ITEM NO. 4 MEETING DATE 4/25/19 APPLICATION NO. P-16-11

TRINITY COUNTY PLANNING COMMISSION
STAFF REPORT

APPELLANT: Susan Corrigan

APPLICANT: Mountain Communities Healthcare District (MCHD)

REPORT BY: Rick Tippett

APN: 001-040-56-00, 001-040-57-00 and 001-040-58-00

GENERAL PLAN DESIGNATION: Single Family Res. – High Density (SF-H)

ZONING: Residential Office (RO) with Mobile Homes Standards (MHS) Overlay

PURPOSE: Appeal of Planning Director's decision upholding the Weaverville Architectural Review Committee's recommendation regarding aesthetics for Mountain Communities Healthcare District clinic expansion.

LOCATION: 31 Easter Avenue, Weaverville

BACKGROUND INFORMATION:

This Trinity County Planning Commission first considered this item on November 8, 2018 and requested that the item be continued pending additional input from the Weaverville Architectural Review Committee (WARC). The WARC has met twice since the Commission's request. A brief history of the project and WARC's role follows.

Project Approval by Board of Supervisors

August 16, 2016: Following an appeal of the Planning Commission's decision to approve P-16-11 the Trinity County Board of Supervisors approved the project. An evaluation of environmental impacts and a Mitigation and Monitoring Reporting Program for the project (Exhibit A: BOS August 16 2016_MCHD Appeal Staff Report) was included with the approval.

Actions of Planning Director and Involvement of Weaverville Architectural Review Committee

Summer, 2018: MCHD determined that original construction methods of on-site construction were not achievable as proposed due to budgetary constraints and determined that they could remain with a Type 5 (wood) building with sprinklers, however it would be constructed off-site (modular). The Planning Director considered the change in building type to be a change to the conditions of the environmental document warranting further evaluation related to the impacts to aesthetics.

Although the location of the clinic is not within the Historic District of Weaverville, the Conditional Use Permit (P-16-11) approved for the project included a Mitigation Monitoring and Reporting Program with the recommendation that the Applicant (MCHD) consult with the WARC and the Trinity County Historical Society to address issues related to aesthetics and the historic setting of the neighborhood:

Mitigation Measure I-1:

It is recommended that the applicant meet with the Weaverville Architectural Review Committee and representatives of the Trinity County Historical Society to assess the project effect on historical resources and the historic setting, and if justified, craft a treatment plan that would either avoid impact to historic resources or ensure that such impacts are less than significant. A lighting plan for all proposed exterior lighting components shall be submitted for Planning Director approval, with input from the Weaverville Architectural Review Committee.

Required Actions and Timing: Prior to the development of final construction plans the applicant is to consult with the Weaverville Architectural Review Committee joined by additional representatives from the Trinity County Historical Society. Planning Department staff will attend and provide guidance to applicant on how to implement the input provided.

Two meetings occurred between the WARC and MCHD, with Planning Staff present. Each meeting was noticed for 72 hours prior to the meeting:

- September 12, 2018: WARC meeting on project site with staff from MCHD to discuss design options that would affect the proposed building's impact on aesthetics in the historic setting of Taylor Street. Roof and siding treatments were discussed with the goal of finding treatments that would allow the new building to fit in with the existing aesthetic quality of buildings—particularly the hospital—in the neighborhood. WARC members requested that another meeting be held in the near future after MCHD provide renderings of proposed roof and siding treatments discussed during this meeting. Planning staff rescheduled a meeting after renderings were provided to the Planning Department on September 17.

- September 24, 2018: WARC meeting on project site with contractor representing MCHD and MCHD staff attended by phone to continue discussion to evaluate design options that would allow the new building to fit in with the historic setting of the neighborhood. MCHD provided renderings of general proposed building appearance, roof/eve treatments, and proposals for signage and lighting. WARC members agreed unanimously to approve the proposed aesthetic treatments for the new clinic building if it included the following: the addition of a 4 in 12 pitched cosmetic gable roof that would sit on top of the modular (assuming the modular was verified to be structurally sound enough to support the addition), a landscape plan including the use of mature plants and addition of gable eaves and rafter tailings.

The Planning Director accepted the WARC's recommendation taken on September 24, 2018 as consistent with the Conditional Use Permit approved for the project and made the decision that the project could move forward as proposed. The project has since gotten underway with the applicant beginning site preparation and placement of a pre-fabricated building on the parcel (the applicant was advised against placement, and was notified that it could be at their risk should future actions not allowing the placement of the modular units).

Appeal: Filing

On October 9, 2018, an appeal of the decision was filed by Sue Corrigan, whose property adjoins the MCHD Clinic project location (Exhibit B; Corrigan Appeal).

The letter received from the appellant cites an appeal of "the MCHD expansion with modular instead of original plans approved 2 years ago. Due process has not been given to the neighbors. Also, the WARC did not have plans, or all the info before their decision (recommendation of 9-12 and 9-24)."

Appeal: Public Hearing

November 8, 2018: Trinity County Planning Commission heard the appeal and requested that the item be continued pending additional input from the Weaverville Architectural Review Committee.

Additional Weaverville Architectural Review Committee Efforts

Since the November 8, 2018 Planning Commission meeting, two WARC meetings have been held:

- January 7, 2019: WARC meeting held on project site to discuss aesthetic treatments for the roof and landscaping (Exhibit C: January 7 2019 WARC agenda).

The WARC unanimously approved the proposal to construct a mansard roof as depicted in the renderings provided at the meeting although in a darker shade of brown than the color swatch provided. The WARC next voted unanimously to approve the landscape plan as recommended with the revision to use evergreen instead of ornamental trees .The WARC continued the item, requesting another meeting to address MCHD's final solution to mitigate impacts to aesthetics related to 1) the breezeway between the existing clinic building and the new clinic buildings; and 2) signage.

- April 8, 2019: WARC meeting held on project site. Discussion ensued regarding: 1) fence plans on south side of clinic expansion project to block headlights from neighboring parcel; 2) final sign approval; 3) acknowledgement regarding how the breezeway between the existing clinic building and the new buildings will be treated; and 4) options for the "living fence" (Exhibit D: April 8 2019 WARC Agenda).

Fencing: to block headlights from neighboring parcels, the WARC unanimously approved the proposal to construct a six (6) foot dogeared cedar wooden fence with metal posts,

in the upper area, that would span from five (5) feet off the green building (house on APN 001-040-02-00) in the eastern direction and to the end of the upper parking area in the western direction.

Signage: the WARC voted unanimously to approve one (1) proposed MCHD Clinic sign that is similar to their current signage and that is in line with the General Plan.

Breezeway: between the existing clinic building and the new buildings, the WARC voted that although the breezeway has been dropped from the project, they unanimously agreed that any future decision to add the breezeway back into the project will be subject to their approval before building begins.

Living Fence: the WARC unanimously voted to change their last recorded motion dictating that English ivy would be used for the living fence to requiring a Privet hedge that is 12 inches on center.

As confirmed during the November 8, 2018 Planning Commission meeting, Planning Staff clarifies that the appeal is limited to the Planning Director's decision on September 24 based on accepting the WARC's recommendation regarding aesthetic treatments. As outlined in Section 17.34.110 (Appeals) of the Trinity County Zoning Code:

> "17.34.110 – Appeals.
> A. Decision of the Planning Director. Any person dissatisfied with any action of the planning director may appeal therefrom to the planning commission at any time within ten working days after notice of the decision is given. Such an appeal is taken by filing a notice of appeal with the planning director and paying the required appeal fee. Upon filing of a notice of appeal, the planning director shall within ten days transmit to the secretary of the planning commission all papers and documents on file with the planning director relating to the appeal and schedule the appeal for commission hearing."

Respectfully submitted

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Richard Tippett, Planning Director

Exhibit A: Corrigan Appeal
Exhibit B: PC_November 8 2018_MCHD Appeal
Exhibit C: January 7 2019 WARC agenda
Exhibit D: April 8 2019 WARC agenda

Exhibit A:Corrigan Appeal

We the neighbors of Taylor, Easter, and garden Gulch appeal the MCHD expansion with Modular, instead of origina plans approved 2 years ago. Due process has not been given to the neighbors. Also the WA did not have plans, or all the info. before their decision of 9-12 & 9-24.

Thank you,

Susan Corrigan

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PLANNING DEPARTMENT

Exhibit B: PC November 8 2018_MCHD Appeal

ITEM NO. 4 MEETING DATE 11/8/18 APPLICATION NO. P-16-11

TRINITY COUNTY PLANNING COMMISSION STAFF REPORT

APPLICANT: Mountain Communities Healthcare District

APPELLANT: Susan Corrigan

REPORT BY: Rick Tippett

APN: 001-040-60

PURPOSE:

Appeal of Planning Director's decision upholding the Weaverville Architectural Review Committee's recommendation regarding aesthetics for Mountain Communities Healthcare District clinic expansion.

LOCATION: 31 Easter Avenue, Weaverville

BACKGROUND INFORMATION:

On July 14, 2016, the applicant, Mountain Communities Healthcare District (MCHD), submitted an application to the Planning Commission for a Conditional Use Permit (Planning Department File # P-16-11). The request was for approval of a 7,680 square foot expansion of the clinic facility at 31 Easter Avenue in Weaverville, and a parking, circulation and landscape concept plan. The proposed building would be a Type 5 (wood) building with sprinklers build (stick-built) on site. The Planning Commission voted 3-0 to approve the request for a Conditional Use Permit for the proposed project, however their decision was appealed to the Board of Supervisors.

During a Trinity County Board of Supervisors meeting on August 16, 2016, a public hearing was held for the appeal of the Planning Commission's decision. The BOS unanimously upheld the Commission's recommendation to approve the project. An evaluation of environmental impacts and a Mitigation and Monitoring Reporting Program for the project (Exhibit A; BOS August 16 2016_MCHD Appeal Staff Report) was included with the approval.

Since that time, MCHD determined that original construction methods of on-site construction were not achievable as proposed due to budgetary constraints and building alternatives needed to be explored. MCHD explored alternatives that would be available for construction to remain within budget, and determined that they could remain with a Type 5 (wood) building with sprinklers, however it would be constructed off-site (modular). The Director considered the

change in building type to be a change to the conditions of the environmental document warranting further evaluation.

Although the location of the clinic is not within the Historic District of Weaverville, the Conditional Use Permit approved for the project included a Mitigation Monitoring and Reporting Program with the recommendation that the Applicant consult with the Weaverville Architectural Review Committee (WARC) and Trinity County Historical Society to address issues related to aesthetics and the historic setting of the neighborhood:

Mitigation Measure I-1:

It is recommended that the applicant meet with the Weaverville Architectural Review Committee and representatives of the Trinity County Historical Society to assess the project effect on historical resources and the historic setting, and if justified, craft a treatment plan that would either avoid impact to historic resources or ensure that such impacts are less than significant. A lighting plan for all proposed exterior lighting components shall be submitted for Planning Director approval, with input from the Weaverville Architectural Review Committee.

Required Actions and Timing: Prior to the development of final construction plans the applicant is to consult with the Weaverville Architectural Review Committee joined by additional representatives from the Trinity County Historical Society. Planning Department staff will attend and provide guidance to applicant on how to implement the input provided.

Two meetings occurred between the WARC and MCHD, with Planning Staff present. Each meeting was noticed for 72 hours prior to the meeting:

- September 12, 2018: WARC meeting on project site with staff from MCHD to discuss design options that would affect the proposed building's impact on aesthetics in the historic setting of Taylor Street. Roof and siding treatments were discussed with the goal of finding treatments that would allow the new building to fit in with the existing aesthetic quality of buildings—particularly the hospital—in the neighborhood. WARC members requested that another meeting be held in the near future after MCHD provide renderings of proposed roof and siding treatments discussed during this meeting. Planning staff rescheduled a meeting after renderings were provided to the Planning Department on September 17.

- September 24, 2108: WARC meeting on project site with contractor representing MCHD and MCHD staff attended by phone to continue discussion to evaluate design options that would allow the new building to fit in with the historic setting of the neighborhood. MCHD provided renderings of general proposed building appearance, roof/eve treatments, and proposals for signage and lighting. WARC members agreed unanimously to approve the proposed aesthetic treatments for the new clinic building if it included the following: the addition of a 4 in 12 pitched cosmetic gable roof that would sit on top of the modular (assuming the modular was verified to be structurally

sound enough to support the addition), a landscape plan including the use of mature plants and addition of gable eaves and rafter tailings.

The Planning Department Director accepted the WARC's recommendation taken on September 24, 2018 as consistent with the Conditional Use Permit approved for the project and made the decision that the project could move forward as proposed. The project has since gotten underway with the applicant beginning site preparation and placement of a pre-fabricated building on the parcel (the applicant was advised against placement, and was notified that it could be at their risk should future actions not allowing the placement of the modular units).

On October 9, 2018, an appeal of the decision was filed by Sue Corrigan, whose property adjoins the MCHD Clinic project location (Exhibit B; Corrigan Appeal).

The letter received from the appellant cites an appeal of "the MCHD expansion with modular instead of original plans approved 2 years ago. Due process has not been given to the neighbors. Also, the WARC did not have plans, or all the info before their decision (recommendation of 9-12 and 9-24."

Staff clarifies that the appeal is limited to the Planning Director's decision on September 24 based on accepting the WARC's action/recommendation regarding aesthetic treatments. As outlined in Trinity County Zoning Ordinance No. 315, Section 34 (K), *Any person dissatisfied with any action of the Planning Director may appeal therefrom to the Planning Commission at any time within ten (10) working days after notice of the decision is given. Such an appeal is taken by filing a notice of appeal with the Planning Director and paying the required appeal fee. Upon filing of a notice of appeal, the Planning Director shall within ten (10) days transmit to the Secretary of the Planning Commission all papers and documents on file with the Planning Director relating to the appeal and schedule the appeal for Commission hearing.*

Respectfully submitted

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Richard Tippett, Planning Director

Exhibit A: BOS_August 16 2016_MCHD Appeal Staff Report
Exhibit B: Corrigan Appeal

Exhibit C: January 7 2019 WARC Agenda

TRINITY COUNTY
ARCHITECTURAL REVIEW AND
PRESERVATION COMMITTEE
District II, Weaverville
January 7, 2019, at 4:00 p.m.
31 Easter Avenue, Weaverville

AGENDA

CALL TO ORDER

PUBLIC COMMENT
Members of the public may address the Committee concerning matters within the jurisdiction of the Architectural Review Committee which are not listed on the agenda. No action may be taken on these matters.

MINUTES - February 10, 2017, June 7, 2017, June 29, 2017, October 2, 2017, November 1, 2017, December 6, 2017, February 15, 2018, September 12, 2018 and September 24, 2018.

WITHDRAWN OR CONTINUED ITEMS - None

DEPARTMENT REPORTS - None

OLD BUSINESS - None

1. Discuss and/or take action regarding amended application to expand the Mountain Community Healthcare District Clinic. The District has plans to enlarge the existing clinic with a modular building. The Planning Commission required architectural review to reduce potential impacts to the Taylor Street area. Located at 31 Easter Avenue (MCHD Clinic). APN: 001-040-55-00. Applicant: Mountain Communities Healthcare District. (*Item continued from 9/12/18 and 9/24/18)*

CURRENT BUSINESS - None

COMMITTEE REPORTS

Committee members to address staff on matters that may not be on the agenda, but which may be relevant for future agendas, if so directed by the Committee.

ADJOURN

*Any person dissatisfied with the determination by the Architectural Review Committee may appeal the matter to the Planning Commission at any time within ten (10) working days after the decision of the Architectural Review Committee on a form available from the Planning Department. (Note: there is a fee established for filing an appeal.)

Aaron Rogers

From: Thurston Wilson <thurstonbw ilson@ gmail.com>
Sent: Monday, November 26, 2018 9:28 AM
To: Aaron Rogers
Subject: Fwd: Initial Landscaping for MCHD Clinic

Sent from my iPhone

Begin forwarded message:

From: Kathleen Graham <grahamwilsons@gmail.com >
Date: November 25, 2018 at 9:58:09 PM PST
To: thurston Wilson <tlnrrstonwilson @yma il.com>
Cc: thurston bwilson@gmail.com
Subject: Fwd: Initial Landscaping for MCHD Clinic

Begin forwarded message:

From: Carol J Fall <c jfall@ucanr.edu>
Subject: Initial Landscaping for MCHD Clinic
Date: November 25, 2018 at 9:23:14 PM PST
To: Kathleen Graham <grahamwilsons@gmail.com>
Cc: Julia Baldwin <gracious.chi@gmail.com>

The Trinity County Master Gardeners were asked in September 2018 to develop a landscaping plan for the new MCHD clinic. To develop a complete landscape plan, which includes specifications for plants, soil improvements, irrigation system and maintenance, we initially need a plat plan and description of goals. Our intent was to work on a landscape plan this winter with planting in spring 2019.

We understand that there is a more urgent, short-term need to recommend landscaping that provides visual and sound screening along Taylor Street. Unless instructed otherwise, we'll continue to develop a comprehensive landscape plan for the entire site.

We visited the site on 11/19/18 and 11/21/18 with Thurston Williams, contractor. Our understanding is that the composite roof (4/12) will overhang the wall by approximately 20" vertically, 5' horizontally, which will obscure the top of the heat/AC units. The heating units were running on 11/21/18 with minimal noise. The fan units are located approximately 4' off the ground. A soil sample was collected and height/vertical measurements taken. The clinic wall to be screened runs roughly north-south, receives morning sun (faces east) and afternoon shade.

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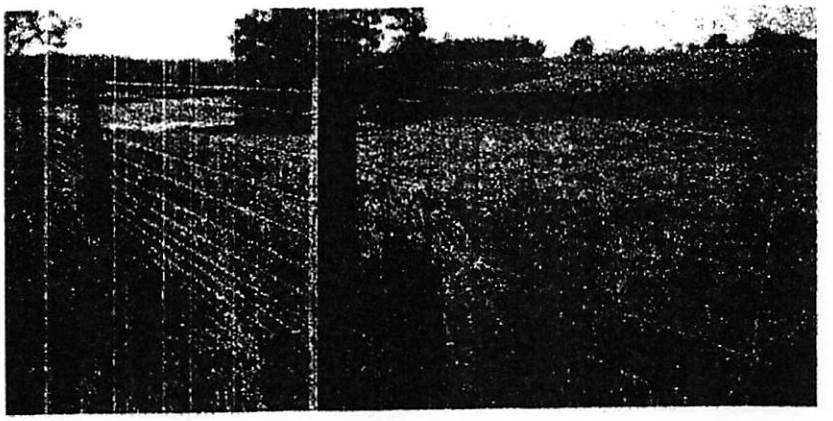
We've attached a tentative plan to provide visual and sound screening along Taylor Street. Please let me know if you have any questions.

-
- Best Regards,
- Carol Fall

<MCHD Clinic.pdf>



8' x 330' Fixed Knot 12o5 ga 20/96/6

~~$490.~~ $405.95

(You save $93.19)

Product Description

This 8 foot solid lock deer fence for lawn and gardens will protect your land from even the most determined bucks. Woven Wire Fence is the strongest steel fence available on today's market for lawns and gardens made from woven wire high tensile wires. Each 385 lb roll of Fixed Knot Woven Wire Fence is 8'x 330' and includes one roll of this strong metal deer fence. The strength of this high tensile deer fence allows for posts to be placed every 20' to reduce fence installation costs. It features 20 horizontal lines, 96" height and 6" between vertical stays. The 12.5 gauge galvanized wire fencing allows for an increased lifespan of 20-40 years. This 8' x 330' roll of fencing is perfect for large yard, garden orchard and vineyard applications.

Explai111ing this woven wire fixed knot fence:

20" lines of horizontal wire

96" inches height

6" lines of vertical wire

20/96/6 is also available in black-·coating.

2.38 in. x 2.38 in. x 11 ft. 15-Gauge Metal Chain L ink Corner Fence Post

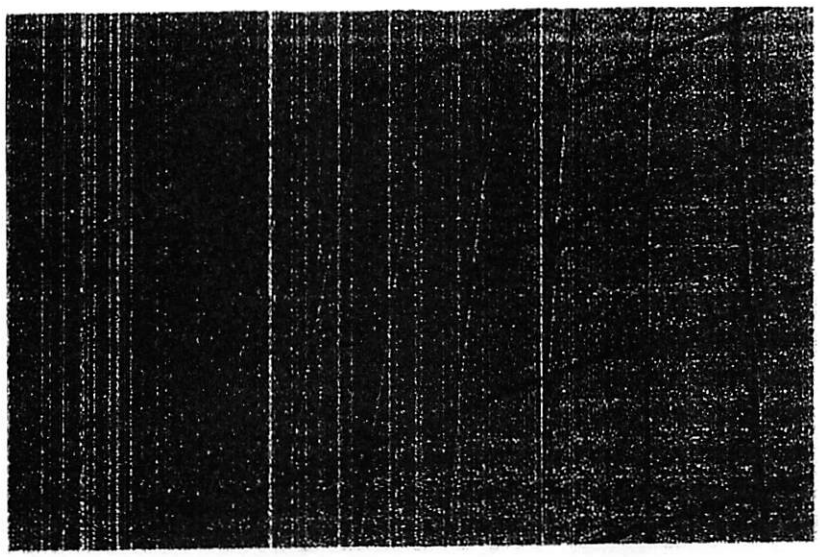
- 15-Gauge, 2-3/8 in. Dia galvanized tubular steel
- .. Galvanized for rust prevention
- Provides framework to support fences and stretch fabric

$ 34 50 /each

Our **YARD**GARD 2-3/8 jn_ x 2-3/8 in. x 11 ft. 15-Gauge metal chain link corner post is part of the fence framework and helps support the chain link fabric. These posts can be used at the end of a line of fence, at a fence comer, or for gate posts. The corner post should be 36 in. in the ground. This post is used for an 8 ft. high chain link fence.

- Galvanized for longevity
- 1 J ft. in length, but should be placed 36 in. in the ground for maximum support
- 15-Gauge wire
- Provides vertical framework support that the chain link fabric
- Easy installation
- Used to install a 8 ft. high chain link fence

www.homedepot.com



8' x 100' Welded Wire-14 ga. galvanized steel core; 12 ga after Black PVC-Coating, 2" x 4" Mesh

$339.95

Product Description

Welded Wire Fence is recommended for those with deer pressure and chewing pests for a garden, residential property or commercial land. This rigid fence is both aesthetically pleasing, having a look very similar to 'hog panels', and incredibly durable. Combining long lasting strength with virtual invisibility, Welded Wire is a great choice for fencing needs.

Welded Wire Fence begins as a 14 gauge wire fence; then turns to a 12 gauge after PVC-coating. The completed look is a 8' x 100' 12 gauge PVC-coated garden 'fence with 2" x 4" fence mesh openings.

Durable, strong and weather resistant
Perfect for strict HOA's and yards in neighbors view
20 - 30 yr. life span
Nearly invisible after 20'

PVC Welded Wire is simple enough for anyone to install without the help of a professional. This fence is a lighter weight, yet durable alternative to more costly and complicated fence systems. Installation with our no-dig ground sleeve post system and UV treated heavy duty ties is simple enough for anyone. Once installed, this welded wire fence will require little to no maintenance.

The UV-resistant coating makes this fencing material incredibly durable, and wilt remain tough even after years of harsh weather. The PVC coated black color makes this fence virtually invisible from as close as 20 feet.

POSTS

- **Sixteen 10-f<>ot x 1-5/8 inch black round posts with caps (galvainized steel po ts w th a black powder coat finish). Freight charges may apply. ee shipping page.**

  - **Product ID: 15-03K-10FT-16**
  - Strong 10 foot x 1-5/8 inch diameter galvanized round posts with a black powder coat finish. Wall thickness .055 inches. These posts look well in a residential or estate setting. Bundle of 16 posts with caps. Get them if you plan to instafl an 8-foot deer fence. Caps included. Bundle of 16 posts and caps. Freight item. See Free ShiP1lli1.g Pol icy Limits.

    Our Prices:

    1 -4 $383.20
    5 -9 $364.04
    10+ $344.88

  - View Cart

2. Install an irrigation system that would serve the trellis, shrub line and flat-area landscaping (3 zones). Run a water supply to the uphill (northeast) corner of the building and provide electricity for a future irrigat ion controller.
3. Improve the soil along the trellis and shrub line. The soil has a high clay content and is deficient in nitrogen & phosphorus. Incorporate an organic soil amendment and compost before planting.
4. Plant the trellis 1./\fith evergreen vines adapted to Zone 7 in early spring, 2019. Plant species are specific, do not substitute.
    a. Plant English Ivy *(Hedera helix)* on 9" centers (small plants) or 18" centers (1 gallon plants).
    b. To imprcve appearance, mix in vines with different texture and flowers. For example, plant 4 Carolina Jessamine *(Gesemium sempervirens)* and 4 Evergreen Clematis *(Clematis amandii),* one every 10 feet.
5. Plant an evergreen shrub line approximately 3-4' east of the trellis in early spring, 2019 using shrubs adapted to zone 7.
    a. Suggested evergreen shrubs include Red Tip Photinia (Photinia X fras eri). This shrub grows moderately fast (1-2' per year), up to 10' high. Consider purchasing 2-3 gallon pots, planting 4-5' apart.
    b. To improve appearance, mix in shrubs with different textures. For example, plant 4 Heavenly Bamboo {Nandina dornestica), Moyers Red or Royal Princess varieties. This shrub reaches a maximum height of 6-8', grows slower, but has interesting foliage and red berries.
6. Plant an ornamental tree (2 total) at the north and south end of the trellis to soften the abrupt end of the fenceline.
    a. One small tree (ornamental plurn?) has been relocated to the flat area between the building and Taylor Street. Survival is unknown.
    b. There are numerous ornamental trees that would be appropriate for this area, including another flowering plum, a flowering cherry, redbud or japanese maple. The variety of tree selected should have minimal maintenance (no fruit or tendency to produce seedlings) and a maximum height of 20-25 feet.
7. Maintain initial plantings (water, pruning, weeding) until well-established.

Initial Screening/landscaping Suggestions

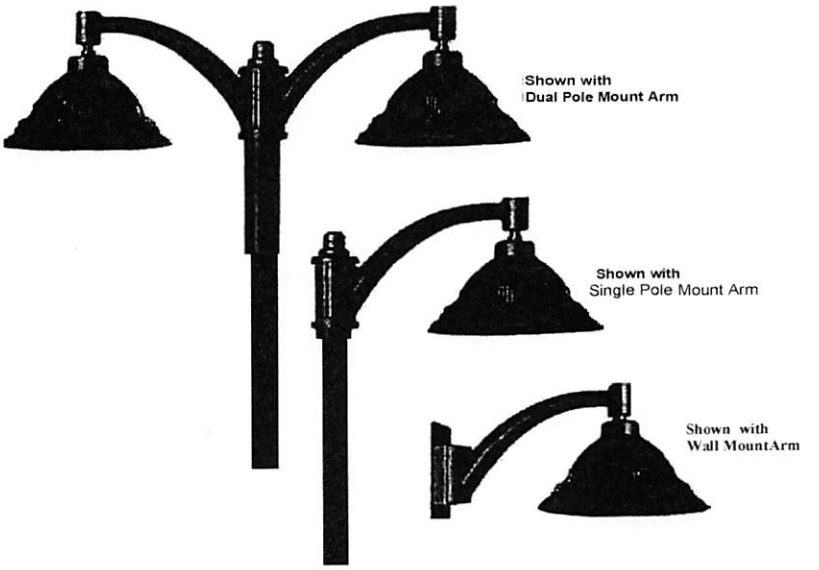
The overall concept is a multilayered landscape between the eastern wall of the clinic and the sidewalk al ong Taylor Street. The landscaping would include a) a vine-covered trellis to provide visual screening of the AC/heat units, b) a line of shrubs east of the trellis to provide muffle fan sounds and de-escalate the trellis, c) ornamental trees at the north and south end of the trellis, and d) landscaping in the fl at area between the line of shrubs and the sidewalk. To implement the a-b landscaping, we suggest:

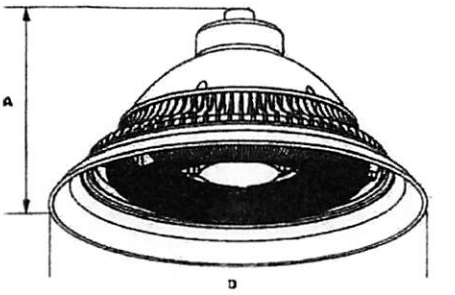
1. Construct an 8' high trellis approximately 8' distant from the eastern wall of the clinic.
    a. We assume an 8' trellis will require review by the Trinity County Building Department, which may modify the following suggestions.
    b. The top of the trellis should be approximately 6" below the overhang to allow some space for venting.
    c. Underlay the area between the trellis and wall with heavy duty weedcloth, covered by non-combustible material such as pea gravel. This will provide for maintenance and improve fire resistance.
    d. The trellis should be constructed of a material that minimizes maintenance, such as metal, not wood. We've investigated materials and costs for 2 options:
        i. Black fencing with black wire. 16 - 10' round galvanized posts (2' in ground) with black powder coat finish, post caps, $383 plus tax & shipping, www.invisible -deer-fence.com. With 8' by 100' welded wire 14 ga galvanized fence, 12 ga after black PVC coating, 2" by 4" mesh, $340 from www.deerbusters.com. See attached. Costs do not include anchoring post (in concrete) or attaching fence. Posts are only 1 5/8" diameter, so need free-standing welded wire. Can be strengthened with addition of black toprail.
        ii. Silver fencing with silver wire. 10 - 11' round galvanized posts (2' in ground), plus post caps, $362 plus tax. www.homedepot .com . With 8' by 100' galvanized, woven wire livestock fence, $406 plus tax & shipping from www.deerbusters.com. See attached . Costs do not include anchoring post (in concrete) or attaching fence. Will need fence stretcher to obtain proper tension on fencing & will have extra fence (~200 ', These are chain-link fence posts, but we don't recommend chain link fence material because of the industrial appearance.
    e. The existing ground level drops substantially from the north to south end of the building. This will require grading and construction of a berm crt the south end of the building to keep the top of the trellis level and facilitate planting of vegetation.


Mountain Communities
Healthcare District
Trinity Community
Health Clinic
• Family Healthcare
• Urgent Care
• Walk In Appointments
sao 6234186
31 Easter Avenue

Bein Pendant
Decorative Pole Mounted Luminaire

L70 473,000 Hours





Dimensions

Diameter (D) 119½" (495mm)

Height (A) H (27gmm)

The Bell Pendant is available in a Type V distribution with two lens options designed to replace HID lighting systems up to 250w MH or HPS. The fixture mounts to a pole single arm, pole double arm, or wall mount single arm. Typical area lighting applications include parking areas, walkways, and pedestrian public spaces. Mounting heights of 12 to 30 feet can be used based on light level and uniformity requirements.

Specifications and Features:

Housing:
Die Cast Aluminum Housing, Integral Heat Sinking and Driver Compartment, Spun Aluminum Shade. Nickel-Plated Stainless Steel Hardwaro. Optional Twisl-Lock'Receptecle and Photocells are Installed on Arm Brackets (Factory Installed).

Listing & Ratings:
CSA: Listed for Wet Locations, ANSI/UL 1598, 8750
IP66 Sealed LED Compartment

Finish:
Textured Archttectural Black Powdercoat Finish Over a Chromate Conversion Coating. Custom Colors Available Upon Request.

Lens:
Clear Prismatic or LumaLens Opal Prismatic Array Lens to Seal LED Array

Mounting Options:
Single Wall Mount Arm and Bracket, or Single or Dual Pole Mount Arms. Pole Mount Arms Accommodate 3" Tenons

EasyLED LED:
Aluminum Boards

Wattage:
Array: 84w, System: 86.6w; (150-250\V HID Equivalent.)

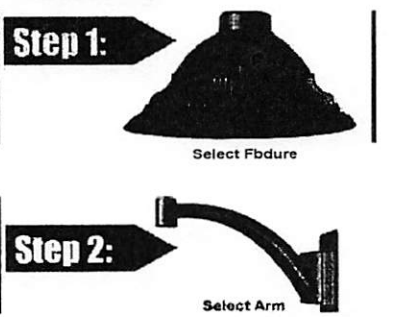
Driver:
Electronic Driver, 120-277V, 50/60Hz or 347-480V, 50/60Hz; Less Than 20% THO and PF>0.90. Standard Internal Surge Protection 6kV. 0-1DV Dimming Standard for a Dimming Range of 100% to 10%; Dimming Source Current is 150 Microamps.

Controls:
Fixtures Ordered with Factory-Installed Photocell or Motion Sensor Controls are Internally \Mred for Swttching and/or 1-10V Dimming Within the Housing. Remote Direct \Mred Interface of 1-10V Dimming is Not Implied and May Not Be Available, Please Consult Factory. Fixtures are Tested wtth LEPG Controls and May Not Function Properly \Mth Controls Supplied By Others. Fixtures are NOT Designed for Use with Line Voltage Dimmers.

Warranty:
5 Year Warranty for -40°C to +50°C Environment.

See Page 3 for Projected Lumen Maintenance Table.

Specification Guide



Project Information

Project Name:

Complete Catalog#:

Comments:

Fixture Type:

Date:

Certification & Listings

LightPolesPlus.com

206 W. McWilliams St.
Suite 101
Fond du Lac, WI 54935

888-791-1463
quotes@lightpolesplus.com
LightPolesPlus.com

Bell Pendant
Decorative Pole Mounted Lurninaire

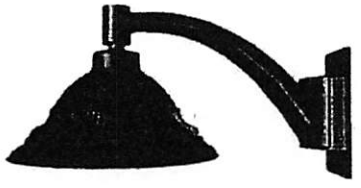
473,000 Hou s

Select Fixture

IIK81 Select Arm

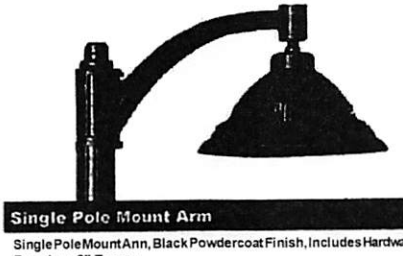
—	mml,B lfi.5 ▮•6:;,,■;.ma				;m;	■	Color	WMa4	a	Color	Options
EasyLEDAslor Bell Pendant	Type V	84w	120-277V 347•480V	3000K 4000K 5000K	Clear Prismatic Array Lens **Lumalens** Opal Array **Lens**		Black **Custom** (Consult Factory)	Single Fuse **Double Fuse** **Surge Protection Microwave Sensor with Dimming for Mounling Heights** of B lo40'	Single Wall Mount Arm Single Pole Mount Arm Dual Pole Mount Arm	Black **Custom** (Consult Factory)	3-Pin Twist Lock Photocell Receplacle 7-PinANSI C136.41-2013 Twist Lock Photocell **Receptacle**

Mounting Options:



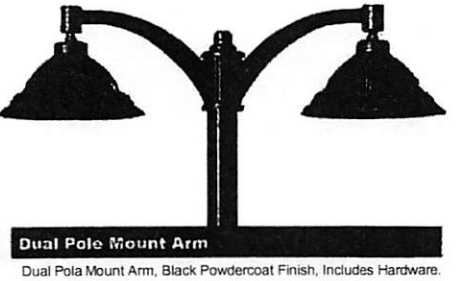
Single Wall Mount Arm

Single wan Mount Arm, Black Powdercoat Finish, Includes Hardware. Mounts DirecUy lo wall



Single Pole Mount Arm

Single Pole Mount Ann, Black Powdercoat Finish, Includes Hardware. Requires 3" Tenon,



Dual Pole Mount Arm

Dual Pola Mount Arm, Black Powdercoat Finish, Includes Hardware. Requires 3"Tenon,

i3J,fj@f jjpj$0M@&\f·\J@W S hown with Mounting Ar m s.

	(Sq. Ft.)	Weight (Lbs.)	Config'l ration	(Sq Ft.)	Weight (Lbs.)
● ● ●	0 ,(1,\	22 Lbs	● ● ● ●	1 .28	44 Lbs
1			**2@1B0•Mount**		

Specl1calU9ns subject to change wit.Jiou I nollce ov 073018

lightpolesPLUS.com

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Fond du Lac, W! 54935

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quDtes@lightpolesplus.com
LightPolesPlus com

Bell Pendant
Decorative Pole Mounted Luminaire

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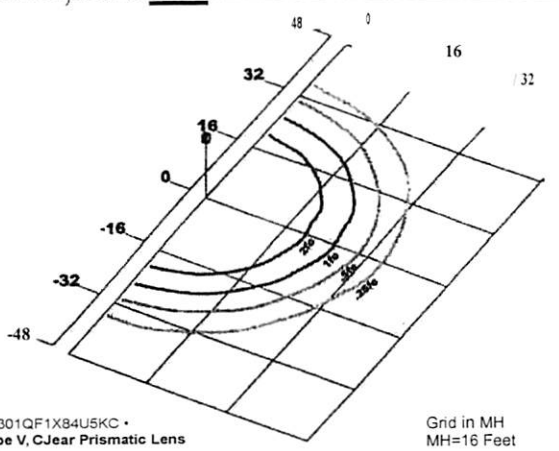
14MH, i40fi HM



AS301QF1X84U5KC •
Type V, CJear Prismatic Lens

Grid in MH
MH=16 Feet

[redacted]M..

500 0 CCT **4000 CCT 80 CR**

LED Bonrd Watts	Drive Current mA	I!)put Watts	Optics	Lunums	Lumens	B	U	G
EasyLED 84w	525	87	Type V (Clear Prismadc/vray Lens)	9,614		3	3	0
			Type V (Lumalens Array Lens)	8,220		3	3	0

Projected Lumen Maintenance

Data shown for 5000 CC T

			Compare to MH			
TM-21-11	Input Watts	Initial	25,000 Hrs	50,00 Hrs	10 0,000 Hrs	Calculated L70@25°C
L70 Lumen Mai				0.97	0.94	473,000
TM-21-11	Input Watts		25,000 Hrs	50,000 Hrs	100,000 Hrs	Calculated L70@50°C
nce @ 50°C / 122°F			0.97	0.95		30,000
TM-21-11	Input Watb		25,000 Hrs	5 0,000 Hrs	100,000 Hrs	CalculQted L80 40°C

NOTES:
1. Projected per !ESNA TM-21-11. Data references the extrapolated perfomiance projections for the 525mA base model in a 25°C ambient, based on 10,000 hours of LED testing per !ESNA LM-80-08.
2. Compare to MH box indicates suggested Light Loss Factor (LLF) to be used when comparing to Metal Halide (MH) systems.

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LightPolesPlus.com

TRINITY COMMUNITY HEALTH CLINIC EXPANSION

31 EASTER AVE. YIEAVERVILLE, GA 96093

APN: 001-040-060

TRINITY COMMUNITY HEALTH CLINIC EXPANSION

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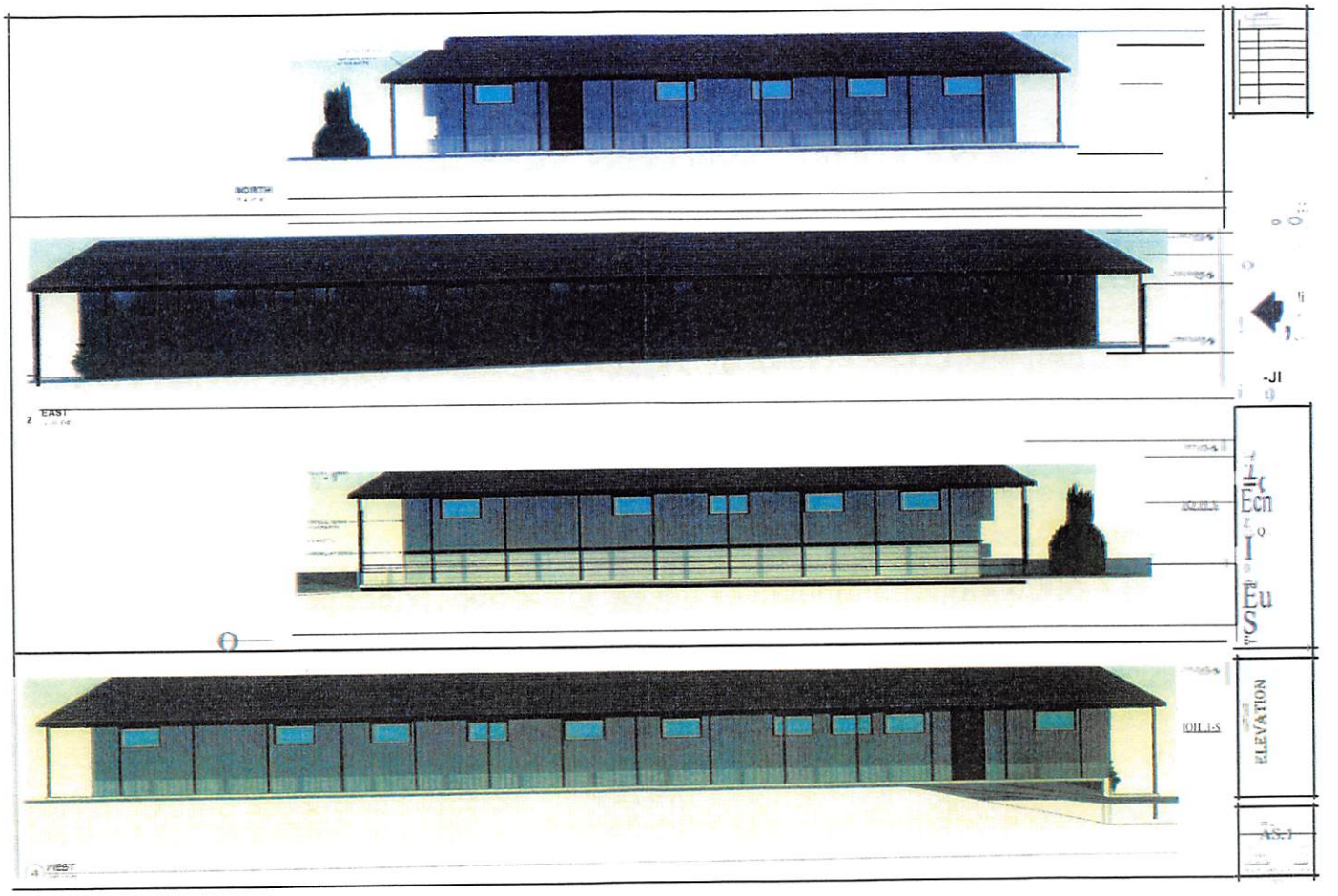

NORTH
EAST
ELEVATION

Submitted by John Hamilton

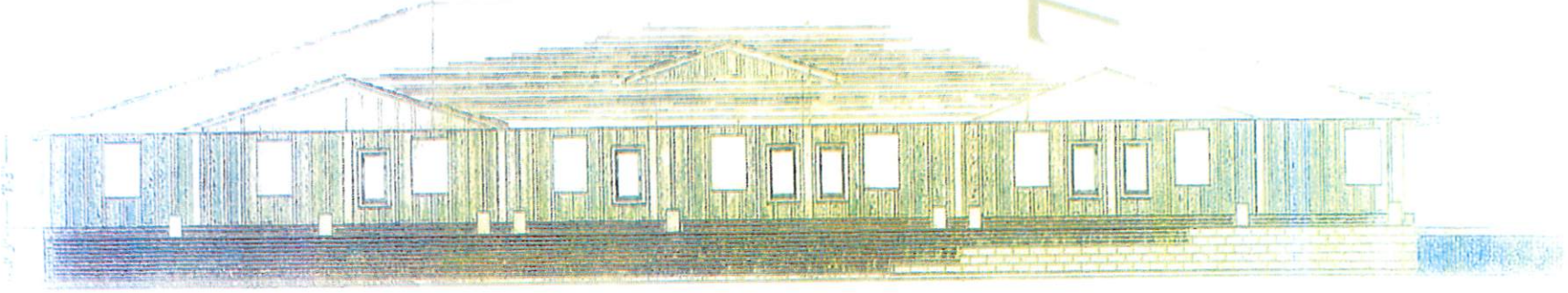


Exhibit D: April 8 2019 WARC Agenda

TRINITY COUNTY
ARCHITECTURAL REVIEW AND
PRESERVATION COMMITTEE
District II, Weaverville
April 8, 2019, at 4:00 p.m.
31 Easter Avenue, Weaverville

AGENDA

CALL TO ORDER

MINUTES – January 7, 2019.

CURRENT BUSINESS

Discuss and/or take action regarding amended application to expand the Mountain Community Healthcare District Clinic. The District has plans to enlarge the existing clinic with a modular building. The Planning Commission required architectural review to reduce potential impacts to the Taylor Street area. Located at 31 Easter Avenue (MCHD Clinic). APN: 001-040-55-00. Applicant: Mountain Communities Healthcare District. (*Item continued from 9/12/18, 9/24/18 & 1/7/19):*

1. Discuss fence plans on south side of clinic expansion project to block headlights from neighboring parcels.

2. Vote of final sign approval.

3. Acknowledge that the breezeway between the existing clinic building and the new buildings is being dropped from the project. Any future decision to add the breezeway back into the project will be subject to WARC approval before building begins.

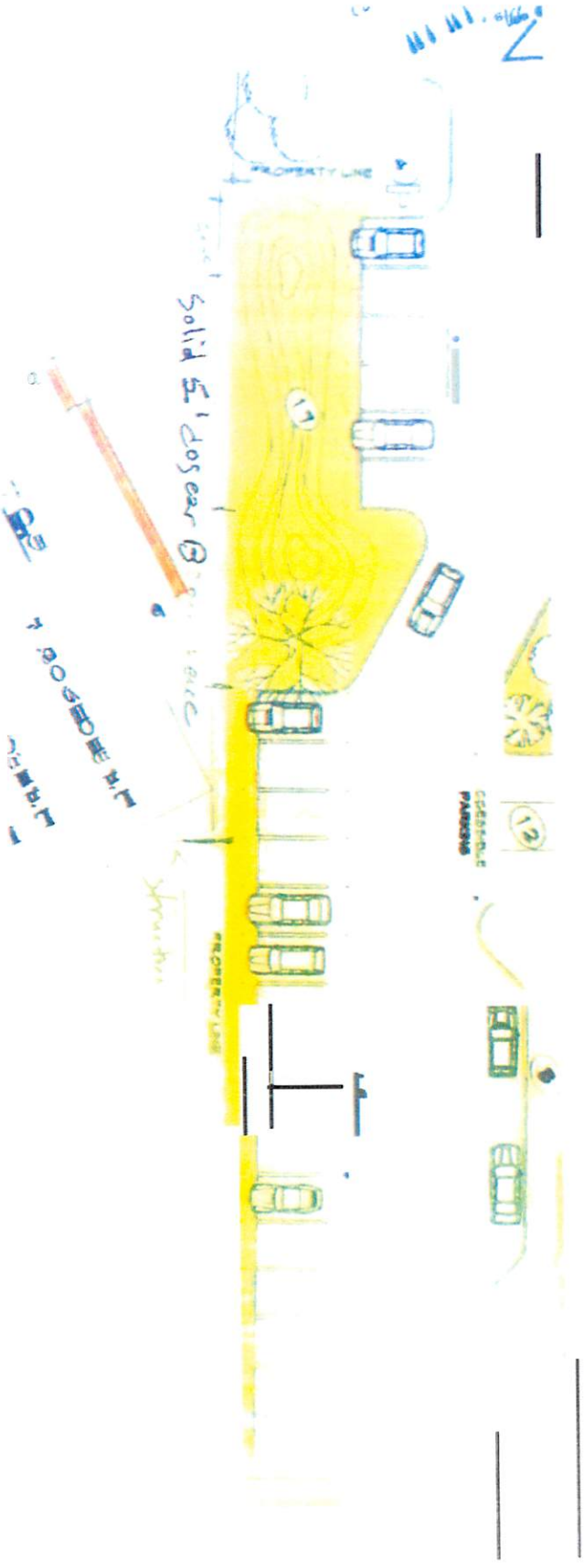
4. Discuss options for the "living fence".

PUBLIC COMMENT
Members of the public may address the Committee concerning matters within the jurisdiction of the Architectural Review Committee, which are not listed on the agenda. No action may be taken on these matters.

ADJOURN

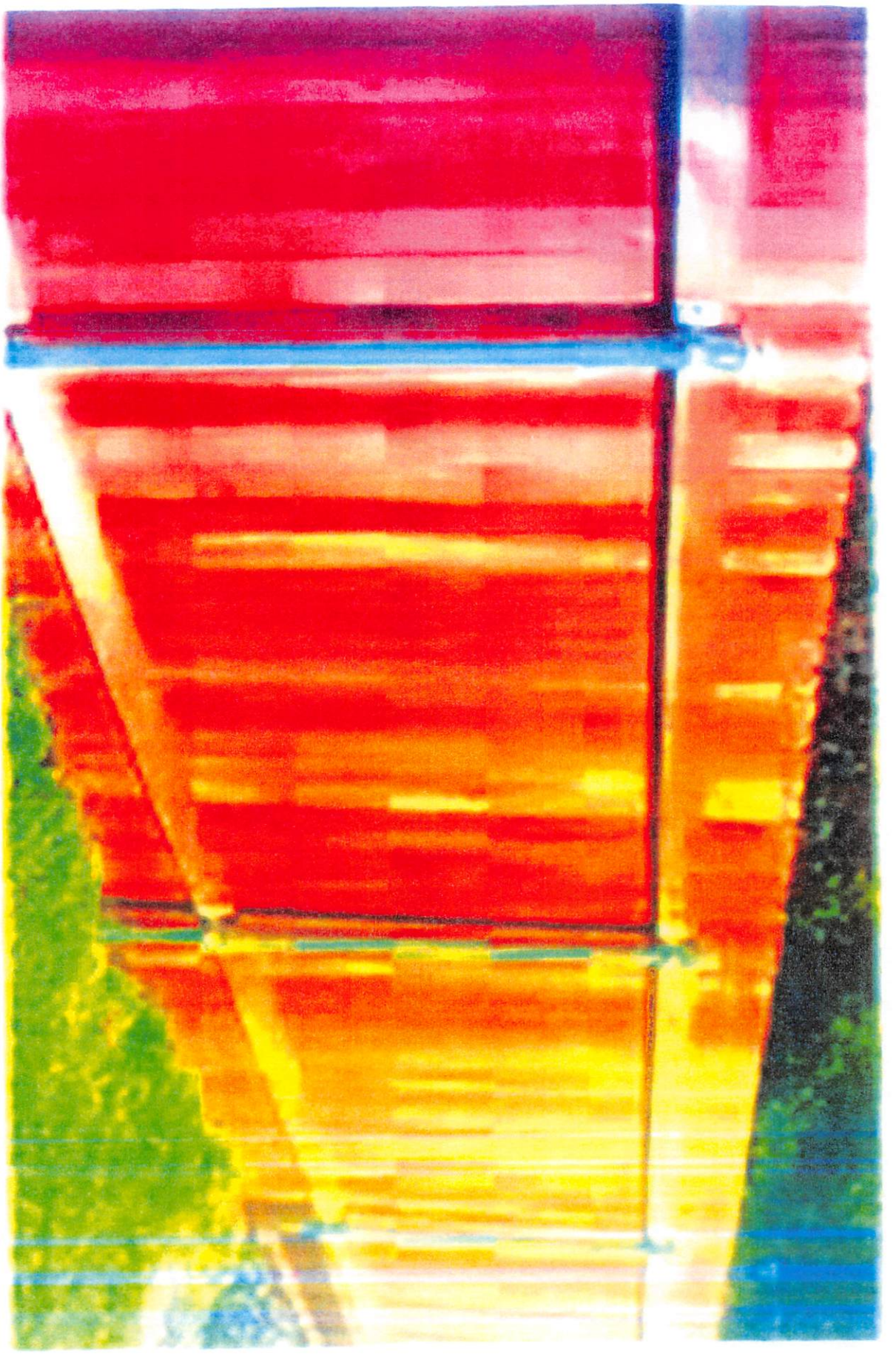
*Any person dissatisfied with the determination by the Architectural Review Committee may appeal the matter to the Planning Commission at any time within ten (10) working days after the decision of the Architectural Review Committee on a form available from the Planning Department. (Note: there is a fee established for filing an appeal.)

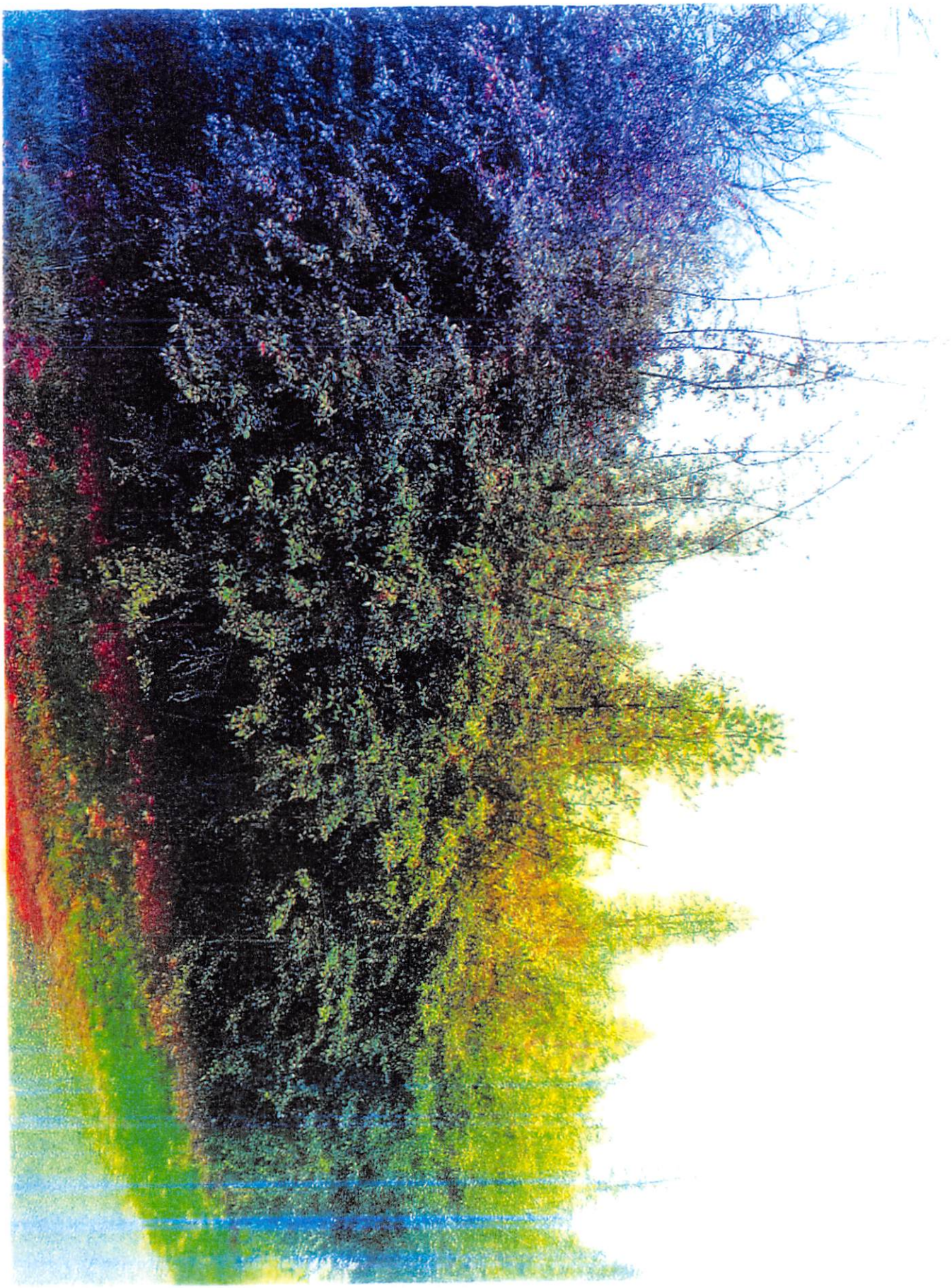
WARC Item for 4/8/19
Submitted by MCHD




Trinity Community
Health Clinic
Mountain Communities
Healthcare District
Family Healthcare
Urgent Care
Walk In Appointments
530 623 4186
31 Easter Avenue


EMERGENCY
Laboratory
Radiology
Business Services
Acute / Convalescent



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