

# Notice of Exemption

# Appendix E

To: Office of Planning and Research  
P.O. Box 3044, Room 113  
Sacramento, CA 95812-3044

County Clerk

County of: Humboldt County

825 5th Street, #5

Eureka, CA 95501

From: (Public Agency): Resort Improvement District No. 1  
9126 Shelter Cove Road

Whitethorn, CA 95589      sperkins@shn-engr.com

(Address)

Project Title: Fire Vehicle Storage Building

Project Applicant: Resort Improvement District No. 1

Project Location - Specific:

9126 Shelter Cove Road, Whitethorn, CA, APN 108-111-027

Project Location - City: Whitethorn

Project Location - County: Humboldt

Description of Nature, Purpose and Beneficiaries of Project:

**Construct 2,000 SF, 16-ft tall steel garage to house Shelter Cove Fire Department vehicles and equipment. (See attached for additional information)**

Name of Public Agency Approving Project: Humboldt County

Name of Person or Agency Carrying Out Project: Resort Improvement District No. 1

Exempt Status: **(check one):**

Ministerial (Sec. 21080(b)(1); 15268);

Declared Emergency (Sec. 21080(b)(3); 15269(a));

Emergency Project (Sec. 21080(b)(4); 15269(b)(c));

Categorical Exemption. State type and section number: 15303(c) and (e)

Statutory Exemptions. State code number: \_\_\_\_\_

Reasons why project is exempt:

15303(c): structures not involving the use of significant amounts of hazardous substances and not exceeding 2500 SF are exempt. The proposed project would be 2000 SF and would not involve the use of hazardous substances, consistent with 15303(c).

15303(e): Accessory structures including garages are exempt. The proposed project would develop a garage for fire vehicles, consistent with 15303(e).

The project would also be located on an existing impervious surface (parking lot) within the confines of existing development. (See attached for additional information)

Lead Agency

Contact Person: Scott Perkins

Area Code/Telephone/Extension: 707-354-0145

**If filed by applicant:**

1. Attach certified document of exemption finding.

2. Has a Notice of Exemption been filed by the public agency approving the project?    Yes    No

Signature:     Date: 06/19/2023    Title: General Manager

Signed by Lead Agency     Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.  
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: \_\_\_\_\_

## **Shelter Cove Resort Improvement District No. 1**

### **Fire Vehicle Storage Building Project CEQA Exemption**

#### **Attachment A**

#### **Project Location**

The Fire Vehicle Storage Building Project ("Project") is located adjacent to the existing Shelter Cove Fire Department building and Shelter Cove Resort Improvement District offices at 9126 Shelter Cove Road, Whitethorn, California (APN 108-111-027). The existing site has been almost completely modified from its native environment by the development of the existing structures and paved parking lot. Shelter Cove Road bounds the northern end of the site and provides existing access for emergency vehicles, employees, and visitors to the site. An existing playground is located west of and down a steep slope from the proposed location of development. Surrounding areas predominantly consist of lower density residential uses.

#### **Proposed Improvements/Description**

The Project would consist of the construction of a 2,000 square foot metal fire vehicle storage building on a concrete slab foundation. The proposed improvements would occur immediately south of and adjacent to the existing firehouse and office building, and entirely within the footprint of an existing paved parking lot. The vehicle storage building would be accessed through garage doors facing south via the existing driveway and parking lot. The Project would not be served by water or sewer service but would utilize existing electrical service on site.

#### **Land Uses**

The Humboldt County General Plan designates the site as Residential Medium Density, which allows for most residential development types, as well as non-residential uses including essential services. The Project is consistent with the definition of essential services and is permissible on the property.

#### **Reasons Why Project is Exempt**

The Project is categorically exempt from the provisions of CEQA pursuant to State CEQA Guidelines Section 15303 (Class 3).

Section 15303 is a categorical exemption that consists of construction of a limited number of new, small facilities or structures, and subsection 15303(c) specifically exempts the development of non-residential structures that do not involve the use of significant amounts of hazardous substances and do not exceed 2,500 square feet. The Project would develop a 2,000 square foot fire vehicle storage building, which would not involve the use of significant amounts of hazardous substances, and would not exceed 2,500 square feet. The Project's scope is consistent with the exemption provided in Section 15303(c).

Subsection 15303(e) specifically exempts the development of accessory structures including garages, carports, patios, swimming pools, and fences. The Project would develop a fire vehicle storage building, consistent with the meaning of a garage. The Project's scope is consistent with the exemption provided in Section 15303(e).

#### **Exceptions to Exemptions**

The proposed project does not meet any of the exceptions to exemptions listed in CEQA Section 15300.2 per the following:

- a) Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the proposed project is to be located - a project that is ordinarily insignificant in its impact on the environment may be in a particularly sensitive environment be significant. Therefore, these classes are considered to apply in all instances, except where the project may impact an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.

The Project does not occur within a hazardous waste site and the proposed project would not handle, store, or dispose of substantial volumes of any acutely hazardous materials. All materials would be used and handled in conformance with all applicable regulations. Review of the State Water Resources Control Board Geotracker tool and the Department of Toxic Substances Control EnviroStore Database indicates no evidence of hazardous materials sites on or near the Project site.

- b) Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.

The Project would not have an impact on surrounding areas, adjoining sites, or result in a cumulative impact over time. The Project is consistent with the existing planning and intent of Humboldt County for essential services at the property. The Project would not result in any impacts to the environment and would not make a cumulative contribution to an environmental impact.

- c) Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

The Project would not have a significant effect on the environment as it would occur within the footprint of existing development on an already disturbed and developed site. The Project would not affect any historic, cultural, or tribal cultural resources.

- d) Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway.

The Project would occur within an existing developed site and is not located within or adjacent to any officially designated state scenic highway. The Project would not remove any trees, or affect any historic buildings, rock outcroppings, or similar resources.

- e) Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.

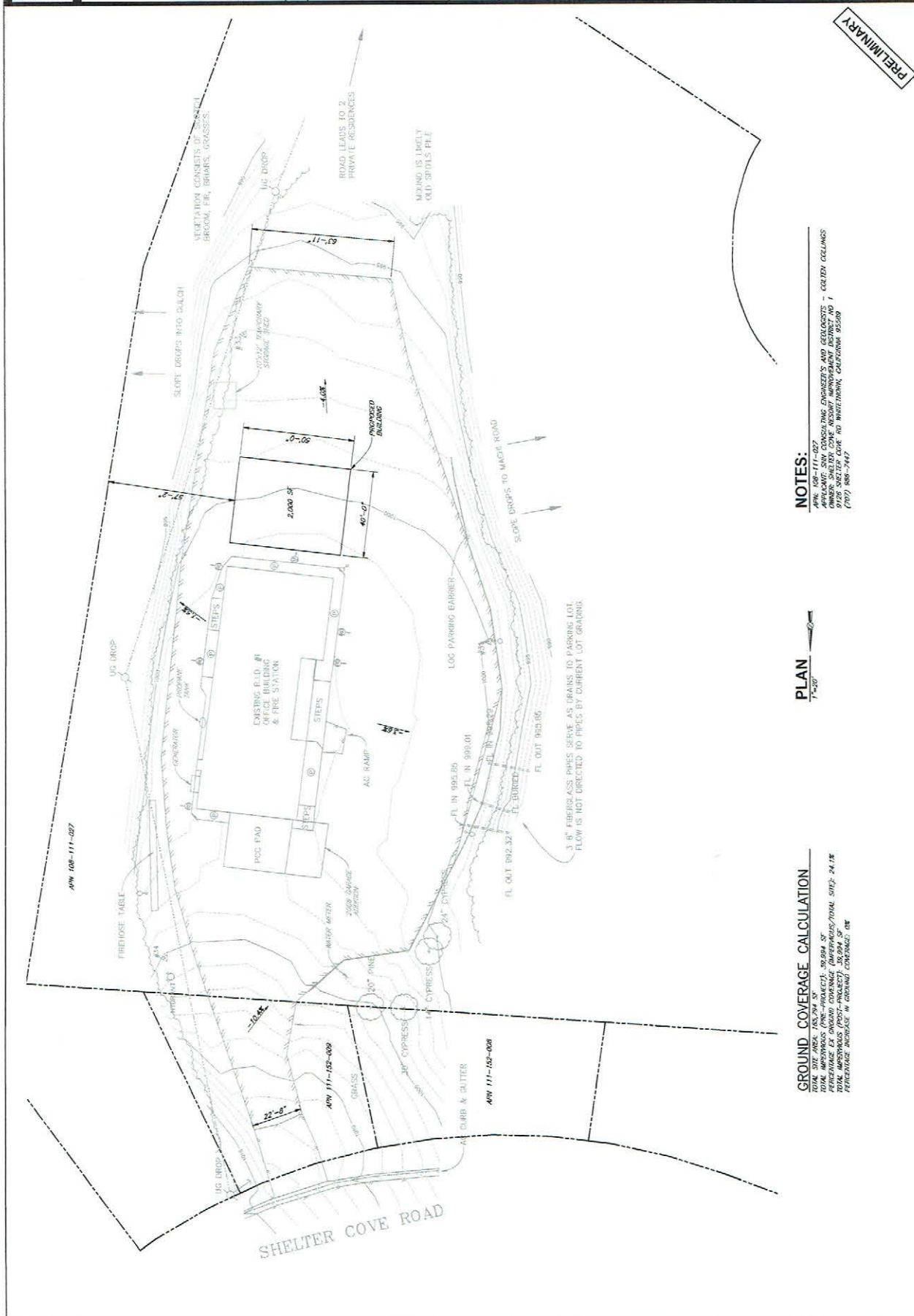
See response to (a) above.

- a) Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.

The Project occurs within the footprint of existing development, and would not impact nearby structures or otherwise historical resources.

**Conclusion**

The project is consistent with State CEQA Exemptions Class 3 – New Construction or Conversion of Small Structures, specifically subsections 15303(c) and 15303(e), in accordance with CCR 14 §15300 et seq. No exceptions to the exemptions detailed in 15300.2 would be applicable. Therefore, the Fire Vehicle Storage Building Project is categorically exempt from the provisions of CEQA.



**NOTES:**  
 APR. 108-111-027  
 APPLICANT, CIVIL CONSULTING ENGINEERS AND GEODETISTS - COLLEEN COLLINGS  
 THE BUILDING FOUNDATION  
 9126 SHELFER COVE RD WHITEHORN, CALIFORNIA 95589  
 (707) 866-7447

**PLAN**  
 1"=20'

**GROUND COVER CALCULATION**  
 TOTAL SITE AREA: 165,294 SF  
 TOTAL IMPERVIOUS (POST-PROJECT): 59,284 SF  
 TOTAL IMPERVIOUS (POST-PROJECT) / TOTAL SITE: 34.1%  
 TOTAL IMPERVIOUS (POST-PROJECT): 15,894 SF  
 PERCENTAGE INCREASE IN GROUND COVER: 0%

PRELIMINARY