

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

Resolution Number: 25-030

Record Number: PLN-2025-19232

Assessor's Parcel Numbers: 522-492-011 and 522-321-037

Resolution by the Planning Commission of the County of Humboldt approving the Willow Creek Community Services District Brannan Mountain Water Tank and Veteran's Park Improvement Project General Plan Conformance Review.

WHEREAS, Willow Creek 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 5, 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:

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| 1. FINDING: | Description: A General Plan Conformance Review for the Willow Creek Community Services District's Brannan Mountain Water Tank and Veteran's Park Improvement Projects |
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EVIDENCE:	a) Application File: PLN-2025-19232
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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 a public park, including a skateboard park and ADA improvements 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 project is not mapped as having any wetlands, streamside management areas. The project is in an existing disturbed area that may have habitat for the Fisher, *Pekania pennanti*, which is in the CDDDB database but is not listed as sensitive endangered. No other 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 in a high fire hazard area but will not increase residential

occupancy. The project is in an area designated as stable for geology. While the project is not in a Fault Hazard Zone. No buildings will be constructed that would expose people to significant risks due to earthquakes.

4 FINDING:

The proposed development of a 650,000-gallon water tank to serve existing water connections without the expansion of the water service area is in conformance with all applicable policies and standards in the Humboldt County General Plan.

EVIDENCE:

- a) The Humboldt County General Plan identifies Essential services as an allowable use type in Agricultural Rural (RA 5-20) land use designation. The new tank will serve the critical facility needs of the surrounding community and enhance the public welfare by providing drinking water and fire protection.
- b) The development of the water tank will not expand the District's service area.
- c) The proposed water tank 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, 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 project is not located in a flood hazard area. The project is in a very high fire hazard area but will not increase residential occupancy and will provide reserve water capacity for fighting fires. The project is in an area designated as moderate stability for geology. The project is not in a Fault Hazard Zone. No buildings will be constructed that would expose people to significant risks due to earthquakes.
- g) The applicant will be responsible for obtaining any necessary Federal, State and Local permits to facilitate development of the test well.

DECISION

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

- Find the proposed Willow Creek Community Services District's Brannan Mountain Water Tank and Veteran's Park Improvement Projects to be in conformance with the General Plan.

Adopted after review and consideration of all the evidence **May 15, 2025**.

The motion was made by COMMISSIONER SARAH WEST and seconded by COMMISSIONER THOMAS MULDER and the following vote:

AYES: Commissioners: Sarah West, Thomas Mulder, Peggy O'Neill, Noah Levy, Iver Skavdal, Lorna McFarlane

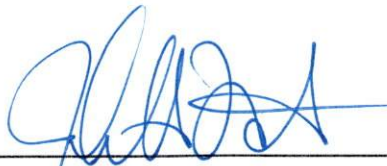
NOES: Commissioners:

ABSTAIN: Commissioners:

ABSENT: Commissioners: Jerome Qiriazhi

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