



COUNTY OF HUMBOLDT

For the meeting of: 10/2/2025

File #: 25-1172

To: Planning Commission

From: Planning and Building Department

Agenda Section: Public Hearing

SUBJECT:

LCI Parcel Map Subdivision

Record No.: PLN-2025-19169

APN: 301-052-036

Eureka area

A Parcel Map Subdivision of APN 301-052-036 resulting in (3) parcels of the following sizes: Parcel 1- 13,450 sf, Parcel 2- 6,600 sf, and Parcel 3- 6,900 sf. The parcel is currently developed with a single-family residence, a garage, and a new single-family residence under construction which will remain on proposed Parcel 1. Proposed Parcel 2 and Parcel 3 will be vacant and suitable for residential development. Pursuant to Humboldt County Code Section 325-9, the applicant has submitted an exception request to the right-of-way width, the minimum travelled way width, the required vehicle turnaround and the required road surface. The parcel is served with community water and sewer provided by the Humboldt Community Services District.

RECOMMENDATION(S):

That the Planning Commission:

1. Adopt the resolution, (Attachment 1), which does the following:
 - a. Finds the project is consistent with the development density and policies established by an existing community plan and General Plan for which an EIR was certified, and that no additional environmental review is required per Section 15183 of the State CEQA Guidelines, and as a Responsible Agency, agrees with the lead agency's findings; and
 - b. Makes all the required findings for approval of the LCI Parcel Map Subdivision; and
 - c. Approves the LCI Parcel Map Subdivision as recommended by staff, and subject to the conditions of approval (Attachment 1A).

DISCUSSION:

Project Location: The project site is located in the Eureka area, on the east side of Union Street, approximately 225 feet north of the intersection of Higgins Street and Union Street, on the property known as 4725 Union Street.

Present General Plan Land Use Designation: RL - Residential Low Density; Eureka Community Plan (ECP); Density: one to six dwelling units per acre; Slope Stability: Low Instability (1).

Present Zoning: R-1* - Residential One-Family, with a minimum lot size of 6,000 sq. ft.

Environmental Review: Project is exempt from further environmental review pursuant to CEQA Guidelines Section 15183 - Projects Consistent with a Community Plan or Zoning.

State Appeal: The project is NOT appealable to the California Coastal Commission.

Major Issues: None.

Executive Summary

A Parcel Map Subdivision of APN 301-052-036 resulting in (3) parcels of the following sizes: Parcel 1- 13,450 sf, Parcel 2- 6,600 sf, and Parcel 3- 6,900 sf. The parcel is currently developed with a single-family residence, a garage and a new single-family residence under construction, which will remain on proposed Parcel 1. Proposed Parcel 2 and Parcel 3 will be vacant and suitable for residential development. The parcel is served with community water and sewer provided by the Humboldt Community Services District.

The parcel is currently developed with a single-family residence, detached garage and shed. The garage and shed are proposed to be removed and a new single-family residence with a garage was approved under BLD-2024-60903. Once constructed, this will become the primary residence on Parcel 1, with the existing residence becoming an ADU. Parcels 2 and 3 are currently undeveloped but single-family residences are expected as future developments.

The applicant is requesting four exceptions pertaining to road improvement requirements. A revised exception request (Attachment 3C) was submitted on June 30, 2025. The first two requests seek relief from the Category 4 minimum travelled roadway width and right-of-way standards, as in their view there is insufficient space to meet these requirements while maintaining setbacks for the existing residence and proposed parcels. The second request pertains to the turnaround requirement, as they argue that the size and configuration of Parcels 2 and 3 limit the feasibility of constructing a turnaround at the road terminus. Finally, the applicant is requesting an interim exception to the Category 4 road surfacing standard, proposing to defer paving until development and occupancy of Parcels 2 and 3 to preserve project feasibility and reduce initial costs. The Planning and Building department and Public Works Departments support some of these requests but not all, as described

later in this staff report.

Zoning and Land Use

Single-Family Residential is a principally permitted use within the R-1* zone and the proposed project meets the density requirements of 1-6 dwelling units per acre. The proposed subdivision will be consistent with the surrounding parcels (primarily designated as Residential Low Density with R-1 zoning). All buildings on the existing property (Parcel 1) are compliant with setbacks and the proposed subdivision will establish suitable properties (Parcels 2 and 3) that allow for new residences to comply with all required setbacks and zoning standards.

Access, Services and Utilities

Current access to the project site is from Union Street, a county-maintained road. The proposed project will develop a private driveway from Union Street to access all three properties. The private access is conditioned to comply with Public Works requirements regarding curbs, gutters and sidewalks, as well driveway apron and paving. Additional requirements are included in the Public Works memo dated July 3, 2025, and are included as Attachment 1C.

Water and sewer services are provided to the existing residence by Humboldt Community Services District. Referral comments did not express concerns with adding services to the newly formed parcels; however, there are conditions associated with future development, which are included as Attachment 1A.

Hazards

The project site is relatively flat with low instability, is not located in a zone of potential liquefaction, and is not located in the Alquist-Priolo fault hazard zone. The project site is not located in a FEMA 100 -year flood zone, is not located in a tsunami hazard zone nor susceptible to coastal inundation related to sea level rise (1 meter). The project site is located within the Local Responsibility Area, with Humboldt Bay Fire JPA providing emergency response services, and is mapped as an area of no substantial fire hazard severity. Future development of the site will require compliance with the Uniform Fire Code and Uniform Building Code. The Department finds no evidence that the project will create, or expose people or property to, hazardous materials, or impair implementation of or physically interfere with, an adopted emergency response plan.

Natural Resources

The California Natural Diversity Database indicates the potential presence of Siskiyou checkerbloom, Scouler's catchfly, and Pacific gilia. However, the area has been routinely disturbed (mowed) and is in a relatively dense residential development. There is a large Monterey Pine located on the northwest corner of the property. According to the biological report compiled by Hohman and Associates, noise from generators beneath the adjacent cell tower would prevent any raptors or large wading shorebirds from utilizing this tree as a nesting site. Additionally, the tree is proposed to be removed with the construction of the residence on Parcel 1. The habitat requirements of special status

mammals make the project footprint unsuitable for these species. California Department of Fish and Wildlife (CDFW) was sent a referral for the proposed project and recommended any vegetation removal to occur outside of nesting season and if newly discovered special-status species are observed, consultation with CDFW should be conducted and the results of that consultation shall be amended into the project before any development operations occur, as conditioned in Attachment 1A.

Cultural Resources

The project was referred to NWIC, the Wiyot Tribe, Blue Lake Rancheria and the Bear River Band of the Rohnerville Rancheria. There were no initial concerns with the project details; however, inadvertent archaeological discovery protocols were requested to be in place for any ground-disturbing activities that may take place and are conditioned in Attachment 1A (**Informational Note 2**). There are no historic buildings or other artifacts that will be impacted by the proposed project.

Exception Request by Applicant

Pursuant to Humboldt County Code §325-9 of the subdivision regulations, the applicant submitted an exception request (dated June 30, 2025) (Attachment 3C) requesting exceptions to the following improvement requirements:

- 1) An exception to the 50-foot minimum right-of-way width required by the design standards administered by the Public Works Land Use Division. The property, in its existing configuration, is a flag lot, with a 60-foot-wide frontage on Union Street. In order to optimize the residential density potential allowed under the existing Zoning and General Plan regulations, the applicant is proposing to maintain the flag configuration as there is insufficient room to accommodate the required 50-foot-wide right-of-way while maintaining setbacks to the existing residence on the site. The applicant is instead proposing a 30-foot right-of-way, at the entrance of Union Street, turning into a 20-foot right-of-way at the 90-degree turn, as shown on the Tentative Parcel Map. Access to all resultant parcels will be via a newly constructed 20-foot travel way within said 30-foot right-of-way, turning into a 16-foot travel way within the 20-foot right-of-way at the 90 degree turn, with the existing 10-foot gravel driveway along the northerly side of the panhandle being abandoned.

Public Works and Planning and Building support the modification to the design standards for the right of way width to a 30-foot width but do not support reducing the width to 20 feet as requested after the turn.

- 2) As described above, the applicant is asking for an exception to the requirement for a 20-foot travelled way in order to allow the travelled way after the 90 degree turn to be 16 feet. County staff does not oppose the request to have only a 16-foot-wide traveled way after the turn, or knuckle.

- 3) The applicant is asking for an exception to defer paving of the entire access road until development of parcels two and three. This request is supported by county staff, provided that the first 50 feet is paved at the same time as completion of road improvements on Union Street. There will be limited to no use of these vacant parcels until they are developed.
- 4) The applicant is asking for an exception to the requirement to have a vehicle turnaround at the terminus or near the terminus of the access. Per the applicant the size and configuration of Parcels 2 and 3 limit the feasibility of constructing a turnaround at the road terminus. Humboldt Bay Fire has reviewed this request and found it acceptable for fire safety concerns; however Public Works and Planning and Building do not support this exception as it would require delivery drivers to back out the entire access and onto Union Street, creating a hazard.

Environmental Review

The Planning Department has determined that further environmental review is not required as the project is consistent with a development density of 1-6 dwelling units per acre, established during adoption of the 1995 Eureka Community Plan and upheld in 2017 following adoption of the General Plan Update (GPU). The establishment and future development of one additional parcel is consistent with mitigations for induced population growth as described in Impact 3.1.3.4. of the 2017 Environmental Impact Report (EIR) to reasonably obtain the projected goals of the Regional Housing Needs Allocation (RHNA) using alternative subdivision standards and the facilitation of opportunities for second residential units.

Section 15183 of the CEQA Guidelines discourages lead agencies from performing additional environmental review where an earlier EIR was prepared, unless there are environmental effects peculiar to the project or the parcel on which it is located, or in situations where the earlier EIR(s) did not include analysis of significant effects or where previously identified significant effects could become more severe. Neither of these circumstances apply to the proposal.

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)

RECOMMENDATIONS:

Based on a review of Planning Division reference sources and comments from all involved referral agencies, Planning staff concludes that the applicant has submitted evidence in support of making all of the required findings for approval of the LCI Parcel Map Subdivision. Staff recommends that the Planning Commission find the project exempt from further environmental review pursuant to Section 15183 of the State CEQA Guidelines, as the project is consistent with local planning and zoning documents.

ALTERNATIVES TO STAFF RECOMMENDATIONS:

The Planning Commission could elect to add or delete conditions of approval. The Planning Commission could deny approval if unable to make all the required findings. Staff has concluded the required findings in support of the proposal can be made. Consequently, staff does not recommend further consideration of these alternatives.

ATTACHMENTS:

1. Draft Resolution
 - A. Conditions of Approval
 - B. Tentative Map
 - C. Public Works Subdivision Requirements
2. Location Map
3. Applicant's Evidence in Support of the Required Findings
 - A. Biological Resource Assessment
 - B. Preliminary Drainage Report
 - C. LCI PMS Exception Request
4. Referral Agency Comments and Recommendations
 - A. HCSD Comments
 - B. PG&E Comments
 - C. CDFW Comments

Applicant

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