



COUNTY OF HUMBOLDT

For the meeting of: 9/4/2025

File #: 25-1086

To: Planning Commission

From: Planning and Building Department

Agenda Section: Public Hearing

SUBJECT:

Alves Residential Subdivision Parcel Map Subdivision and Coastal Development Permit
Record No.: PLN-2025-19199
APN: 511-031-018
McKinleyville area

A Parcel Map Subdivision (PMS) to divide an approximately 1.09-acre parcel into four parcels and a Remainder, ranging in size from 5,702 square feet (net) to 14,367 square feet (net). The parcel is currently developed with two single-family residences which will remain on proposed Parcels 1 and 2. Proposed Parcel 3 will be created as a flag lot. The parcel is within the Coastal Zone; therefore, a Coastal Development Permit (CDP) is required. The parcel is served with community water and sewer provided by the McKinleyville Community Services District.

RECOMMENDATION(S):

That the Planning Commission:

1. Adopt the resolution, (Attachment 1) which does the following:
 - a. Finds the Planning Commission has determined that the project is exempt from further environmental review pursuant to Section 15183 (Projects Consistent with a Community Plan or Zoning) of the State CEQA Guidelines; and
 - b. Makes all of the required findings for approval of the Alves Parcel Map Subdivision, Coastal Development Permit, and exception request for the required right of way width; and
 - c. Approves the Alves Parcel Map Subdivision, Coastal Development Permit, and exception request for the right of way width as recommended by staff subject to the conditions of approval (Attachment 1A) and denies the exception request for the relocation of a utility pole out of the traveled way.

DISCUSSION:

Project Location: The project site is located in the McKinleyville area, on the southwest corner of the intersection of Halfway Avenue and Myers Road, on the property known as 1060 Myers Road.

Present General Plan Land Use Designation: RL - Residential Low Density; McKinleyville Area Plan; Density: 3-7 units per acre; Slope Stability: Relatively Stable (0)

Present Zoning: RS-5-AP,N - Residential Single Family with a minimum lot size of 5,000 sq. ft. and combining zone overlays of Airport Safety Review (AP) and Noise Impact (N).

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 appealable to the California Coastal Commission.

Major Issues: None.

Monitoring Required:

None.

Executive Summary

A Parcel Map Subdivision (PMS) to divide an approximately 1.09-acre parcel into four parcels and a Remainder, ranging in size from 5,702 square feet (net) to 14,367 square feet (net). The parcel is currently developed with two single-family residences which will remain on proposed Parcels 1 and 2, respectively. Proposed Parcel 3 will be created as a flag lot. The parcel is within the Coastal Zone, therefore, a Coastal Development Permit (CDP) is required. The parcel is served with community water and sewer provided by the McKinleyville Community Services District.

General Plan and Zoning: The minimum lot size for this zone is 5,000 sq. ft. and all proposed parcels will be above this standard. The project is consistent with the development density of 3-7 units per acre of the Residential Low Density (RL) land use designation established during adoption of the McKinleyville Area Plan. The proposed subdivision would result in the creation of four (4) new parcels which contain sufficient area outside the setbacks for residential development. The two existing residences will become the primary residences on Parcel 1 and Parcel 2, and the remaining three parcels are in conformance with the General Plan, zoning standards, and combining zone overlays. All buildings on the existing property are compliant with setbacks and the proposed subdivision will establish suitable properties that comply with all required setbacks. The proposed subdivision will be consistent with the surrounding parcels and there is no evidence to suggest the potential for this PMS to have a detrimental effect on public health or safety or be materially injurious to properties or improvements in the vicinity.

Access: Current access to the project site is from Myers Road, a county-maintained road. Completion of the subdivision will result in four (4) parcels maintaining access from Myers Road and one (1) parcel utilizing frontage on Halfway Avenue, also a County-maintained road. Parcel 3 will be a flag lot accessed from Myers Road, and while there is no development plan associated with this subdivision, the tentative map notes an appropriate configuration to allow for an adequate building site, access and vehicle turnaround. The applicant has included an exception request with their application materials which has been included as Attachment 1C. The applicant requested an exception to the minimum 50' right of way requirement, a requirement to relocate a utility pole outside the traveled way, and an exception to preparation of an Engineering Geology Report. Upon further review it was determined that the Engineering Geology Report was not required for the subdivision as proposed. Additionally, the Land Use Division of Public Works (Public Works) supports the proposed exception request for a reduced right of way width on Meyers Road, however referral comments indicate Public Works does not support bulb-outs on Halfway Avenue and has included a recommended condition that the applicant relocate the utility pole fronting parcel five. Public Works cannot support the exception request for the relocation of the utility pole as Halfway Avenue is a collector road, and the ultimate buildout of Halfway Avenue requires a uniform curb to curb width without bulb-outs to allow for bike lanes to be added in the future. Public Works is recommending the requirement for relocation of two utility poles, one in the intersection of Halfway and Myers and one Halfway south of the intersection. The applicant and county are both in agreement that the utility pole in the intersection must be removed for adequate development of lot infrastructure. This exception request is for the second pole located south of the intersection, as the applicant argues that the expense of relocating the pole would render the subdivision difficult to accomplish.

Additionally, Public Works referral recommendations unrelated to the exception requests include that the applicant complete road and pedestrian improvements, including curb, gutter and sidewalk, landscape strip, and road widening to accommodate a parking lane. Compliance with the Public Works referral response has been included as a recommended condition of approval.

Hazards: The subject parcel is located in an area of relative stability, site is not located within an Alquist-Priolo Fault Hazard Zone, nor is it within an area of potential liquefaction. The project site is not located in a tsunami hazard zone and does not reside within an area susceptible to coastal inundation related to sea level rise (1 meter). The parcel is not located within a FEMA 100-year Flood Zone. The subject parcel is located within a Local Responsibility Area for fire protection and is served by the Arcata Fire Protection District, who provides structural fire protection as well as responding to medical emergencies.

Biological Resources: The California Natural Diversity Database indicates that the parcel is within mapped occurrences of northern clustered sedge and Lyngbye's sedge. The accuracies of these occurrences are mapped as a one-mile radius and a three fifths mile radius, respectively. Per CNDDDB metadata larger radii do not indicate larger occupied areas, but rather greater uncertainty of the exact location. Notes in the CNDDDB indicate the northern clustered sedge is located in a sedge

swamp, and Lyngbye's sedge is located along an estuary shore, neither description appears to match areas on the subject property. The project site is in an area of relatively dense residential developments, and the site itself has been regularly mowed and landscaped. There are no wetlands or coastal natural resources on the project site as depicted on the County's natural resources GIS database, nor any natural features of concern or that might be at risk. California Department of Fish and Wildlife (CDFW) noted that the area would not be considered a Sensitive Natural Community and is unlikely to provide habitat for special status plants, with a primary recommendation that removal of trees or shrubs occur outside of nesting season (generally March 15 - August 15). Additionally, a condition prohibiting the use of invasive species in landscaping would prevent further degradation and discourage the spread and propagation of the most problematic species and is included in Attachment 1A.

Archaeological and Cultural Resources: To date no cultural resources have been documented on the project site or its vicinity. The "Inadvertent Archaeological Discovery Protocol" condition has been placed on the project, as requested by Tribal agencies. Project referrals were sent to both the Northwest Information Center and the Tribal Historic Preservation Officers (THPO's) for the Wiyot Tribe, Blue Laker Rancheria, and Bear River Band of the Rohnerville Rancheria. Per referral comments, recommended conditions include adherence to standard protocols for handling inadvertent discovery of cultural resources encountered during future ground disturbance.

Environmental Review: The project is consistent with the development density established by an existing general plan for which an EIR was certified, and a determination that no further environmental review is required is being made pursuant to section 15183 of the State CEQA Guidelines. The Department has determined that further environmental review is not required as the project is consistent with a development density established under the 2002 McKinleyville Community Plan and the 2017 Humboldt County General Plan for which EIR's were certified. The residential density specified in the McKinleyville Community Plan was utilized for analysis conducted during development of the Environmental Impact Report prepared for the current Humboldt County General Plan, which includes all of the required elements specified in Section 65302 of the Government Code. The EIR for the General Plan was certified during adoption of the plan in 2017. 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 3)

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 Parcel Map Subdivision and Coastal Development Permit. 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. 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 Parcel Map
 - C. Exemption Request
 - D. Public Works Conditions
2. Applicant's Evidence in Support of the Required Findings
 - A. Subdivision Improvement Plans
 - B. Preliminary Hydrology Report
3. Referral Agency Comments and Recommendations

Applicant

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