



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

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

Hearing Date: May 6, 2021

To: John H. Ford, Humboldt County Zoning Administrator

From: Elizabeth Schatz, Supervising Planner

Subject: **Westhaven Community Services District Coastal Development Permit**  
Application Number: 16808  
Case Number: PLN-2020-16808  
Assessor's Parcel Numbers: 513-181-014, 514-112-004, 514-112-014, 514-133-001  
Westhaven area

<b>Table of Contents</b>	<b>Page</b>
Agenda Item Transmittal	2
Recommended Action and Executive Summary	3
Draft Resolution	5
Maps	
Topo Map	9
Location Map	10
Zoning Map	11
Assessor Parcel Map	12
Aerial Map	13
Project Site Plan	14
Attachments	
Attachment 1: Recommended Conditions of Approval	15
Attachment 2: Applicant's Evidence in Support of the Required Findings	17
Attachment 3: Referral Agency Comments and Recommendations	18

Please contact Joshua Dorris, Planner, at 268-3779, or by email [jdorris@co.humboldt.ca.us](mailto:jdorris@co.humboldt.ca.us), if you have any questions about the scheduled public hearing item.

## AGENDA ITEM TRANSMITTAL

Hearing Date	Subject	Contact
May 6, 2021	Coastal Development Permit	Joshua Dorris

**Project:** A Coastal Development Permit for Westhaven Community Services District to drill one (1) new well, installation of a new water line along 1st and Transit Avenues, and replacement of existing water lines along 4th Avenue to connect the new well and existing wells located along 3rd Avenue to the existing water treatment plant at the terminus of 4<sup>th</sup> Avenue. **Note, at request of the applicant, this Project has been continued from the March 4, 2021 ZA hearing.**

**Project Location:** The project is located in the Westhaven area, on the north side of 1<sup>st</sup> Avenue, at the intersection of 1<sup>st</sup> Avenue and Haven Way, on the property known as 823 and 843 1<sup>st</sup> Avenue (514-112-004 and -014), the existing WCSD wells site (514-133-001), the MCSD water treatment plant site (513-181-014), and in the public road rights-of-way along Transit Avenue, 1<sup>st</sup> Avenue and 4<sup>th</sup> Avenue, on the property known to be in the northwest quarter of the southwest quarter of Section 32, and northeast portion of Section 31, Township 08 North, Range 01 East HBM.

**Present Plan Land Use Designation:** Coastal: Urban Reserve (RV), Density: 0.33 acres per unit, Trinidad Area Plan (TAP), 2017 General Plan, Slope Stability: Low Instability (1); Inland: Public Lands (P)

**Present Zoning:** Coastal: Residential Single Family (RS), No Further Subdivision Allowed (X), Manufactured Home (M), Streams and Riparian Corridor Protection (R); Inland: Unclassified (U)

**Record Number:** PLN-2020-16808

**Application Number:** 16808

**Assessor's Parcel Numbers:** 513-181-014, 514-112-004, -014 and 514-133-001

**Applicant:**

Westhaven Community  
Services District  
Paul Rosenblatt  
PO Box 2015  
Trinidad, CA 95570

**Owner(s):**

William Verick  
844 3<sup>rd</sup> Avenue  
Trinidad, CA 95570  
(APNs 514-112-004 and -014)

**Agent:**

LACO  
Cameron Purchio  
21 W 4<sup>th</sup> Street  
Eureka, CA 95501

**Additional Owner(s):** Westhaven Community Services District (APNs 513-181-014 and 514-133-001)

**Environmental Review:** As Lead Agency, *Westhaven Community Services District* adopted a *Notice of Exemption* (NOE) citing CEQA Categorical Exemption Section 15302 (Replacement or Reconstruction) and 15303 (New Construction or Conversion of Small Structures) on July 29, 2020.

Pursuant to Section 15096 (Process for a Responsible Agency) of the CEQA Guidelines, Humboldt County Planning and Building Department, as the CEQA Responsible Agency, is obligated to make a CEQA determination regarding the activity that is proposed to be undertaken.

**Major Issues:** None

**State Appeal Status:** Project is appealable to the California Coastal Commission per PRC30603(3).

## Westhaven Community Services District

Record Number: PLN-2020-16808

Assessor's Parcel Numbers: 513-181-014, 514-112-004, 514-112-014, 514-133-001, and public road rights-of-way

### Recommended Zoning Administrator 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 part of the consent agenda:

*Find that the Zoning Administrator has considered the Notice of Exemption as adopted by Westhaven Community Services District per the CEQA Guidelines, make all of the required findings for approval of the Coastal Development Permit and adopt the Resolution approving the Westhaven Community Services District Coastal Development Permit as recommended by staff subject to the recommended conditions.*

**Executive Summary:** Westhaven Community Services District (WCSD) is a community water system serving approximately 500 people with 200 service connections. In December 2017 WCSD was issued a Compliance Order by the State Water Resources Control Board for consistently exceeding maximum contamination levels of disinfection byproducts (DBPs). The proposed Project would address the Compliance Order by establishing an additional groundwater well so that groundwater can be blended with surface water prior to treatment to reduce DBPs.

The proposed Project includes drilling of one (1) new well, installation of a new water line along 1<sup>st</sup> and Transit Avenues, and replacement of existing water lines along 4<sup>th</sup> Avenue to connect the new well and existing wells located along 3<sup>rd</sup> Avenue to the existing water treatment plant at the terminus of 4<sup>th</sup> Avenue. The Project is within the Coastal Zone and Inland area. The water treatment plant site spans the Coastal Zone and Inland Area and all other development is within the Coastal Zone.

The new well would be drilled at 823 and 843 1<sup>st</sup> Avenue (APNs 514-112-004 and -014) in Westhaven. In addition, the project includes installation of a new water line along 1<sup>st</sup> and Transit Avenues, and replacement of existing water lines along 4<sup>th</sup> Avenue in the public road rights-of-way, to connect the new well and existing wells located along 3<sup>rd</sup> Avenue (APN 514-133-001) to the existing water treatment plant located at the terminus of 4<sup>th</sup> Avenue (APN 513-181-014). The existing 4-inch asbestos-cement (AC) pipe along 4<sup>th</sup> Avenue will be left in place. A new 4-inch or less C900 pipe or high-density polyethylene (HDPE) pipe would be installed in the same location, within the centerline of the street. Traffic control during the pipe replacement would be required. Work would be conducted under a master encroachment permit with the County Department of Public Works that allows for ongoing work and maintenance. No major vegetation removal would occur as a result of the project. Additionally, the roads would be restored to pre-project conditions.

The Biological and Rare Plant Survey and Wetland Evaluation Report (Report) prepared for the project did not record any populations of sensitive plants or animal species within the project area. The Report states an approximately 3- to 6-foot wide perennial stream bisects the 823 and 843 1<sup>st</sup> Avenue sites. The stream is considered an environmentally sensitive habitat area within the Trinidad Planning Area. The Trinidad Area Plan allows for certain development within riparian corridors, including wells in rural area, and, as a result, no specific setbacks are required for the proposed project. The Report does recommend implementation of Best Management Practices during drilling of the proposed well which has been incorporated as a condition of approval.

### **Request for Continuance**

The county received a comment concerning the impacts of the new MCSD well on the sole water source (well) of the adjacent Moonstone Heights Mutual Water Association (MHMWA). WCSD requested a continuance to the May 6, 2021 ZA meeting in order to work with the MHMWA and address its concerns. It was agreed that WCSD would install and monitor a "continuously recording" water level measuring instrument in the well. The water level data recorded by the instrument would be downloaded and analyzed at least once every six months for a period of at least two years. The analyses will be reviewed by designated representatives of each District to determine if the operation of the new WCSD well is having noticeable adverse impact on the capacity of the MHMWA well. If it is determined that production from the WCSD well is having noticeable adverse effects on the MHMWA water system, mitigation conditions and terms will be identified and resolved. This has been incorporated as Condition of Approval 2.

Planning staff recommends that the Zoning Administrator describe the application as a part of the consent agenda, survey the audience to see if any person would like to discuss the application and, if no one requests discussion, make all the required findings based on the evidence in the record and approve the application subject to the recommended conditions.

**Alternatives:** Several alternatives may be considered: 1) The Zoning Administrator could elect not to hear this item and put the decision making in front of the Planning Commission. Any decision to place this matter before the Planning Commission must be done before opening the public hearing on this project; 2) The Zoning Administrator could elect to add or delete conditions of approval; 3) The Zoning Administrator could deny approval of the requested permit if you are unable to make 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 ZONING ADMINISTRATOR  
OF THE COUNTY OF HUMBOLDT**

**Resolution Number 21-**

**Record Number PLN-2020-16808**

**Assessor's Parcel Numbers 513-181-014, 514-112-004, 514-112-014 and 514-133-001**

**Resolution by the Zoning Administrator of the County of Humboldt certifying compliance with the California Environmental Quality Act and conditionally approving the Westhaven Community Services District Coastal Development Permit.**

**WHEREAS, Westhaven Community Services District**, submitted an application and evidence in support of approving a Coastal Development Permit to drill one (1) new well, install a new water line along 1<sup>st</sup> and Transit Avenues, and replace existing water lines along 4<sup>th</sup> Avenue to connect the new well and existing wells located along 3<sup>rd</sup> Avenue to the existing water treatment plant at the terminus of 4<sup>th</sup> Avenue;

**WHEREAS**, the Westhaven Community Services District, as Lead Agency under the California Environmental Quality Act (CEQA), adopted a *Notice of Exemption* (NOE) citing Categorical Exemption Section 15302 (Replacement or Reconstruction) and 15303 (New Construction or Conversion of Small Structures);

**WHEREAS**, the County of Humboldt, as Responsible Agency per Section 15096 of the CEQA Guidelines, is obligated to make a CEQA determination regarding the activity that is proposed to be undertaken; and

**WHEREAS**, the Humboldt County Zoning Administrator held a duly noticed public hearing on May 6, 2021, and reviewed, considered, and discussed the application for a Coastal Development Permit and reviewed and considered all evidence and testimony presented at the hearing.

**Now, THEREFORE BE IT RESOLVED**, that the Zoning Administrator makes all of the following findings:

- 1. FINDING:**                      **Project Description:** The application is a Coastal Development Permit to drill one (1) new well, installation of a new water line along 1<sup>st</sup> and Transit Avenues, and replacement of existing water lines along 4<sup>th</sup> Avenue to connect the new well and existing wells located along 3<sup>rd</sup> Avenue to the existing water treatment plant at the terminus of 4<sup>th</sup> Avenue.

**EVIDENCE:**                      a) Project File: PLN-2020-16808

- 2. FINDING:**                      **CEQA.** The requirements of the California Environmental Quality Act have been complied with. The Humboldt County Zoning Administrator has considered the Notice of Exemption (NOE) adopted by the Lead Agency, Westhaven Community Services District (WCSD).

**EVIDENCE:**                      a) The WCSD, as Lead Agency for the project under CEQA, adopted a Notice of Exemption (NOE) citing Categorical Exemption Section 15302 (Replacement or Reconstruction) and 15303 (New Construction or Conversion of Small Structures).

- b) Humboldt County, as Responsible Agency per CEQA Section 15096, considered the NOE, and finds that the Categorical Exemptions cited in the NOE adequately address potential environmental impacts.

#### **FINDINGS FOR COASTAL DEVELOPMENT PERMIT**

- 3. FINDING** The proposed development is in conformance with the Trinidad Area Plan, Open Space Plan, and the Open Space Action Program.

- EVIDENCE**
- a) The proposed project is considered an Incidental Public Service use type permitted in the Rural Village (RV) land use designation. The use includes placing and replacing new infrastructure and would not increase capacity of the water system, evaluation for compliance with the Open Space Element and Open Space Action plan is not being undertaken.
  - b) The site of the new well would be in the riparian corridor and considered an environmentally sensitive habitat area (ESHA) within the Trinidad Planning Area (§3.30(B)(1)(a)(1)) of the Trinidad Area Plan (TAP). The TAP allows for certain development within riparian corridors, including wells (an Incidental Public Service) in rural areas, and, as a result, no specific setbacks are required for the proposed project (§3.30(B)(5)(e)(4)).

- 4. FINDING** The proposed development is consistent with the purposes of the existing RS zone in which the site is located.

- EVIDENCE**
- a) The project is an Incidental Public Service use type conditionally permitted in all zoning districts. A Use Permit is not required for this work because pursuant to Section 53091(d) of the California Government Code, zoning is inapplicable to the construction of facilities for the production, generation, storage, treatment, or transmission of water.

- 5. FINDING** The proposed project conforms with all applicable standards and requirements of these regulations.

- EVIDENCE**
- a) The project is an allowed use type in all zoning districts.
  - b) Lot 2 (514-133-001) of Block 15 of Westhaven Subdivision, filed in Book 11 of Maps, Pages 19-21, in Humboldt County Records, on April 12, 1916, and APN 513-181-014, have remained in their original configuration since they were conveyed to the WCSD, a special district. Pursuant to §66426.5 of California Subdivision Map Act, conveyance of land to a public entity is not considered a division of land and therefore exempt from subdivision requirements.

Lots 10 (514-112-014), 5 and 11 (514-112-004) of Block 25 of Westhaven Subdivision, filed in Book 11 of Maps, Pages 19-21, in Humboldt County Records, on April 12, 1916 has retained its original configuration since it was created and conveyed by deed recorded November 18, 2005.

- 6. FINDING** The placement and replacement of existing infrastructure and the

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.

**EVIDENCE**

- a) The project would involve minimal ground disturbance to drill the new well and no major vegetation would occur. The placement and replacement of water lines would occur within the centerline of the streets. Traffic control would occur during construction. The roads would be restored to pre-project conditions.

**7. 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) The parcels were not included in the housing inventory of Humboldt County's 2019 Housing Element. The parcels are located within the WCSD boundary and currently do not have potential to support new housing due to the existing constraints of the impacted watershed and no new water connections are available. The property owner would need to coordinate with the WCSD regarding future connections

**FINDINGS FOR INLAND ZONING AND GENERAL PLAN CONFORMANCE**

**8. FINDING**

The proposed development is in conformance with all applicable policies and standards in the County of Humboldt General Plan.

**EVIDENCE**

- a) The project is considered a Civic Use type permitted in the Public Lands (P) land use designation.

**9. FINDING**

The proposed development is consistent with the purposes of the existing U zone in which the site is located.

**EVIDENCE**

- a) The project is an Essential Services Civic Use Type allowed as a conditionally permitted use in all zoning districts. A Use Permit is not required for this work because pursuant to Section 53091(d) of the California Government Code, zoning is inapplicable to the construction of facilities for the production, generation, storage, treatment, or transmission of water.

## DECISION

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

- Adopt the findings set forth in this resolution; and
- Conditionally approves the Coastal Development Permit for Westhaven Community Services District, based upon the Findings and Evidence and subject to the conditions of approval attached hereto as Attachment 1 and incorporated herein by reference; and

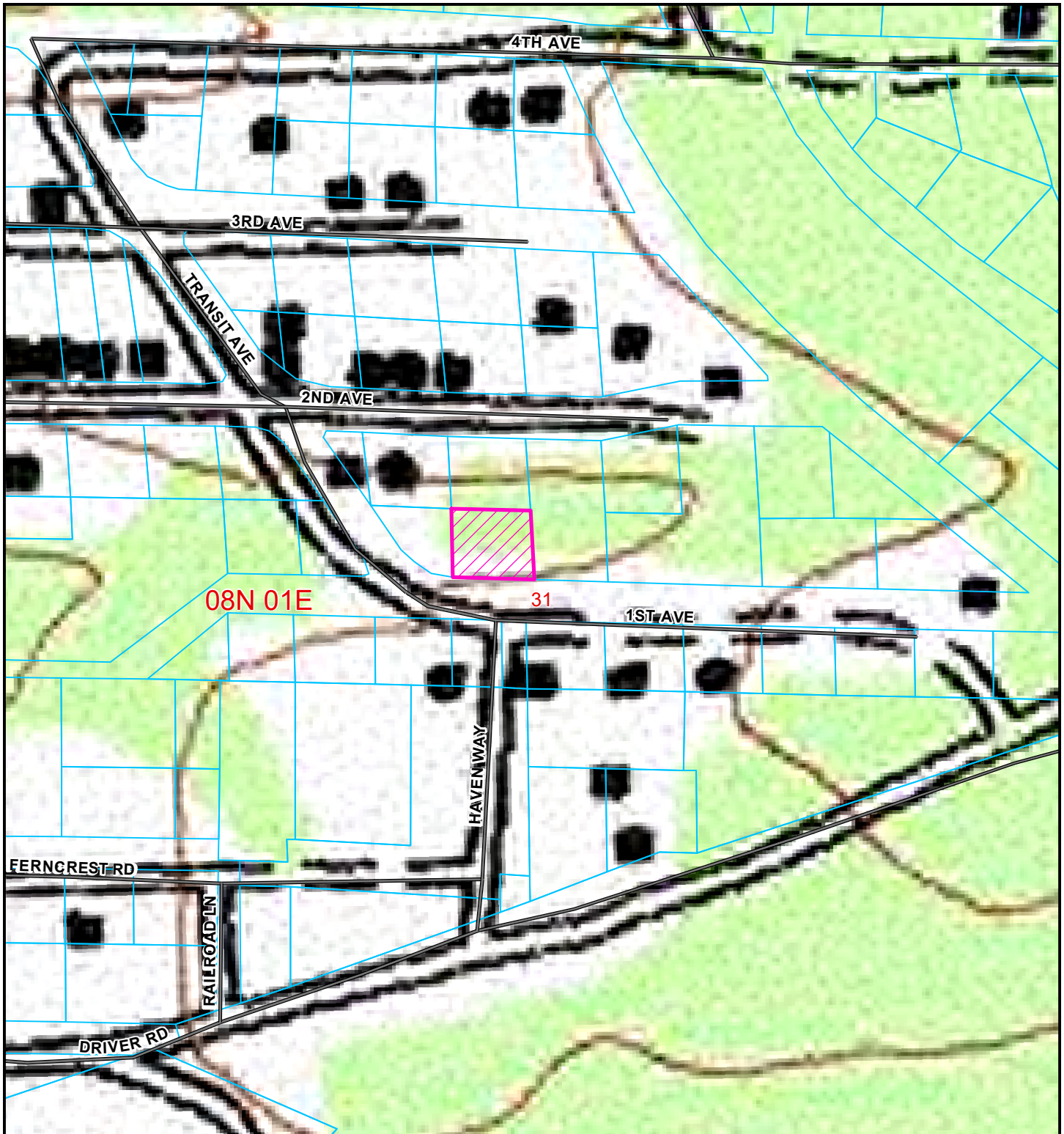
Adopted after review and consideration of all the evidence on May 6, 2021.

I, John Ford, Zoning Administrator 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 Zoning Administrator at a meeting held on the date noted above.

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John H. Ford, Zoning Administrator,  
Planning and Building Department





# TOPO MAP

**PROPOSED WESTHAVEN CSD  
COASTAL DEVELOPMENT PERMIT  
WESTHAVEN AREA  
PLN-2020-16808  
APN: 514-112-014  
T08N R01E S31 HB&M (Crannell)**

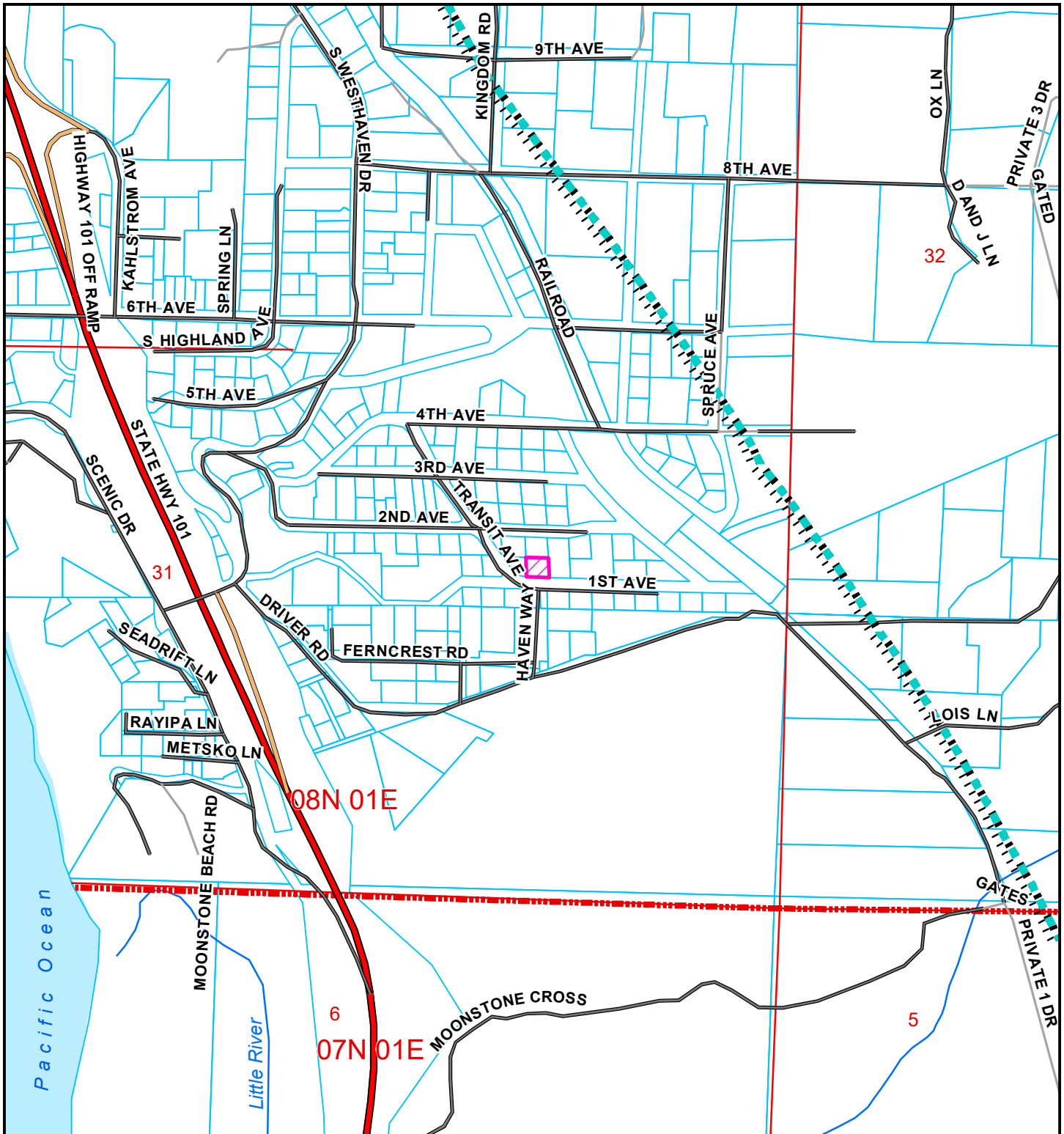
**Project Area =** 

**Coastal Zone Boundary** 

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.



0 125 250  
Feet



# LOCATION MAP

**PROPOSED WESTHAVEN CSD  
COASTAL DEVELOPMENT PERMIT  
WESTHAVEN AREA  
PLN-2020-16808  
APN: 514-112-014  
T08N R01E S31 HB&M (Crannell)**

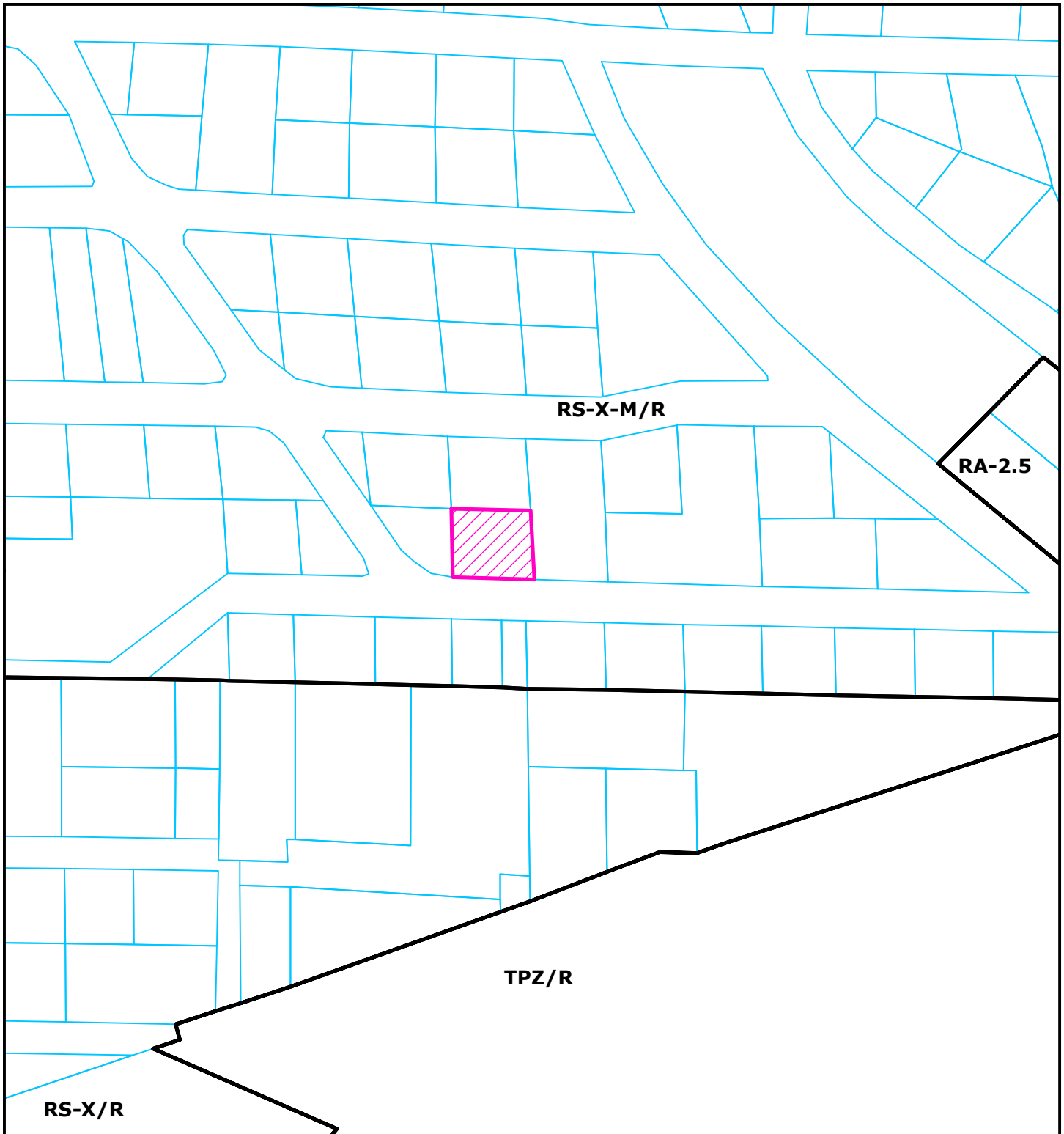
**Project Area =** 

**Coastal Zone Boundary** 

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.



0 250 500 750  
 Feet



**ZONING MAP**

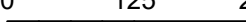
**PROPOSED WESTHAVEN CSD  
COASTAL DEVELOPMENT PERMIT  
WESTHAVEN AREA  
PLN-2020-16808  
APN: 514-112-014  
T08N R01E S31 HB&M (Crannell)**

**Project Area =** 

**Coastal Zone Boundary** 

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.



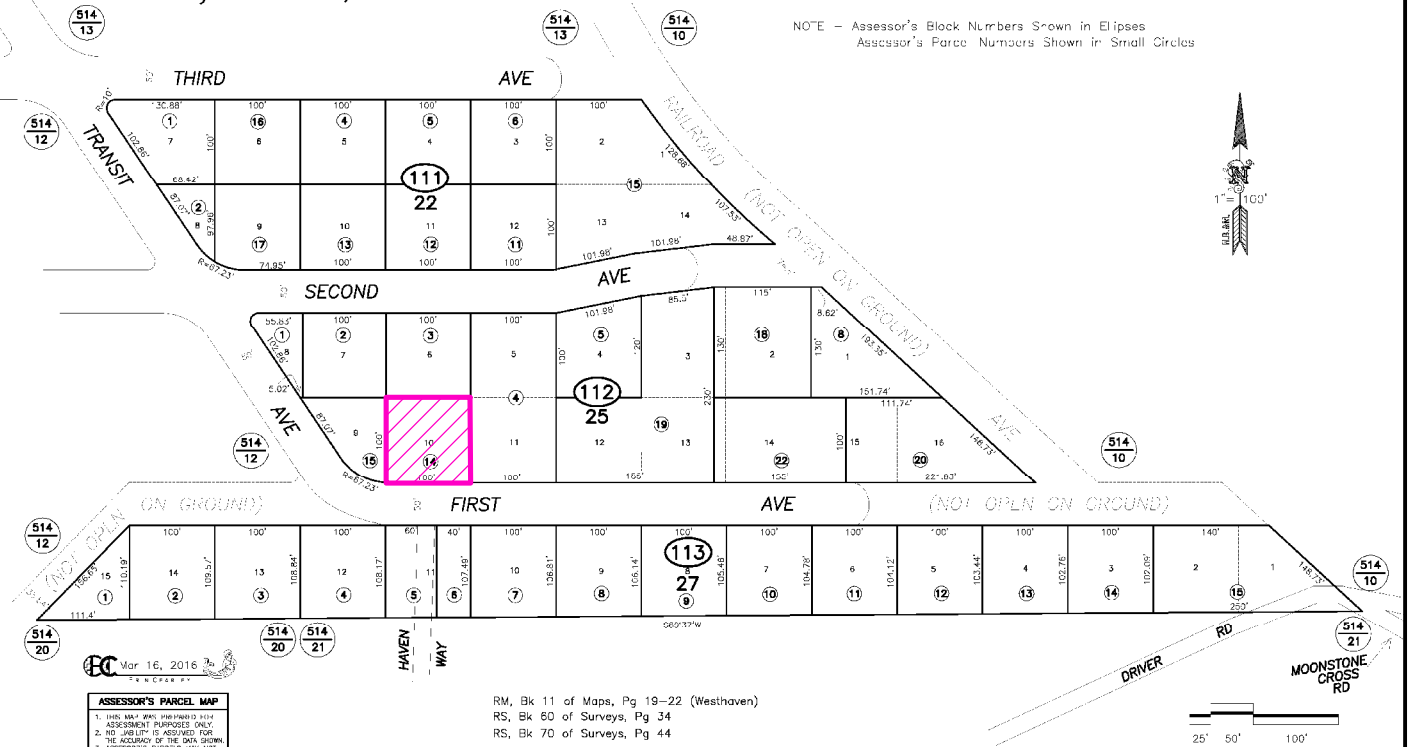
0 125 250  
 Feet

Assessor's Map Bk. 514, Pg. 11  
County of Humboldt, CA.

PTN SE1/4 SEC 31, T8N R1E, HB&M

514-11

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



## ASSESSOR PARCEL MAP

### PROPOSED WESTHAVEN CSD COASTAL DEVELOPMENT PERMIT

WESTHAVEN AREA

PLN-2020-16808

APN: 514-112-014

T08N R01E S31 HB&M (Crannell)

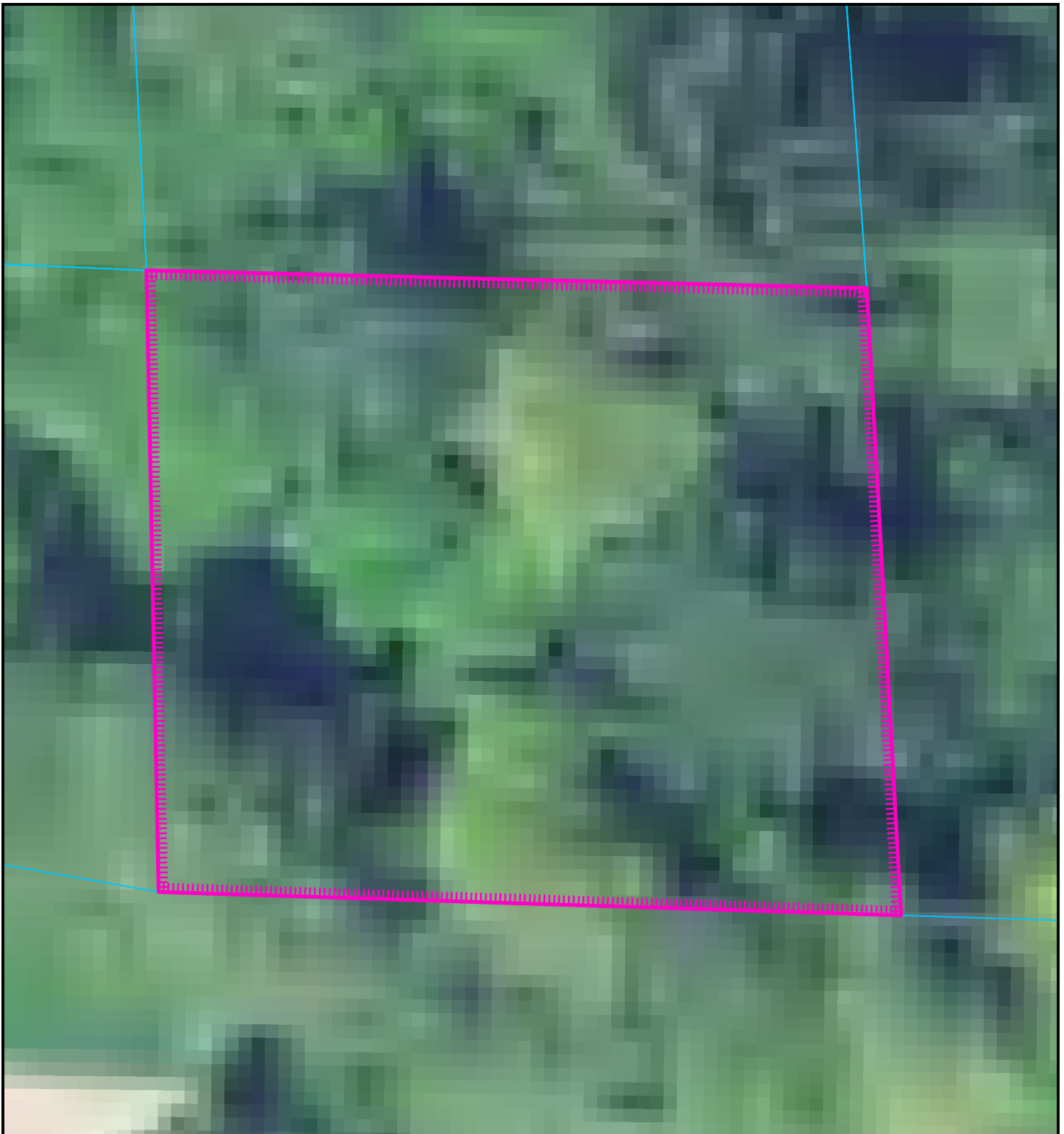
Project Area = 

Coastal Zone Boundary 

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.



MAP NOT TO SCALE



## AERIAL MAP

### PROPOSED WESTHAVEN CSD COASTAL DEVELOPMENT PERMIT

WESTHAVEN AREA

PLN-2020-16808

APN: 514-112-014

T08N R01E S31 HB&M (Crannell)

Project Area = 

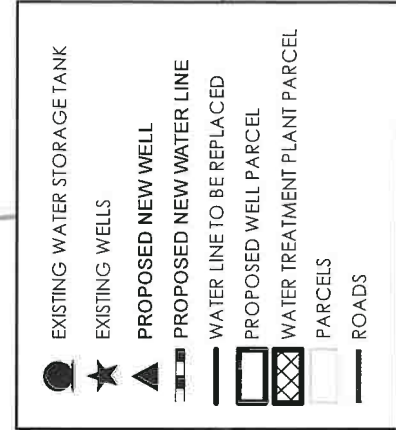
Coastal Zone Boundary 

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 5 10 15 20 25 Feet





APPROXIMATE  
LOCATION OF  
TREATMENT PLANT

SPRUCED

LINE TO BE REPLACED.  
EXISTING LINE TO BE  
ABANDONED IN PLACE.

EXISTING WELLS

4TH

4TH

PROPOSED  
NEW WATER LINE  
LOCATION

PROPOSED  
NEW WELL  
LOCATION

1ST

Note:

The information illustrated in this map was derived from publicly-available GIS data. LACO Associates cannot guarantee the accuracy of the data.

Parcels bordering the subject parcel are vacant or residentially developed and have a land use designation of Rural Village (RV) in the Trinidad Area Plan and are zoned Residential Suburban (RS-X-M/R).

DRIVER

Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

**LACO**  
EUREKA • UKIAH • SANTA ROSA  
1-800-515-5054 www.lacoassociates.com

PROJECT	WESTHAVEN CSD CDP
CLIENT	WESTHAVEN COMMUNITY SERVICES DISTRICT
LOCATION	WESTHAVEN, CA.
NEW WELL & WATER LINES	

BY	CRP	FIGURE
CHECK	EAB	1
DATE	8/7/2020	JOB NO.
		7095.07

**ATTACHMENT 1**  
**RECOMMENDED CONDITIONS OF APPROVAL**  
**AS MODIFIED BY THE ZONING ADMINISTRATOR MAY 6, 2021**

**APPROVAL OF THE COASTAL DEVELOPMENT PERMIT IS CONDITIONED ON THE FOLLOWING TERMS AND REQUIREMENTS WHICH MUST BE SATISFIED BEFORE WORK IS INITIATED:**

**A. General Conditions**

1. Development shall be conducted consistent with the Project Description for the *Westhaven Community Services District Coastal Development Permit* project, dated November 17, 2020, and utilize the recommended Best Management Practices as stated in the Biological and Rare Plant Survey and Wetland Evaluation Report, dated November 17, 2020.
2. The applicant (WCSD) shall install and monitor a "continuously recording" water level measuring instrument in the new well. The water level data recorded by the instrument shall be downloaded and analyzed at least once every six months for a period of at least two years. The analyses will be reviewed by designated representatives of the WCSD and Moonstone Heights Mutual Water Association (MHMWA) to determine if the operation of the new WCSD well is having noticeable adverse impact on the capacity of the MHMWA well. If it is determined that production from the WCSD well is having noticeable adverse effects on the MHMWA water system, mitigation conditions and terms will be identified and resolved to the satisfaction of both Districts.
3. The applicant is responsible for receiving all necessary permits and/or approvals from state and local agencies.
4. 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 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

**B. Ongoing Requirements/Development Restrictions Which Must be Satisfied for the Life of the Project:**

1. This permit shall expire and become null and void at the expiration of one (1) year after all appeal periods have lapsed (see "Effective Date") except where construction under a valid building permit or use in reliance on the permit has commenced prior to such anniversary date. The period within which construction or use must commence may be extended as provided by Section 312-11.3 of the Humboldt County Code.
2. New Development Requires Permit. Any new development as defined by Section 313-139 of the Humboldt County Code (H.C.C.), shall require a coastal development permit or permit modification, except for Minor Deviations from the Plot Plan as provided under Section 312-11.1 of the Zoning Regulations.

**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 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 is ultimately responsible for ensuring compliance with this condition.



**ATTACHMENT 2**  
**APPLICANT'S EVIDENCE IN SUPPORT OF THE REQUIRED FINDINGS**

Attachment 3 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. The name, contact address, and phone number(s) of the applicant. (Application form on file)
2. Project Description. (On file)
3. Plot Plan showing the entire parcel(s). (On file)
4. Notice of Exemption (NOE). (On file)
5. WCSD Resolution for NOE. (On file)
6. Biological and Rare Plant Survey and Wetland Evaluation. (On file)

**ATTACHMENT 3**  
**Referral Agency Comments and Recommendations**

The project was referred to the following 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>On File</b>
County DPW, Land Use Division	✓	Approval	✓
Building Inspection Division	✓	Additional Info needed	✓
Environmental Health			
CA Coastal Commission			
CDFW			
Yurok Tribe			
RWQCB			



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

12/10/2020

**Project Referred To The Following Agencies:**

Environmental Health, PW Land Use, Building Inspections, RWQCB, Cal Coastal Commission, Cal Fish & Wildlife, Yurok Tribe

**Applicant Name** Westhaven Community Services District (CSD) **Key Parcel Number** 514-112-014-000

**Application (APPS#)** PLN-2020-16808 **Assigned Planner** Joshua Dorris 707-268-3779

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: 12/25/2020**

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:

*Renewal*  
*Riparian Zone*  
 unmapped Intermittent Stream appears  
 to be 80' from pink foresters flag. No one  
 was available to meet pink flag may or may not be location of  
 well.  
 DATE: 12/31/2020 PRINT NAME: Micah Mathieson



Stream looking East



Path to Stream





Stream looking west



Pink Slug at Base of Hill







## MOONSTONE HEIGHTS MUTUAL WATER ASSOCIATION

Westhaven Community Services District  
Record # PLN-2020-16808

April 12, 2021

Bill Verick  
President, Westhaven CSD  
PO Box 2015  
Trinidad, CA 95570-2015



Dear Mr. Verick,

Thank you for your time to meet regarding the new project being developed on the north side of First Avenue, at the intersection of First and Haven Way, on the property known as 823 and 843 First Avenue.

We understand the Westhaven Community Services District (WCSD) will be drilling a new well and if it is found to have adequate flow, it could be put into production. This new well is needed for WCSD to dilute surface water which presents water quality problems mostly during the winter season.

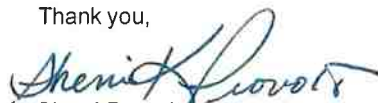
The Moonstone Heights Mutual Water Association (MHMWA) expressed concerns that this new project may have some unintended effects on our water system. Since there may be hydrological connectivity between the well WCSD proposes to drill on First Avenue and MHMWA's well, it is important to understand if and how this new well may affect our water systems, flows, and quality.

With the desire to work together to support quality water systems for each of our respective districts, WCSD will share the findings and results of the new test well. Based on these results, a determination will be made if the well will be put into production. To support the monitoring of both water systems, we understand that WCSD will install and monitor a "continuously recording" water level measuring instrument in each well. The water level data recorded by these instruments will be downloaded and analyzed at least once every six months for a period of at least two years.

This analysis will be reviewed by designated representatives of each District to determine if the operation of the new WCSD well is having a noticeable adverse impact on the capacity of the MHMWA well. If it is determined that production from the WCSD well is having noticeable adverse effects on the MHMWA water system, mitigation conditions and terms will be identified and resolved. Required quality reporting and bacteriological testing will be maintained by both water districts.

The Moonstone Heights Mutual Water Association supports the Westhaven Community Water District's project for drilling a new well site with the understanding that communication, collaboration, and mitigation efforts will be forthcoming as needed and as the project proceeds.

Thank you,



Sherri Provolt  
MHMWA, President

Cc: Humboldt County Zoning Administrator