

STEVE MORRIS MINOR SUBDIVISION
Case Numbers PLN-2019-15935
Assessor Parcel Number 402-061-012

Recommended Planning Commission Action

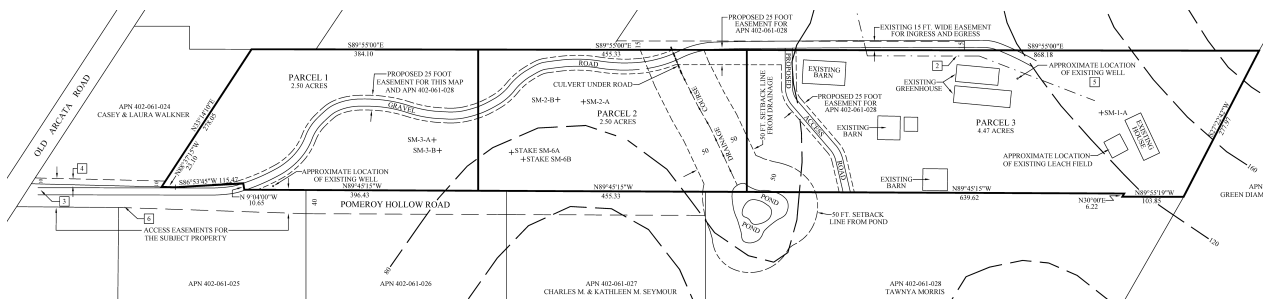
1. Describe the application as part of the Consent Agenda.
2. Survey the audience and Commission for any person(s) who would like to discuss the application.
3. If discussion of the item is not requested, move to approve the application as a part of the consent agenda by adopting the Resolution taking the following actions:

Find the project exempt from further environmental review pursuant to Section 15183 of the State CEQA Guidelines, make all of the required findings for approval of the Parcel Map Subdivision, including the exception request for reduced right-of-way width and improvements, based on evidence in the staff report, and approve the Steve Morris project subject to the recommended conditions.

Executive Summary:

A Minor Subdivision to divide an approximately 9.47-acre parcel into three parcels. The parcel being divided is currently developed with a residence, barns, and greenhouses which are located towards the rear of the property. All of these improvements will be located within proposed Parcel 3. The two remaining parcels are vacant and proposed to each be 2.50 acres in size. Future residential development of these parcels will require installation of individual on-site waste treatment systems (OWTS) for sewage disposal. The parcel has two (2) wells, located on opposite ends of the property. A recently installed well near the southwest corner of the property is proposed to be used as the water source for the two vacant parcels to be created, as well as planned new residential development on an adjacent vacant parcel to the south (APN 402-061-028). Proposed Parcel 3 is already developed with a separate existing well and septic system. A similar minor subdivision proposal has been submitted on this adjacent parcel (PLN-2019-15937) and proposes division of a 5.27-acre parcel into two parcels.

Pursuant to Section 325-9 of the Humboldt County Code, an exception to standard right of way width and improvement requirements is being requested to allow a 25-foot easement to be used to access the proposed parcels. The easement and access road are being created through enlargement of an existing driveway serving development on the property. The Land Use Division of Humboldt County Public Works supports the proposed exception request, which is stated in their revised memo dated May 26, 2022.



The project is 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. There are no environmental effects that are peculiar to the project or the parcel on which the project is located. The parcel being divided is already host to residential development, adjacent lands in the vicinity are similarly planned and zoned and are also developed and sized

consistent with the applicable planned density and minimum lot size. An unnamed seasonal watercourse and 50-foot riparian buffer will remain unaffected by the proposed subdivision. A Condition of Approval is included requiring that these features be identified on a Development Plan with notations acknowledging the requisite riparian protections from the County's Streamside Management and Wetlands Ordinance. These features were observed during a site visit on March 15, 2021, conducted with staff from the California Department of Fish & Wildlife (CDFW). During the site visit, relocation of a proposed access road for a neighboring subdivision proposal (PLN-2019-15937) was discussed. CDFW had no further concerns and were otherwise supportive of the Steve Morris subdivision project.

Based upon the on-site inspection, a review of Planning Division reference sources, and comments from all involved referral agencies, Planning staff has found that the project will not result in a significant impact on the environment as proposed, and that the applicant has submitted evidence in support of making all of the required findings for approving the proposed subdivision per the Recommended Commission Action.

Alternative: 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. Planning Division staff has found that the required findings can be made. Consequently, planning staff does not recommend further consideration of this alternative.