



COUNTY OF HUMBOLDT

For the meeting of: 11/3/2022

File #: 22-1492

To: Planning Commission

From: Planning and Building Department

Agenda Section: Consent

SUBJECT:

Collins/Goldstein, Parcel Map Subdivision

Application Number PLN-2022-17740

Assessor Parcel Number (APN) 509-061-025

2500 block of Sutter Road, McKinleyville area

A Minor Subdivision of an approximately 10-acre parcel into four parcels of approximately 20,000 square feet, 30,830 square feet, 32,336 square feet and 7.97 acres. A Planned Development Permit is requested to allow significantly reduced sizes and clustering of development along the road frontage, to observe setbacks from riparian and wetland areas associated with Mill Creek. 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.

RECOMMENDATION(S):

That the Planning Commission:

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 part of the Consent Agenda; and
4. Adopt the resolution (Resolution 22-__). (Attachment 1) which does the following:
 - a. Find the project exempt from further environmental review pursuant to Section 15183 of the State CEQA Guidelines; and
 - b. Make all of the required findings for approval of the Parcel Map Subdivision, including the exception request allowing reduced right-of-way width; and
 - c. Approve the Collins-Goldstein Minor Subdivision subject to the recommended conditions.

DISCUSSION:

Project Location: The project is located in Humboldt County, in the McKinleyville area, on the south side of the 2500 block of Sutter Road, approximately 350 feet east from the intersection of Blackbird Avenue and Sutter Road.

Present General Plan Land Use Designation: Residential Estates (RE); McKinleyville Community Plan; Density 2.5 to 5 acres per dwelling unit; Slope Stability: Low Instability (1)

Present Zoning: (AG-WR) Agriculture General with Streamside Management Area and Wetlands Combining Zone

State Appeal: Project is not located within the Coastal Zone.

Major concerns: None

Executive Summary: A Minor Subdivision of an approximately 10-acre parcel into four parcels. A Planned Development Permit is being requested to allow significantly smaller parcel sizes and clustering of development along the road frontage.

Access: With the exception of Parcel 4, all proposed parcels enjoy frontage along an existing 50-foot right-of-way easement. An exception is being requested pursuant to §325-9 of the subdivision regulations to allow Parcel 4 to be served by a 25-foot access road. The Land Use Division of Public Works supports the Commission granting this exception.

Drainage/Stormwater: A Preliminary Drainage Report has been prepared for the project and provided to Public Works for review. The Department of Public Works have recommended as a condition of approval that the applicant submit a complete hydraulic report and drainage plan for their approval. This is a standard requirement for subdivisions in urban areas. The report must be prepared by a Civil Engineer registered within the State of California and will be submitted for review and approval prior to commencement of the project. The project will be required to detain stormwater such that no additional water will leave the site at a rate greater than the pre-development 2-year (Q2) storm flows. This will likely be achieved by developing on-site detention facilities. Lastly, because the site is located in an urban MS4 stormwater area, future development will be required to incorporate individual parcel-specific measures designed to further enhance and detain stormwater runoff.

Environmental Review/CEQA: This is an in-fill project and considered exempt from pursuant to Section 15183 of the State CEQA Guidelines, applicable to projects that are consistent with a Community Plan, General Plan, or Zoning. 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 unit per 2.5-5 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.

OTHER AGENCY INVOLVEMENT:

The project was referred to responsible agencies and all responding agencies have either recommended approval or conditional approval. (Attachment 4)

ALTERNATIVES TO STAFF RECOMMENDATIONS:

1. The Planning Commission could elect not to approve the tentative map. This alternative should be implemented if your Commission is unable to make all of the required findings per H.C.C. Sections 326-21 or 326-31. Planning Division staff has found that the required findings can be made. Consequently,

planning staff does not recommend further consideration of this alternative.

2. The Planning Commission could elect to approve the tentative map and deny the right-of-way width exception. This alternative should be implemented if your Commission is unable to make all of the required findings per H.C.C. Sections 325-9. Planning Division and Public Works staff have found that the required findings can be made. Consequently, planning staff does not recommend further consideration of this alternative.

ATTACHMENTS:

1. Draft Resolution
 - A. Conditions of Approval
 - B. Public Works Department Subdivision Requirements
 - C. Tentative Map
2. Location Map
3. Applicant's Evidence in Support of the Required Findings
 - A. Exception Request
4. Referral Agency Comments and Recommendations

Owner/Applicant

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Please contact Steven Lazar, Senior Planner by email at slazar@co.humboldt.ca.us or (707)268-3741, if you have any questions about the scheduled public hearing item.