



# COUNTY OF HUMBOLDT

For the meeting of: 9/19/2024

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File #: 24-1343

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**To:** Planning Commission

**From:** Planning and Building Department

**Agenda Section:** Consent

**SUBJECT:**

McKinleyville Community Services District BMX Track and Park General Plan Conformance Review  
Assessor Parcel Number: 508-242-043  
Record Number: PLN-2024-19068  
McKinleyville area

A General Plan Conformance Review for the McKinleyville Community Services District's proposed development of a BMX track and park, including a bicycling (BMX) racing track, a basketball court, a pickleball court and a bathroom.

**RECOMMENDATION(S):**

That the Planning Commission:

1. Adopt the resolution (Resolution 24-\_\_), (Attachment 1) which does the following:
  - a. Find the proposed test well on the subject parcel to be in conformance with the Humboldt County General Plan.

**DISCUSSION:**

**Site Location:** The site is located in the McKinleyville area, on the North side of School Road, approximately 120 feet west of the northwest corner of the intersection of Washington Ave and School Road.

**Present Plan Land Use Designations:** Public Facility (PF) McKinleyville Community Plan (MCCP).

**Present Zoning:** Residential Single-Family with a Combining Zone for Noise (R-1-N)

**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:** Subject parcel is not located within the Coastal Zone and is therefore NOT

appealable to the California Coastal Commission.

**Major Issues:** None

**Executive Summary:** A General Plan Conformance Review for McKinleyville Community Services District proposed BMX track and park, which will include a bicycle (BMX) racing track, a basketball court, a pickleball court, and a bathroom facility. The property is approximately 3 acres and has street frontage on both School Road and Washington Avenue.

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 4 to this staff report.

**General Plan Designation:** The Humboldt County General Plan classifies the parcel with land use designations of PF, Public Facility. The Public Facility land use designation is used for land which is appropriate for use by a public or government agency which has the purpose of serving the public health, safety, convenience or welfare. The land use designation supports the proposal as the proposed park will serve the recreation needs of the surrounding community and enhance the public welfare.

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:

1. Draft Resolution
2. Site Plan
3. Plan Set
4. Application Requesting General Plan Conformance Review
5. California Government Code Section 65402

**Applicant:**

James Payne  
1671 Myrtle Ave  
Eureka, CA 95501

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**Owner:**

James D & Judith E Paye  
1840 Myrtle Ave  
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**Agent:**

N/A

Please contact Augustus Grochau, Associate Planner, at [agrochau@co.humboldt.ca.us](mailto:agrochau@co.humboldt.ca.us) or 707-268-3749 if you have questions about this item.