

Pacific Coast Seafoods – Maintenance Building Extension Comprehensive Narrative

Introduction

Pacific Coast Seafoods currently operates a fish processing facility at 450 NE Skipanon Dr, Warrenton, OR 97146. They are proposing the extension of an existing maintenance building. The existing maintenance building runs east to west on the south end of the property. The building is 48 feet wide by 90 feet long. The new extension would continue to the west and will match the existing building profile. The proposed extension will be 48 feet wide by 42 feet long.

Proposed Site Uses

The proposed building extension will be utilized by Pacific Coast Seafood for additional storage space. The building will be an open space with roll up doors on the north and south end to allow for forklift traffic to pass through the building. Equipment and items stored in this building will be associated with the fish processing. No restrooms will be added in the building extension, therefore no plumbing or fixtures are proposed.

The proposed addition will have no effect on Pacific Coast Seafoods operation. There will be no impact on vehicular traffic in or out of the facility.

Zoning

The lot is currently zoned for industrial use. The proposed building will be used for storage. The storage area is considered warehouse use which is permitted in the industrial zone. No combustibles or chemicals will be stored in this proposed building.

Building Information

The proposed building extension will be 2,016 square foot wood frame building. The building will have an occupancy category S-2 and will be Type II B construction. The building will not have fire sprinklers.

The building is not adjacent to any public right of way, nor is there any street frontage for this building. There will be no sidewalks built for this project. No utilities in the right of way will be modified. No construction will occur in the public right of way.

Site Information

The current site is an impervious lot with a swale at the north end of the facility. Vegetation will not be modified for this project. Tree conservation is not applicable.

The amount of stormwater that is conveyed will not be increased, because the overall impervious area remains unchanged. The new downspouts will be tied into the existing drainage line.

Construction

During the construction process the following best management practices will be followed:

- High visibility plastic or metal fencing
- Storm Drain Inlet Protection

Construction Schedule

The project will be bid following the completion of the City of Warrenton's permitting process. It is anticipated that construction will commence within 4 weeks of permit approval. Overall construction duration is estimated to be 3 months.

Summary Tables

Site Information	
Parcel Zone	Industrial
Total Property Site Area	4.83 acres
Gross Building Floor Area	2,016 square feet
Building Occupancy Group	S - 2
Building Type	Construction Type II B