



COUNTY OF HUMBOLDT

For the meeting of: 9/19/2024

File #: 24-1284

To: Planning Commission

From: Planning and Building Department

Agenda Section: Consent

SUBJECT:

Collins/Goldstein - Parcel Map Subdivision Extension
Assessor Parcel Numbers (APN) 509-061-025
Record No.: PLN-2024-19031
McKinleyville area

A two-year extension of a previously approved Minor Subdivision and Planned Development Permit (PLN-2022-17740) of an approximately 10-acre parcel into four parcels of approximately 20,000 square feet, 30,830 square feet, 36,989 square feet and 7.97 acres. A Planned Development Permit was approved to allow significantly smaller parcel sizes and clustering of development along the road frontage. This in turn ensures that sufficient area exists to accommodate future residential development observing standard setbacks from riparian and wetland areas associated with Mill Creek, which crosses through the parcel. The site is currently vacant and will be served with community water and sewer provided by the McKinleyville Community Services District. The majority of the parcel is forested with the exception of the northern portion, which was cleared as part of a recent less than 3-acre conversion completed in late 2021. This same area is targeted to host future residential development following the subdivision.

RECOMMENDATION(S):

That the Planning Commission:

1. Adopt the resolution (Resolution 24-___), (Attachment 1) which does the following:
 - a. Finds that during prior approval of the Collins/Goldstein Minor Subdivision and Planned Development Permit, the Humboldt County Planning Commission determined the project was exempt from environmental review pursuant to section 15183 of the State CEQA Guidelines, and further environmental review is unnecessary as no changes to the project are proposed; and
 - b. Finds the proposed project complies with the General Plan and Zoning Ordinance; and
 - c. Approves the Minor Subdivision and Planned Development Permit Extension subject to

the original conditions of approval.

DISCUSSION:

Project Location:

This project is located in the McKinleyville area, on the south side of Sutter Road, approximately 360 feet east from the intersection of Sutter Road and Blackbird Avenue, on the property known to be in the eastern half of the northwest quarter of the southwest quarter of Section 4 of Township 6 North, Range 1 East, Humboldt Base & Meridian.

Present General Plan Land Use Designation:

Residential Estates (RE2.5-5), Density: (Cluster) Range is 2.5 to 5 acres per unit, McKinleyville Community Plan (MCCP), 2017 General Plan, Slope Stability: Low Instability (1)

Present Zoning:

Agriculture General (AG), Streamside Management Areas and Wetlands (WR)

Environmental Review/CEQA:

During prior approval the Planning Commission determined that the project is considered exempt from environmental review pursuant to Section 15183 of the State CEQA Guidelines, applicable to projects that are consistent with a Community Plan, General Plan, or Zoning for which an EIR was certified. There are no environmental effects that are peculiar to the project or the parcel on which the project is located. The project is consistent with the development density of one unit per 2.5 to 5 acres of the Residential Estates (RE) land use designation, affirmed during the adoption of the McKinleyville Community Plan (MCCP) in 2002 and reaffirmed during adoption of the current General Plan in 2017. The creation and development of three (3) additional parcels 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) through the use of alternative subdivision standards and the facilitation of opportunities for second residential units.

Further environmental review is unnecessary as no changes to the project are proposed.

State Appeal:

The project is not appealable to the California Coastal Commission.

Major Concerns:

None.

Executive Summary:

A two-year extension of a previously approved Minor Subdivision and Planned Development Permit (PLN-2022-17740) of an approximately 10-acre parcel into four parcels of approximately 20,000

square feet, 30,830 square feet, 36,989 square feet and 7.97 acres. A Planned Development Permit was approved to allow significantly smaller parcel sizes and clustering of development along the road frontage. This in turn ensures that sufficient area exists to accommodate future residential development observing standard setbacks from riparian and wetland areas associated with Mill Creek, which crosses through the parcel. The site is currently vacant and will be served with community water and sewer provided by the McKinleyville Community Services District. The majority of the parcel is forested with the exception of the northern portion, which was cleared as part of a recent less than 3-acre conversion completed in late 2021. This same area is targeted to host future residential development following subdivision. **No changes to the original project are proposed.**

The approved staff report for the original project erroneously indicated that Parcel 3 would be roughly 32,336 square feet. This matched the initial site plan, but differed from the revised tentative map, which indicates that Parcel 3 would be 36,989 square feet. The revised tentative map was approved as part of that staff report on November 3, 2022, and is the proposed map for this extension, so that square footage is corrected within this staff report.

The permits were previously approved by the Planning Commission on November 3, 2022, and became effective on November 15, 2022, following the end of the local appeal period. The applicant is requesting that the permit be extended for two years. This is the first extension requested by the applicant and, if approved, it will **extend the term of the Minor Subdivision and Planned Development Permit until November 3, 2026.**

Referral Responses:

The extension was re-referred to seven of the previous referral agencies. The Building Division recommended approval but noted that the parcel is partially covered by a 100 year flood zone and features a streamside management area for wetlands and for Mill Creek. CDFW visited the site and requested that any future development within the wetland buffer, as determined by the wetland delineation prepared November 2017, be first referred to CDFW. A notice has been added to the parcel record to ensure this requirement is complied with. PG&E provided standard comment regarding required language for Public Utility Easement dedication. The County Department of Public Works confirmed that no changes to the approved conditions would be necessary. The McKinleyville Community Services District approved of the proposal and provided a will serve letter stating that additional water and sewer service installations would be necessary for three of the four lots. The Arcata Fire Protection District and the County Environmental Health Division approved of the proposal without additional comment.

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 could elect not to approve the project. This alternative should be implemented if your Commission is unable to make all of the required findings per H.C.C. Sections 312-11.3 and 312-17. Planning Division staff has found that the required findings can be made. Consequently, planning staff does not recommend further consideration of this alternative.

ATTACHMENTS:

1. Draft Resolution
 - A. Resolution previously Approved by Planning Commission (Resolution #22-123)
 - B. Conditions of Approval
 - C. Site Plan
2. Location Maps
3. Applicant's Evidence in Support of the Required Findings
4. Referral Agency Comments and Recommendations

Applicant:

Ty Robin Collins
1701 Kristin Way
McKinleyville, CA 95519

Owner:

Ty R. Collins and Juliana D. Goldstein
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McKinleyville, CA 95519

Agent:

N/A

Please contact Augustus Grochau, Associate Planner, at agrochau@co.humboldt.ca.us or 707-268-3749 if you have questions about this item.