

WENNERHOLM MINOR SUBDIVISION AND SPECIAL PERMIT

Case Numbers PLN-2021-17362
Assessor Parcel Number 206-211-014

Recommended Planning Commission Action

1. Describe the application as part of the Consent Agenda.
2. Survey the audience for any person who would like to discuss the application.
3. If no one requests discussion, make the following motion to approve the application as a part of the consent agenda:

Adopt the Resolution to 1) Find the project exempt from further environmental review per CEQA Guidelines Section 15183 2) make all of the required findings for approval of the Tentative Map Subdivision and Accessory Dwelling Unit and 3) approve the project subject to the recommended conditions..

Executive Summary: A Minor Subdivision of an approximately 6.7-acre parcel into two parcels of approximately 3.1 acres (Parcel 1) and a 3.6 acre Remainder (Parcel 2). A Special Permit is also being requested to pre-authorize construction of an approximately 1,512 square foot residence as an Accessory Dwelling Unit (ADU) prior to completion of the subdivision. The property is currently developed with a residence, garage, and barn. All existing development will be located on proposed Parcel 2. Proposed Parcel 1 is currently undeveloped pasture. Access to both parcels is provided by a 50-foot non-exclusive easement. Water for the residence is provided by an existing well located on proposed Parcel 1. The well will also be used to supply water for future development of proposed Parcel 2. Sewage disposal for existing development is currently handled by an on-site waste treatment system (OWTS) located on proposed Parcel 1. Testing for a new septic system on proposed Parcel 1 has been completed.

The project site is located approximately 500 feet north of the CA-36 corridor on Sunnyslope Lane. The parcel is zoned Agriculture General with the Residential Estates land use designation and is surrounded by similarly zoned and designated parcels between 2.5 and 5 acres in size. Site vegetation is dominated by open grassland with historic grazing use. The parcel is bordered on the northwest by an elevated legacy railroad bed under the management of the North Coast Railroad Authority (NCRA). The site topography slopes gently from north to southwest at 1.6% grade to the proposed subdivision line where a more dramatic slope of 28% runs for approximately 70 feet southwest and levels off to an average grade of 1.6% toward the southwest property line. The property subdivision will divide the parcel along a landscape feature that will create Parcel 1 at an elevation 20 feet higher than Parcel 2 where the existing residence will be located. The southern property corner is approximately 1,150 feet from the nearest identified wetland to the southwest along the Van Duzen River, and the northernmost property corner is approximately 295 feet from Cuddleback Creek to the northwest.

Conditional approval of the project preliminary report as specified in County Code Section 323-6(c) is required based on the Public Works memo dated July 19, 2021. A revised map, provided by a licensed surveyor or engineer in the State of California, will be submitted to show monumentation as required by County Code Section 326-15 and 324-3. A period of 24 months is allowed from the date of approval to prepare the required documentation and complete the project. The project may not commence without review and approval of the required submissions by the Department of Public Works.

The development of an ADU and a Minor Subdivision are consistent with the density requirements of 1-5 acres per unit as described in the General Plan Land Use Element designation of Residential Estates (RE 2.5-5) and the Carlotta/Hydesville Community Plan.

Alternative: The Planning Commission could elect not to approve the project. This alternative should be implemented if your Commission is unable to make all of the required findings. Planning Division staff has found that the required findings can be made. Consequently, planning staff does not recommend further consideration of this alternative.