

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

Resolution Number: 25-035

Record Number: PLN-2025-19265

Assessor's Parcel Number: 513-190-008 (por.)

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

WHEREAS, Westhaven Community Services District submitted 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 submitted 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 June 26, 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:

1. FINDING: **Description:** A General Plan Conformance Review for the Westhaven Community Services District's acquisition of a portion of APN 513-190-008.

EVIDENCE: a) Application File: PLN-2025-19265

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 acquisition of a portion of a property (APN 513-190-008) with a Residential Agriculture land use designation is in conformance with all applicable policies and standards in the Humboldt County General Plan.

EVIDENCE:

- a) The Humboldt County General Plan identifies the RA land use designation as land suitable for large lot residential uses that typically rely upon on-site water and wastewater systems. The land use designation supports the proposal as the proposed mitigation site can be considered accessory to an Essential Service which is an allowable use type in the RA plan designation.
- b) The acquisition of the land will not expand the District's service area.
- c) The proposed acquisition will have no net effect on housing densities. The parcel was not included in the 2019 County Housing Inventory.
- d) 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. Additionally, the site is intended to serve as a mitigation site and remain as open space.
- e) The County does not have record of any culturally sensitive sites located in or around the subject parcel.
- f) The project is not located in a flood hazard area. The project is in a moderate fire hazard area and will not increase residential occupancy. The project is in an area designated as low instability for geology and not within a Fault Hazard Zone. No 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 Westhaven Community Services District's site acquisition to be in conformance with the General Plan.

Adopted after review and consideration of all the evidence **June 26, 2025**.

The motion was made by COMMISSIONER NOAH LEVY and second by COMMISSIONER SARAH WEST and the following vote:

AYES: COMMISSIONERS: Iver Skavdal, Noah Levy, Jerome Qiriazzi, Peggy O'Neill, Sarah West, Lorna McFarlane

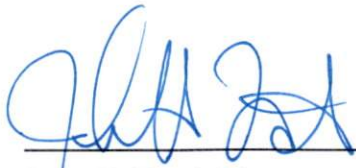
NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS: Thomas Mulder

ABSTAIN: COMMISSIONERS:

DECISION: Motion carried 6/0

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