

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

Resolution Number: 25-

Record Number: PLN-2025-19283

Assessor's Parcel Number: 207-152-011

Resolution by the Planning Commission of the County of Humboldt approving the Riverside Community Services District General Plan Conformance Review.

WHEREAS, the Southern Trinity Joint Unified School District provided an application for General Plan Conformance Review; and

WHEREAS, a report on conformance with the General Plan is required under California Government Code Section 65402 when a local agency acts to acquire or dispose of real property or intends to construct a new public building or structure; and

WHEREAS, the County Planning Division has reviewed the provided application and applicable policies within the General Plan; and

WHEREAS, General Plan conformance review pursuant to Government Code Section 65402(a) is not a project pursuant to the California Environmental Quality Act and Section 15378 of the State CEQA Guidelines; and

WHEREAS, the Humboldt County Planning Commission held a duly noticed public hearing on September 4, 2025, and reviewed, considered, and discussed the application for the General Plan Conformance Review and reviewed and considered all evidence and testimony presented at the hearing.

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

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| 1. FINDING: | Description: A General Plan Conformance Review for the Southern Trinity Joint Unified School District's intent to sell the real property located at 7 Maple Avenue in Carlotta (APN 207-152-011). |
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EVIDENCE: a) Application File: PLN-2025-19283

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

EVIDENCE: a) General Plan conformance review pursuant to Government Code Section 65402(a) is not a project pursuant to the California Environmental Quality Act and Section 15378 of the State CEQA Guidelines.

3. FINDING: The proposed sale of a property within an RA5-20 land use designation is in conformance with all applicable policies and standards in the Humboldt County General Plan.

EVIDENCE:

- a) Under the RA designation, Sale of property is allowed.
- b) The proposed acquisition will have no net effect on housing densities. The parcel was not included in the 2019 County Housing Inventory.
- c) The project is not mapped as having any wetlands or streamside management areas. According to the California Natural Diversity Database, the site is not mapped as containing any sensitive habitat.
- d) The County does not have a record of any culturally sensitive sites located in or around the subject parcel.
- e) The project is in a flood hazard area. The project is in a very high fire hazard area but will not increase residential occupancy. The project is in an area designated as moderate instability for geology and not within a Fault Hazard Zone. No new buildings will be constructed that would expose people to significant risks due to earthquakes.

DECISION

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

- Find the proposed sale of the Southern Trinity Joint Unified School District's property, APN 207-152-011, to be in conformance with the General Plan.

Adopted after review and consideration of all the evidence **September 4, 2025**.

The motion was made by COMMISSIONER _____ and second by
COMMISSIONER _____ and the following vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

DECISION:

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

John H. Ford, Director
Planning and Building Department