



COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT
CURRENT PLANNING DIVISION

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

Hearing Date: August 24, 2017

To: Humboldt County Planning Commission

From: John Ford, Director, Planning and Building Department

Subject: **CalFire Trinidad, General Plan Amendment**
Application Number 10873
Case Numbers GPA 16-004
Assessor's Parcel Number 515-241-011
Trinidad Area

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Please contact Michael Wheeler, Senior Planner at 268-3730 if you have any questions about the scheduled public hearing item.

AGENDA ITEM TRANSMITTAL

Hearing Date	Subject	Contact
August 24, 2017	General Plan Amendment	Michael Wheeler

Project Description: A General Plan Amendment/Local Coastal Plan Amendment to the Trinidad Area Plan to allow for a water line extension from the City of Trinidad's domestic water system to serve the CalFire Trinidad Fire Station.

Project Location: The project is located in Humboldt County, in the Trinidad area, on the east side of Patricks Point Rd, approximately 1.05 miles north from the intersection of Main Street and Patricks Point Road, on the property known as 923 Patricks Point Road.

Present Plan Land Use Designations: **Coastal:** Public Facility (PF), Density: N/A, Trinidad Area Plan (TAP); **Inland:** Dispersed Housing (DISP HS), Density: One acre per dwelling unit, Northern Humboldt General Plan (NHGP); Slope Stability: Moderate Instability (2)

Present Zoning: (PF2/D;U) Public Facility [Rural] (PF2), Design Review (D); Unclassified (U)

Case Numbers: GPA 16-004

Application Number: 10873

Assessor Parcel Numbers: 515-241-011-000

Applicant

CalFire
Attn: Mike Duggan
923 Patricks Point Drive
Trinidad, CA 95570

Owner

Agent

SHN Consulting Engineers and
Geologists
Attn: Stein Coriell
812 W. Wabash Ave.
Eureka, CA 95501

Environmental Review: No. CEQA Exemption Section: 15265-CEQA does not apply to preparation and adoption of a local coastal program amendment pursuant to the Coastal Act.

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

Major Issues: None

CALFIRE TRINIDAD GENERAL PLAN AMENDMENT

Case Numbers GPA-16-004

Assessor Parcel Number 515-241-011

RECOMMENDED 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:

Move to adopt the exemption and make all of the required findings for approval based on evidence in the staff report and public testimony, and recommend the CalFire project to the Board of Supervisors for approval as described in the Agenda Item Transmittal, subject to the recommended conditions of approval.

Executive Summary: The project before the Planning Commission is a General Plan Amendment (GPA) /Local Coastal Plan Amendment to the Trinidad Area Plan to allow for a water line extension from the City of Trinidad domestic water system to serve CalFire's Trinidad Fire Station. Cal Fire staffs the fire station year-round and responds to the City of Trinidad for all medical, traffic accident, structural and wildland fire dispatches at the same time the Trinidad Volunteer Fire Department is dispatched. Because the fire station is very close to the City of Trinidad, Cal Fire's engine is usually on-scene faster than the Volunteer response. The fire station currently uses nearby surface water from Martin Creek to supply water for drinking, equipment cleaning, irrigation, and fire suppression. Cal Fire has documented evidence that this water supply is unreliable and potentially unsafe. Therefore, the fire station is looking for an alternative potable water supply.

The CalFire property is located outside of the mapped water service area of the Trinidad area plan and so requires a Local Coastal Plan Amendment to allow for extension of domestic water service from the City of Trinidad. The approach proposed is to add language to the Trinidad Area Plan that allows for a specific exception for providing the water service only to the CalFire Trinidad Station similar to what was done in the McKinleyville Area Plan to provide service to the Coast Guard Station.

The proposed extension of City of Trinidad water service to the fire station was initiated as early as 2009, with a preliminary feasibility evaluation by then-Trinidad City Engineer Winzler & Kelly, and submitted to the Humboldt County Local Agency Formation Commission (LAFCo). Results found that the fire station's estimated peak demand of 800 gallons per day is less than 1% of the City of Trinidad's available capacity and that the City has available water supply and could provide the fire station with potable water. In May 2010, Humboldt LAFCo determined that a Cortese-Knox-Hertzberg Act, Section 56133 exemption was applicable for the water service extension, given that the service in question involves a public service provider. Therefore the proposed service extension does not require further LAFCo approval. The proposed project is concurrently undergoing a review by the City of Trinidad and requires the City also amend their general plan.

ALTERNATIVES: The Planning Commission could elect not to approve the project. This alternative should be implemented if your Commission is unable to make all of the required findings. Planning Division staff is confident that the required findings can be made and does not recommend further consideration of this alternative.

**RESOLUTION OF THE PLANNING COMMISSION
OF THE COUNTY OF HUMBOLDT
Resolution Number 17-**

**Case Numbers: GPA 16-004
Assessor Parcel Number 515-241-011**

Makes the required findings for certifying compliance with the California Environmental Quality Act and conditionally approves the CalFire Trinidad General Plan Amendment/Local Coastal Plan Amendment.

WHEREAS, the applicant has submitted an application and evidence in support of approving a General Plan Amendment/Local Coastal Plan Amendment to the Trinidad Area Plan to allow for a water line extension from the City of Trinidad domestic water system to serve CalFire's Trinidad Fire Station; and

WHEREAS, the project may be approved if it can be found that: (1) The proposed change is in the public interest; and (2) The proposed change is consistent with the General Plan, (3) The proposed change 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; and (4) The amendment is in conformity with all the policies in Chapter 3 of the Coastal Act; and

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

WHEREAS, the amendment is in conformity with all the policies in Chapter 3 of the Coastal Act; and

WHEREAS, the project is exempt per Section 15265 of the California Environmental Quality Act (CEQA); and

WHEREAS, the County Planning Department has prepared, posted for public review, and filed with the Planning Commission reports with evidence, findings, and conclusions showing that evidence does exist in support of making the required findings for granting the project (Case Nos.: GPA-16-004); and

WHEREAS, the Planning Commission has reviewed and considered said reports and other written evidence and testimony presented to the Commission; and

WHEREAS, the Planning Commission held a public hearing on this matter to receive other evidence and testimony;

NOW, THEREFORE, be it resolved, determined, and ordered by the Humboldt County Planning Commission that the following findings be and are hereby made:

1. The project is exempt per Section 15265 of the CEQA Guidelines;
2. The proposed General Plan Amendment/LCP Amendment is in the public interest;
3. The proposed General Plan Amendment/LCP Amendment is consistent with the General Plan;
4. The amendment 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;
5. The amendment is in conformity with all the policies in Chapter 3 of the Coastal Act;

6. The Planning Commission makes the findings in Attachment 2 of the Planning Division staff report for Case Nos.: GPA-16-004 based on the submitted evidence; and
7. The Planning Commission approves the proposed project as recommended and conditioned in the Planning Division Staff Report for Case Nos.: GPA-16-004.

BE IT FURTHER RESOLVED that the Planning Commission recommends that the Board of Supervisors of the County of Humboldt:

1. Hold a public hearing in the manner prescribed by law.
2. Adopt the necessary findings prepared by Planning Staff.
3. Approve the General Plan Amendment/LCP Amendment.
4. Adopt Resolution ___ amending the text of the Trinidad Area Plan to allow for a water line extension from the City of Trinidad domestic water system to serve CalFire's Trinidad Fire Station.
5. Direct the Planning Staff to prepare and file a Notice of Exemption with the County Clerk and Office of Planning and Research.

The motion was made by Commissioner _____ and seconded by Commissioner _____.

AYES: Commissioners

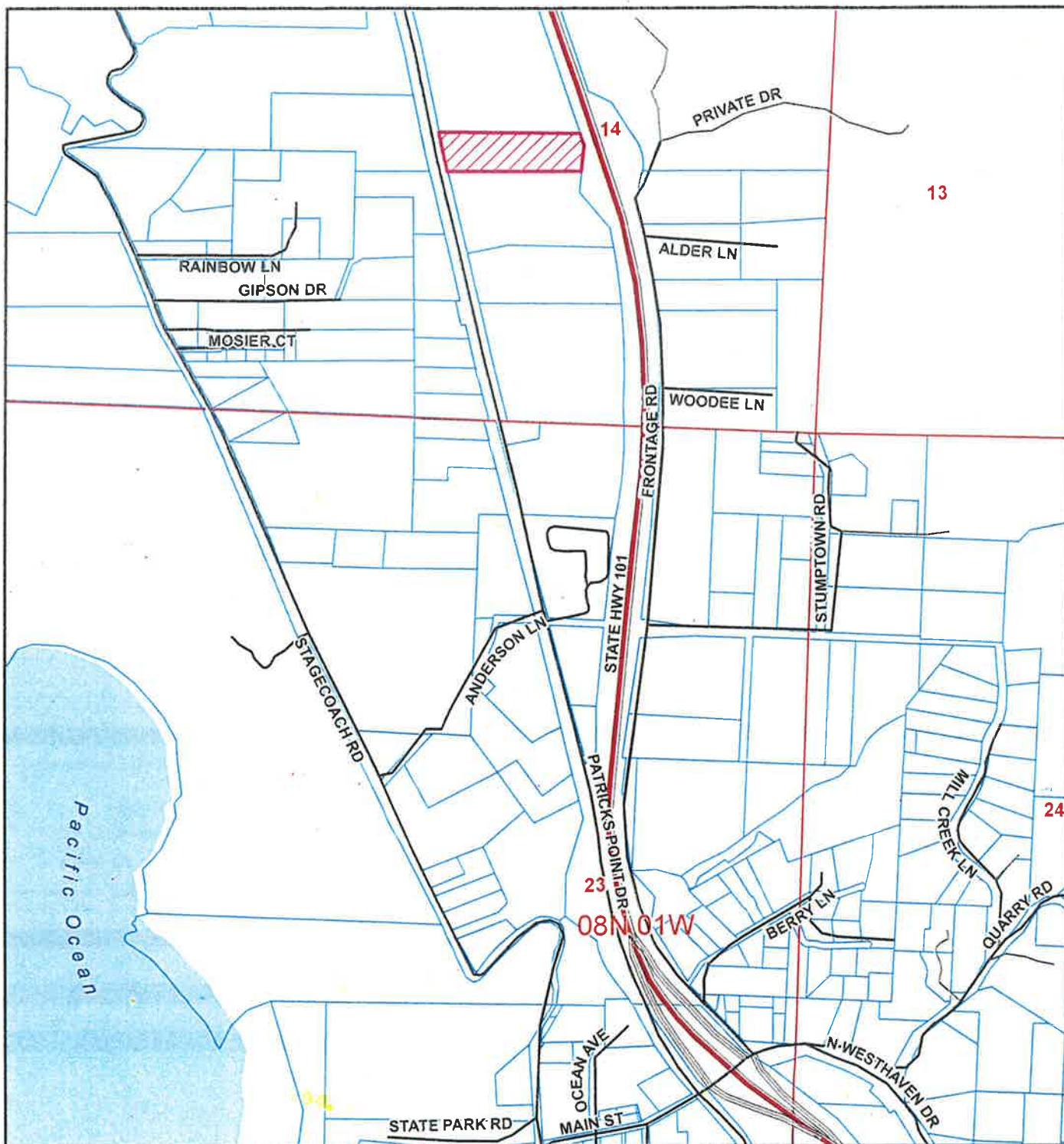
NOES: Commissioners

ABSENT: Commissioners

DECISION:

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 Ford
Director, Planning and Building Department



LOCATION MAP

PROPOSED CAL FIRE GENERAL PLAN AMENDMENT TRINIDAD AREA

GPA-16-004

APN: 515-241-011

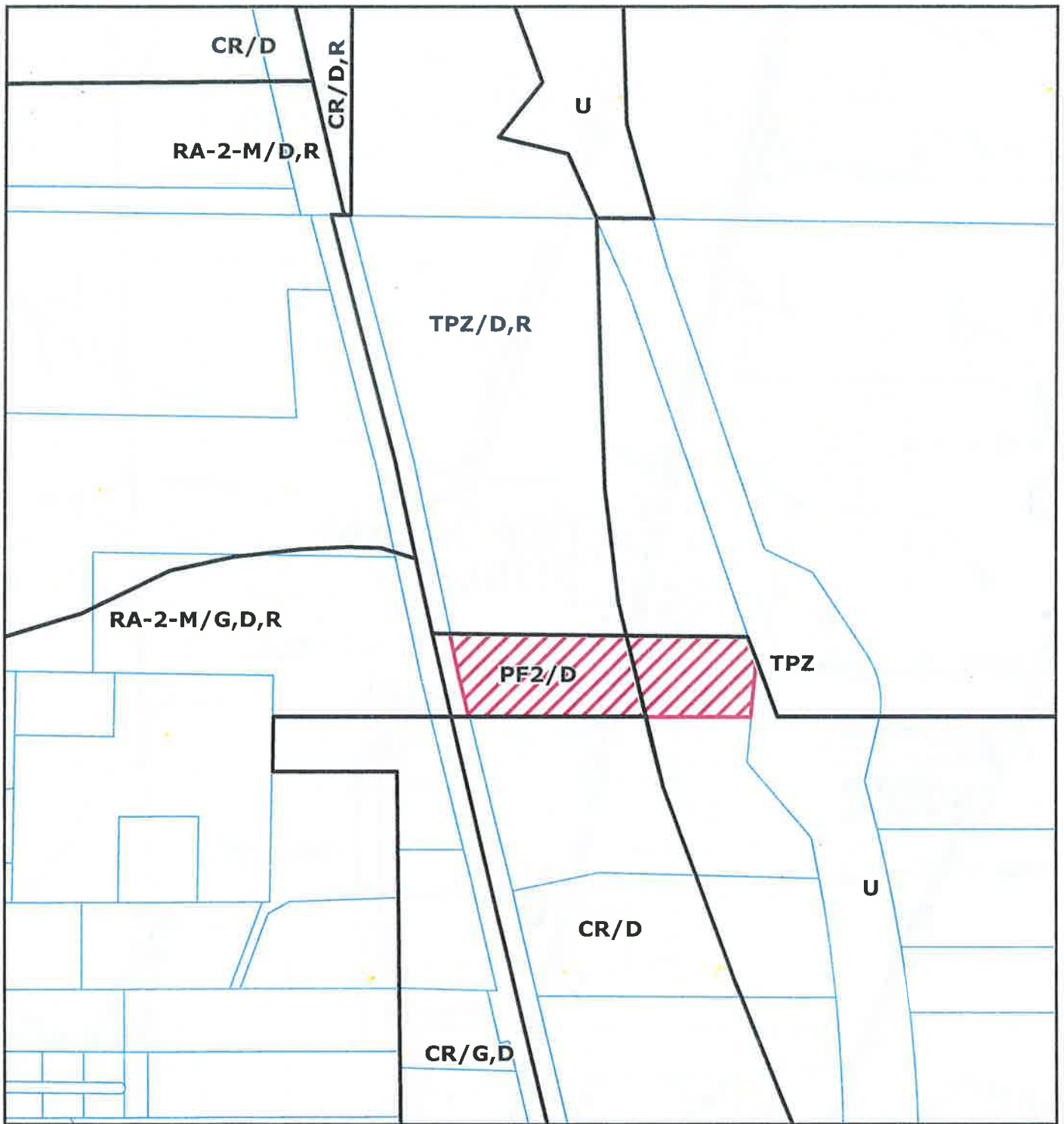
T08N R01W S14 HB&M (Trinidad)

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.



0 500 1,000
Feet



ZONING MAP

PROPOSED CAL FIRE GENERAL PLAN AMENDMENT TRINIDAD AREA

GPA-16-004

APN: 515-241-011

T08N R01W S14 HB&M (Trinidad)

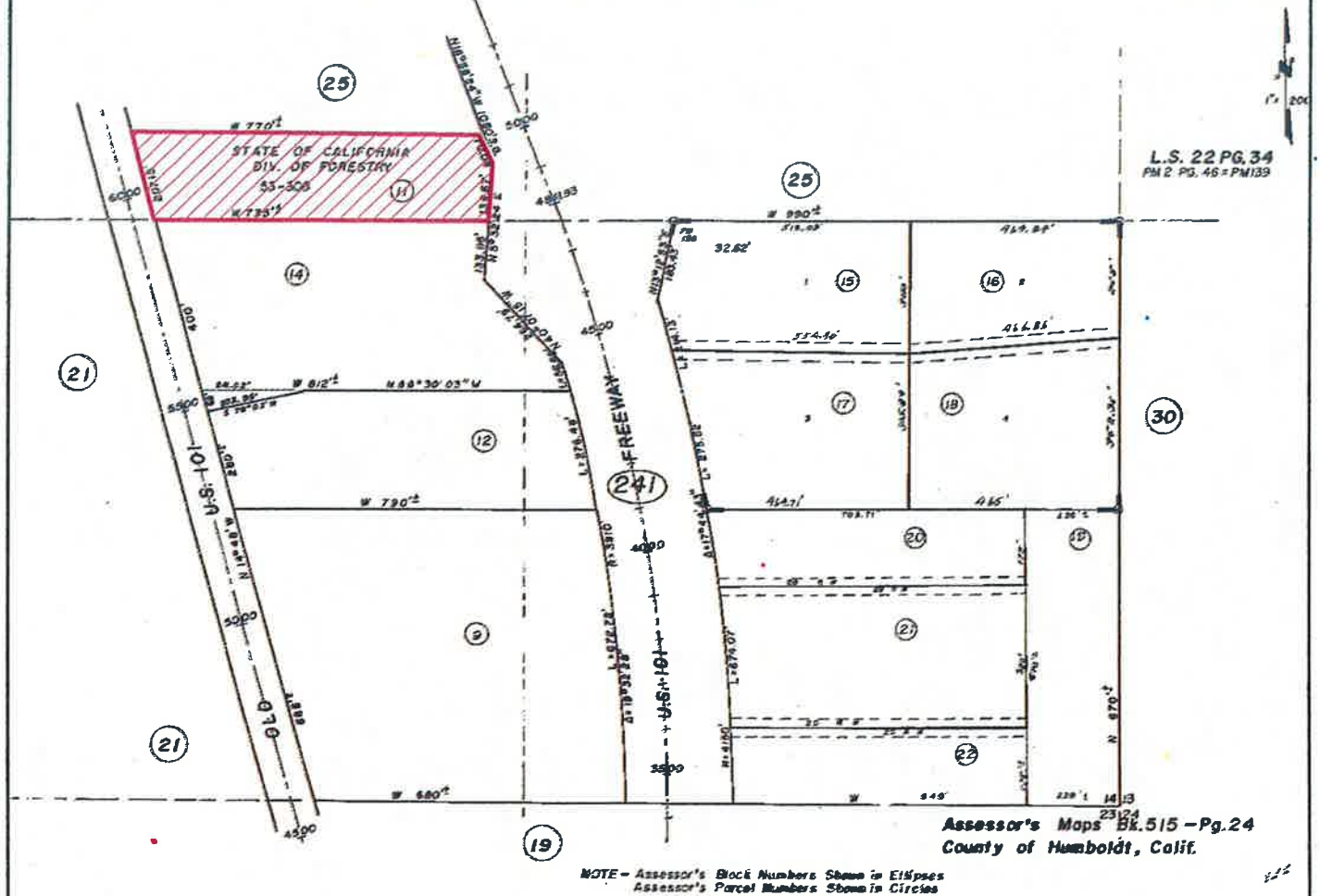
Project Area = 

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.



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Feet

515-24



Assessor's Maps Bk. 515 - Pg. 24
County of Humboldt, Calif.

**NOTE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles**

**ASSESSOR PARCEL MAP
PROPOSED CAL FIRE
GENERAL PLAN AMENDMENT
TRINIDAD AREA**

Project Area = 

APN: 515-241-011
T08N R01W S14 HB&M (Trinidad)

MAP NOT TO SCALE



AERIAL MAP

PROPOSED CAL FIRE GENERAL PLAN AMENDMENT TRINIDAD AREA

GPA-16-004

APN: 515-241-011

T08N R01W S14 HB&M (Trinidad)

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.



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Feet

MAP 2

TRINIDAD AREA PLAN Land Use Designations

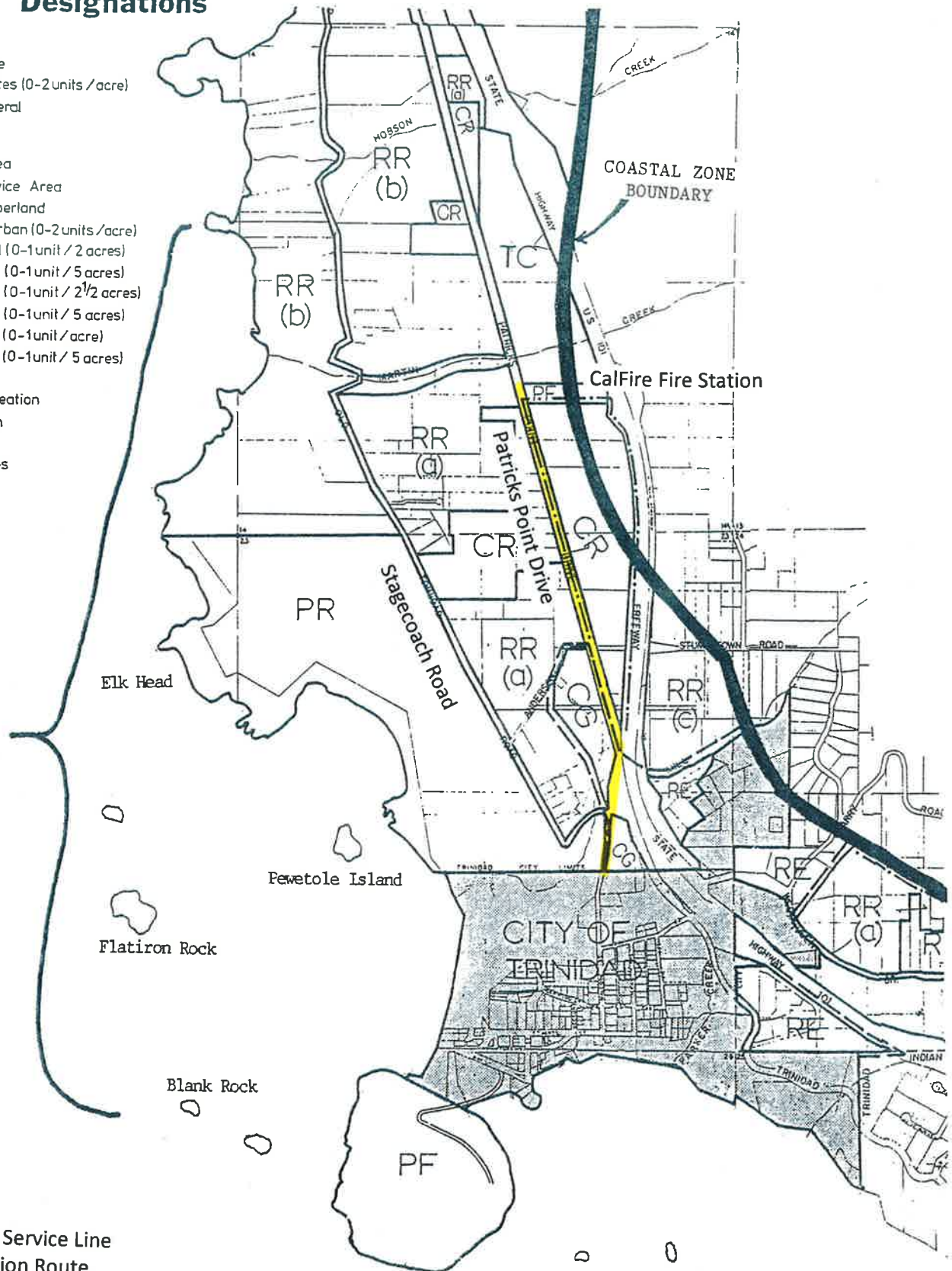
Urban

- Urban Limit Line
- RE Residential Estates (0-2 units / acre)
- CG Commercial General

Rural

- City Service Area
- Westhaven Service Area
- TC Commercial Timberland
- RX Residential Ex Urban (0-2 units / acre)
- RR(a) Rural Residential (0-1 unit / 2 acres)
- RR(b) " " (0-1 unit / 5 acres)
- RR(c) " " (0-1 unit / 2 1/2 acres)
- RR(d) " " (0-1 unit / 5 acres)
- RR(e) " " (0-1 unit / acre)
- RR(f) " " (0-1 unit / 5 acres)
- RV Rural Village
- CR Commercial Recreation
- PR Public Recreation
- PF Public Facility
- NR Natural Resources

SEE MAPS 4 & 5
FOR ENLARGEMENT
OF THIS AREA.



 Water Service Line
Extension Route

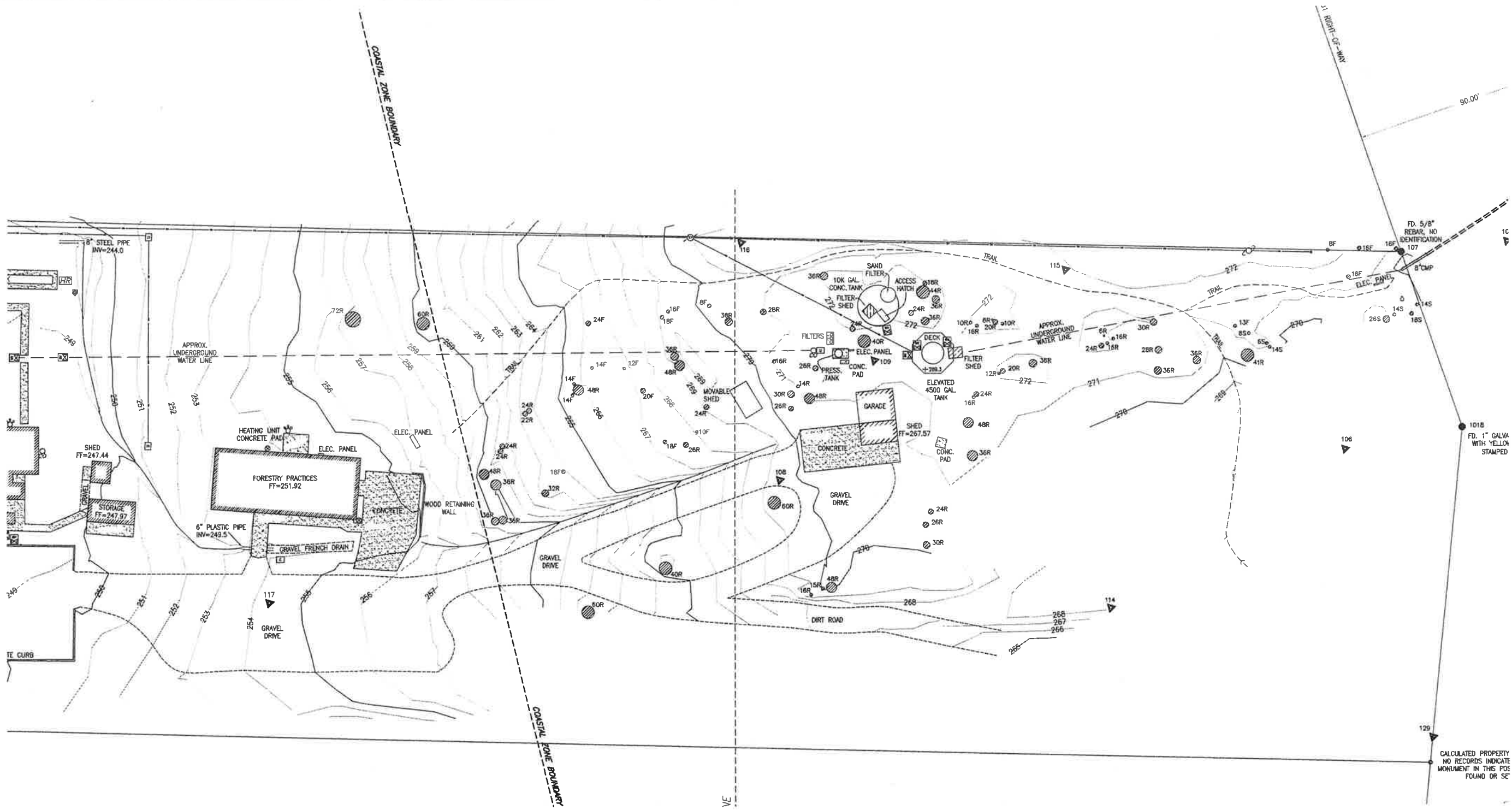
Trinidad Head

SAVED: 9/25/2015 11:36 AM CNEWELL, PLOTTED: 9/25/2015 11:36 AM CHRIS D. NEWELL
Z:\Projects\2015\015070-CDP-Trinidad\Drawings\015070-ENGR-SITE.dwg

GPA 16-004 CalFire Trinidad 10873

August 24, 2017

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PRELIMINARY

VERIFY SCALES
BAR IS ONE INCH ON
ORIGINAL DRAWING
IF NOT ONE INCH ON
THIS SHEET, ADJUST
SCALES ACCORDINGLY

SHIN
**CONSULTING ENGINEERS
& GEOLOGISTS, INC.**
WWW.SHIN-ENGR.COM
812 W. WABASH AVE.
EUREKA, CA 95501
707-441-8855

NO.	DATE	REVISION	BY

DESIGN	CHK	APPV
JSO	CDN	KJN

CAL FIRE
TRINIDAD FIRE STATION WATER SYSTEM UPGRADES
TRINIDAD, CALIFORNIA

ENLARGED SITE PLAN

SHEET	C-7
SEQ	10
DATE	08/2015
PROJ. NO.	015070

ATTACHMENT 1

CONDITIONS OF APPROVAL

Approval of the General Plan Amendment/LCP Amendment is conditioned on the following terms and requirements that must be satisfied before the project can be scheduled for action by the Board of Supervisors.

1. The applicant shall submit a check payable to Humboldt County Recorder in the amount of \$50.00. *Note: If a required filing fee is not paid for the project, the project will not be operative, vested or final and any local permits issued for the project will be invalid (Section 711.4(c)(3) of the State Fish and Game Code).*
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 Department will provide a bill to the applicant upon file close out after the Planning Commission 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.

Informational Notes:

1. The project site is not located within an area where known cultural resources have been located. However, as there exists the possibility that undiscovered cultural resources may be encountered during construction activities, the following mitigation measures are required under state and federal law:

If archaeological 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 as well as the appropriate Tribal Historic Preservation Officer(s) are to be contacted to evaluate the discovery and, in consultation with the applicant and lead agency, develop a treatment plan in any instance where significant impacts cannot be avoided.

The Native American Heritage Commission (NAHC) can provide information regarding the appropriate Tribal point(s) of contact for a specific area; the NAHC can be reached at 916-653-4082. 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 NAHC will then be contacted by the Coroner to determine appropriate treatment of the remains pursuant to PRC 5097.98. Violators shall be prosecuted in accordance with PRC Section 5097.99.

The applicant and successors are ultimately responsible for ensuring compliance with this condition.

2. Upon certification of the proposed amendment to the Local Coastal Program (LCP), the Department may receive and process a coastal development permit (CDP) for the proposed water line extension project. Referral comments submitted for this LCP amendment would apply to the CDP application, including:

- a. Prior to installation of the water main line, the applicant must apply for and obtain an Encroachment Permit for all work in the County maintained right-of-way of Patrick's Point Drive (3N010). Any future connections to the water line will require a separate Encroachment Permit.
- b. The water meter shall be installed outside the County right-of-way on the subject parcel, APN 515-241-011.
- c. The current stream diversion infrastructure shall be decommissioned to the extent feasible if it is no longer to be used, and riparian vegetation shall be planted onsite to mitigate for any areas of disturbance.
- d. The Trinidad Rancheria suggests that a Cultural Monitor be present during project construction.

ATTACHMENT 2

Staff Analysis of the Evidence Supporting the Required Findings

A. Required Findings for General Plan Amendments/Zone Reclassifications

The General Plan of Humboldt County is a dynamic document that can be modified to reflect changing social, economic or environmental conditions, or changes in state law. These changes include changing property from one plan designation or zone to another. Per Section 1452.2, *Findings Required*, of the Fortuna Area Community Plan and the Framework Plan, an amendment may be approved if:

1. Base information or physical conditions have changed; or
2. Community values and assumptions have changed; or
3. There is an error in the plan; or
4. To maintain established uses otherwise consistent with a comprehensive view of the plan.

B. State Planning and Zoning Law(Government Code §65300 et seq.) and Sections 312-50.3 and 312-50.8 of the Humboldt County Code Zoning Regulations, Required Findings for All Amendments, may be approved only if the following applicable findings are made:

1. The amendment is in the public interest;
2. The amendment is consistent with the General Plan;
3. The amendment 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.
4. Required Findings for Consistency with the Coastal Act – Plan Amendments & Zone Reclassifications

Title 14, §13551 of the Coastal Commission's Administrative Regulations, and Public Resources Code, §30200 requires proposed amendments to conform to the policies contained in Chapter 3 of the Coastal Act, which sets forth policies regarding the following issues:

Finding: Access (including provisions for access with new development projects, public facilities, lower cost visitor facilities, and public access).

Finding: Recreation (including protection of water-oriented activities, ocean-front land protection for recreational uses, aqua- cultural uses, and priority of development purposes).

Finding: Marine Resources (including protecting biological productivity, prevent hazardous waste spills, diking, filling and dredging, fishing, revetments and breakwaters, and water supply and flood control).

Finding: Land Resources (including protection of environmentally sensitive habitats, agricultural lands, timberlands, and archaeological or paleontological resources)

Finding: Development (including placing new development within or close to existing developed areas, protection of scenic resources, maintenance of public access by encouraging public transit, providing for recreational opportunities within new development, protection of public safety, expansion of public works facilities and priority of coastal dependent developments)

Finally, the California Environmental Quality Act (CEQA) states that one of the following findings must be made prior to approval of any development which is subject to the regulations of CEQA:

- The project either is categorically or statutorily exempt; or
- There is no substantial evidence that the project will have a significant effect on the environment or any potential impacts have been mitigated to a level of insignificance and a negative declaration has been prepared pursuant to Section 15070 of the CEQA Guidelines; or
- An environmental impact report (EIR) has been prepared and all significant environmental effects have been eliminated or mitigated to a level of insignificance, or the required findings in Section 15091 of the CEQA Guidelines are made.

Evidence to support the findings

(Findings for Undertaking Plan Amendments)

A. The amendment is necessary to maintain established uses otherwise consistent with a comprehensive view of the plan.

Cal Fire staffs the fire station year-round and responds to the City of Trinidad for all medical, traffic accident, structural and wildland fire dispatches at the same time the Trinidad Volunteer Fire Department is dispatched. Because the fire station is very close to the City of Trinidad, Cal Fire's engine is usually on-scene faster than the Volunteer response. The fire station currently uses nearby surface water from Martin Creek to supply water for drinking, equipment cleaning, irrigation, and fire suppression. Cal Fire has documented evidence that this water supply is unreliable and potentially unsafe. Therefore, the fire station is looking for an alternative potable water supply.

The proposed extension of City of Trinidad water service to the fire station was initiated as early as 2009, with a preliminary feasibility evaluation by then-Trinidad City Engineer Winzler & Kelly, and submitted to the Humboldt County Local Agency Formation Commission (LAFCo). Results found that the fire station's estimated peak demand of 800 gallons per day is less than 1% of the City of Trinidad's available capacity and that the City has available water supply and could provide the fire station with potable water. In May 2010, Humboldt LAFCo determined that a Cortese-Knox-Hertzberg Act, Section 56133 exemption was applicable for the water service extension, given that the service in question involves a public service provider. Therefore the proposed service extension does not require further LAFCo approval.

California Coastal Commission staff indicated in a summary email on July 11, 2014, that any such extension of water service would be inconsistent with the current Local Coastal Programs (LCP) of both the City of Trinidad and Humboldt County. The project parcel is outside of (but directly adjacent to) the City of Trinidad's City service area. Therefore, amendments to the Trinidad General Plan and the County's Trinidad Area Plan would first need to be locally adopted and then certified by the Coastal Commission before Coastal Development Permits for the proposed project could be found to be consistent with the LCPs. The applicant is concurrently applying to the City of Trinidad for their necessary coastal plan amendment.

The proposed water line extension would be designed and/or conditioned to serve only the fire station. Cal Fire requests amending the LCPs to allow the extension of water service to just this project, potentially through a targeted exception (LCP text amendment) for this project without extending the service area boundary. The application suggests that the right conditions incorporated into the LCP amendment to prevent growth inducement concerns could limit the scope of the necessary special studies and lessen potential controversy because the fire station is an essential public service facility and the proposed water line will serve only the fire station.

Staff believes that it can be demonstrated that the proposed change will maintain the established uses on the property otherwise consistent with a comprehensive view of the plan. Therefore, staff believes that the findings can be made on the basis of the submitted evidence.

(Findings for Consideration of Amendments)

B.1 The project is in the public interest: The site has been developed with the CalFire Trinidad Fire Station for many years. Cal Fire staffs the fire station year-round and responds to the City of Trinidad for all medical, traffic accident, structural and wildland fire dispatches at the same time

the Trinidad Volunteer Fire Department is dispatched. Because the fire station is very close to the City of Trinidad, Cal Fire's engine is usually on-scene faster than the Volunteer response. The change to City of Trinidad domestic water supply will allow for this continued use.

B.2. The project is consistent with the General Plan: The following table identifies the evidence which supports finding that the proposed project is in conformance with all applicable policies and standards in Chapter 2-4 of the Framework Plan (FRWK) and Trinidad Area Plan (TAP) .

Plan Section(s)	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
Land Use: Public Facility §4.30 (TAP)	Primary and Compatible uses: public facilities.	The existing CalFire Trinidad Fire Station is a public facility and this land use will continue.
Hazards: §3100 (FMWK) §3.16 (TAP)	New development shall minimize risk to life and property in areas of high geologic, flood and fire hazards. Assure stability and structural integrity, neither create or contribute to erosion, geologic instability, or destruction of surrounding areas or in any way require construction of protective devices that would substantially alter natural landforms along bluffs or cliffs	No new development is proposed other than provision of an alternate domestic water source. The property is located within Flood Zone "C", areas outside the 100 year Flood Zone. The parcel has a high fire hazard rating and is outside of a fire protection district. CalFire provides fire protection services within County Service Area #4. This station provides year-round fire protection service. The extension of the water line will be within the existing roadway prism. No new cuts or fills are necessary. An encroachment permit from County Public Works will be required. The project location is in an area of Moderate Instability (2) on lands with an average slope of less than 15%. The Building Inspection Division is recommending approval of the project.

Archaeological & Paleontological Resources §3500 §3.17 (TAP)	New development shall protect cultural, archaeological and paleontological resources.	Pursuant to SB 18 (California Government Code Section 65352.3), notice was sent on March 23, 2017 to potentially affected tribes to request consultation regarding the proposed General Plan Amendment. As of July 17, 2017 (90 day timeframe), no tribe requested a consultation. The Tribal Historic Preservation Officer (THPO) from the Cher-Ae Heights Indian Community did respond and did not request consultation or require further study, but did request that a cultural monitor be present during project construction, and this will be made a condition of approval for the Coastal Development Permit. Additionally, the standard condition regarding inadvertent discovery will be included in the conditions of approval.
Resource Protection §3400 §3.30 (TAP)	To protect designated sensitive and critical resource habitats.	The site is relatively flat and developed with public facility (fire station) uses. The fire station currently uses nearby surface water from Martin Creek to supply water for drinking, equipment cleaning, irrigation, and fire suppression. Cal Fire has documented evidence that this water supply is unreliable and potentially unsafe for human consumption. Any new development will be required to comply with the County's Streamside Management Area Ordinance (SMAO). There was no sensitive habitat identified on site. The project was referred to the California Department of Fish and Wildlife, which requested that the current diversion infrastructure be decommissioned to the extent feasible if it is no longer to be used. The proposed water line extension will serve only domestic needs of the fire station; the existing diversion will remain to provide water for fire suppression purposes.

B.3. Impact on Residential Density Target: The following table identifies the evidence which supports finding that the proposed project will 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.

Code Section	Summary of Applicable Requirement	Evidence that Supports the Required Finding
312-17.1.5 and 322-3.1 Housing Element Densities	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 (the mid point of the density range specified in the plan designation), except where: 1) the reduction is consistent with the adopted general plan including the housing element; and 2) the remaining sites identified in the housing element are adequate to accommodate the County share of the regional housing need; and 3) the property contains insurmountable physical or environmental limitations and clustering of residential units on the developable portions of the site has been maximized.	The proposed project is sited on lands historically utilized for public facility (fire station) uses. The parcel was not utilized by the Department of Housing and Community Development in determining compliance with housing element law.

B.4. Conformity with Chapter 3 of the Coastal Act

Section(s)	Applicable Requirements
Consistency: Administrative Regulations – Title 14, § 13551 And Public Resources Code, § 30200	The proposed amendments must conform to the policies contained in Chapter 3 of the Coastal Act. Access (including provisions for access with new development projects, public facilities, lower cost visitor facilities, and public access)
Evidence Supporting Finding: The proposed amendment would not impact any existing access and does not propose any new development other than providing for an alternative domestic water source for the CalFire Trinidad Station. The future CDP will address temporary traffic controls during construction.	

Section(s)	Applicable Requirements
Consistency: Administrative Regulations – Title 14, § 13551 And Public Resources Code, § 30200	The proposed amendments must conform to the policies contained in Chapter 3 of the Coastal Act. Recreation (including protection of water-oriented activities, ocean- front land protection for recreational uses, aqua- cultural uses, and priority of development purposes).
Evidence Supporting Finding: There is no evidence the proposed amendment will affect water-oriented activities. The proposed amendment would not impact any existing areas used for recreation and is located over 3,000 feet from the ocean. The project does not propose any new development other than providing for an alternative domestic water source for the CalFire Trinidad Station.	

Section(s)	Applicable Requirements
Consistency: Administrative Regulations – Title 14, § 13551 And Public Resources Code, § 30200	The proposed amendments must conform to the policies contained in Chapter 3 of the Coastal Act. Marine Resources (including protecting biological productivity, prevent hazardous waste spills, diking, filling and dredging, fishing, revetments and breakwaters, and water supply and flood)
Evidence Supporting Finding: The property is located remotely from marine resources. There is no evidence the proposed amendment will result in any increase in hazardous waste spills. It will also not result in any diking, filling or dredging, or revetments and breakwaters. There is also no evidence the proposed amendment will affect fishing or water supply. The property would be served by public water from the City of Trinidad, which has determined that it has adequate supply of potable water to serve the domestic needs of the fire station. There are no flood hazards on the property.	

Section(s)	Applicable Requirements
Consistency: Administrative Regulations – Title 14, § 13551 And Public Resources Code, § 30200	The proposed amendments must conform to the policies contained in Chapter 3 of the Coastal Act. Land Resources (including environmentally sensitive habitats, agricultural lands, timberlands, and archaeological or paleontological resources)
Evidence Supporting Finding: There are no mapped coastal wetland areas on the property. The change to City of Trinidad domestic water would serve to reduce water withdrawn from a local stream (Martin Creek) and would benefit the riparian corridors on the property. The extension of the future water line will cross the south tributary to Martin Creek but will be located within the road prism and will not impact the resource. The project was referred to the North West Information Center (NWIC) and the local tribes to assess the potential for cultural resources at the site. Upon a search of their maps and other information, it was determined that it is unlikely there will be cultural resources would be impacted.	

Section(s)	Applicable Requirements
Consistency: Administrative Regulations – Title 14, § 13551 And Public Resources Code, § 30200	The proposed amendments must conform to the policies contained in Chapter 3 of the Coastal Act. Development (including placing new development within or close to existing developed areas, protection of scenic resources, maintenance of public access by encouraging public transit, providing for recreational opportunities within new development, protection of public safety, expansion of public works facilities and priority of coastal dependent developments)
Evidence Supporting Finding: The fire station lies approximately 1 mile north of the City of Trinidad and immediately to the north of the mapped City Service Area. This is an existing facility which provides for public safety. The proposed water line extension is to provide for the domestic water needs of the fire station facility; Martin Creek will continue to supply the water for fire suppression purposes. The City of Trinidad has determined that it has the capacity to provide for this domestic water need while maintaining the necessary reserves for development within the community. To ensure that the extension is limited to the purpose identified in the amendment, Section 3.23B.1 of the TAP will be amended to provide that the service extension is limited "to the CalFire Trinidad Fire Station located at 923 Patricks Point Drive" and "sized so as not to exceed provision of the minimum amount of water needed to serve the fire station for domestic water use only." As restricted, the proposed amendment is consistent with the Development policies of the Coastal Act..	

Environmental Impact: The following table identifies the evidence which supports finding that the proposed location of the use and conditions under which it may be operated or maintained will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity, and will not adversely impact the environment.

Code Section	Summary of Applicable Requirement	Evidence that Supports the Required Finding
CEQA §15265	CEQA review required unless exempt	CEQA does not apply to preparation and adoption by a local agency of local coastal plan amendments.

Attachment 3

Draft LCP Text Amendment for Adoption

3.23

B. DEVELOPMENT POLICIES

1. Extension of Services

*It is the intent of this chapter that extensive rural public service systems, such as water and sewer, not be developed. This is exclusive of such public systems such as roads, electric, gas, telephone, and fire protection systems appropriate to planned levels of development. No permit shall be issued by any agency of the County to a special district or private utility or mutual system proposing to provide such services outside an Urban Limit Line or the area identified as the Westhaven Village area; except that provision of water service shall **only** be permitted, **(i)** within the service area, if sized so as not to exceed the maximum number of residential sites and other planned uses which can be developed under the adopted plan, **and (ii) to the CalFire Trinidad Fire Station located at 923 Patricks Point Drive, if sized so as not to exceed provision of the minimum amount of water needed to serve the fire station for domestic water use only.***

*In addition, extension of water service outside of the Urban Limit Line as defined in the plan **to the service area or to the CalFire Trindad Fire Station** shall **only** be permitted provided that:*

- a. service along the extension will not remove capacity necessary to serve future development on undeveloped lots within the existing serviced areas, whether within the Urban Limit Line or not, to the uses permitted in the plan;*
- b. developments to be serviced are compatible with the plan;*
- c. the extension of water service will be paid for only by the users of that service;*
- d. the existing system is in no way degraded and that fire protection services are in no way impaired; and*
- e. the proposed service is found to be in conformance with the resource protection policies of this plan.*

ATTACHMENT 4

Applicant's Evidence In Support of the Required Findings

Attachment 4 includes a listing of all written evidence that has been submitted by the applicant in support of making the required findings. The following materials are on file with the Planning Division unless otherwise noted:

- Application Form (on file)
- Plot Plan/Tentative Map Checklist
- Present Owners' Deeds (on file)
- Applicant's request for amendment (attached)

Proposed Extension of City of Trinidad Water Service to CAL FIRE Trinidad Station

Project Description

Introduction

On behalf of CAL FIRE, SHN Engineers & Geologists has prepared this project description for the CAL FIRE Humboldt-Del Norte Unit Trinidad Fire Station, located at 923 Patrick's Point Drive (Assessor's parcel number 515-241-011), in the community of Trinidad, in Humboldt County, California (Figure 1). The fire station is located approximately 1 mile beyond (north of) the City of Trinidad sphere of influence (SOI). It is within County Service Area Number Four (CSA4), which provides year-round fire protection service from McKinleyville to Orick. The proposed project is located within the California Coastal Zone and requires coastal development permits (CDPs) from both the City of Trinidad and the County of Humboldt.

SHN has prepared this project description to provide the California Coastal Commission (CCC), Humboldt County Planning and Building Department, and the City of Trinidad's Department of Planning and Building Services with information regarding the proposed extension of the City of Trinidad's water service to the CAL FIRE Trinidad Fire Station.

Background

CAL FIRE staffs the fire station year-round and responds to the City of Trinidad for all medical, traffic accident, structural and wildland fire dispatches at the same time the Trinidad Volunteer Fire Department is dispatched. Because the fire station is very close to the City of Trinidad and is staffed, CAL FIRE's engine is usually on-scene faster than the Volunteer response. CAL FIRE is and has been providing this service at no cost to the City, clearly demonstrating a public service and public good to the City, as well as surrounding areas.

Existing site features at the CAL FIRE Trinidad Station (fire station) are shown on Figures 2a and 2b. Currently, the fire station uses nearby surface water from Martin Creek to supply water for drinking, equipment cleaning, irrigation, and fire suppression. CAL FIRE has documented evidence that this water supply is unreliable and potentially unsafe and therefore the fire station is looking for an alternative potable water supply.

The proposed extension of City of Trinidad water service to the fire station was initiated as early as 2009, with a preliminary feasibility evaluation, conducted by Trinidad City Engineer Winzler & Kelly, and submitted to Humboldt Local Agency Formation Commission (LAFCo). The evaluation was to determine the potential water demand from the fire station, the available water supply from the City of Trinidad, and the infrastructure necessary to make the connection. Results found that the fire station's estimated peak demand of 800 gallons per day is less than 1% of the City of Trinidad's available capacity and that the City has available water supply and could provide the fire station with potable water.

In May 2010, Humboldt LAFCo determined that a Cortese-Knox-Hertzberg Act, Section 56133 exemption was applicable for the water service extension, given that the service in question involves a public service provider. Consequently, on May 19, 2010, Humboldt LAFCo approved CAL FIRE's application, and passed and adopted Resolution 10-07 determining that a LAFCo exemption applies for the water service extension from the City of Trinidad to serve the fire station; therefore the proposed service extension does not require LAFCo approval.

However, in response to a CAL FIRE request, the CCC indicated in a summary email on July 11, 2014, that any such extension of water service would be inconsistent with the current Local Coastal Programs (LCP) of both the City of Trinidad and Humboldt County. The project parcel is outside of (directly adjacent to, on the north side of) the City of Trinidad's City service area/City service limit line (Figures 3 and 4). Therefore, amendments to the Trinidad General Plan and the Trinidad Area Plan would first need to be locally adopted and then certified by the CCC before CDPs for the proposed project could be found to be LCP-consistent and approved.

Proposed Project

The proposed water line will serve only the fire station. Once potable water has been extended to the site from City of Trinidad, the station will continue to use the existing surface water supply for equipment cleaning, irrigation, and fire suppression, thus limiting the potable water demand to indoor water use. Engineering design is required for the installation of a 1.5-inch water line along Patrick's Point Drive (PPD; approximately 5,400 linear feet), and the connection to the existing 10,000-gallon tank at the facility (approximately 600 linear feet). It is anticipated that the water line along PPD will be installed using horizontal directional drilling (HDD) to a meter at the station, and the connection from the meter at PPD to the existing facility water tank will be installed using open trenching. The project also includes the installation of a new 20,000-gallon concrete water tank for utility water/fire suppression storage; a geotechnical investigation will be needed for design purposes. The existing water supply system will be retrofitted to supply partially-treated utility water. The existing storage building will be demolished and a new building will be constructed to house the water treatment systems and pump components. New piping from the existing 10,000-gallon potable water tank to the buildings will be installed.

Design requirements for upgrading the water system at the site are expected to include design plan and profile drawings for the installation of the potable and utility water lines, including connections to the new and existing water storage tanks, the new water treatment system, and existing buildings and hose bibs. Plans will include a chlorination dosing system for the new potable water system and an evaluation of system hydraulics for the selection of adequate booster pumps.

Plans will include subsurface characterization and geotechnical investigations to provide geotechnical analysis and conclusions to aid in the design of the waterline alignment and present recommendations and design criteria. SHN will prepare initial permitting documents for review by the City of Trinidad and the County of Humboldt, including grading and encroachment permits.

CAL FIRE would like to explore the possibility of amending the LCPs to allow the extension of water service to just this project, potentially a targeted exception for this project without extending the service area boundary. With the right conditions incorporated into the LCP amendment to

prevent growth inducement concerns, this could limit the scope of necessary special studies. Potential controversy might also be lessened because the fire station is an essential public service facility and the proposed water line will serve only the fire station.

Attachments: Figure 1: Site Location Map
Figures 2a and 2b: Trinidad FFS: Topographic Survey
Figure 3: Trinidad General Plan Land Use
Figure 4: Trinidad Area Plan Land Use Designations

ATTACHMENT 5
Referral Agency Comments

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

Referral Agency	Response	Recommendation	Attached	On File
County Building Inspection Division	✓	Approval		✓
County Public Works, Land Use Division	✓	Comments		✓
County Division of Environmental Health	✓	Approval		✓
California Department of Fish and Wildlife	✓	Recommends decommissioning		✓
California Department of Forestry and Fire Protection	✓	Standard comments		✓
Caltrans				
Trinidad Rancheria	✓	Recommends monitor		✓