



COUNTY OF HUMBOLDT

For the meeting of: 8/21/2025

File #: 25-1005

To: Planning Commission

From: Planning and Building Department

Agenda Section: Consent

SUBJECT:

Mitchell Minor Subdivision
Assessor Parcel Numbers (APN) 511-141-017
Record No.: PLN-2025-19275
McKinleyville area

A two-year extension of a previously approved Parcel Map Subdivision (PLN-2020-16281). The Minor Subdivision of an approximately 8.12-acre parcel into three parcels ranging from 2.56 to 3 acres in size.

RECOMMENDATION(S):

That the Planning Commission:

1. Adopt the resolution (Attachment 1), which does the following:
 - a. Finds the project exempt from environmental review pursuant to Section 15183 (Projects Consistent with a Community Plan or Zoning) of the State CEQA Guidelines; and
 - b. Finds that the development has not changed from that for which the permit was granted, and the findings made for approval of the minor subdivision can still be made; and
 - c. Approves the Extension subject to the recommended conditions of approval (Attachment 1A).

DISCUSSION:

Project Location: The project parcel is in the McKinleyville area, between Hooven Road and Olivier Road, approximately 700 feet east of the intersection of these roads with Dows Prairie Road, on the property known as 1975 Olivier Road.

Present General Plan Land Use Designation: Residential Low Density: 1 unit (RL1), Density: 1 unit per acre; Airport Safety Review (AP); McKinleyville Community Plan (MCCP), 2017 General Plan.

Present Zoning: Agriculture General, Special Building Site, and Airport Safety Review and Streamside Management Areas and Wetlands Combining Zone (AG-B-7(1)-AP-WR).

Environmental Review: The project is exempt from environmental review pursuant to Section 15183 of the State CEQA Guidelines (Projects consistent with a Community Plan or Zoning).

State Appeal: The project is NOT appealable to the California Coastal Commission.

Major Concerns: None.

Monitoring Required: None.

Executive Summary: An extension of a minor subdivision of an approximately 8.12-acre parcel into three parcels. Parcel 1 will be 3 acres in size, and Parcel 2 and 3 would be 2.56 acres in size. The proposed parcels would receive community water service from the McKinleyville Community Services District and utilize individual onsite wastewater treatment systems. Access to all three parcels will be provided by Ollivier Road, a private gravel road approximately 0.25 miles in length within a 50-foot-wide right-of-way. The original conditions of approval remain the same which include a requirement to pave the first 50 feet of Ollivier Road from the edge of Dows Prairie Road, the installation of a stop sign and limit line striping at the intersection, as well as the pruning of encroaching vegetation to restore the road's functional width to at least 20 feet. A Road Maintenance Association (RMA) has been established for parcels utilizing Ollivier Road for access, including the property being divided.

No changes to the original project are proposed. No changes to the applicable regulations have occurred since the approval. The parcels zoning of AG-B-7(1)-AP-WR has not changed, and the General Plan designation of Residential Low Density and Airport Safety Review has not changed. Further, the extension was referred to all applicable referral agencies who either did not respond or responded with approval. None of the applicable requirements of referral agencies have changed since approval of the map.

The Planning Commission previously approved the permit on July 6, 2023, and became effective on July 21, 2023, following the end of the local appeal period. The applicant is requesting that the permit be extended for a period of two years. This is the first extension requested by the applicant, and if approved, it will extend the term of the Minor Subdivision until July 21, 2027.

Findings for Extension of a Permit:

Per section 312-11.3 of the Humboldt County Code, the findings required to grant an extension are:

1. The development has not changed from that for which the permit or variance was granted, and

2. The findings made when the permit or variance was granted can still be made.

As discussed above, no changes to the project are proposed and no requirements or regulations have changed that would alter the ability to make the required findings for approval. The original conditions of approval are found in Attachment 1A to this staff report.

Environmental Review: Pursuant to Section 15183 of the State CEQA Guidelines, no further environmental review is required for projects that are consistent with a Community Plan or Zoning. There are no unique ecological effects associated with the project or the parcel on which it 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 consistently with the applicable planned density and minimum lot size.

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)

ALTERNATIVES TO STAFF RECOMMENDATIONS:

1. The Planning Commission could elect not to approve the project if the Commission is unable to make all the required findings. Staff concludes that the necessary findings can be made. Therefore, the planning staff does not recommend further consideration of this alternative

ATTACHMENTS:

1. Resolution
 - A. Conditions of Approval
 - B. Tentative Map
2. Location Map
3. Planning Commission Resolution 23-756 with Conditions of Approval
4. Referral Agency Comments and Recommendations

Applicant/Owner:

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