



COUNTY OF HUMBOLDT

For the meeting of: 10/2/2025

File #: 25-1177

To: Planning Commission

From: Planning and Building Department

Agenda Section: Consent

SUBJECT:

Holliday Minor Subdivision
Assessor Parcel Numbers (APN) 511-361-028
Record No.: PLN-2025-19211
McKinleyville area

A Parcel Map Subdivision of an approximately 22,230 square foot parcel into two parcels of approximately 8,890 square feet (Parcel A) and 13,340 square feet (Parcel B). The parcel is currently developed with two residences and an accessory structure that has been converted to a third residence without the benefit of County review. One, approximately 1,232 square foot residence will remain on proposed Parcel A and the other approximately 2,720 square foot residence and the approximately 1,864 unpermitted Accessory Dwelling Unit (ADU) will remain on proposed Parcel B. A Special Permit is requested pursuant to Section 314-99.1.3.5 of Humboldt County Code to allow the residence on proposed Parcel A to encroach into the rear yard setback and for this residence to be larger than 1,200 square feet as an accessory dwelling unit. Once the subdivision is complete, the unpermitted residence will be permitted. The parcel is served with community water and sewer provided by McKinleyville Community Services District.

RECOMMENDATION(S):

That the Planning Commission:

1. Adopt the resolution, (Attachment 1) which does the following:
 - a. Finds the proposed project complies with the McKinleyville Community Plan, the Humboldt County General Plan, and Zoning Ordinance; and
 - b. Finds the project exempt from CEQA pursuant to Section 15183, *Projects Consistent with a Community Plan or Zoning*, of the CEQA Guidelines, and that there is no substantial evidence that the project will have a significant effect on the environment; and

- c. Approves the Parcel Map Subdivision subject to the recommended conditions of approval (Attachment 1A and 1B).

DISCUSSION:

Project Location: The project is in the McKinleyville area, on the north side of Perini Road, approximately 360 feet west of the intersection of Perini Road and Barnett Avenue, on the property known as 1207 Perini Road.

Present General Plan Land Use Designation: Residential Low Density (RL1-7), McKinleyville Community Plan (MCCP), 2017 General Plan. Density: 1-7 units per acre. Slope Stability: Relatively Stable (0).

Present Zoning: Single Family Residential, Manufacture Home; Agricultural Preserve (RL1-7, T, AP)

Environmental Review: No further environmental review is required per Section 15183 -*Projects Consistent with a Community Plan or Zoning* of the CEQA Guidelines.

State Appeal: Project is located outside of the Coastal Zone and is therefore NOT appealable to the California Coastal Commission.

Major Concerns: None

Monitoring Required: None.

Executive Summary: A Parcel Map Subdivision of an approximately 22,230 square foot parcel into two parcels of approximately 8,890 square feet (Parcel A) and 13,340 square feet (Parcel B). The parcel is currently developed with two residences and an accessory structure that has been converted to a third residence without the benefit of County review. One, approximately 1,232 square foot residence will remain on proposed Parcel A and the other approximately 2,720 square foot residence and the approximately 1,864 unpermitted residence will remain on proposed Parcel B.

A Special Permit is requested pursuant to Section 314-99.1.3.5 of Humboldt County Code to allow the residence on proposed Parcel A to encroach into the rear yard setback and for the residence to be permitted as an Accessory Dwelling Unit (ADU) exceeding 1,200 square feet in size. Once the subdivision is complete, the unpermitted ADU will be permitted or removed. The parcel is served with community water and sewer provided by McKinleyville Community Services District. The project site is located within an established residential neighborhood. There is no additional development beyond permitting the ADU that is proposed at this time.

Access and Improvements: Current access to the project site is from Perini Road, a county-

maintained road. Standard conditions from the Land Use Division of Public Works recommend that the applicant complete standard road and pedestrian improvements, including a parking lane, curb, gutter, landscape strip, and sidewalk. However, an exemption request was submitted by the applicant to waive the requirement to construct a sidewalk, landscape strip, curb and gutter. Currently, there is no exiting drainage infrastructure or existing infrastructure for foot traffic (sidewalks) along Perini Road. The applicant states that the requirement would put an undue burden on the property owner, as well as, upset the aesthetic rural charter of the neighborhood. Additionally, an exemption to the requirement to provide these same facilities was approved by the Planning Commission in 2013 under PLN-8961-PMS for two adjacent properties to the west along Perini Rad. Given the Planning Commission's previous action, the Public Works Department and Planning and Building Department support granting the exception. The current exemption request can be found in Attachment 3. It should be noted that an exception to the requirement for a 40-foot right of way is also required in order to complete the subdivision as the current right of way of Perini Road is 32 feet. In total, the exceptions requested and supported by the Public Works and Planning and Building Department are to allow the road serving the subdivision to have a 32 foot right of way as opposed to the required 40 feet, and to waive the requirement for a landscape strip, curb, gutter and sidewalk.

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: 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. The site is relatively flat and there are no streams, wetlands, or other environmentally sensitive habitats on-site. Review of the California Natural Diversity Database indicates the subject site, and surrounding area is within potential habitat for the American peregrine falcon (*Falco peregrinus anatum*). However, it is important to note that while this species was previously protected, it was delisted from the federal Endangered Species Act (ESA) in 1999 and delisted from the California ESA in 2009 due to conservation and recovery efforts. Additionally, it does not appear there is suitable habitat for this species on-site. A referral was sent to the California Department of Fish and Wildlife (CDFW) on April 8, 2025, and no response was received.

Archaeological and Cultural Resources: The project was referred to the Northwest Information Center (NWIC), the Wiyot Tribe, Blue Lake Rancheria, and the Bear River Band of the Rohnerville Rancheria. NWIC responded recommending further study and that consultation with local tribes occur. The Bear River Band responded stating that they are satisfied that the activities of the project do not appear to represent a source of significant impact(s) on cultural resources and requested that

standard inadvertent archaeological discovery protocols be in place for any ground disturbing activities. This has been made a condition of project approval.

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. Further discussion of the basis for this determination can be found in Section 2 of the Draft Resolution.

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 5)

ALTERNATIVES TO STAFF RECOMMENDATIONS:

1. 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. Resolution
 - A. Conditions of Approval
 - B. Public Works Conditions
 - C. Site Plan and Tentative Map
2. Location Map
3. Humboldt County Code Section 325-9 Perini Road Exception Request
4. Applicant's Evidence in Support of the Required Findings

5. Referral Agency Comments and Recommendations

Applicant:

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Owner:

Same as Applicant

Agent:

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