

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

Resolution Number: 24-069

Record Number: PLN-2024-19068

Assessor's Parcel Numbers: 508-242-043

Resolution by the Planning Commission of the County of Humboldt approving the McKinleyville Community Services District BMX Track and Park General Plan Conformance Review.

WHEREAS, McKinleyville 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) 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; and

WHEREAS, the Humboldt County Planning Commission held a duly-noticed public hearing on September 19, 2024, 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 McKinleyville Community Services District's proposed development of a BMX track and park, to include bicycle racing track, basketball court, pickleball court and a bathroom. |
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EVIDENCE: a) Application File: PLN-2024-19068

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) 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.

3. FINDING: The proposed development of a public park to be used for BMX racing, basketball, pickleball on a property with a Public Facility 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 PF land use designation as land that 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.
- b) The development of the park will not expand the District's service area.
- c) The proposed park will have no net effect on housing densities. The parcel was not included in the 2019 County Housing Inventory.
- d) The property is not mapped as having any wetlands, streamside management areas, or sensitive plant or animal habitat.
- e) The County does not have record of any culturally sensitive sites located in or around the subject parcel.
- f) The property is not located in a flood hazard area or high fire hazard area, and is located in an area designated as relatively stable for geology. While the property is in the Alquist-Priolo Fault Hazard Zone, no significant buildings will be constructed that would expose people to significant risks due to earthquake. The small bathroom facility will be constructed in accordance

with all building codes.

4. FINDING: The proposed park is in conformance with the Humboldt County General Plan.

- EVIDENCE:**
- a) The Humboldt County General Plan identifies the PF land use designation as land that 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.
 - b) Development of a public park by the community services district is consistent with the policies of the General Plan, including IS-P18 which encourages special districts to develop public parks and recreation facilities in urban areas.
 - c) All applicable policies of the Humboldt County General Plan remain in full force.
 - d) The applicant will be responsible for obtaining any necessary Federal, State and Local permits to facilitate development of the test well.
 - e) 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. Future construction of the test well will require a test well permit from the Department of Environmental Health and would be exempt from CEQA pursuant to Section 15306 (Information Collection) of the CEQA guidelines.

DECISION

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

- Find the proposed BMX track and park to be in conformance with the General Plan.

Adopted after review and consideration of all the evidence **September 19, 2024**.

The motion was made by COMMISSIONER SARAH WEST and second by COMMISSIONER PEGGY O'NEILL and the following vote:

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

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS: Noah Levy

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