



**COUNTY OF HUMBOLDT**  
**PLANNING AND BUILDING DEPARTMENT**  
**CURRENT PLANNING DIVISION**

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3015 H Street, Eureka CA 95501  
Phone: (707)445-7541 Fax: (707) 268-3792

Hearing Date: August 19, 2021

To: Humboldt County Planning Commission

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

Subject: **Westhaven VFD, Coastal Development Permit and Conditional Use Permit**  
Application Number PLN-2020-16864  
Case Numbers: 16864  
Assessor's Parcel Number (APN) 514-141-016  
446 6<sup>th</sup> Ave., Trinidad CA 95570

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Please contact Logan Shine, Contract Planner, at 707-671-6844 or by email at [logan@landlogistics.com](mailto:logan@landlogistics.com), if you have any questions about the scheduled public hearing item.

**AGENDA ITEM TRANSMITTAL**

<b>Hearing Date</b> August 19, 2021	<b>Subject</b> Coastal Development Permit and Conditional Use Permit	<b>Contact</b> Logan Shine
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**Project Description:** A Coastal Development Permit (CDP) and Conditional Use Permit (CUP) to construct and establish the use of a 1,536 sq. ft. single story building for fire apparatus and emergency vehicle storage associated with the Westhaven Volunteer Fire Department. Four new dark sky LED lights would be located to the front of the structure off of 6th Avenue. Included with the proposed structure is a 32 x 32 sq. ft. paved driveway. No vegetation removal is proposed. Minimal grading would be required for building pad and site preparation. The fire station is classified as an Essential Services Use Type and is an allowed use in the Residential Single-Family (RS) zoning with a CUP. The intensity of use is not expanding from historical use already established, but the CUP is required to establish the new infrastructure and its intended use under the regulations for the Residential Single-Family Zone.

**Project Location:** The project is located in the Westhaven area, on the South side of 6th Avenue, approximately 140 feet from the intersection of Spring Lane and 6th Avenue, on the property known as 460 6th Avenue.

**Present Plan Land Use Designations:** Rural Village (RV). Trinidad Area Plan, 2017 General Plan. Density: Three (3) units per acre, Slope Stability: Low Instability (1).

**Present Zoning:** Residential Single-Family (RS-20), No Further Subdivision Allowed (X), Manufactured Home (M), Streams and Riparian Corridor Protection (R).

**Record Number:** PLN-2020-16864

**Case Numbers:**

**Assessor's Parcel Number:** 514-141-016

**Applicant**

Westhaven Volunteer Fire Dept.  
446 Sixth Avenue  
Trinidad, CA 95570  
(707) 498-5217  
hesseltinejeff@gmail.com

**Owner**

Westhaven Volunteer Fire Dept.  
P.O. Box 2143  
Trinidad, CA 95570

**Agents**

McSorley Architecture  
P.O. Box 2472  
McKinleyville, CA 95519  
(707) 633-9283  
Garrett.mcsorley@gmail.com

**Environmental Review:** Project is exempt from environmental review per Section 15303(e) – New Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.

**State Appeal Status:** Project is appealable to the California Coastal Commission

**Major Issues:** None

## Westhaven Volunteer Fire Department Coastal Development Permit

Record Number: PLN-2020-16864  
Assessor's Parcel Number: 514-141-016

### Recommended Planning Commission Action

1. Describe the application as part of the Consent Agenda.
2. Survey the audience for any person who would like to discuss the application.
3. If no one requests discussion, make the following motion to approve the application as a part of the consent agenda:

*Find the project exempt from environmental review pursuant to Sections 15303(e) of the State CEQA Guidelines, make all of the required findings for approval of the Coastal Development Permit, based on evidence in the staff report, and adopt the Resolution approving the Westhaven Volunteer Fire Department project subject to the recommended conditions.*

**Executive Summary:** A Coastal Development Permit (CDP) and Conditional Use Permit (CUP) to construct and establish the use of a 1,536 sq. ft. single story building for fire apparatus and emergency vehicle storage associated with the Westhaven Volunteer Fire Department. Four new dark sky LED lights would be located to the front of the structure off of 6th Avenue. Included with the proposed structure is a 32x32 sq. ft. paved driveway. No vegetation removal is proposed. Minimal grading would be required for building pad and site preparation. The fire station is classified as an Essential Services Use Type and is an allowed use in the Residential Single-Family (RS) zoning with a CUP. The intensity of use is not expanding from historical use already established but the CUP is required to establish the new infrastructure and its intended use under the zoning regulations for the Residential Single-Family Zone. There is no vegetation removal or other development proposed.

The Planning Division received comment on 05/25/2021 from the Westhaven Community Services District which proposed that the existing "Old Post Office" storage building be removed to create parking for District customers and staff out of the line of travel of emergency vehicles from the existing and proposed apparatus bays. Given the age and potential historical significance of the "Old Post Office" building a historical resource survey would be required prior to the County taking action on a demolition permit. Accordingly, this is not proposed as part of this application.

**RECOMMENDATION:** Based on a review of Planning Division reference sources and comments from all involved referral agencies, Planning staff believes that the applicant has submitted evidence in support of making all of the required findings for approval of the Coastal Development Permit and Conditional Use Permit.

**ALTERNATIVES:** Several alternatives may be considered:

1) The Planning Commission could elect to add or delete conditions of approval; 2) The Planning Commission could recommend denial of the proposed Coastal Development Permit and Conditional Use Permit if it finds that the submitted evidence does not support making all of the required findings. Planning Division staff is confident that the required findings can be made based on the submitted evidence and subject to the recommended conditions of approval. Consequently, planning staff does not recommend further consideration of these alternatives.

**RESOLUTION OF THE PLANNING COMMISSION  
OF THE COUNTY OF HUMBOLDT**

**Resolution Number 21-  
Record Number PLN-2020-16864  
Assessor's Parcel Number: 514-141-016**

**Resolution by the Planning Commission of the County of Humboldt certifying compliance with the California Environmental Quality Act and conditionally approving the Westhaven VFD Coastal Development Permit and Conditional Use Permit.**

**WHEREAS**, on behalf of the Westhaven Volunteer Fire Department, McSorley Architecture submitted an application and evidence in support of approving a Coastal Development Permit and Conditional Use Permit to construct and establish the use of a 1,536 sq. ft. single story building for fire apparatus and emergency vehicle storage, including a 1,024 sq. ft. (32 ft. x 32 ft.) paved driveway and four (4) dark sky LED lights on the property (APN 514-141-016); and

**WHEREAS**, the County Planning Division has reviewed the submitted application and evidence and has referred the application and evidence to involved reviewing agencies for site inspections, comments and recommendations; and

**WHEREAS**, the project is categorically exempt from environmental review pursuant to Section 15303 (e) of the California Environmental Quality Act (CEQA) Guidelines; and

**WHEREAS**, the Humboldt County Planning Commission held a duly-noticed public hearing on August 19, 2021, and reviewed, considered, and discussed the application for a Coastal Development Permit and considered all evidence and testimony presented at the hearing.

**Now, THEREFORE BE IT RESOLVED**, that the Planning Commission makes all the following findings:

**1. FINDING:** **Project Description:** A Coastal Development Permit (CDP) and Conditional Use Permit (CUP) to construct and establish the use of a 1,536 sq. ft. single story building for fire apparatus and emergency vehicle storage, including a 1,024 sq. ft. (32 ft. x 32 ft.) paved driveway and four (4) dark sky LED lights on the property associated with the Westhaven Volunteer Fire Department.

**EVIDENCE:** a) Project File: PLN-2021-16864

**2. FINDING:** **CEQA.** The requirements of the California Environmental Quality Act have been complied with.

**EVIDENCE:** a) Project is exempt from environmental review per Section 15303(e) – New Construction or Conversion of Small Structures, of the CEQA Guidelines

**FINDINGS FOR THE COASTAL DEVELOPMENT PERMIT AND CONDITIONAL USE PERMIT**

**3. FINDING** The proposed development is in conformance with the County General (GP) Plan and the Trinidad Area Plan (TAP).

**EVIDENCE** a) The proposed development of an accessory structure is consistent with the current use of the property.  
b) The land use designation for the parcel is Rural Village (RV) within the GP.

The purpose of RV Zoning is to allow development of rural community neighborhoods where there are minimal urban levels of services. The principal uses of RV Zoning include Residential Single-Family (RS-20) use within the TAP which allows Essential Services under a Conditional Use Permit [ZR 313-6.1].

- c) The proposed use does not expand water or septic service to the subject parcel in accordance with the Westhaven Village service restrictions [TAP 3.21 (B)(2)(i)].
- d) The project addresses "inadequate facilities" which is identified as a critical issue facing fire districts [GP 5.3, 5.4(IS-P25)].

**4. FINDING**

The proposed development is consistent with the purposes of the General Plan RS-20, and X, M, R Combining Zones in which the site is located.

**EVIDENCE**

- a) The project does not propose subdivision, new dwelling units, or land use activities inconsistent with the General Plan.

**5. FINDING**

The installation of an accessory structure will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.

**EVIDENCE**

- a) A condition of approval has been included to address the inadvertent discovery of cultural resources during construction of the Accessory structure and paved driveway.
- b) Conditions of approval are included to develop parking along the street, or onsite, and mitigate any drainage problems with the County road right of way.
- c) The installation of an accessory structure will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.

**6. FINDING**

The proposed development does not reduce the residential density for any parcel below that utilized by the Department of Housing and Community Development in determining compliance with housing element law.

**EVIDENCE**

- a) Based on land use being consistent with the General Plan

## DECISION

**NOW, THEREFORE**, based on the above findings and evidence, the Humboldt County Planning Commission does hereby:

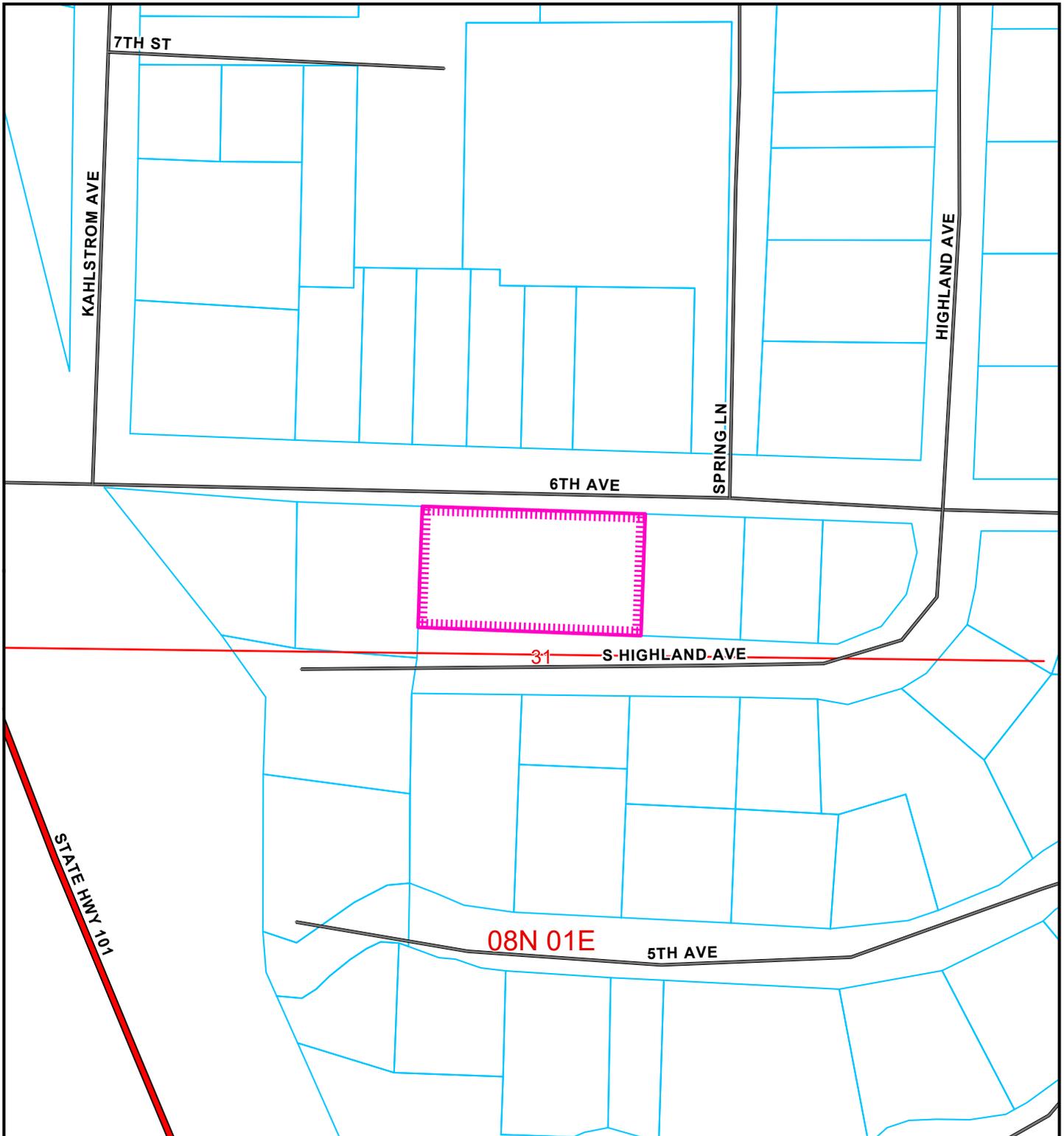
- Adopt the findings set forth in this resolution; and
- Conditionally approve the Westhaven Volunteer Fire Department Coastal Development Permit and Conditional Use Permit based upon the Findings and Evidence and subject to the conditions of approval attached hereto as Attachment 1 and incorporated herein by reference; and

Adopted after review and consideration of all the evidence on August 19, 2021

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

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John Ford, Director  
Planning and Building Department



**LOCATION MAP**

**PROPOSED WESTHAVEN VOLUNTEER FIRE DEPARTMENT  
COASTAL DEVELOPMENT PERMIT, CONDITIONAL USE PERMIT  
WESTHAVEN AREA**

**PLN-2021-16864**

**APN: 514-141-016**

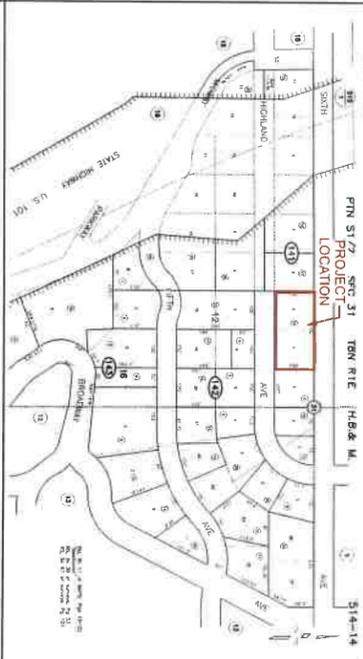
**T08N R01E S31 HB&M (Crannell)**

**Project Area =** 

This map is intended for display purposes and should not be used for precise measurement or navigation. Data has not been completely checked for accuracy.



**PARCEL MAP**



**APPLICABLE CODES**

- APPLICABLE CODES FOR ALL NEW WORK, AS CURRENTLY ADOPTED INCLUDING ALL ERATIA & SUPPLEMENTS:
- 2019 CA ADMINISTRATIVE CODE, TITLE 24, PART 1
  - 2019 CA BUILDING CODE, TITLE 24, PART 2
  - 2019 CA ELECTRICAL CODE, TITLE 24, PART 3
  - 2019 CA MECHANICAL CODE, TITLE 24, PART 4
  - 2019 CA PLUMBING CODE, TITLE 24, PART 5
  - 2019 CA ENERGY CODE, TITLE 24, PART 6
  - 2019 CA FIRE CODE, TITLE 24, PART 9 (INCLUDING CFC CHAPTER 38 PLANT PROCESSING & FACILITIES SUPPLEMENT EFFECTIVE JULY 1, 2018)
  - 2019 CA EXISTING BLDG CODE, TITLE 24, PART 10
  - 2019 CA GREEN BLDG STANDS CODE, TITLE 24, PART 11
  - 2019 NFPA 13 FIRE SUPPLY & LOSS SYSTEM (CA AMENDED)
  - 2019 NFPA 14 STANDPIPE & LOSS PREVENTION (CA AMENDED)
  - 2019 NFPA 24 FIRE SERVICE MISC (CA AMENDED)
  - 2019 NFPA 72 FIRE ALARM CODE (CA AMENDED)

**VICINITY MAP**



**PROJECT DESCRIPTION**

THE PROPOSED SCOPE OF WORK INCLUDES CONSTRUCTION OF A NEW 327 BY 48', 1,536 SF, ONE STORY ACCESSORY PRE-ENGINEERED METAL BUILDING ON CONCRETE SLAB-ON-GRADE TO STORE EMERGENCY VEHICLES AND EQUIPMENT FOR THE WESTHAVEN VOLUNTEER FIRE DEPARTMENT.

THE NEW BUILDING WILL HAVE NO NEW PLUMBING FIXTURES AND THE EXISTING ON-SITE SEPTIC SYSTEM WILL REMAIN TO SERVE EXISTING OTHER BUILDINGS ON THE PARCEL. THE EXISTING DISPOSAL FIELD WILL REMAIN, AND THE RESERVE AREA HAS BEEN SLIGHTLY RELOCATED AS INDICATED. THE NEW BUILDING WILL BE SERVED BY A SUBPANEL FROM THE EXISTING ELECTRIC METER ON THE ADJACENT EXISTING GARAGE.

THE PROJECT IS TO STORE EXISTING APPARATUS EQUIPMENT, AND IS NOT AN EXPANSION OF USE. THE BUILDING WILL NOT GENERATE ANY NEW SOURCES OF NOISE, DUST, TRAFFIC, OR VIBRATIONS. THE NEW BUILDING DOES NOT CAUSE SHADING ON ADJACENT PROPERTIES, AND IS POSITIONED TO MINIMIZE IMPACT TO VIEWS. THE BUILDING INCLUDES MINIMAL DARK-SKY LED LIGHTING. DRAINAGE WILL NOT BE CHANGED AND EXISTING LANDSCAPED AREAS WILL REMAIN.

**PLANNING PROCESS**

THE PROPERTY IS ZONED RESIDENTIAL SINGLE FAMILY WITH COMBINING ZONES RESTRICTING FURTHER SUBDIVISION ALLOWING MANUFACTURED HOMES, AND FOR RIPARIAN PROTECTION (RS-XM/R). A FIRE STATION IS CLASSIFIED AS AN ESSENTIAL SERVICES USE TYPE. IT IS AN ALLOWED USE IN THE RS-XM/R WITH A USE PERMIT. THE CONSTRUCTION OF THE STRUCTURE WILL BE IN COMPLIANCE WITH THE LOCAL ORDINANCES AND WILL REQUIRE A CDP. AS IT REQUIRES A CDP, IT IS NEARLY ADJACENT TO THE COASTAL COMMISSION. A HEARING BEFORE THE ZONING ADMINISTRATOR OR PLANNING COMMISSION IS NEEDED.

ADDITIONALLY, IT HAS BEEN DETERMINED THAT THIS APN IS HELD AS TWO SEPARATE PARCELS, WHICH MUST BE COMBINED THROUGH MERGER OR THE PARCEL CAN BE HELD AS SINGLE BUILDING SITE BY RECORPING A COVENANT TO HOLD AS ONE PARCEL.

THE PROPOSED PROJECT IS ELIGIBLE FOR A CLASS 3, SECTION 15303 CEQA EXEMPTION FOR CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES.

**PARCEL INFO**

Assessor's Parcel Number	514-141-016
APN	514-141-016
Site Address	460 6th Ave Westhaven
Site City	Westhaven
Site ZIP	95570
Assessor's Parcel Area	3900.5134320000
Assessed on Date	0-49
Site Area	0.49
Site Area Acre	1.131033
County General Map	100
Community Plan	100
Zoning Ordinance Date	9/9/1995
Use Code Description	Improved, Subject to Easement
Development Stage as of (Date)	100
Use Code	100
Development Stage as of (Date)	100
Use Code	100
Development Stage as of (Date)	100
Use Code	100

MAX. GROUND COVER (313.6.1): 35% MAX. PROPOSED = 26.4%, OKAY

MAX. STRUCTURE HEIGHT (313.6.1): 35 FT MAX. PROPOSED = 20'-8" OKAY

SETBACKS (PER 313.6.1): FRONT: 20 FT MIN. REAR: 20 FT MIN. IN: SIDE: 5 FT MIN. DOUBLE FRONTAGE: 20 FT MIN. FOR BOTH OR 10 FT WHERE ALLEY

FOR USE PERMIT: 30 MARCH 2021

NOT FOR CONSTRUCTION

DATE: 03/30/2021 12:24:11:00

PROJECT NUMBER: 2123

**SHEET INDEX**

- A1 - TITLE SHEET & SITE PLAN
- A2 - FLOOR PLAN & 3D VIEWS
- A3 - ELEVATIONS

**EMERGENCY VEHICLE STORAGE ACCESSORY STRUCTURE**  
 160 6TH AVENUE  
 TRINIDAD, CALIFORNIA 95570  
 APN: 514-141-016

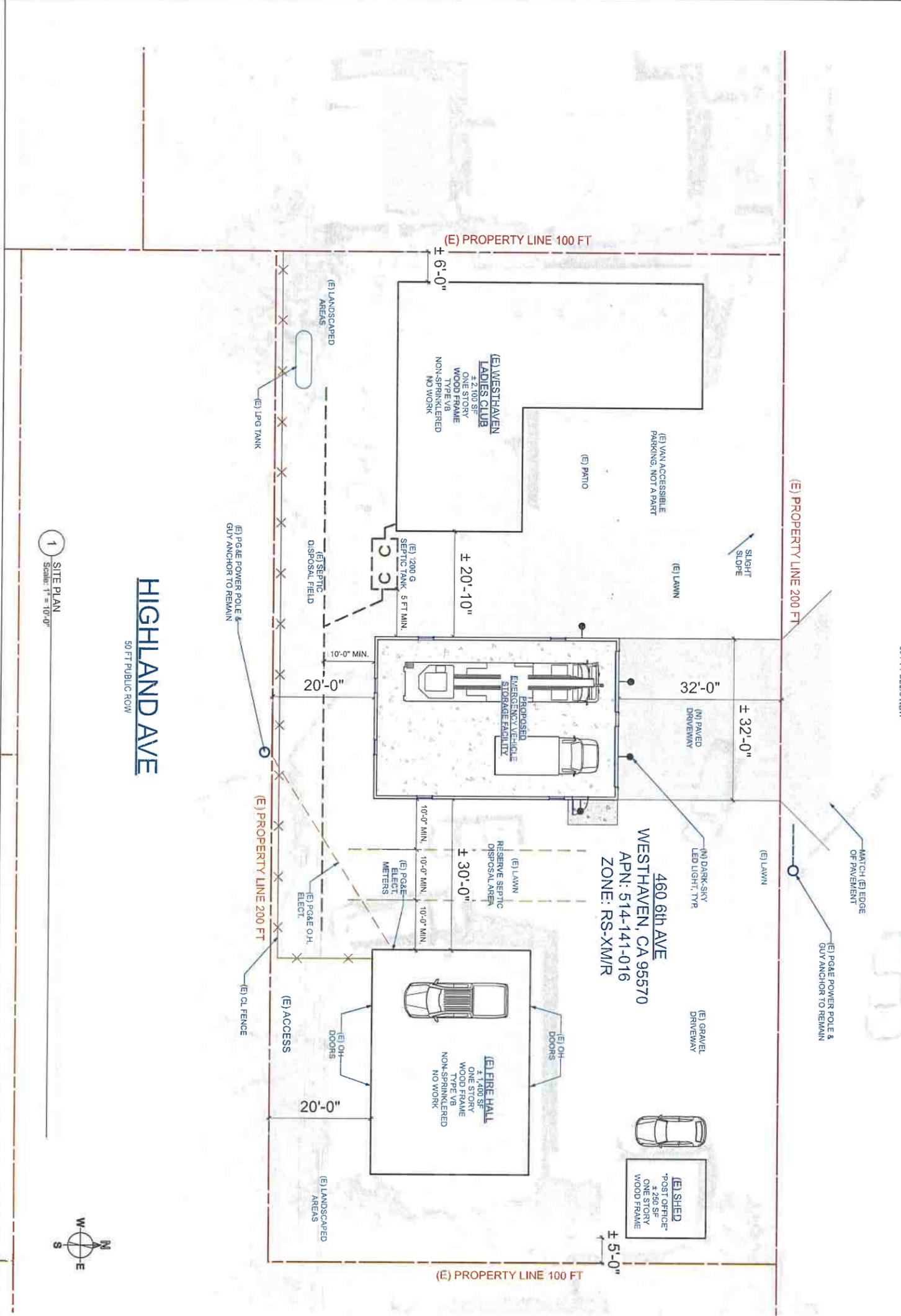
PROJECT NUMBER: 2123

**APPLICANT:** WESTHAVEN VOLUNTEER FIRE DEPARTMENT  
 446 SIXTH AVE  
 TRINIDAD, CA 95570

**ARCHITECT:** MCSORLEY ARCHITECTURE  
 1271 553 5533  
 MCKENNAVILLE, CA 95519  
 P.O. Box 2472  
 garratt.mcsorley@gmail.com

**LICENSURE:** CAROLINE MCSORLEY ARCHITECT  
 LICENSED ARCHITECT  
 STATE OF CALIFORNIA  
 44663  
 03/30/2021

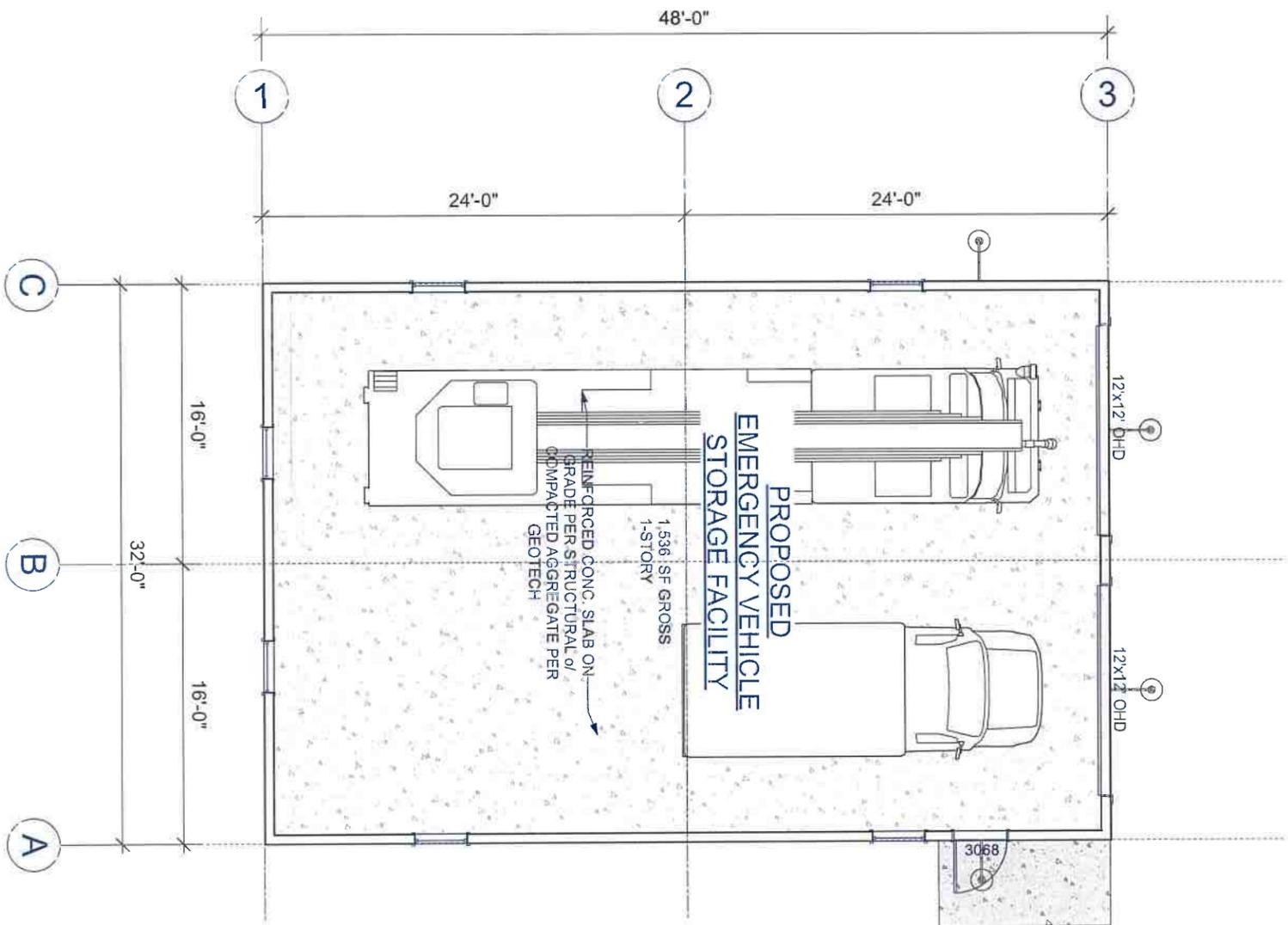
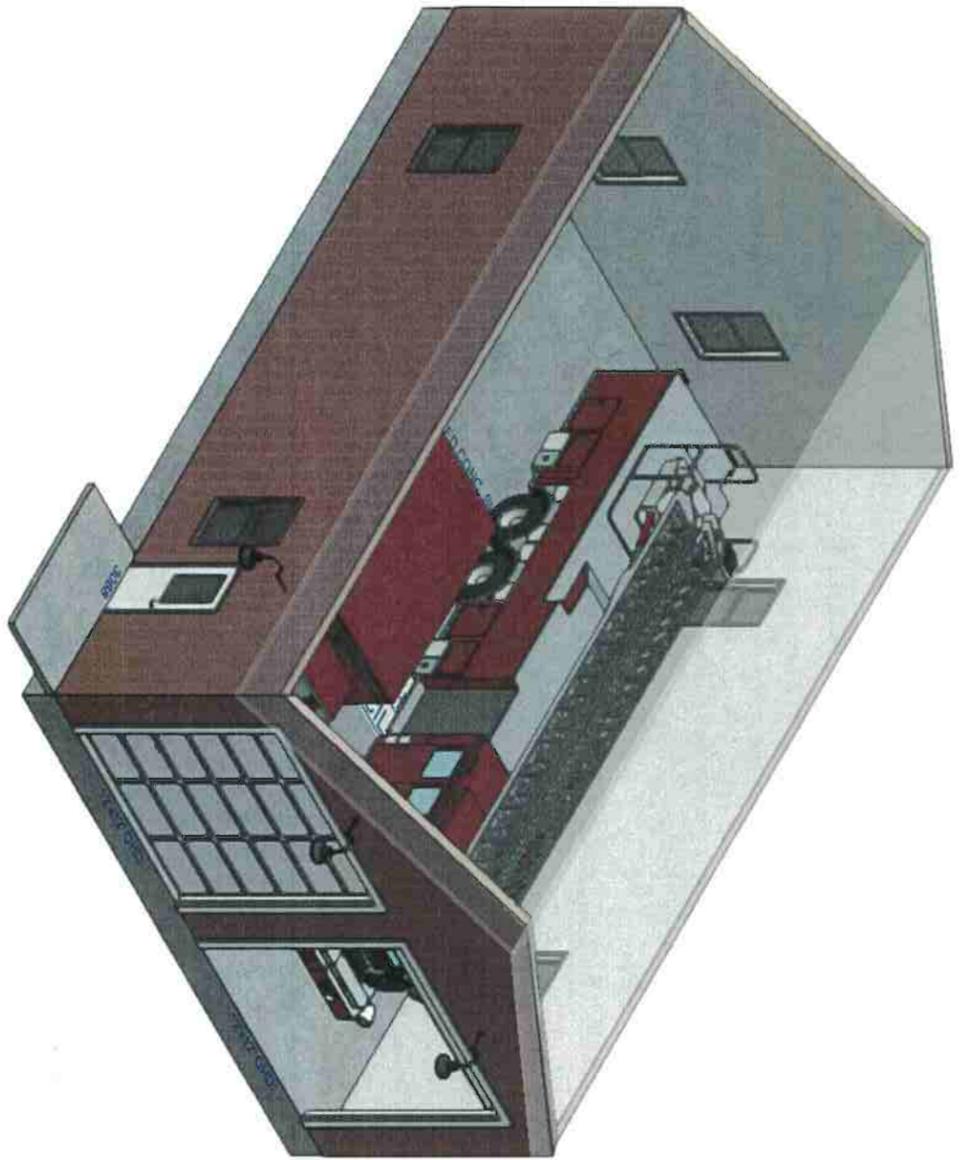
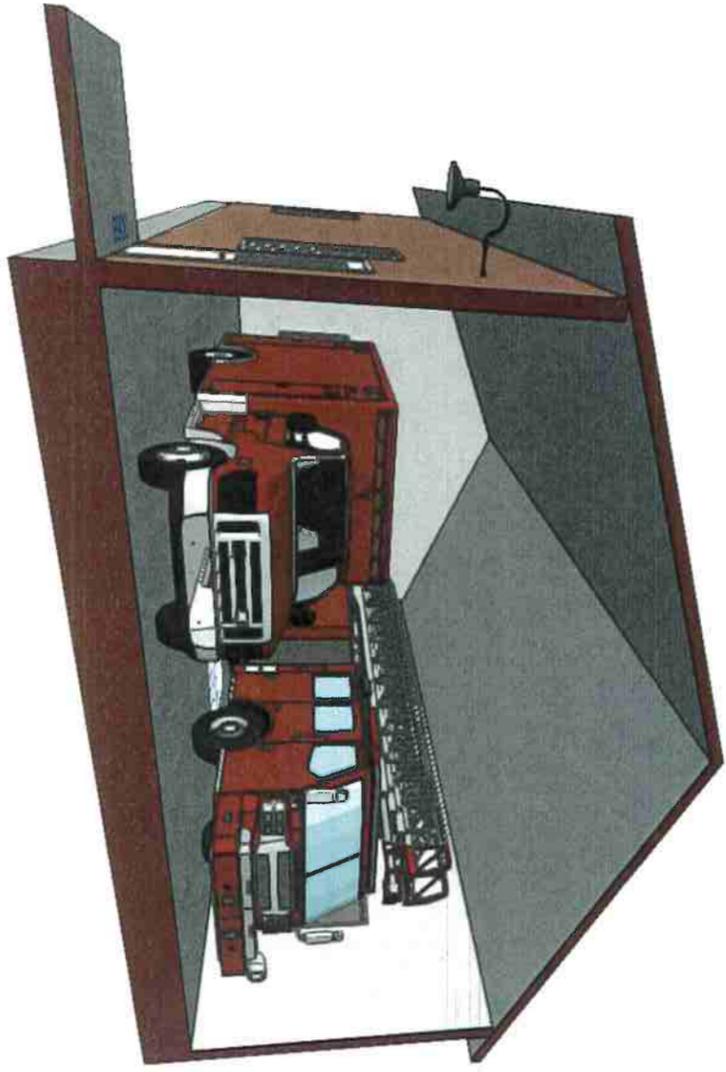
**TITLE SHEET & SITE PLAN**



1 SITE PLAN  
 Scale: 1" = 10'-0"



**A1**



NOT FOR CONSTRUCTION

A2

**FLOOR PLAN & 3D VIEWS**

FOR USE PERMIT  
30 MARCH 2021

**EMERGENCY VEHICLE STORAGE  
ACCESSORY STRUCTURE**  
160 6TH AVENUE  
TRINIDAD, CALIFORNIA 95570  
APN: 514-141-016

PROJECT NUMBER: 2123

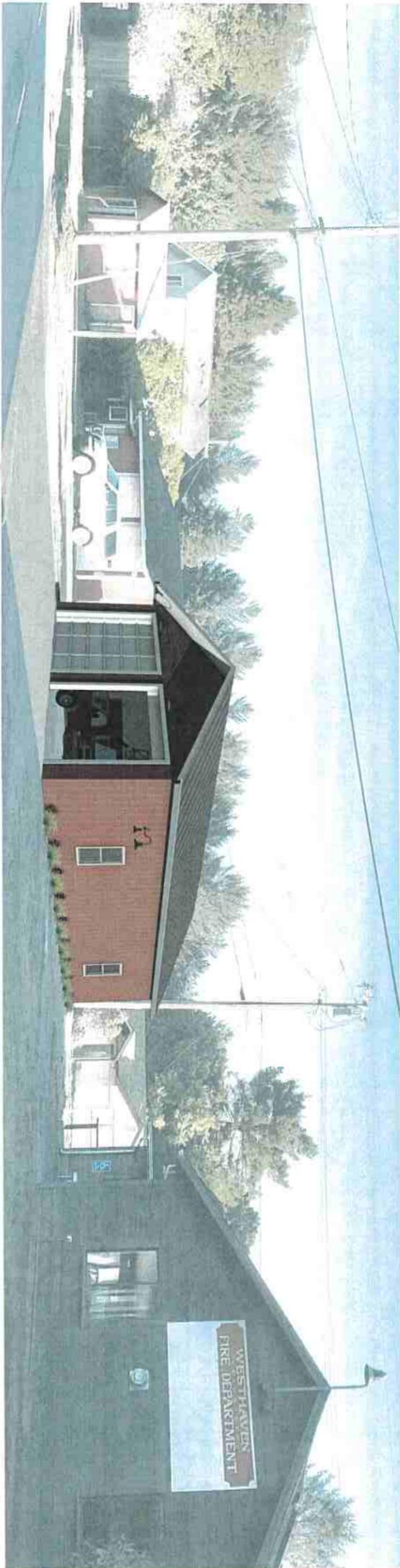
APRIL 2021  
WESTHAVEN VOLUNTEER  
FIRE DEPARTMENT  
446 SIXTH AVE  
TRINIDAD, CA 95570



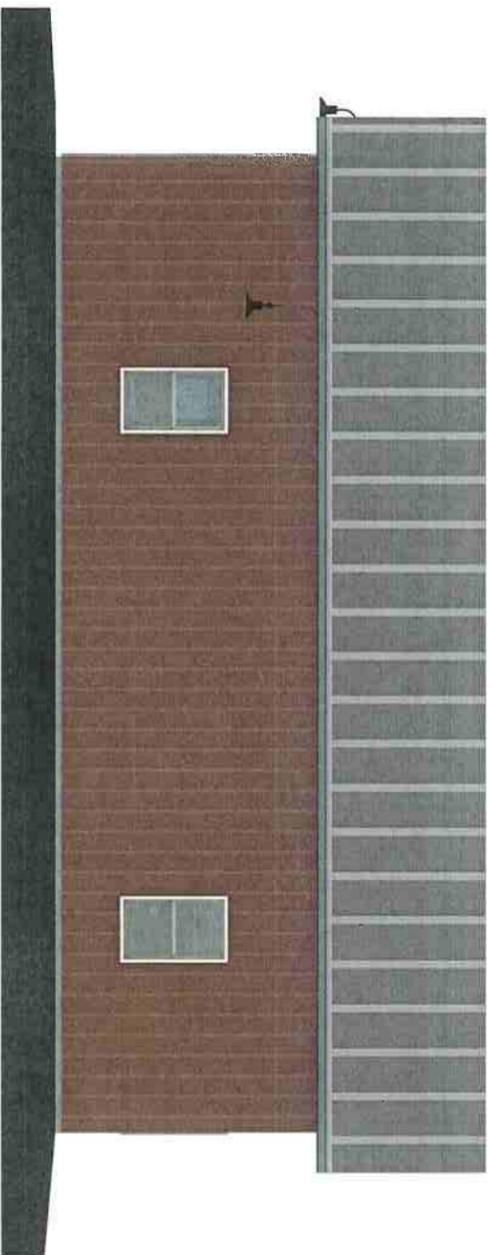
APRIL 2021  
WESTHAVEN VOLUNTEER  
FIRE DEPARTMENT  
446 SIXTH AVE  
TRINIDAD, CA 95570



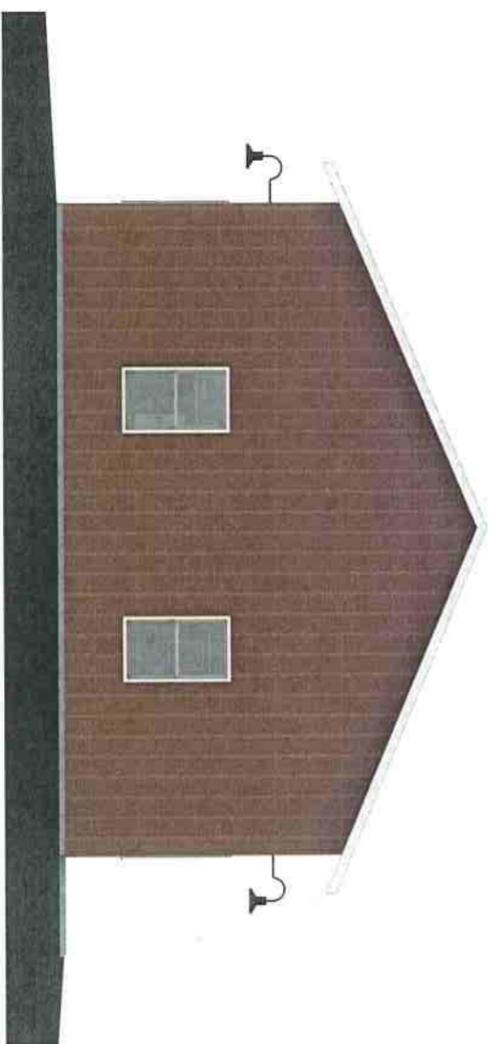
McSORLEY ARCHITECTURE  
ARCHITECTURE  
160 6TH AVENUE  
TRINIDAD, CA 95570  
707.633.9283  
garrett.mcsorley@gmail.com  
PO Box 2472  
McKinleyville, CA 95519



5 PHOTO RENDER  
Scale: NTS



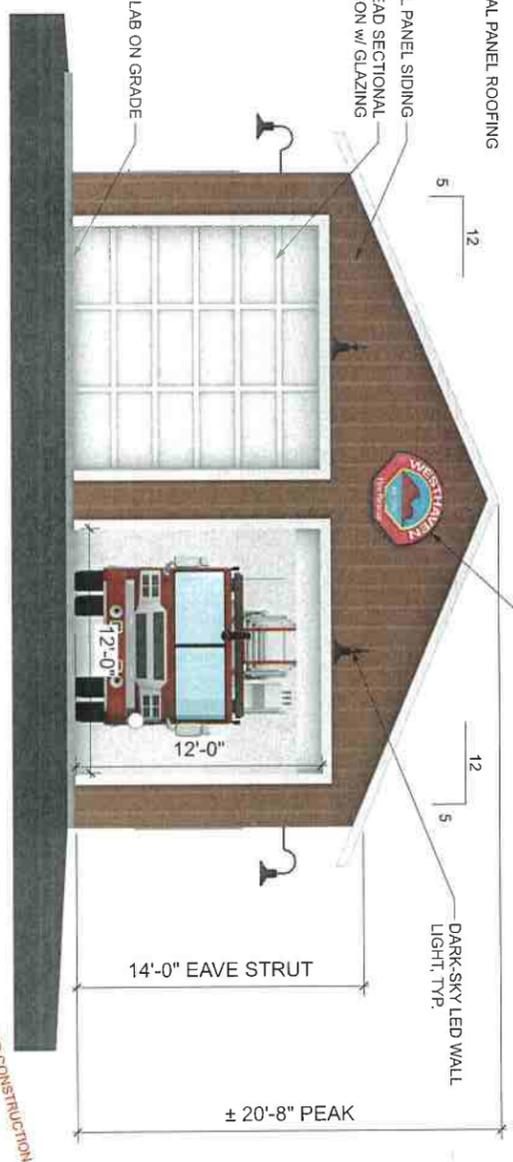
3 WEST ELEVATION  
Scale: 1/4" = 1'-0"



4 SOUTH ELEVATION  
Scale: 1/4" = 1'-0"



2 EAST ELEVATION  
Scale: 1/4" = 1'-0"



1 NORTH ELEVATION (6TH AVE)  
Scale: 1/4" = 1'-0"



**MC SORLEY ARCHITECTURE**  
3500 S. GARDEN  
MOUNTAIN VIEW  
MCKEEVILLE, CA 95519  
707.633.9283  
gabriel.mcsorley@msa.com

APPLICANT:  
WESTHAVEN VOLUNTEER  
FIRE DEPARTMENT  
486 SIXTH AVE  
TRINIDAD, CA 95570

PROJECT NUMBER: 2123

**EMERGENCY VEHICLE STORAGE  
ACCESSORY STRUCTURE**  
160 6TH AVENUE  
TRINIDAD, CALIFORNIA 95570  
APN: 514-141-016

**ELEVATIONS**

DATE FOR PERMIT  
30 MARCH 2021

**A3**

## ATTACHMENT 1

### RECOMMENDED CONDITIONS OF APPROVAL

#### APPROVAL OF THE CONDITIONAL USE PERMIT IS CONDITIONED ON THE FOLLOWING TERMS AND REQUIREMENTS WHICH MUST BE SATISFIED BEFORE THE COASTAL DEVELOPMENT PERMIT CAN BE FINALIZED.

##### A. General Conditions

1. The applicant is responsible for obtaining all necessary County and State permits and licenses, and for meeting all requirements set forth by other regulatory agencies.
2. The applicant is required to pay for permit processing on a time and material basis as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors. The Planning and Building Department will provide a bill to the applicant after the decision. Any and all outstanding planning fees to cover the processing of the application to decision by the Hearing Officer shall be paid to the Humboldt County Planning Division, 3015 "H" Street, Eureka.
3. The Applicant is responsible for costs for post-approval review for determining project conformance with conditions. A deposit is collected to cover this staff review. Permit conformance with conditions must be demonstrated prior to release of building permit or initiation of use and at time of annual inspection. A conformance review deposit as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors (currently \$750) shall be paid within sixty (60) days of the effective date of the permit or upon filing of the Compliance Agreement (where applicable), whichever occurs first. Payment shall be made to the Humboldt County Planning Division, 3015 "H" Street, Eureka.
4. The approved building plans shall meet all applicable fire codes, including fire suppression infrastructure requirements deemed necessary for the project by the Building Inspection Division. Sign-off on the Occupancy Permit by the Building Division shall satisfy this requirement.

##### Project Specific Conditions:

5. Applicant must apply for and obtain an encroachment permit for the rural commercial driveway on Sixth Avenue. The permit will require the applicant to construct a driveway entrance surfaced with asphalt concrete or as approved by the Department of Public Works. [County Code § 411-11 (a)(b)]
6. The permit will require the driveway entrance to be surfaced with asphalt concrete or Portland cement concrete. The paved area shall extend a minimum of 20 feet back from the edge of the existing roadway pavement and be flared a minimum of 30 feet at the intersection with the County road. The driveway shall intersect the County road at a 90° angle. The driveway grade shall not exceed 2% in the first twenty feet. [County Code sections 313-109.1.3.2.5 and 411-51 (b)(3)]
7. All parking must be developed on-site, or applicant must construct a parking lane along the County road in a manner approved by this Department. All parking required by Code must be constructed prior to occupancy of building or "final" issued for building permit. [County Code section 313-109.1 *et seq.*]
8. Site visibility must be maintained at the driveway entrance. [County Code section 341-1 *et seq.*]

9. Applicant shall be responsible to correct any involved drainage problems within the County road right-of-way to the satisfaction of this Department.

**Informational Notes:**

1. If cultural resources are encountered during construction activities, the contractor on-site shall cease all work in the immediate area and within a 50-foot buffer of the discovery location. A qualified archaeologist and the appropriate Tribal Historic Preservation Officer(s) are to be contacted to evaluate the discovery and, in consultation with the applicant and the lead agency, develop a treatment plan in any instance where significant impacts cannot be avoided. Prehistoric materials may include obsidian or chert flakes, tools, locally darkened midden soils, groundstone artifacts, shellfish or faunal remains, and human burials.

If human remains are found, California Health and Safety Code 7050.5 requires that the County Coroner be contacted immediately at 707-445-7242. If the Coroner determines the remains to be Native American, the Native American Heritage Commission will then be contacted by the Coroner to determine appropriate treatment of the remains pursuant to Public Resources Code (PRC) Section 5097.98. Violators shall be prosecuted in accordance with PRC Section 5097.99.

2. The Coastal Development Permit and Conditional Use Permit shall expire and become null and void at the expiration of five (5) years after all appeal periods have lapsed (see "Effective Date"); except where use in reliance on the permit has commenced prior to such anniversary date. The period within which use must be commenced may be extended as provided by Section 312-11.3 of the Humboldt County Code.
3. Fences/Gates: Pursuant to County Code Section 411-11 (j) and California Streets & Highways Code Sections 1481 & 1482, fences are not allowed with the public right-of-way of County Maintained roads. Prior to constructing any fences along (or near) the right-of-way line, the applicant is advised to consult with the Department of Public Works Encroachment Permit Office at 707.445.7205.

It is important to note that fences constructed outside of the public right-of-way are still subject to the County's visibility Ordinance (County Code Section 341-1). Fences and gates on private property may need to be set back further to comply with County Visibility Ordinance. Fences and gates taller than six feet may require a building permit. The applicant is advised to consult with the Planning and Building Department – Building Division at 707.445.7245 prior to constructing any fences or gates.

## ATTACHMENT 2

### APPLICANT'S EVIDENCE IN SUPPORT OF THE REQUIRED FINDINGS

Attachment 2 includes a listing of all written evidence which has been submitted by the applicant in support of making the required findings. The following materials are on file with the Planning Division:

1. Application Form. (**Attached**)
2. Site plan. (**Attached** with Maps)
3. Construction Plans. (**Attached** with Maps)



**PLANNING APPLICATION FORM**  
**Humboldt County Planning Department**  
 Current Planning Division 3015 H Street Eureka, CA 95501-4484  
 Phone (707) 445-7541 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.)

Business Name: Westhaven Volunteer Fire Dept.  
 Contact Person: Jeff Hesseltine  
 Mailing Address: 446 Sixth Ave  
 City, St, Zip: Trinidad, CA 95570  
 Telephone: 707-498-5217 Alt. Tel: \_\_\_\_\_  
 Email: hesseltinejeff@gmail.com

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

Business Name: McSORLEY ARCHITECTURE  
 Contact Person: Garrett McSorley  
 Mailing Address: PO Box 2472  
 City, St, Zip: McKinleyville, CA 95519  
 Telephone: 707-633-9283 Alt. Tel: \_\_\_\_\_  
 Email: garrett.mcsorley@gmail.com

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

Owner's Name: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_  
 City, St, Zip: \_\_\_\_\_  
 Telephone: \_\_\_\_\_ Alt. Tel: \_\_\_\_\_

Owner's Name: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_  
 City, St, Zip: \_\_\_\_\_  
 Telephone: \_\_\_\_\_ Alt. Tel: \_\_\_\_\_

**LOCATION OF PROJECT**

Site Address: 446 Sixth Ave  
 Community Area: Trinidad, CA 95570

Assessor's Parcel No(s): 514-141-016  
 Parcel Size (acres or sq. ft.): 0.49 Acres

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**

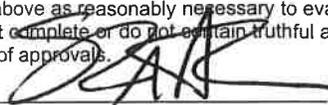
Describe the proposed project (attach additional sheets as necessary):

The proposed project includes new approx. 1,536 SF accessory storage building. It will serve as emergency vehicle storage as associated with the Westhaven Volunteer Fire Dept. The proposed building would be approx. 23 ft by 48 ft, an approx. 20 ft tall at the ridge. There would be two overhead doors facing Sixth Ave, and one person door and multiple windows. The building would be a pre-engineered metal building on a concrete slab on grade foundation. The building would connect to existing electrical service and have minimal power needs other than general lighting and outlets. There would be no space conditioning HVAC system and no plumbing fixtures. The exterior is envisioned to be finished in a red metal panel siding to blend in with the existing structures. It will include dark-sky led gooseneck style lighting. The size and scale of the building is appropriate for the residential neighborhood context, and the building does not cause substantial blockage of coastal views. There is no expansion of use, the same amount of fire apparatus' would be stored at the property, this building is just needed in order to better store and protect the district's resources.

**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.

  
 \_\_\_\_\_  
 Applicant Signature

4Sept2020  
 \_\_\_\_\_  
 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

PLN-2020-16864  
 COP/CUP

**This side completed by Planning Staff**

Checklist Completed by: \_\_\_\_\_ Date: \_\_\_\_\_

**THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS APPLICATION**

Item	Received	Item	Received
<input type="checkbox"/> Filing Fee of \$ _____	<input type="checkbox"/>	<input type="checkbox"/> Architectural Elevations	<input type="checkbox"/>
<input type="checkbox"/> Fee Schedule (see attached, please return completed fee schedule with application)	<input type="checkbox"/>	<input type="checkbox"/> Design Review Committee Approval	<input type="checkbox"/>
<input type="checkbox"/> Plot Plan 12 copies (folded if > 8½" x 14")	<input type="checkbox"/>	<input type="checkbox"/> CEQA Initial Study	<input type="checkbox"/>
<input type="checkbox"/> Tentative Map 12 folded copies (Minor Subd)	<input type="checkbox"/>	<input type="checkbox"/> Exception Request Justification	<input type="checkbox"/>
<input type="checkbox"/> Tentative Map 18 folded copies (Major Subd) [Note: Additional plot plans/maps may be required]	<input type="checkbox"/>	<input type="checkbox"/> Joint Timber Management Plan	<input type="checkbox"/>
<input type="checkbox"/> Tentative Map/Plot Plan Checklist (complete & return with application)	<input type="checkbox"/>	<input type="checkbox"/> Lot Size Modification Request Justification	<input type="checkbox"/>
<input type="checkbox"/> Floor Plan	<input type="checkbox"/>	<input type="checkbox"/> Military Training Route (see County GIS)	<input type="checkbox"/>
<input type="checkbox"/> Division of Environmental Health Questionnaire	<input type="checkbox"/>	<input type="checkbox"/> Parking Plan	<input type="checkbox"/>
<input type="checkbox"/> On-site sewage testing (if applicable)	<input type="checkbox"/>	<input type="checkbox"/> Plan of Operation	<input type="checkbox"/>
<input type="checkbox"/> On-site water information (if applicable)	<input type="checkbox"/>	<input type="checkbox"/> Preliminary Hydraulic & Drainage Plan	<input type="checkbox"/>
<input type="checkbox"/> Solar design information	<input type="checkbox"/>	<input type="checkbox"/> R1 / R2 Report (Geologic/Soils Report, 3 copies with original signatures)	<input type="checkbox"/>
<input type="checkbox"/> Chain of Title	<input type="checkbox"/>	<input type="checkbox"/> Reclamation Plan, including engineered cost estimate for completing reclamation	<input type="checkbox"/>
<input type="checkbox"/> Grant Deed <input type="checkbox"/> Current <input type="checkbox"/> Creation	<input type="checkbox"/>	<input type="checkbox"/> Accessory Dwelling Unit Fact Sheet	<input type="checkbox"/>
<input type="checkbox"/> Preliminary Title Report ( <u>two copies</u> , prepared within the last six months prior to application)	<input type="checkbox"/>	<input type="checkbox"/> Variance Request Justification	<input type="checkbox"/>
		<input type="checkbox"/> Vested Right Documentation/Evidence	<input type="checkbox"/>
		<input type="checkbox"/> Other _____	<input type="checkbox"/>
		<input type="checkbox"/> Other _____	<input type="checkbox"/>
		<input type="checkbox"/> Other _____	<input type="checkbox"/>

**FOR INTERNAL USE**

<input type="checkbox"/> Ag. Preserve Contract <input type="checkbox"/> Certificate of Compliance <input type="checkbox"/> Coastal Development Permit <input type="checkbox"/> Administrative <input type="checkbox"/> Planning Commission <input type="checkbox"/> Design Review <input type="checkbox"/> Inland <input type="checkbox"/> Coastal <input type="checkbox"/> Determination of Legal Status <input type="checkbox"/> Determination of Substantial Conformance <input type="checkbox"/> Extension of _____ <input type="checkbox"/> Fire Safe Exception Request	<input type="checkbox"/> General Plan Amendment <input type="checkbox"/> General Plan Petition <input type="checkbox"/> Information Request <input type="checkbox"/> Modification to _____ <input type="checkbox"/> Lot Line Adjustment <input type="checkbox"/> Preliminary Project Review <input type="checkbox"/> Special Permit <input type="checkbox"/> Administrative <input type="checkbox"/> Planning Commission <input type="checkbox"/> H.C.C. § _____ <input type="checkbox"/> Subdivision <input type="checkbox"/> Parcel Map <input type="checkbox"/> Final Map <input type="checkbox"/> Exception to the Subdivision Requirements	<input type="checkbox"/> Reclamation Plan <input type="checkbox"/> Surface Mining Permit <input type="checkbox"/> Surface Mining Vested Right Determination <input type="checkbox"/> Timber Harvest Plan Information Request <input type="checkbox"/> Use Permit <input type="checkbox"/> H.C.C. § _____ <input type="checkbox"/> Variance <input type="checkbox"/> H.C.C. § _____ <input type="checkbox"/> Zone Reclassification <input type="checkbox"/> Other _____ <input type="checkbox"/> Other _____
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Application Received By: \_\_\_\_\_ Date: \_\_\_\_\_ Receipt Number: \_\_\_\_\_

**General Plan Designation:** \_\_\_\_\_

**Plan Document:** \_\_\_\_\_

**Land Use Density:** \_\_\_\_\_

**Zone Designation:** \_\_\_\_\_

**Coastal Jurisdiction Appeal Status:**       Appealable       Not Appealable

**Preliminary CEQA Status:**

Environmental Review Required

Categorically Exempt From Environmental Review:      Class \_\_\_\_\_      Section \_\_\_\_\_

Statutory Exemption:      Class \_\_\_\_\_      Section \_\_\_\_\_

Not a Project

Other

### ATTACHMENT 3

#### REFERRAL AGENCY COMMENTS AND RECOMMENDATIONS

The project was referred to the following referral agencies for review and comment. Those agencies that provided written comments are checked off.

<b>Referral Agency</b>	<b>Response</b>	<b>Recommendation</b>	<b>Location</b>
Building Inspection Division	No Response		
County Counsel	No Response		
Division Environmental Health	No Response		
Public Works, Land Use Division	✓	Conditions of Approval	<b>Attached</b>
California Department of Fish & Wildlife	No Response		
Westhaven CSD	✓	Conditions of Approval	<b>Attached</b>
California Coastal Commission	No Response		
Yurok Tribe	No Response		
NWIC	No Response		



DEPARTMENT OF PUBLIC WORKS  
**C O U N T Y O F H U M B O L D T**

MAILING ADDRESS: 1106 SECOND STREET, EUREKA, CA 95501-0579  
AREA CODE 707

ON-LINE  
WEB: CO.HUMBOLDT.CA.US

ADMINISTRATION	445-7491	NATURAL RESOURCES	445-7741
BUSINESS	445-7652	NATURAL RESOURCES PLANNING	267-9540
ENGINEERING	445-7377	PARKS	445-7651
FACILITY MANAGEMENT	445-7493	ROADS	445-7421

CLARK COMPLEX  
HARRIS & H ST., EUREKA  
FAX 445-7388  
LAND USE 445-7205

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**LAND USE DIVISION INTEROFFICE MEMORANDUM**

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TO: Tricia Shortridge, Planner, Planning & Building Department

FROM: Kenneth Freed, Assistant Engineering 

DATE: 05/19/2021

RE: **WESTHAVEN VOLENTEER FIRE DEPARTMENT; APN 514-141-016,  
APPS# PLN-2020-16864-CUP-CDP**

**ROAD:** The subject parcel is located on Sixth Avenue (County Road No. C4N050). Sixth Avenue is developed as a paved road without curbs, gutters, or sidewalks.

**The following conditions are recommended:** Our review of this project is limited to what is shown on the submitted plot plan. If other facilities not shown on the plot plan will be constructed, contact this Department immediately for approval **before** construction. This Department has regulations regarding facilities such as retaining walls, fence site visibility, drainage culverts, and parking lanes within the County right of way. This Department has included general statements for facilities that may not be included on the plot plan.

- (1) Applicant must apply for and obtain an encroachment permit for the rural commercial driveway on Sixth Avenue. The permit will require the applicant to construct a driveway entrance surfaced with asphalt concrete or as approved by the Department of Public Works. [reference: County Code § 411-11 (a)(b)]
- (2) The permit will require the driveway entrance to be surfaced with asphalt concrete or portland cement concrete. The paved area shall extend a minimum of 20 feet back from the edge of the existing roadway pavement and be flared a minimum of 30 feet at the intersection with the County road. The driveway shall intersect the County road at a 90° angle. The driveway grade shall not exceed 2% in the first 20 feet. [reference: County Code sections 313-109.1.3.2.5 and 411-51 (b)(3)]
- (3) All parking must be developed on-site or applicant must construct a parking lane along the County road in a manner approved by this Department. All parking required by Code must be constructed prior to occupancy of building or “final” issued for building permit. [reference: County Code section 313-109.1 et seq.]
- (4) Site visibility must be maintained at the driveway entrance. [reference: County Code section 341-1 et seq.]

(5) Applicant shall be responsible to correct any involved drainage problems within the County road right of way to the satisfaction of this Department.

**Informational Notes (not a requirement):**

1. **FENCES/GATES:** Pursuant to County Code Section 411-11 (j) and California Streets & Highways Code Sections 1481 & 1482, fences are not allowed within the public right of way of County maintained roads. Prior to constructing any fences along (or near) the right of way line, the applicant is advised to consult with the Department of Public Works Encroachment Permit Office at 707.445.7205.

It is important to note that fences constructed outside of the public right of way are still subject to the County's visibility Ordinance (County Code Section 341-1). Fences and gates on private property may need to be setback further to comply with the County Visibility Ordinance.

Gates must be set back sufficiently from the road so that a vehicle can completely pull off the road while opening or closing the gate. In addition, for properties in the State Responsibility Area, conformance with Fire Safe Regulations (County Code Section 3112-13) is also required.

Fences and gates taller than 6 feet may require a building permit. The applicant is advised to consult with the Planning and Building Department – Building Division at 707.445.7245 prior to constructing any fences or gates.

// END //



**COUNTY OF HUMBOLDT**  
**PLANNING AND BUILDING DEPARTMENT**  
**CURRENT PLANNING**  
 3015 H STREET, EUREKA, CA 95501 ~ PHONE (707) 445-7245

5/4/2021

**Project Referred To The Following Agencies:**

County Counsel, Environmental Health, PW Land Use, Building Inspections, CSD: Westhaven, Cal Coastal Commission, Cal Fish & Wildlife, NWIC, Yurok Tribe

**Applicant Name** Westhaven Volunteer Fire Department **Key Parcel Number** 514-141-016-000

**Application (APPS#)** PLN-2020-16864 **Assigned Planner** Tricia Shortridge 707-268-3704

Please review the above project and provide comments with any recommended conditions of approval. To help us log your response accurately, please include a copy of this form with your correspondence.

Questions concerning this project may be directed to the assigned planner for this project between 8:30am and 5:30pm Monday through Friday.

County Zoning Ordinance allows up to 15 calendar days for a response. If no response or extension request is received by the response date, processing will proceed as proposed.

If this box is checked, please return large format maps with your response.

**Return Response No Later Than:** 5/19/2021

Planning Clerk  
 County of Humboldt Planning and Building Department  
 3015 H Street  
 Eureka, CA 95501  
**Email:** PlanningClerk@co.humboldt.ca.us **Fax:** (707) 268 - 3792

**We have reviewed the above application and recommend the following (please check one):**

- Recommend Approval. The department has no comment at this time.
- Recommend Conditional Approval. Suggested conditions attached.
- Applicant needs to submit additional information. List of items attached.
- Recommend Denial. Attach reasons for recommended denial.

Other Comments: Parking will be impacted for fire hall users and the Westhaven CSD Office and customers requesting removal of "old post office" storage building to offset parking issue.

DATE: 5/20/21 PRINT NAME: Paul Rosenblatt

Westhaven Community Services District Customer and Staff Parking has been in conflict with emergency vehicle storage access and egress/ingress since Westhaven office was built in 1992. I called planner Tricia Shortridge immediately following receipt of referral, left number. No return call was received

## Lippre, Suzanne

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**From:** Paul Rosenblatt <prosenblatt.wcsd@suddenlinkmail.com>  
**Sent:** Tuesday, May 25, 2021 9:48 AM  
**To:** Planning Clerk  
**Subject:** Referral PLN 2020-16864  
**Attachments:** SCAN0079.PDF

Greetings planners and Tricia Shortridge, I am writing in response to planning referral PLN-2020-16864

When I received this referral I immediately called the planner Tricia Shortridge and left a message expressing there was an omission of our office on the plot plan and asking for a return call to talk about the referral. I never received a return call. While it is understood staff may be working from home the lack of a return call on this important matter is very disappointing.

On Wednesday the 19<sup>th</sup> of May our board of directors met at our regular monthly meeting and this referral was an action item on the agenda. It was agreed unanimously by the board and staff that lack of adequate parking has been an ongoing issue for the Westhaven Community Services District customers and our staff.

The proposed new apparatus storage and driveway will reduce the available parking for hall users and further put hall users and WCSD customers and staff parking in conflict with the fire departments emergency responders personal vehicles and emergency vehicles.

In 1983 when the Station was built and the Fire Hall remodeled improved parking was a required part of the project. This improved parking was never completed.

Customers have parked in front of the apparatus bay doors while "going to the office for a minute" to drop off payments pay their bills in person since the office was built in 1992 for the WCSD. Signage and ongoing conversation have not resolved this issue. There have been a number of heated exchanges over the last three decades between fire department personnel and district customers and community members over this issue.

The district board and its predecessor the Westhaven Mutual Water Company have been meeting at the fire hall for their monthly board meetings since 1987 and 1968 respectively. When Covid restrictions are lifted we will return to meeting at the fire hall in person.

The hall is available to the public as a rental facility under non Covid conditions and has been historically used as a community meeting place since the original building was built in 1950-51.

Our proposed mitigation is that the existing "Old Post Office" storage building be removed to create parking for the Districts customers and staff out of the line of travel of emergency vehicles from the existing and proposed apparatus bays. The District feels this is a reasonable and easy mitigation and a solution in keeping with our understanding of the 1983 requirement of "improved Parking" and will help to ensure egress and ingress for the emergency vehicles while providing reasonable parking for the District's office. It should be noted that the "Old Post Office" storage building has extensive powder post beetle damage and is rotten in the under sills, floor-joists, and lower portions of the building such that it is leaning/listing to the east and south.

Please see the attached scan of the referral document and a marked up copy of the pertinent part of the plot plan.

On behalf of the District, its board of directors and customers I respectfully submit this proposed mitigation. Please contact me so we can discuss this project. Thank you, Paul

Paul Rosenblatt  
General Manager  
Westhaven CSD





**COUNTY OF HUMBOLDT**  
**Planning and Building Department – Current Planning**  
 3015 H Street, Eureka, CA 95501 ~ PHONE (707) 445-7541  
**PROJECT TRANSMITTAL**

APPLICANT KEY PARCEL 514-141-016-000 Westhaven DATE 5/4/2021 CONTACT Tricia Shortridge APPS# PLN-2020-16864

**PROJECT INFORMATION**

<b>SUBJECT</b> Westhaven Volunteer Fire Department Equipment Shelter	<b>PROJECT TYPE</b> Conditional Use Permit, Coastal Development Permit
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**PROJECT DESCRIPTION** A Coastal Development Permit (CDP) and Conditional Use Permit (CUP) to construct and establish the use of a 1,536 sq.ft. single story building for fire apparatus and emergency vehicle storage associated with the Westhaven Volunteer Fire Department. Four new dark sky LED lights would be located to the front of the structure off of 6th Avenue. Included with the proposed structure is a 32x32 sq. ft. paved driveway. No vegetation removal is proposed. Minimal grading would be required for building pad and site preparation. The fire station is classified as an Essential Services Use Type and is an allowed use in the Residential Single Family (RS) zoning with a CUP. The intensity of use is not expanding from historical use already established but the CUP is required to establish the new infrastructure and it's intended use under the zoning regulations for the Residential Single Family There is no vegetation removal and no other development is proposed.

**PROJECT LOCATION**  
 The project is located in Humboldt County, in the Westhaven area, on the South side of 6th Avenue, approximately 140 feet from the intersection of Spring Lane and 6th Avenue, on the property known as 460 6th Avenue.

**PRESENT PLAN DESIGNATIONS** Rural Village (RV). Trinidad Area Plan, 2017 General Plan. Density: Three (3) units per acre, Slope Stability: Low Instability (1).

**PRESENT ZONING**  
 Residential Single Family (RS-20), Manufactured Home (M), Streams and Riparian Corridor Protection (R)

**KEY PARCEL NUMBER** 514-141-016-000

**ADDITIONAL PARCEL #S**

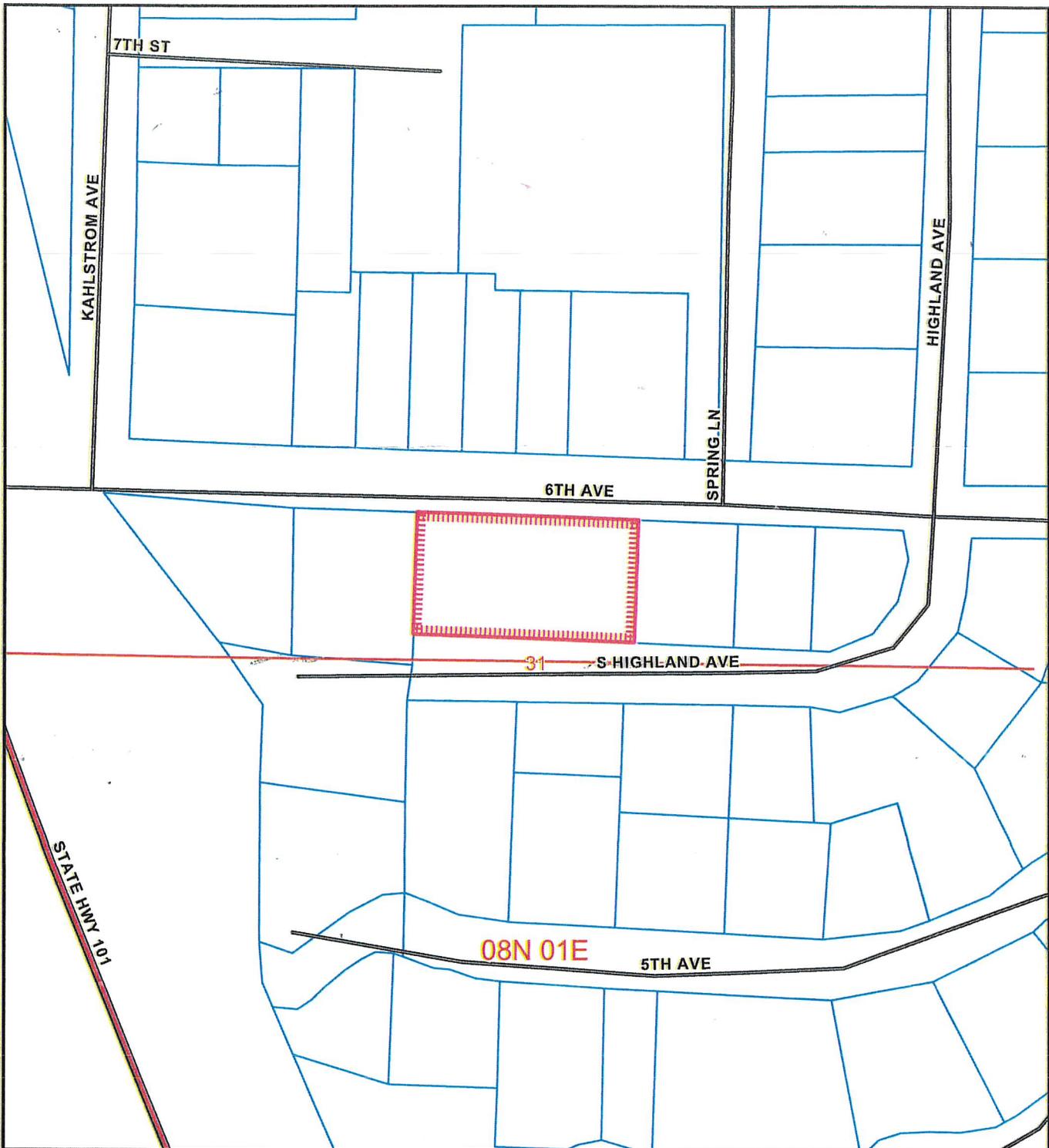
APPLICANT INFORMATION	OWNER INFORMATION	AGENT INFORMATION
<b>Name</b> Westhaven Volunteer Fire Department <b>Address 1</b> 446 Sixth Avenue <b>Address 2</b> <b>City</b> Trinidad State CA Zip 95570 <b>Phone</b> (707)498-5217 <b>E-Mail</b> hessellinejeff@gmail.com	<b>Name</b> Westhaven Volunteer Fire Dept <b>Address 1</b> <b>Address 2</b> Po Bx 2143 <b>City</b> Trinidad State CA Zip 95570 <b>Phone</b> <b>E-Mail</b>	<b>Name</b> McSorley Architecture <b>Address 1</b> PO Box 2472 <b>Address 2</b> <b>City</b> McKinleyville State CA Zip 95519 <b>Phone</b> (707)633-9283 <b>E-Mail</b> garrett.mcsorley@gmail.com

**ADDITIONAL PROJECT INFORMATION**

**ADDITIONAL OWNERS**

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**DECISION MAKER**  
**ENVIRONMENTAL REVIEW REQUIRED?**  
**MAJOR ISSUES**  
**STATE APPEAL STATUS**  
**PRELIMINARY CEQA FINDINGS**  
**CEQA EXEMPTION SECTION**  
**EXEMPTION DESCRIPTION**



**LOCATION MAP**

**PROPOSED WESTHAVEN VOLUNTEER FIRE DEPARTMENT  
COASTAL DEVELOPMENT PERMIT, CONDITIONAL USE PERMIT**



**Project Area =** 

**WESTHAVEN AREA  
PLN-2021-16864  
APN: 514-141-016  
T08N R01E S31 HB&M (Crannell)**



This map is intended for display purposes and should not be used for precise measurement or navigation. Data has not been completely checked for accuracy.

**ATTACHMENT 4**  
**PUBLIC COMMENTS**