



COUNTY OF HUMBOLDT  
PLANNING AND BUILDING DEPARTMENT  
CURRENT PLANNING DIVISION

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Hearing Date: July 19, 2018

To: Humboldt County Planning Commission

From: John H. Ford, Director of Planning and Building Department

Subject: **Measure Z Grant Funded Fire Stations General Plan Conformance Review**  
Application Number 14216  
Case Number GPC-18-002  
Assessor Parcel Numbers 520-031-042; 207-251-005; 212-171-058; 221-211-024; 215-202-040  
Orick, Bridgeville, Miranda, Ettersburg, Whitethorn areas

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Please contact John Miller, Senior Planner, at (707) 268-3781 or email at [jpmiller@co.humboldt.ca.us](mailto:jpmiller@co.humboldt.ca.us) if you have any questions about the scheduled public hearing item.

## AGENDA ITEM TRANSMITTAL

<b>Hearing Date</b> July 19, 2018	<b>Subject</b> General Plan Conformance	<b>Contact</b> John Miller
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**Project Description:** A General Plan Conformance review for the following Measure Z sales tax funded fire station improvements: the Orick Community Services District (CSD) existing fire station expansion (APN 520-031-042); Bridgeville Fire Protection District (FPD) acquisition of surplus County land and replacement of existing fire station (APN 207-251-005); Miranda Community Services District existing fire station expansion (APN 212-171-058); Whitethorn Fire Protection District existing fire station expansion (APN 215-202-040); and the Telegraph Ridge Fire Protection District acquisition of surplus Southern Humboldt Unified School District land and construction of additional fire station (APN 221-211-024).

**Project Location:** See table below.

**Present Plan Land Use Designations:** See table below.

**Present Zoning:** See table below.

**Case Number:** GPC 18-002

**Application Number:** 14216

**Assessor Parcel Number:** See table below

Proposed Project	Project Location	APN (Acres) Land Owner	Plan Designation & Community Plan	Zone Classification
Orick CSD – addition to existing fire station	101 Swan Rd, Orick	520-031-042 (0.78 ac) Orick CSD	Commercial General (CG), Orick Community Plan	Community Commercial (C-2), Design Review
Bridgeville FPD - acquire land from a public agency and replace of existing fire station	38697 Kneeland Rd, Bridgeville	207-251-005 (0.28 ac) Humboldt County	Rural Community Center (RCC)	Unclassified (U)
Miranda CSD - addition to existing fire station	115 School Road, Miranda	212-171-058 (17.14 ac) Southern Humboldt Unified School District	Public Facility (PF), Avenue of the Giants Community Plan	Public Facility (PF)
Whitethorn FPD - addition to existing fire station	16132 Briceland- Thorn Road, Whitethorn	215-202-040 (0.17 ac) Whitethorn FPD	Rural Community Center (RCC)	Unclassified (U)
Telegraph Ridge FPD – acquire land from a public agency and construct a new fire station on existing public facility	4500 Wilder Ridge Rd, Ettersburg	221-211-024 (5.12 ac) Southern Humboldt Unified School District	Public Facility (PF)	Unclassified (U)

**Applicant**

Humboldt County Fire Chief's Association  
Attn: Lon Winburn  
PO Box 7014  
Eureka, CA 95502

**Owner**

See table above

**Agent**

None

**Environmental Review:** General Plan Conformance review pursuant to Government Code Section 65402(a) is not a project pursuant to the California Environmental Quality Act.

**Major Issues:** None

**State Appeal Status:** Project is NOT appealable to the California Coastal Commission

**HUMBOLDT COUNTY FIRE CHIEF'S ASSOCIATION  
MEASURE Z GRANT FUNDED FIRE STATIONS  
GENERAL PLAN CONFORMANCE REVIEW**

Case No. GPC-18-002  
Assessor Parcel Number: Various

A report on conformance with the general plan is required under California Government Code Section 65402 when a local agency acts to acquire or dispose of real property or intends to construct a public building or structure. The applicable code is included as Attachment 3 to this staff report.

**Executive Summary:** The General Plan Conformance review for the Humboldt County Fire Chief's Association Measure Z funded fire station improvements involves the use of Measure Z grant funds for the purchase of standardized pre-engineered metal buildings and additional funding for foundation design and materials, and additional expenses to cover the cost of permitting. The County Fire Chiefs' Association has two different configurations for fire station apparatus housing. Configuration One is a 30' x 65' deep two bay design with two 12' x 12' roll up doors and one man door. Configuration Two is a 56' x 32' three bay design, single depth with three 12' x 12' roll up doors and one man door. Both configurations would have windows as necessary. These are approximate designs and can vary depending on manufacturer availability. Fire station construction will be the responsibility of the individual fire departments that are the recipients of each individual grant and will likely include volunteer and donated labor.

Fire station improvements fall into two categories: (1) modifications to existing fire stations (either as an addition to the current fire station or a complete replacement on the existing site) or (2) a new fire station where one did not previously exist. Fire stations are included in the definition of "Essential Services" in the "Glossary Use Types" on page B-34 of the General Plan Glossary. Essential Services are allowable use types in the Commercial General, Public Facility, and Rural Community Center land use designations that all applicable properties are designated. All fire stations included in this General Plan Conformance review are located outside the Coastal Zone.

Most of the fire stations that are a part of this General Plan Conformance review were constructed many years ago. Since then, fire apparatus, in general, has become wider, taller, and longer. At the time the original fire stations were constructed most fire departments had fewer apparatus. Now, and in the future, fire departments may have the need for apparatus for urban areas, remote wildland or "interface" areas, small "quick attack" engines that allow access to remote areas with poor roads, medical/rescue apparatus, water tenders, and utility/command vehicles. Expansion and replacement of older existing fire stations is essential to allow existing apparatus to be adequately housed and to provide building space for the future replacement of existing apparatus with the particular type of apparatus that is needed at the time. In addition, it is common for fire stations in Humboldt County to be constructed using cost effective pre-engineered metal building materials, given that almost all County fire departments have all-volunteer personnel and little, if any, tax-related funding.

The following is additional information relating to each Measure Z funded fire station improvement.

**Orick CSD (addition to existing fire station) on land mapped as CG but defined as PF in the Orick Community Plan (OCP), as originally adopted.** The Orick CSD proposes to construct additional

apparatus bays on to their existing fire station located on Orick CSD owned APN 520-031-042 at 101 Swan Road in the central commercial area of Orick to accommodate all fire department apparatus. Orick Community Plan Policy 2700.10, Public Facilities, designated the fire station and the adjacent community hall Public Facilities (PF) but the Orick Community Plan Land Use Map and, consequently, the General Plan Update land use map show this parcel as Commercial General (CG). There is a conflict between the original OCP Public Facilities policy and the adopted land use map. It is clear that the land use designation was intended to match the long-time use of the land, PF. When processing Lot Line Adjustment Case No. LLA-00-27, a Lot Line Adjustment between two parcels to enlarge the area used by the Orick Community Services District by an approximate half acre, Planning and Building staff determined that APN 520-031-22 (the number at that time for the OCSD Fire Station at 101 Swan Road) was planned PF and that CG was applied to the surrounding commercial area.

In either case, according to Table 4-C, Commercial Land Use Designations or Table 4-F, Open Space and Public Lands Land Use Designations, an Essential Service Use or Fire Station is an allowable and appropriate use in both the Commercial General and Public Facility land use designations. In addition, the expansion of the existing fire station, using pre-engineered metal building materials would continue to be compatible with the surrounding commercial and community buildings in the area.

**Bridgeville FPD (replacement of existing fire station) on land planned RCC.** The Bridgeville FPD currently leases land and a building on APN 207-251-005, consisting of the Bridgeville road maintenance facility at 38697 Kneeland Road in the Bridgeville community center area from Humboldt County. Bridgeville FPD proposes to acquire the property from Humboldt County, demolish the antiquated "Quonset hut" like structure currently used as the fire station and build a slightly larger fire station in its place. The current access to the parcel is obtained through a prescriptive right from an un-named road through APN 207-075-009, which surrounds the subject site. County Public Works Land Use is in the process of preparing a transfer deed that addresses access to APN 207-251-005. However, the Bridgeville FPD can construct the facility under its lease with the County. Based on the General Plan land use map, the Bridgeville road maintenance facility, Bridgeville School, Bridgeville limited commercial area, and several surrounding parcels are planned Rural Community Center (RCC). RCC is intended to be applied to small unincorporated towns and community centers which provide a variety of community and tourist oriented goods and services, but that may not have developed identifiable commercial or residential districts. These centers may also serve a small grouping of rural residential housing, allowing limited retail and public services. According to Table 4-D, Mixed Use Land Use Designations, a Fire Station is an allowable and appropriate use in the Public Facility land use designation. In addition, the replacement of existing fire station which occupies a "Quonset hut" like structure using pre-engineered metal building materials would continue to be compatible with the surrounding community buildings and residential uses in the area.

**Miranda CSD (addition to existing fire station) on land planned PF.** The Miranda CSD proposes to construct additional apparatus bays connected to their existing fire station located on the Southern Humboldt Unified School District owned APN 212-171-058 at 115 School Road in the central core of the Miranda community to accommodate all fire department apparatus. The school property where the fire station is sited was planned as Public Facilities (PF) as part of the Avenue of the Giants Community Plan. Although somewhat different than the proposed fire station expansion, the Avenue of the Giants Community Plan identified the plan to develop a combined fire hall and community center, which indicates that the General Plan anticipated the need for an expanded fire station. The Miranda CSD also owns and operates Stevens Hall as a community center and is located across the street from the fire station. The Orick CSD discussion above describes the compatibility of a fire station with the PF land use designation. In addition, the expansion of the existing fire station, which was originally constructed using pre-

engineered metal building materials, would continue to be compatible with the surrounding commercial and community buildings in the area.

**Whitethorn FPD (addition to existing fire station) on land planned RCC.** The Whitethorn FPD proposes to construct additional apparatus bays connected to their existing fire station located on Whitethorn FPD land APN 215-202-040 at 16132 Briceland-Thorn Road in the community center of Whitethorn to accommodate all fire department apparatus. Whitethorn FPD proposed to demolish a portion of the existing structure and build the slightly larger fire station in its place. The Whitethorn FPD fire station and several surrounding parcels are planned RCC. The Bridgeville FPD discussion above describes the compatibility of a fire station with the RCC land use designation. In addition, the expansion of the existing fire station would continue to be compatible with the surrounding commercial and community buildings in the area.

**Telegraph Ridge FPD (new fire station adjacent to existing public facility) on land planned PF.** The Telegraph Ridge FPD currently utilizes a former school building for training and administrative purposes, and proposes to acquire the Southern Humboldt Unified School District owned APN 221-211-024 at 4500 Wilder Ridge Road in Ethersburg (site of former Ethersburg School, closed in 2012) to construct a second fire station to better serve the northern portion of their District and to provide larger and more versatile areas for fire and rescue training. The school site is located adjacent to Ethersburg Road approximately 4.25 miles north of the intersection Briceland Thorn Road. The Telegraph Ridge FPD is currently negotiating to purchase the land from Southern Humboldt Unified School District. This location contains a small school building and a shed. The Telegraph Ridge FPD proposed to demolish the shed and to build the pre-engineered metal fire station in its place. The five acre school site is planned Public Facility (PF) and surrounded by land planned Timberlands and Residential Agriculture, with a density of one dwelling unit per 40 acres. The General Plan Update changed the land use designation of APN 221-211-024 from AG to PF in recognition of its public ownership and historic public use as well as to support the proposed Telegraph Ridge FPD fire station. The Orick CSD discussion above describes the compatibility of a fire station with the PF land use designation. In addition, the construction of a new fire station building adjacent to an existing public facility that is currently used for fire department training and administration activities would be compatible with the surrounding agriculture and rural community area.

**RECORD OF ACTION OF THE PLANNING COMMISSION  
OF THE COUNTY OF HUMBOLDT**

**Case Number GPC-18-002  
Assessor Parcel Number: Various**

**Measure Z Funded Fire Stations** Orick, Bridgeville, Miranda, Ettersburg, Whitethorn. A General Plan Conformance review for the following Measure Z sales tax funded fire station improvements: the Orick Community Services District (CSD) expansion to existing fire station (APN 520-031-042); Bridgeville Fire Protection District (FPD) acquisition of County of Humboldt land and the replacement of an existing fire station (APN 207-251-005); Miranda Community Services District expansion to existing fire station (APN 212-171-058); Whitethorn Fire Protection District expansion to existing fire station (APN 215-202-040); and the Telegraph Ridge Fire Protection District acquisition of Southern Humboldt Unified School District land and the construction of additional fire station (APN 221-211-024).

**Recommendation**

- Find project to be in conformance with the General Plan based on findings in the staff report.
- Adopt finding that project does not conform with the General Plan for the reasons specified in the staff report.

**Record of Action**

- Adopt Planning Division's recommendation.
- Adopt Planning Division's recommendation with revisions as made by the Planning Commission.

Adopted after review and consideration of all the evidence on July 19, 2018

The motion was made by Commissioner \_\_\_\_\_ and seconded by Commissioner \_\_\_\_\_.

AYES:           Commissioners:  
NOES:           Commissioners:  
ABSTAIN:       Commissioners:  
ABSENT:        Commissioners:  
DECISION:

\_\_\_\_\_  
Robert E. Morris, Chair

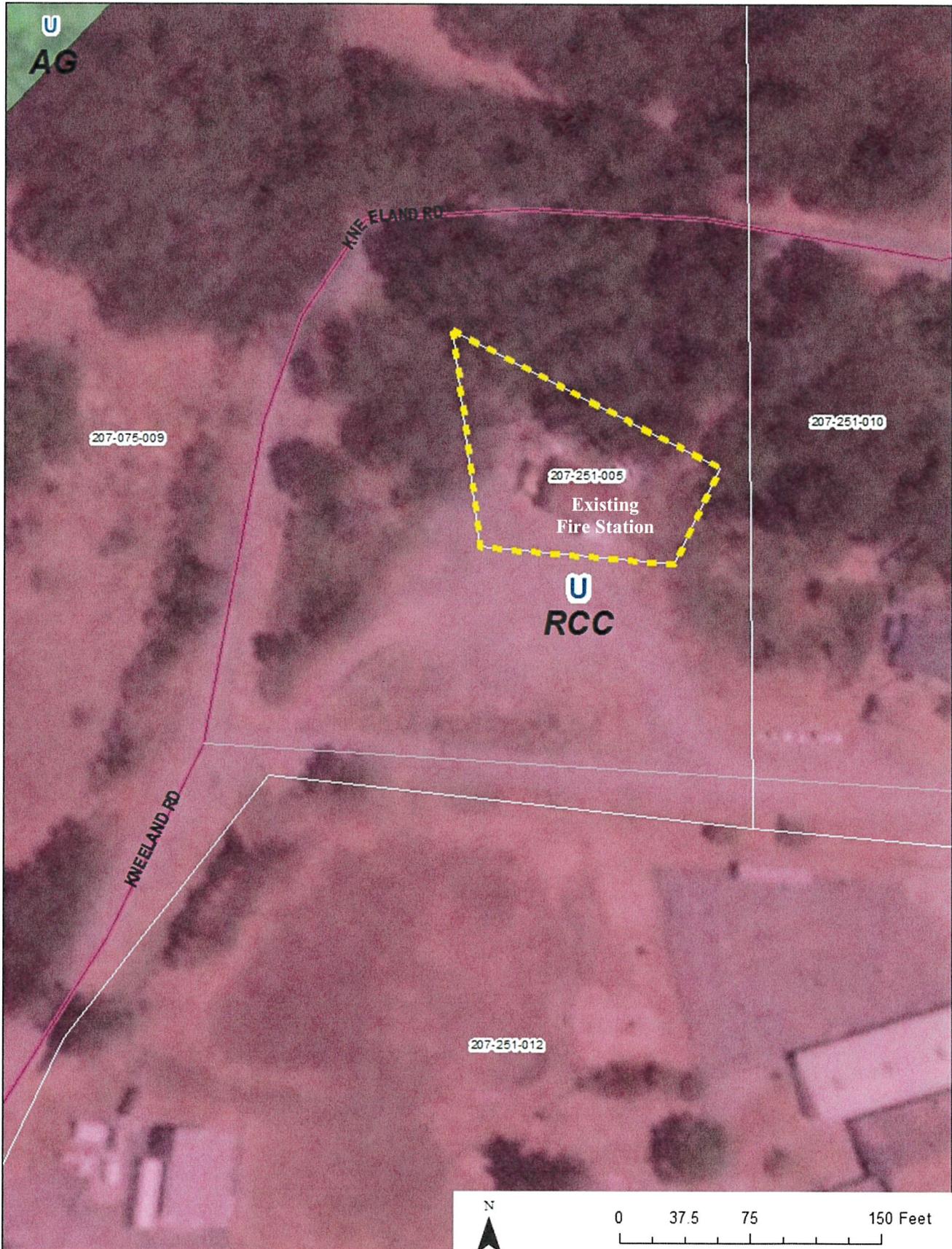
I, John Ford, Secretary to the Planning Commission of the County of Humboldt, do hereby certify the foregoing to be a true and correct record of the action taken on the above entitled matter by said Commission at a meeting held on the date noted above.

\_\_\_\_\_  
John H. Ford  
Director, Planning and Building Department

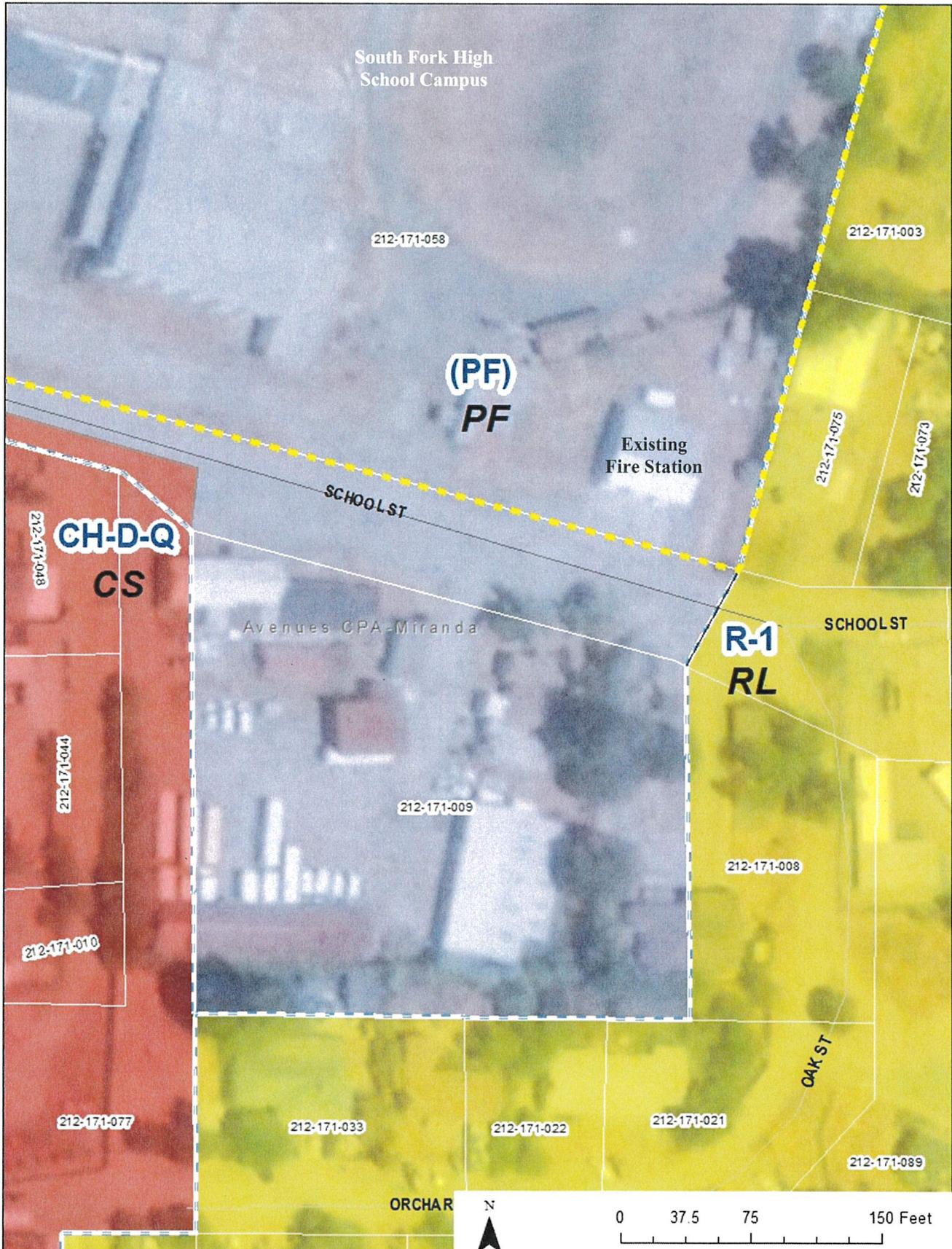
Orick CSD Fire Station Site Map



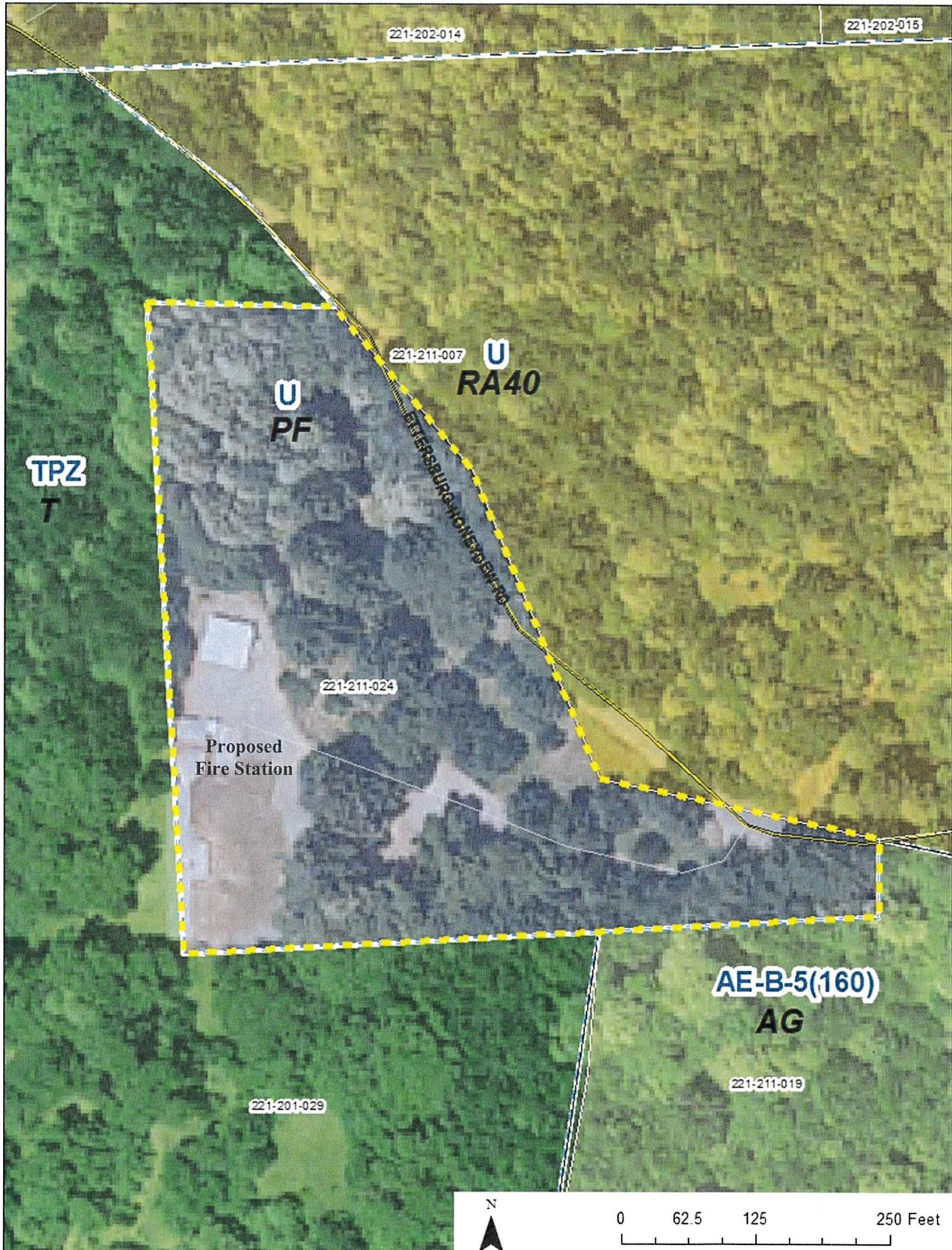
Bridgeville FPD Fire Station Site Map



Miranda CSD Fire Station Site Map



# Telegraph Ridge FPD Fire Station Site Map



Whitethorn FPD Fire Station Site Map



## ATTACHMENT 1

### STAFF ANALYSIS OF THE EVIDENCE SUPPORTING THE REQUIRED FINDINGS

Staff believes that the Planning Commission can find that the proposed project is consistent with the Humboldt County General Plan and the Orick and Avenue of the Giants Community Plans based on the following:

- A. The Orick CSD, Bridgeville FPD, Miranda CSD, and Whitethorn FPD currently own and operate fire stations on land appropriately planned for this purpose as part of the Humboldt County General Plan and propose to reconstruct or expand their existing fire stations through limited grant funding from Measure Z revenue (Public Safety/Essential Services 2014 Sales Tax Measure), to accommodate modern fire apparatus.
- B. The Telegraph Ridge acquisition of a former Southern Humboldt Unified School District owned and operated school in Ethersburg that is planned as a Public Facility to construct a fire station through limited grant funding from Measure Z revenue will better serve the northern portion of their District and will provide larger and more versatile areas for fire and rescue training.
- C. All applicable policies of the Humboldt County General Plan and the Orick Community Plan for the Orick CSD fire station and the Avenue of the Giants Community Plan for the Miranda CSD fire station remain in full force.
- D. General Plan Conformance review pursuant to Government Code Section 65402(a) is not a project pursuant to the California Environmental Quality Act.

The following table identifies the evidence which supports findings that the Measure Z funded A General Plan Conformance review for the following Measure Z sales tax funded fire station improvements: the Orick Community Services District (CSD) existing fire station expansion (APN 520-031-042); Bridgeville Fire Protection District (FPD) acquisition of surplus County land and replacement of existing fire station (APN 207-251-005); Miranda Community Services District existing fire station expansion (APN 212-171-058); Whitethorn Fire Protection District existing fire station expansion (APN 215-202-040); and the Telegraph Ridge Fire Protection District acquisition of surplus Southern Humboldt Unified School District land and construction of additional fire station (APN 221-211-024) the Humboldt County General Plan and the Orick and Avenue of the Giants Community Plans.

Plan Section	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
<p>Land Use Chapter 4</p> <p>Land Use Designations Section 4.8</p>	<p><i>Orick CSD, Miranda CSD, Telegraph Ridge FPD</i></p> <p><b>Public Facility (PF):</b> Land appropriate for use by a governmental agency or public agency, which has the purpose of serving the public health, safety, convenience, or welfare</p> <p><b>Commercial General (CG):</b> Lands because of their location, access, and availability of services are suitable for commercial including essential services) uses.</p> <p>Density range (not applicable)</p> <p><b>Bridgeville FPD, Whitethorn FPD Rural Community Center (RCC):</b> Applied to small unincorporated towns and community centers that may not have developed identifiable commercial or residential districts, which may provide a variety of community and tourist oriented goods and services, and public services.</p> <p>Maximum density is one unit/acre (up to 4 units/acre with sewage treatment) and Maximum Floor Area Ratio is 3</p>	<p>The project involves the expansion, reconstruction, or construction of a fire station on land intended to be used for essential services, including fire stations. Site layout and building requirements are subject to the standards of the Zoning Regulations.</p> <p>The project involves the expansion, reconstruction, or construction of a fire station on land planned for rural community uses such as public services, and includes essential services, like fire stations, as an allowable use. Site layout and building requirements are subject to the standards of the Zoning Regulations.</p>

Plan Section	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
Community Infrastructure and Services Chapter 5	<p>Goals and policies contained in this Chapter relate to well-maintained public infrastructure and services supporting existing and planned development (IS-G1); adequate and sustainable revenue for infrastructure and services (IS-G2); coordinated planning for infrastructure and services across jurisdictional boundaries (IS-G3)</p> <p>Related policies IS-P1. Coordination with Service Providers, IS-IM19. Fire Protection Services Funding Sources</p>	<p>The project involves the expansion, reconstruction, or construction of fire stations through Measure Z sales tax funding provided to the Humboldt County Fire Chief's Association. The expansion, reconstruction, or construction of these fire stations would implement the goals and policies of the Community Infrastructure and Services Element related to adequate public infrastructure and services supporting existing and planned development and adequate and sustainable revenue for infrastructure and services.</p>
Circulation Chapter 7	<p>Goals and policies contained in this Chapter relate to a balanced, safe, efficient, accessible and convenient circulation system that is appropriate for each type of unincorporated community (C-G1, C-G2); coordinated planning design, development, operations, and maintenance between the County and other transportation system service providers (C-G3); and access for all transportation mode types with improved opportunities to move goods within, into and out of Humboldt County (C-G4, C-G5)</p> <p>Related policies: C-P3. Consideration of Transportation Impacts in Land Use Decision Making</p>	<p>Access to all fire stations are directly off of paved public County-maintained roads:</p> <p>Orick CSD on Swan Rd, Orick  Bridgeville FPD on Kneeland Rd, Bridgeville  Miranda CSD on School Road, Miranda  Whitethorn FPD on Briceland-Thorn Road, Whitethorn  Telegraph Ridge FPD on Wilder Ridge Rd, Ethersburg</p> <p>The roadways serving the fire stations are adequate to accommodate the continued use of the sites as fire stations and proposed use of the former school site on Wilder Ridge Rd, in Ethersburg as the Telegraph Ridge FPD fire station.</p> <p>Access to Kneeland Road for the Bridgeville FPD parcel is obtained through a prescriptive right from an unnamed road through APN 207-075-009, which surrounds the subject site. County Public Works Land Use is preparing a transfer deed that addresses access to APN 207-251-005. However, Bridgeville FPD could construct the fire station pursuant to its existing lease and continue to use the prescriptive right across the adjacent property.</p>
Housing Chapter 8	<p>Goals and policies contained in this Element seek to identify existing and projected housing needs and establish goals, policies, standards and measures for the preservation, improvement, and development of housing.</p> <p>Related policies: H-P3, Development of Parcels in the Residential Land Inventory</p>	<p>The proposed fire station improvements do not involve residential development, are not intended for residential development, nor are the project sites part of the Housing element Residential Land Inventory. However, the project will not preclude future residential development.</p>

Plan Section	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
<p>Conservation and Open Space Chapter 10</p> <p>Open Space Section 10.2</p>	<p>Goals and policies contained in this Chapter relate to an Open Space and Conservation Program that is complimentary to other agencies' plans and that preserves the county's unique open spaces (CO-G1, CO-G3)</p> <p>Related policies: CO-P1, Conservation and Open Space Program; CO-P8, Development Review, CO-S1. Identification of Local Open Space Plan, and CO-S2. Identification of the Open Space Action Program</p>	<p>The proposed fire station improvement projects are located on land planned PF, CG, and RCC, which are not identified as Open Space land use designations in Conservation and Open Space Element Standard CO-S2, Identification of Open Space Action Program.</p>
<p>Conservation and Open Space Chapter 10</p> <p>Biological Resources Section 10.3</p>	<p>Goals and policies contained in this Chapter relate to mapped sensitive habitat areas where policies are applied to protect fish and wildlife and facilitate the recovery of endangered species (BR-G1, Threatened and Endangered Species, BR-G2, Sensitive and Critical Habitat, BR-G3, Benefits of Biological Resources)</p> <p>Related policies: BR-P1. Compatible Land Uses, BR-P5. Streamside Management Areas.</p>	<p>All development would be occurring within or directly adjacent to already developed areas. None of the fire station locations are within mapped Streamside Management Areas or wetlands (based on GIS mapping of Humboldt County Streamside Management Areas pursuant to BR-S5, Streamside Management Areas Defined, and the National Wetlands Inventory).</p> <p>GIS mapping of the California Natural Diversity Database identifies the following species as being present near, or on, the fire station sites. As indicated above, fire station related construction would be occurring within or directly adjacent to already developed areas.</p> <p><u>Orick Fire Station</u> (coast cutthroat trout, eulachon, Behren's silverspot butterfly, obscure bumble bee, western bumble bee, Howell's montia)</p> <p><u>Bridgeville Fire Station</u> (western bumble bee, Pacific gilia, Howell's montia)</p> <p><u>Miranda Fire Station</u> (western bumble bee)</p> <p><u>Telegraph Ridge Fire Station</u> (southern torrent salamander)</p> <p><u>Whitethorn Fire Station</u> (Howell's montia)</p> <p>Policy BR-P11, Biological Resources Maps, requires that Biological Resources maps be consulted during ministerial and discretionary project review in order to identify habitats of concern to reduce resource impacts.</p>
<p>Conservation and Open Space Chapter 10</p> <p>Cultural Resources Section 10.6</p>	<p>Goals and policies contained in this Chapter relate to the protection and enhancement of significant cultural resources, providing heritage, historic, scientific, educational, social and economic values to benefit present and future generations</p>	<p>Cultural Resources Policy CU-P1, Identification and Protection, requires that impacts to significant cultural resources be identified during ministerial permit and discretionary project review, and if found to be significant, protected from substantial adverse change.</p> <p>The fire station locations do not contain mapped historic or cultural sites and are not considered historic</p>

Plan Section	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
	<p>(CU-G1, Protection and Enhancement of Significant Cultural Resources)</p> <p>Related policies: CU-P1. Identification and Protection, CU-P2. Native American Tribal Consultation]</p>	<p>places according to the California Office of Historic Preservation.</p>
<p>Conservation and Open Space Chapter 10</p> <p>Scenic Resources Section 10.6</p>	<p>Goals and policies contained in this Chapter relate to the protection of scenic areas that contribute to the enjoyment of Humboldt County's beauty and abundant natural resources (SR-G1); and a system of scenic highways roadways that increase the enjoyment of, and opportunities for, recreational and cultural pursuits and tourism in the County. (SR-Gx)</p> <p>Related policies: SR-SX. Light and Glare</p>	<p>Scenic Resources Standard SR-S4, Light and Glare, would require that new outdoor lighting be compatible with the existing setting, fully shielded, and designed and installed to minimize off-site lighting and direct light within the property boundaries.</p> <p>The fire station locations are more than 200 feet from eligible scenic highways and are not located within other mapped scenic areas. Each of the fire stations is located within existing developed areas where structures and facades of varied types are present. In addition, night lighting already exists in varying degrees at each project site.</p>
<p>Water Resources Chapter 11</p> <p>Stormwater Drainage</p>	<p>Goals and policies contained in this Chapter relate to coordinated watershed planning and land use decision making to advance management priorities (WR-G3, WR-G4, WR-G5); watershed conservation and restoration efforts aimed at de-listing water bodies and watersheds which are restored to meet all beneficial uses, including water use, salmon and steelhead recovery plans, recreational activities, and the economy (WR-G1, WR-G, WR-G7, WR-G8, WR-G8x); and</p> <p>Related policies: WR-P10. Erosion and Sediment Discharge; WR-P42. Erosion and Sediment Control Measures.</p>	<p>Water Resource Policy WR-P10, Erosion and Sediment Discharge, and WR-P4s, Erosion and Sediment Control Measures, requires that ministerial and discretionary projects requiring a grading permit comply with performance standards adopted by ordinance and/or conditioned to minimize erosion and discharge of sediments into surface runoff, drainage systems, and water bodies.</p> <p>This project would involve grading related to foundation construction and potential construction of underground utilities.</p>

Plan Section	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
<p>Water Resources Chapter 11</p> <p>Onsite Wastewater Systems</p>	<p>Goals and policies contained in this Chapter relate to adequate public water supply as well as onsite wastewater systems and natural and developed storm drainage systems that minimize interference with surface and groundwater flows and storm water pollution (WR-G6, WR-G9, WR GX)</p> <p>Related policies: WR-IM7. Basin Plan Septic Requirements; and IS-P20. On-Site Sewage Disposal Requirements.</p>	<p>New or improved septic system may be required for Measure Z grant funded fire stations</p> <p>The development of new onsite wastewater treatment systems (OWTS) would need to comply with the Humboldt County OWTS Regulations and Technical Manual (approved 11-7-2017).</p>
<p>Noise Chapter 13</p>	<p>Goals and policies contained in this Chapter discourage incompatible uses within communities and reduce excessive noise through the application of standards (N-G1, N-G2)</p> <p>Related policies: N-P1, Minimize Noise from Stationary and Mobile Sources; N-P4, Protection from Excessive Noise</p>	<p>Noise Standard N-S7, Short-term Noise Performance Standards (Lmax), noise standards, unless otherwise specifically indicated, shall apply to all property within their assigned noise zones and such standards shall constitute the maximum permissible noise level within the respective zones.</p> <p>Construction of Measure Z grant funded fire stations would involve the use of equipment that would generate noise during construction.</p>
<p>Safety Element Chapter 14</p> <p>Geologic &amp; Seismic</p>	<p>Goals and policies contained in this Chapter relate to communities that are designed and built to minimize the potential for loss of life and property resulting from natural and manmade hazards; and to prevent unnecessary exposure to areas of geologic instability, floodplains, tsunami run-up areas, high risk wildland fire areas, and airport areas planned and conditioned to prevent unnecessary exposure of people and property to risks of damage or injury (S-G1, S-G2)</p> <p>Related policies: S-PX1. Site Suitability, S-P6. Structural Hazards,</p>	<p>Measure Z grant funded fire stations are not located in a mapped Alquist-Priolo fault zones nor would they be is subject to liquefaction. Each existing fire station sites are located on slopes of 15% or less and all parcels are seismically classified low instability, except the new Telegraph Ridge FPD fire station which is classified as moderate instability.</p> <p>The construction project would likely require a grading permit and foundation designs prepared by an engineer as part of the permit the applicant. The engineer would design the foundation based on the soil and geologic conditions of the site, including seismic safety conditions and state and local building code requirements.</p>
<p>Safety Element Chapter 14</p>	<p>Goals and policies contained in this Chapter relate to the use of natural drainage channels and watersheds that are managed</p>	<p>Measure Z grant funded fire stations are located outside mapped flood hazard areas. The project site is not within a mapped dam or levee inundation area. The Orick CSD fire station is located within the tsunami</p>

Plan Section	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
Flooding	<p>to minimize peak flows in order to reduce the severity and frequency of flooding. (S-G3)</p> <p>Related policies include: S-P10, Federal Flood Insurance Program; S-P11, Flood Plains; S-PX3, Construction Within Special Flood Hazard Areas</p>	hazard evacuation area. The proposed addition to the existing Orick CSD fire station would not add to the tsunami inundation hazard for this site.
Safety Element Chapter 14  Fire Hazards	<p>Goals and policies of this Chapter encourage development designed to reduce the risk of structural and wildland fires supported by fire protection services that minimize the potential</p> <p>Related policies: S-P15, Conformance with State Responsibility Areas (SRA) Fire Safe Regulations;</p>	Each Measure Z grant funded fire stations is located within the State Fire Responsibility Area where the State of California has the primary financial responsibility for the prevention and suppression of wildland fires. CAL FIRE standard comments and County project review require compliance with the requirements of the County's Fire Safe Regulations. The Humboldt County Fire Safe Regulations (Section 3111-1 <i>et seq.</i> ) establishes development standards for minimizing wildfire danger in state responsibility designated areas, which would apply to some degree to each Measure Z grant funded fire station.
Air Quality Chapter 15	<p>Goals and policies contained in this Chapter relate to improved air quality to meet current and future state and federal standards, including attainment of particulate matter requirements (AQ-G1, AQ-G2, AQ-G2X) and the successful reduction of greenhouse gas emissions to levels consistent with state and federal requirements (AQ-G3)</p> <p>Related policies: AQ-P4, Construction and Grading Dust Control, AQ-S1. Construction and Grading Dust Control, AQ-P7. Interagency Coordination.</p>	As a condition of project approval, applications for grading and or building permits shall be referred to the North Coast Air Quality Management District (NCAQMD) for review and consultation. Dust control practices during construction and grading shall achieve compliance with NCAQMD fugitive dust emission standards.

### Recommendation

Planning Staff recommends the Planning Commission find that the following fire station Measure Z grant funded fire station related projects: to be in conformance with the Humboldt County General Plan:

- Expansion of the Orick CSD fire station;
- The acquisition of surplus land from Humboldt County by the Bridgeville FPD and the reconstruction of its current fire station;
- Expansion of the Miranda CSD fire station;

- The acquisition of surplus land from the Southern Humboldt Unified School District by the Telegraph Ridge FPD the continued use of the former school site for training and administrative purposes and the construction of a new fire station;
- Expansion of the Whitethorn FPD fire station;

**ATTACHMENT 2**

**APPLICATION REQUESTING GENERAL PLAN CONFORMANCE REVIEW**



**APPLICATION FORM**  
**Humboldt County Planning and Building Department**  
 Current Planning Division 3015 H Street Eureka, CA 95601-4484  
 Phone (707) 445-7641 Fax (707) 268-3792

**INSTRUCTIONS:**

1. Applicant/Agent complete Sections I, II and III below.
2. It is recommended that the Applicant/Agent schedule an Application Assistance meeting with the Assigned Planner. Meeting with the Assigned Planner will answer questions regarding application submittal requirements and help avoid processing delays. A small fee is required for this meeting.
3. Applicant/Agent needs to submit all items marked on the reverse side of this form.

**SECTION I**

**APPLICANT** (Project will be processed under Business name, if applicable.)

**AGENT** (Communications from Department will be directed to agent)

Business Name: HCFCA  
 Contact Person: Lon Winburn  
 Mailing Address: PO Box 7014  
 City, St, Zip: Eureka CA 95502-7014  
 Telephone: 707 725-5021 Fax: 707 725-7058  
 Email: winburn@fortunafire.com

Business Name: \_\_\_\_\_  
 Contact Person: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_  
 City, St, Zip: \_\_\_\_\_  
 Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Email: \_\_\_\_\_

**OWNER(S) OF RECORD** (If different from applicant)

Owner's Name: \_\_\_\_\_  
 Mailing Address: See attached  
 City, St, Zip: \_\_\_\_\_  
 Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

Owner's Name: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_  
 City, St, Zip: \_\_\_\_\_  
 Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

**LOCATION OF PROJECT**

Site Address: \_\_\_\_\_  
 Community Area: \_\_\_\_\_

Assessor's Parcel No(s): \_\_\_\_\_  
 Parcel Size (acres or sq. ft.): \_\_\_\_\_

Is the proposed building or structure designed to be used for designing, producing, launching, maintaining, or storing nuclear weapons or the components of nuclear weapons?  YES  NO

**SECTION II**

**PROJECT DESCRIPTION**

Describe the proposed project (attach additional sheets as necessary):  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**SECTION III**

**OWNER'S AUTHORIZATION & ACKNOWLEDGEMENT**

I hereby authorize the County of Humboldt to process this application for a development permit and further authorize the County of Humboldt and employees of the California Department of Fish and Wildlife to enter upon the property described above as reasonably necessary to evaluate the project. I also acknowledge that processing of applications that are not complete or do not contain truthful and accurate information will be delayed, and may result in denial or revocation of approvals.

Lon Winburn  
 Applicant's Signature

7-6-2018  
 Date

If the applicant is not the owner of record, I authorize the applicant/agent to file this application for a development permit and to represent me in all matters concerning the application.

\_\_\_\_\_  
 Owner of Record Signature

\_\_\_\_\_  
 Date

\_\_\_\_\_  
 Owner of Record Signature

\_\_\_\_\_  
 Date

### ATTACHMENT 3

#### GOVERNMENT CODE SECTION 65402

- (a) If a general plan or part thereof has been adopted, no real property shall be acquired by dedication or otherwise for street, square, park or other public purposes, and no real property shall be disposed of, no street shall be vacated or abandoned, and no public building or structure shall be constructed or authorized, if the adopted general plan or part thereof applies thereto, until the location, purpose and extent of such acquisition or disposition, such street vacation or abandonment, or such public building or structure have been submitted to and reported upon by the planning agency as to conformity with said adopted general plan or part thereof. The planning agency shall render its report as to conformity with said adopted general plan or part thereof within forty (40) days after the matter was submitted to it, or such longer period of time as may be designated by the legislative body. If the legislative body so provides, by ordinance or resolution, the provisions of this subdivision shall not apply to: (1) the disposition of the remainder of a larger parcel which was acquired and used in part for street purposes; (2) acquisitions, dispositions, or abandonment for street widening; or (3) alignment projects, provided such dispositions for street purposes, acquisitions, dispositions, or abandonment for street widening, or alignment projects are of a minor nature.
- (b) A county shall not acquire real property for any of the purposes specified in paragraph (a), nor dispose of any real property, nor construct or authorize a public building or structure, in another county or within the corporate limits of a city, if such city or other county has adopted a general plan or part thereof and such general plan or part thereof is applicable thereto, and a city shall not acquire real property for any of the purposes specified in paragraph (a), nor dispose of any real property, nor construct or authorize a public building or structure, in another city or in unincorporated territory, if such other city or the county in which such unincorporated territory is situated has adopted a general plan or part thereof and such general plan or part thereof is applicable thereto, until the location, purpose and extent of such acquisition, disposition, or such public building or structure have been submitted to and reported upon by the planning agency having jurisdiction, as to conformity with said adopted general plan or part thereof. Failure of the planning agency to report within forty (40) days after the matter has been submitted to it shall be conclusively deemed a finding that the proposed acquisition, disposition, or public building or structure is in conformity with said adopted general plan or part thereof. The provisions of this paragraph (b) shall not apply to acquisition or abandonment for street widening or alignment projects of a minor nature if the legislative body having the real property within its boundaries so provides by ordinance or resolution.
- (c) A local agency shall not acquire real property for any of the purposes specified in paragraph (a) nor dispose of any real property, nor construct or authorize a public building or structure, in any county or city, if such county or city has adopted a general plan or part thereof and such general plan or part thereof is applicable thereto, until the location, purpose and extent of such acquisition, disposition, or such public building or structure have been submitted to and reported upon by the planning agency having jurisdiction, as to conformity with said adopted general plan or part thereof. Failure of the planning agency to report within forty (40) days after the matter has been submitted to it shall be conclusively deemed a finding that the proposed acquisition, disposition, or public building or structure is in conformity with said adopted general plan or part thereof. If the planning agency disapproves the location, purpose or extent of such acquisition, disposition, or the public building or structure, the disapproval may be overruled by the local agency. Local agency as used in this paragraph (c) means an agency of the state for the local performance of governmental or proprietary functions within limited boundaries. Local agency does not include the state, or county, or a city.