



COUNTY OF HUMBOLDT

For the meeting of: 7/6/2023

File #: 23-986

To: Planning Commission
From: Planning and Building Department

Agenda Section: Consent

SUBJECT:

Mitchell Minor Subdivision

Assessor Parcel Number (APN) 511-141-017

Record No.: PLN-2020-16281

McKinleyville area

A Minor Subdivision of an approximately 8.12-acre parcel into 3 parcels ranging from 2.5 to 3.12 acres in size.

RECOMMENDATION(S):

That the Planning Commission:

1. Survey the audience for any person who would like to discuss the application.
2. If no one requests discussion, make the following motion to approve the as part of the Consent Agenda; and
3. Adopt the resolution (Resolution 23-__). (Attachment 1) which does the following:
 - a. Finds the project exempt from environmental review pursuant to Section 15183 of the State CEQA Guidelines; and
 - b. Makes all of the required findings for approval of the Minor Subdivision; and
 - c. Approves the Parcel Map Subdivision as recommended by staff and subject to the recommended conditions of approval (Attachment 1A).

DISCUSSION:

Project Location: The project parcel is located in Humboldt County, in the McKinleyville area, between Hooven Road and Olivier Road, and approximately 700 feet east of the intersection of these roads with Dows Prairie Road, on the property known as 1975 Olivier Road.

Present General Plan Land Use Designation: Residential Low Density: 1 unit (RL1), Density: 1 unit per acre; Airport Safety Review (AP); McKinleyville Community Plan (MCCP), 2017 General Plan

Present Zoning: Agriculture General, Special Building Site, and Airport Safety Review (AG-B-7(1)-AP)

Environmental Review: The project is exempt from environmental review pursuant to Section 15183 of the State CEQA Guidelines - Projects consistent with a Community Plan, General Plan, or Zoning.

State Appeal: Project is not within the Coastal Zone and is not appealable to the California Coastal Commission.

Major concerns: None

Executive Summary: This project seeks approval of a minor subdivision of an approximately 8.12-acre parcel into 3 parcels ranging from 2.5 to 3.12 acres in size. Aside from perimeter fencing along the property boundaries, the parcel being divided is currently vacant.

Access

Access to all three parcels will be provided by Ollivier Road, a private gravel road approximately 0.25 miles in length within a 50-foot-wide right-of-way. Conditions of Approval from the Land Use Division of Public Works include a requirement that the first fifty (50) feet of Ollivier Rd. be paved from the edge of the County Road (Dows Prairie Road). Public Works is also requiring that a stop sign and limit line striping be installed at its intersection, and that pruning of encroaching vegetation be performed to return the roads functional width to at least 20 feet. A Road Maintenance Association (RMA) has been established for parcels utilizing Ollivier Road for access, including the property being divided. A Condition of Approval has been included requiring that the new parcels being created be annexed into the existing RMA or form a new one if annexation proves impossible.

Open Space

The parcel being divided was created through an earlier 4-parcel subdivision (PMS-57-88) which included provisions for retention of 40% of the land as open space retention. This restriction currently affects the northern portion of the property to be divided. The applicant is committed to retaining 40% of the property as open space while reconfiguring the location and distribution of the reserved area. Modification of Parcel 1 of the Development Plan is included with this request. The modification proposes reconfiguration of the reserved open space to ensure greater retention of shore pine trees and larger wildlife corridors while facilitating further subdivision and residential development meeting required setbacks. No further changes to reserved open space are proposed and all of the remaining parcels (2, 3, and 4) are already residentially developed at this time.

Water & Sewer

The proposed parcels would receive community water service from the McKinleyville Community Services District and utilize individual onsite wastewater treatment systems.

CEQA

The proposal involves infill development consistent with the planned density and parcels sizes for the area. Staff have determined that the project qualifies for exemption from Environmental Review pursuant to 15183 of the CEQA Guidelines, which mandates that projects shall not require additional

environmental review where consistent with the development density established by existing zoning and general or community plan policies for which an Environmental Impact Report (EIR) has been prepared. EIR's were prepared and certified in 2002 for the McKinleyville Community Plan and 2017 for the Humboldt County General Plan.

OTHER AGENCY INVOLVEMENT:

The project was referred to responsible agencies and all responding agencies have either responded with no comment or recommended approval or conditional approval. (Attachment 4)

ALTERNATIVES TO STAFF RECOMMENDATIONS:

1. The Planning Commission would elect to add or delete Conditions of Approval.
2. The Planning Commission could deny approval if unable to make all the required findings. Planning staff is confident that the required findings can be made based on the evidence submitted and subject to the recommended Conditions of Approval. Consequently, staff does not recommend further consideration of this alternative.

ATTACHMENTS:

1. Resolution
 - A. Conditions of Approval
 - B. Exhibit A - Subdivision Requirements - Land Use Division of Public Works
 - C. Tentative Map
 - D. Open Space Reconfiguration Exhibit
2. Maps - Location, Aerial, Assessor, Zoning, Topo
3. Applicant's Evidence in Support of the Required Findings
 - A. Project Description
 - B. Open Space Reconfiguration Justification
 - C. Topographic Map
4. Referral Agency Comments and Recommendations

Applicant/Owner

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Please contact Steven Lazar, Senior Planner, at slazar@co.humboldt.ca.us or (707)268-3741 if you have questions about this item.