environment, or contribute to a cumulatively significant adverse impacts. The project will not affect a state scenic highway, cultural or historic resources, federal or state listed species or species proposed for listing, jurisdictional wetlands, or established floodways. The project is not located within a toxic site listed by the California Environmental Protection Agency as provided under Section 65962.5 of the Government Code.

**RECOMMENDED ACTION:**

Staff recommends that the Planning Commission:

Approve the Conditional Use Permit to allow development of pump track facilities and basic bicycle skill-building area, with bike racks, on approximately one acre within Lowden Park, Weaverville, based on findings-of-fact A through C and subject to conditions of approval 1 through 4, as set forth in the Staff Report.

*FINDINGS OF FACT*

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

Statement of Fact: The proposed bike pump facility will be located within an existing community park near existing restrooms, parking covered picnic area, designated handicapped parking, kitchen facility and other amenities. Grading will be minimal and drainage facilities are already present. A settling basin next to an existing drop inlet will be developed and approved by engineers at the Department of Transportation.

**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: No new lighting or glare causing structures are proposed. The use permit has been conditioned to require any future lighting to meet FAA requirements and not be a nuisance to neighboring properties or the travelling public. No new parking is necessary due to adequate existing on-site parking and overflow parking at the Scout House, which is easily accessible from the bike pump facility.

**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 proposed project is consistent with goals within the Weaverville Community Plan to encourage development of recreation facilities that cater to all age groups.

Figure 1

*Conditions of Approval*

County of Trinity, Bike Pump Facility  
at Lowden Park (PW-16-04)

1. A building permit issued by the Trinity County Building Department will be required at the time the “shade structures” are developed. These structures must be compliant with the Americans with Disabilities Act (ADA), including accessibility.
2. The rock surround and settling basin at the existing drop inlet shall be developed at the same time as the “advanced pump track” and is subject to the review and approval of the Director of Transportation, or his designee, prior to use of the advanced pump track.
3. Shade structures shall be constructed of materials that do not cause glare to nearby residential areas, the travelling public or to aircraft.
4. No lighting is proposed with this project; however, any future lighting shall be directed down and in toward the ground so as to reduce effects on neighboring properties and airport operations. Shadowbox-type light fixtures shall be used that block upward and sideways light projection.



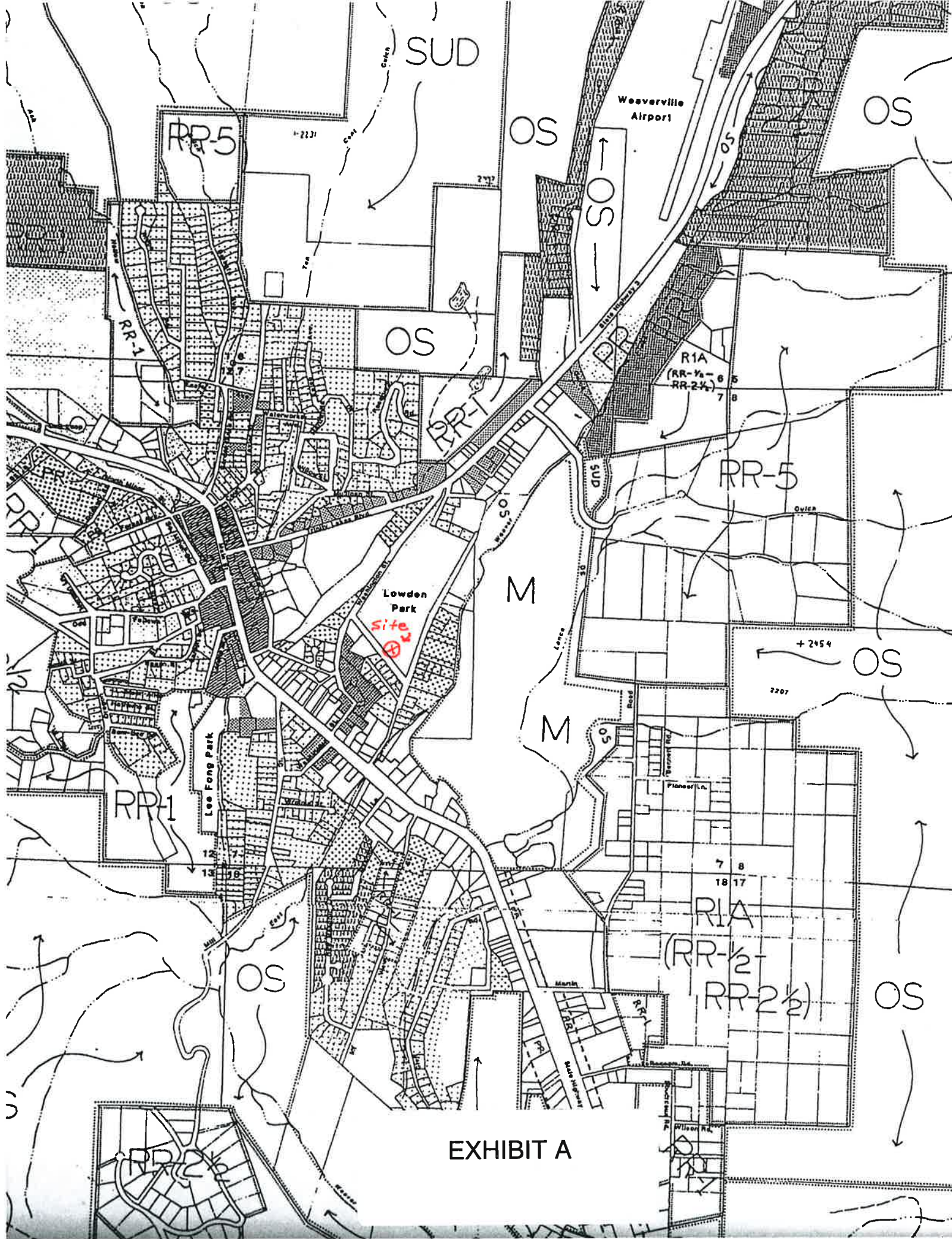
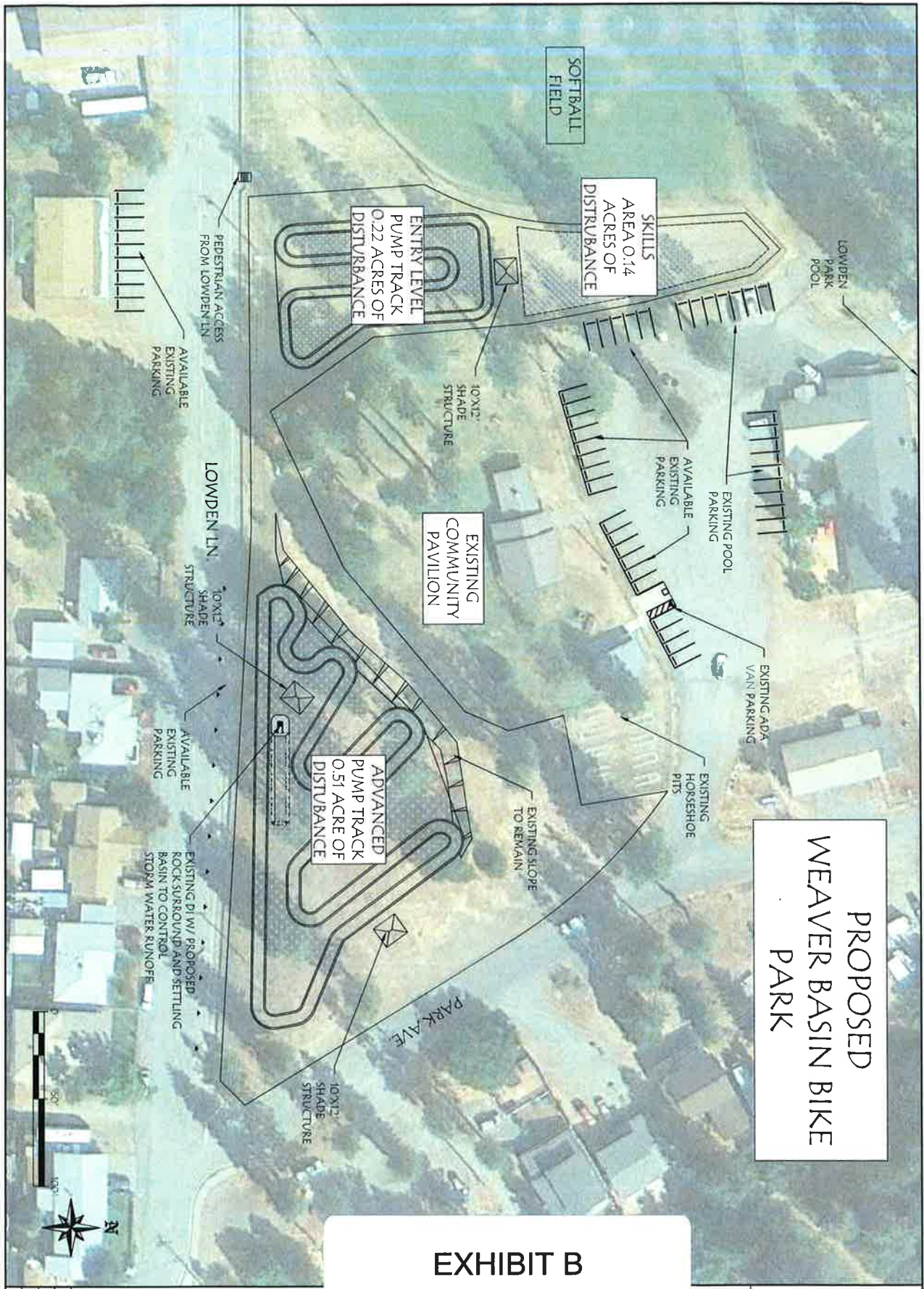


EXHIBIT A





**PROPOSED  
WEAVER BASIN BIKE  
PARK**

**EXHIBIT B**

**BIKE PARK SITE PLAN**

**SCRIBNER ENGINEERING**  
Civil Engineering - Design  
Weaverville, CA 96093

DATE	11-10-18
PROJECT	NIS
SCALE	1" = 50'
DRAWN BY	1
CHECKED BY	
PROJECT NO.	BIKEPARK

