



COUNTY OF HUMBOLDT

For the meeting of: 6/26/2025

File #: 25-811

To: Planning Commission

From: Planning and Building Department

Agenda Section: Consent

SUBJECT:

Riverside Community Services District General Plan Conformance Review
Assessor Parcel Number: 100-152-027
Record Number: PLN-2025-19228
Ferndale area

A General Plan Conformance Review to modify a well permit from a test well (PLN-2023-18197) to a production backup well. Project includes installation of a new line to existing pump house.

RECOMMENDATION(S):

That the Planning Commission:

1. Adopt the resolution (Attachment 1) which does the following:
 - a. Find the proposed production well on the subject parcel conforms with the Humboldt County General Plan.

DISCUSSION:

Site Location:

The site is in the Ferndale area, on the south side of Centerville Road, approximately 450 east of the intersection of Meridian Road and Centerville Road, on the property known as 790 Centerville Road.

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) 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.

State Appeal Status:

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 to modify a well permit from a test well (PLN-2023-18197) to a production backup well. Project includes installation of a new line to existing pump house.

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 4 to this staff report.

General Plan Designation:

The Humboldt County General Plan classifies the parcel with land use designations Residential Agriculture (RA5-20). This designation applies to large-lot residential uses that typically rely upon on-site water and wastewater systems. Varying densities are reflective of land capabilities and/or compatibility issues. RA5-20 and RA20 are rural residential designations for lands with slopes generally less than 30% and served by individual water and wastewater systems and good road access.

Under the RA designation, Essential Services are allowed. In Appendix B of the General Plan, Essential Services include "Community wells, water storage tanks, and associated water treatment facilities." Therefore, the proposed 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 property is 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:

Riverside Community Services District
Annje Dodd
PO Box 857
Ferndale CA 95536

Owner:

Riverside Community Services District
PO Box 857
Ferndale CA 95536

Agent:

NorthPoint Consulting Group, Inc.
1117 Samoa Blvd
Arcata CA 95521

Please contact Steven Santos, Senior Planner, at sasantos@co.humboldt.ca.us or 707-268-3749 if you have questions about this item.