



COUNTY OF HUMBOLDT

For the meeting of: 6/26/2025

File #: 25-806

To: Planning Commission

From: Planning and Building Department

Agenda Section: Consent

SUBJECT:

Westhaven Community Services District General Plan Conformance Review for the acquisition of a portion of a parcel.

Assessor Parcel Number: 513-190-008

Record Number: PLN-2025-19265

Westhaven area

A General Plan Conformance Review for the acquisition of a portion of a parcel to be used as mitigation associated with water treatment improvements by the Westhaven Community Services District. This mitigation parcel will be deed restricted to preclude development of water, tree removal other than hazard trees and development of any kind, excepting for passive recreation such as hiking trails.

RECOMMENDATION(S):

That the Planning Commission:

1. Adopt the resolution (Attachment 1) which does the following:
 - a. Finds the proposed site acquisition to be in conformance with the Humboldt County General Plan

DISCUSSION:

Site Locations: The site is located in the Westhaven area on the south side of 8th Avenue, just west of the intersection of Spruce Avenue and 8th Avenue.

Present Plan Land Use Designations: Residential Agriculture (RA5-20) in the Humboldt County General Plan.

Present Zoning: Unclassified (U)

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 the acquisition of a portion of a parcel by the Westhaven Community Services District to be used as mitigation associated with improvements to their water treatment facility. The Westhaven Community Services District intends to acquire a portion of APN 513-190-008 (approximately 2.26 acres) through a conveyance to a governmental agency. The conveyance does not require a Parcel Map pursuant to Section 66428(a)(2) of the State Subdivision Map Act. The remaining portion of the parcel (approximately 2.74 acres) is developed with a single-family residence and will be retained by the current landowner.

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 3 to this staff report.

General Plan Designation: The Humboldt County General Plan classifies the property with land use designation of Residential Agriculture (RA). The Residential Agriculture land use designation applies to large lot residential uses that typically rely upon on-site water and wastewater systems. The land use designation supports the proposal as the proposed mitigation site can be considered accessory to an Essential Service which is an allowable use type in the RA plan designation. Therefore, this use is consistent with the Humboldt County General Plan.

The project site is not mapped as having any wetland or habitat areas or significant hazards. The properties are located in a moderate fire hazard area and 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
3. Location Map
4. California Government Code Section 65402

Applicant:

Westhaven Community Services District
Paul Rosenblatt
PO Box 2015
Trinidad, CA 95570

Owner:

Neuton J. and Sally J. Williamson
9100 Riggs Lane, Apt. D
Overland Park, KS 66212

Please contact Trevor Estlow, Senior Planner, at testlow@co.humboldt.ca.us or 707-268-3740 if you have questions about this item.