



# COUNTY OF HUMBOLDT

For the meeting of: 5/15/2025

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File #: 25-644

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**To:** Planning Commission

**From:** Planning and Building Department

**Agenda Section:** Consent

**SUBJECT:**

General Plan Conformance Review for two projects: 650,000-gallon water tank and improvements to Veteran's Park  
Assessor Parcel Number: 522-492-011-000 and 522-321-037-000  
Record Number: PLN-2025-19232  
Willow Creek area

A General Plan Conformance Review for two projects proposed by the Willow Creek Community Services District (WCCDS). The first project involves the construction of a new 650,000-gallon water storage tank on a District-owned parcel (APN 522-492-011). The second project involves upgrades to Veteran's Park, including a skate park, upgrades to the playground, ADA and parking improvements, upgrades to the baseball diamond and upgrades to the tennis court into multi-use court. These improvements will occur on APN 522-321-037.

**RECOMMENDATION(S):**

That the Planning Commission:

1. Adopt the resolution (Resolution 25-\_), (Attachment 1) which does the following:
  - a. Find the proposed Water Tank and the Park improvements on the subject parcels to be in conformance with the Humboldt County General Plan

**DISCUSSION:**

**Site Locations:** The sites are in the Willow Creek area. APN 522-492-011, associated with the proposed water tank, is on the north side of Brannan Mountain Road, approximately .5 miles northeast of the intersection of Brannan Mountain Road and State Highway 96. Veterans Memorial Park, APN 522-321-037, is located at the end of Kimtu Road in the Willow Creek area.19232

**Present Plan Land Use Designations:** APN 522-321-037 is designated Public Facility (PF), and APN 522-492-011 is designated Agricultural Rural (RA 5-20) in the Willow Creek Community Plan (WCCP).

**Present Zoning:** APN 522-321-037 is zoned Residential Suburban allowing Manufactured Homes (RS-

T) and APN 522-492-011 is zoned Agricultural General with a Special Building Site Combining Zone (AG-B-5(10))

**Environmental Review:** 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.

**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 two projects proposed by the Willow Creek Community Services District. The first project involves the construction of a new 650,000-gallon water storage tank on a District-owned parcel (APN 522-092-011). The purpose of the tank is to expand reserve capacity for summer months and for fire suppression. The new tank will not expand WCCSD's service area. The second project involves upgrades to Veteran's Park, including a skate park, upgrades to the playground, ADA and parking improvements, upgrades to the baseball diamond and upgrades to the tennis court converting it into a multi-use court. These improvements will occur on APN 522-321-037.

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 5 to this staff report.

**General Plan Designation:** The Humboldt County General Plan classifies parcel number 522-321-037 with land use designation 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 and will improve accessibility for disabled citizens. This use is consistent with the Humboldt County General Plan.

The Humboldt County General Plan classifies parcel number 522-492-011 with land use designation Agricultural Rural (RA 5-20). Essential services are an allowable use type in the RA land use designation. The Development of the new tank will protect the community from fire and add resilience to the service district's ability to provide service during natural disasters and power outages. The new tank will not expand the District's service area. The use of the property for development of a water storage tank is consistent with the Humboldt County General Plan.

Neither project site is mapped as having any wetland or habitat areas or significant hazards. While the

properties are located in a high fire hazard area they will not expose people to any additional risks associated with wildfires.

**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 522-492-011
3. Site Plan 522-321-037
4. Application Requesting General Plan Conformance Review
5. California Government Code Section 65402

**Applicant/Owner:**

Willow Creek Community Services District  
PO Box 314  
Willow Creek, CA 95573

**Agent:**

N/A

Please contact Andrew Whitney, Associate Planner, at [awhitney2@co.humboldt.ca.us](mailto:awhitney2@co.humboldt.ca.us) or 707-268-3735 if you have questions about this item.