

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

Resolution Number: 25-070

Record Number: PLN-2025-19323

Assessor's Parcel Numbers: 509-191-031

Resolution by the Planning Commission of the County of Humboldt approving the McKinleyville Community Services District Administration Building Expansion Project 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) 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 November 6, 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 McKinleyville Community Services Administrative Building Project. The project includes tenant improvements and the demolition of an existing 1,233 SF prefabricated building. 5,211 square feet will be added to the administration building. These improvements will occur on APN 509-191-031.

EVIDENCE: a) Application File: PLN-2025-19323

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 improvements to the District's administrative building facility, on a property with a Commercial Services 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 Commercial Services (CS) 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 administrative building will serve surrounding community and enhance the public welfare.
- b) The development of the administrative building will not expand the District's service area.
- c) The proposed administrative building 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, streamside management areas. No critical or endangered plant or animal habitat exists in the project area.
- 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 located outside of any mapped fire hazard area and will not expose people to any additional risks associated with wildfires. The project is not in 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 McKinleyville Community Services District's Administration Building Improvement Project to be in conformance with the General Plan.

Adopted after review and consideration of all the evidence **November 6, 2025**.

The motion was made by COMMISSIONER NOAH LEVY and second by COMMISSIONER JEROME QIRIAZI and the following vote:

AYES: COMMISSIONERS: Iver Skavdal, Thomas Mulder, Noah Levy, Jerome Qiriaz, Sarah West

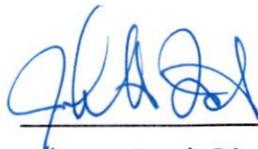
NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS: Peggy O'Neill, Lorna McFarlane

ABSTAIN: COMMISSIONERS:

DECISION: Motion carried 5/0

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