



COUNTY OF HUMBOLDT

For the meeting of: 7/6/2023

File #: 23-993

To: Planning Commission
From: Planning and Building Department
Agenda Section: Consent

SUBJECT:

Riverside Community Services District Community Test Well General Plan Conformance Review
Assessor Parcel Number: 100-152-027 and 101-131-030 (one separate legal parcel)
Record Number: PLN-2023-18197
Ferndale area

A General Plan Conformance Review for the Riverside Community Services District's proposed development of a test well to determine water availability.

RECOMMENDATION(S):

That the Planning Commission:

1. Survey the audience for any person who would like to discuss the application.
2. If no one requests discussion, make the following motion to approve the as part of the Consent Agenda; and
3. Adopt the resolution (Resolution 23-__). (Attachment 1) which does the following:
 - a. Find that 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 Ferndale area, on the south side of Centerville Road, approximately 450 east of the intersection of Meridian Road and Centerville Road, on the property known as 790 Centerville Road.

Present Plan Land Use Designations: Residential Agriculture (RA5-20), Agricultural Grazing (AG); Humboldt County General Plan (GP). Density: one unit per 5-20 acres and 20-160 acres respectively. Slope Stability: Relatively Stable to Moderate Instability (A).

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: 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 the Riverside Community Services District's proposed development of a test well to determine water availability. The proposed test well will be located 30 feet south of Centerville Road approximately five feet up the hill on APN 100-152-027. The District operates an existing well on the parcel approximately 280 feet east of the proposed test well location that is 115 feet deep and provides water at a rate of approximately 30 gallons per minute. The test well will be used to determine if an additional well can be permitted as a backup well for the District.

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 subject parcel is located on the south side of Centerville Road in the Ferndale area. The parcel is approximately 39 acres in size and the test well location is in an area of the parcel with moderate slope instability. The Humboldt County General Plan classifies the parcel with land use designations of RA 5-20 and AG. The test well location is in an area of the parcel designated RA 5-20. The Humboldt County General Plan states that the RA land use designation applies to large lot residential uses that typically rely upon on-site water and wastewater systems and that essential services (e.g., community wells, water storage tanks, and associated water treatment facilities) are an allowable use within the designation. The land use designation supports the proposal.

OTHER AGENCY INVOLVEMENT:

Not applicable

RECOMMENDATIONS:

Planning Staff recommends the Planning Commission find the test well on the subject site to be in conformance with the General Plan.

ALTERNATIVES TO STAFF RECOMMENDATIONS:

The Planning Commission could deny approval if unable to make all the required findings. Staff has concluded the required findings in support of General Plan Conformance can be made. Consequently, staff does not recommend further consideration of this alternative.

ATTACHMENTS:

1. Draft Resolution
 - A. Site Plan
2. Location Map

3. Application Requesting General Plan Conformance Review
4. California Government Code Section 65402

APPLICANT AND PLANNER INFORMATION:

Applicant

Riverside Community Services District
c/o Mark Dekens
PO Box 857
Ferndale, CA 95536

Owner

James & Susan Regli
525 Whitman Ln.
Ferndale, CA 95536

Agent

Riverside Community Services District
c/o Annje Dodd
1117 Samoa Blvd.
Arcata, CA 95521

Please contact Rodney Yandell, Senior Planner, at 707-445-7541 or by email at ryandell@co.humboldt.ca.us, if you have any questions about the scheduled item.