



COUNTY OF HUMBOLDT

For the meeting of: 9/4/2025

File #: 25-1076

To: Planning Commission

From: Planning and Building Department

Agenda Section: Consent

SUBJECT:

Southern Trinity Joint Unified School District General Plan Conformance Review
Assessor Parcel Number: 207-152-011
Record Number: PLN-2025-19283
Carlotta area

General Plan Conformance Review for the Southern Trinity Joint Unified School District (District). The District intends to sell the real property located at 7 Maple Avenue in Carlotta (APN 207-152-011).

RECOMMENDATION(S):

That the Planning Commission:

1. Adopt the resolution (Attachment 1) which does the following:
 - a. Find the proposed sale of the subject parcel conforms with the Humboldt County General Plan.

DISCUSSION:

Site Location:

The site is in the Carlotta area, at the northeast corner of Van Duzen Avenue and Maple Avenue, on the property known as 7 Maple Avenue.

Present Plan Land Use Designations:

Residential Agriculture (RA5-20) in the Humboldt County General Plan.

Present Zoning:

Unclassified (U).

Environmental Review:

General Plan conformance review pursuant to Government Code Section 65402(a) and Humboldt County General Plan Policy WR-IM23 is not a project pursuant to the California Environmental Quality

Act and Section 15378 of the State CEQA Guidelines.

State Appeal Status:

Parcel is not located within the Coastal Zone and is therefore NOT appealable to the California Coastal Commission.

Major Issues: None

Executive Summary:

General Plan Conformance Review for the Southern Trinity Joint Unified School District (District). The District intends to sell the real property located at 7 Maple Avenue in Carlotta (APN 207-152-011).

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. The applicable code is included as Attachment 3 to this staff report.

General Plan Designation:

The Humboldt County General Plan classifies the parcel with land use designations Residential Agriculture (RA5-20). This designation applies to large-lot residential uses that typically rely upon on-site water and wastewater systems. Varying densities are reflective of land capabilities and/or compatibility issues. RA5-20 is a rural residential designation for lands with slopes generally less than 30% and served by individual water and wastewater systems and good road access.

Under the RA designation, sales of existing parcels are allowed. In Appendix B of the General Plan, Essential Services include "Community wells, water storage tanks, and associated water treatment facilities." Therefore, the proposed use is consistent with the Humboldt County General Plan.

The project site is not mapped as having any wetland areas. The parcel is mapped habitat for the North American porcupine. The property is in the 100-year flood zone and is approximately 250 northeast of the main channel of the Van Duzen River. The property is in a very high fire hazard area. The sale of this property will not expose people to any additional risks associated with wildfires or floods, nor will the sale have impacts on the sensitive species or habitats.

Based on the above, the sale of this parcel to an eventual private buyer who would likely utilize the parcel for residential purposes is consistent with the Humboldt County General Plan.

OTHER AGENCY INVOLVEMENT:

Not applicable.

ALTERNATIVES TO STAFF RECOMMENDATIONS:

1. The Planning Commission could find the project not in conformance with the General Plan.

Staff has concluded the project is in conformance with the General Plan. Consequently, staff does not recommend further consideration of this alternative.

ATTACHMENTS:

Attachment 1 - Draft Resolution

Attachment 2 - Location Map

Attachment 3 - California Government Code Section 65402

Applicant:

Southern Trinity Joint Unified School District
Attn: Andy Felt
600 Van Duzen Road
Mad River CA, 95526

Owner:

Southern Trinity Joint Unified School District
Attn: Andy Felt
600 Van Duzen Road
Mad River CA, 95526

Please contact Andrew Whitney, Associate Planner, at awhitney2@co.humboldt.ca.us or 707-268-3735 if you have questions about this item.