

JACKSON MAJOR (FINAL) SUBDIVISION

Case Number PLN-2021-17302
Assessor Parcel Number: 511-361-058

Recommended Commission Action

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 a part of the consent agenda:

Adopt the Resolution to 1) Find that the Initial Study and Mitigated Negative Declaration reflects the County's independent judgement and adopt the Mitigated Negative Declaration prepared for the Jackson Major Subdivision, project pursuant to Section 15074 of the State CEQA Guidelines, 2) adopt the Mitigation Monitoring and Reporting Program 3) make all of the required findings for approval of the Project based on evidence in the staff report and 4) approve the proposed Jackson Major Subdivision project subject to the recommended conditions.

Staff Analysis of the Evidence Supporting the Required Findings:

Sections 66452.6(e) and 66463.5(c) of the California Government Code (Subdivision Map Act) and Sections 326-21 and 326-31 (Filing of Final and Parcel Maps) of the Humboldt County Code establishes the authority to approve or conditionally approve tentative maps when it can be found that the findings and conditions of the proposed project have been or will be met.

Recommendation:

Find that the Planning Commission has considered the Initial Study and Mitigated Negative Declaration as described by Section 15070 of the State CEQA Guidelines; make the required findings for approval of the Major (Final) Subdivision; and approve the Jackson Major (Final) Subdivision as recommended by staff and subject to the recommended conditions.

Staff Analysis:

The applicant is proposing a subdivision of an approximately 3.1-acre parcel into five parcels ranging in size from 6,587 square feet (0.15 acres) to 12,322 square feet (0.28 acres). The proposal also includes creation of a 1.83-acre remainder parcel which contains an existing single-family dwelling, detached barn, and shed. The area of the site proposed for subdivision is currently utilized as horse pasture. Several trees will require removal due to conflicts with the location of the proposed road extension and cul-de-sac providing access to the parcels. Sewer and water service is provided to the existing residence by the McKinleyville Community Services District (MCSD). MCSD will provide water and sewer services to the project.

The proposed subdivision of the 3.1-acre parcel will create five resultant parcels and a remainder parcel as noted with the acreages listed below:

- Parcel 1: 0.28 acres
- Parcel 2: 0.24 acres
- Parcel 3: 0.17 acres
- Parcel 4: 0.15 acres
- Parcel 5: 0.20 acres
- Remainder: 1.83 acres

The project will subdivide the eastern portion of the parcel into five lots as depicted on the tentative map exhibit attached to the staff report. No construction of residential dwellings is proposed as part of this project however, a subsequent entitlement review will be required for future development of the parcels. Parcel 1-2 are proposed on the south side of the extension of Lone Star Drive. An 18-foot drainage easement located east of Parcel 2 contains an 18-inch existing stormwater pipe and will accommodate a new detention basin that will serve the project. Parcels 3-5 are located north of the Lone Star Drive extension. The 1.83-acre remainder parcel with the existing residence and accessory structures comprises the western portion of the site. The proposed parcel layout maintains the same layout of the residential subdivision to the east that is also served by Lone Star Drive. The layout continues the suburban character of the McKinleyville community and provides for usable yard spaces and onsite drainage to occur. The proposed lot configuration will accommodate typical designs for residential dwellings with consideration to yard spaces, parking, and potential building footprints.

The parcels will be served with community water by the MCSD, and each lot will connect to domestic water and sewer lines within Lone Star Drive. A will serve letter has been received by the MCSD for the proposed project. Final design and engineering of this infrastructure will require review and approval by MCSD prior to construction.

The project will be served by an extension of Lone Star Drive which consists of a 50-foot right-of-way. Lone Star Drive is improved with two travel lanes, on-street parking, and attached sidewalks on each side. The extension will consist of a 50-foot-wide right-of-way with a hammerhead turn-around. This roadway extension will be the only access to the proposed lots. The remainder lot will continue to have street frontage and access on Halfway Avenue. Traffic volumes on this section of Lone Star Drive are expected to be low. The project was referred to the Department of Public Works and the Arcata Fire Protection District, which recommended conditional approval, and approval of the project respectively.

A 1995 drainage report prepared as part of the adjacent 21-lot Bryland Subdivision determined that the 18-inch stormwater pipe in Lone Star Drive was sized to accommodate an additional 0.5 acres of residential development on the project site. To mitigate stormwater discharge from the site, the drainage report prepared for the project states that two trench drains will be installed in Lone Star Drive that will convey runoff into a drainage swale that will direct flows into the proposed detention basin east of Parcel 2. Parcel 1 will be designed to treat all drainage onsite.

The stormwater management plan presented in the report prepared for the project has been designed to mitigate the post development 100-year storm peak runoff to pre-development 2-year peak storm levels and provide retention of the 85th percentile 24-hour storm event. This meets both McKinleyville's requirements for stormwater detention and the retention requirements for Regulated Projects associated with the area's MS4 permit.

The report was reviewed by Public Works, and they recommended as a condition of approval that the applicant submit a complete hydraulic report and drainage plan for their approval. The preliminary drainage report has proposed Low Impact Development techniques to comply with the State Water Board's Phase II Small Municipal Separate Storm Sewer System (MS4) Program. In addition, the project will comply with Section 3310.5 of the McKinleyville Community Plan which states: "Development shall only be allowed in such a manner that the downstream peak flows will not be increased."

The project meets the applicable development standards of the R-1-T-AP zone. The proposed lots range from 6,587 – 12,322 square feet, above the minimum lot size of 5,000 square feet. Each lot has a lot-width exceeding the minimum standard of 50 feet. Lot depths for all lots range from 107-147 feet, within the maximum permitted lot depth of three times the lot width.

Future construction plans will be required to meet building setbacks, height limit, and lot coverage standards of the R-1-T-AP zone. The proposed project would have a resultant density of approximately 2.25 units/acre, consistent with the zoning requirements. A solar shading study has been conducted demonstrating compliance with solar standards. The proposed lot configurations have been designed to allow future residential development to comply with these standards.

The project is consistent with the goals and policies of the 2017 General Plan and McKinleyville Community Plan. The project site is not located within the Coastal Zone. The proposed subdivision would have a resultant density of approximately 2.25 units/acre, consistent with the permitted density range of 1-7 units per acre. The proposed parcels will be connected public services including water, sewer, gas, and electric services. The project will provide adequate access for fire apparatus via hammerhead turn-around. Final plans for these improvements would be subject to Public Works review and approval, pursuant to a condition of the Final Map. The project site is not located within an area identified to have geologic instability. The proposed subdivision will increase housing stock within the County with a density that is appropriate for the existing roadway, access, utilities, and county services for the area. The subdivision will create a suburban type of development with residential lots less than an acre in size that will be served by public water and sewer and sidewalk improvements consistent with the planned density of the Residential Low-Density designation and the McKinleyville Community Plan. The project will include mitigation for onsite biological resources observed during a site visit by County staff and representative of California Department of Fish and Wildlife as prepared in the Mitigated Negative Declaration for the project. Due to the presence of Shore Pine trees onsite that will be impacted by the future development, a mitigation measure for onsite replacement at a 1:1 and 3:1 ratio will be required as well as adjustment of building pad locations to preserve existing trees to the extent feasible. Additionally, a mitigation measure has been included requiring tree removal to be conducted outside of the nesting season. If removal must occur during this season, a qualified biologist shall be required to verify the absence of nesting birds.

The project was evaluated for compliance with the California Environmental Quality Act (CEQA). An Initial Study/ Mitigated Negative Declaration (IS/MND) was prepared for the 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 with the mitigation measures identified in the draft Mitigation Monitoring and Reporting Program (MMRP) prepared for the project. The applicant has submitted evidence in support of making all of the required findings for approving the proposed subdivision per the Recommended Commission Action. Responding referral agencies have recommended approval of the project.

ALTERNATIVES: The Planning Commission could elect not to approve the Final Subdivision. 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.

Note: If the Final Subdivision is denied, a ten-calendar day appeal begins the next business day. Appeals must be filed with both the Planning Division and the Clerk of the Board of Supervisors.