

TAWNIA MORRIS MINOR SUBDIVISION
 Case Numbers PLN-2019-15937
 Assessor Parcel Number 402-061-028

Recommended Planning Commission Action

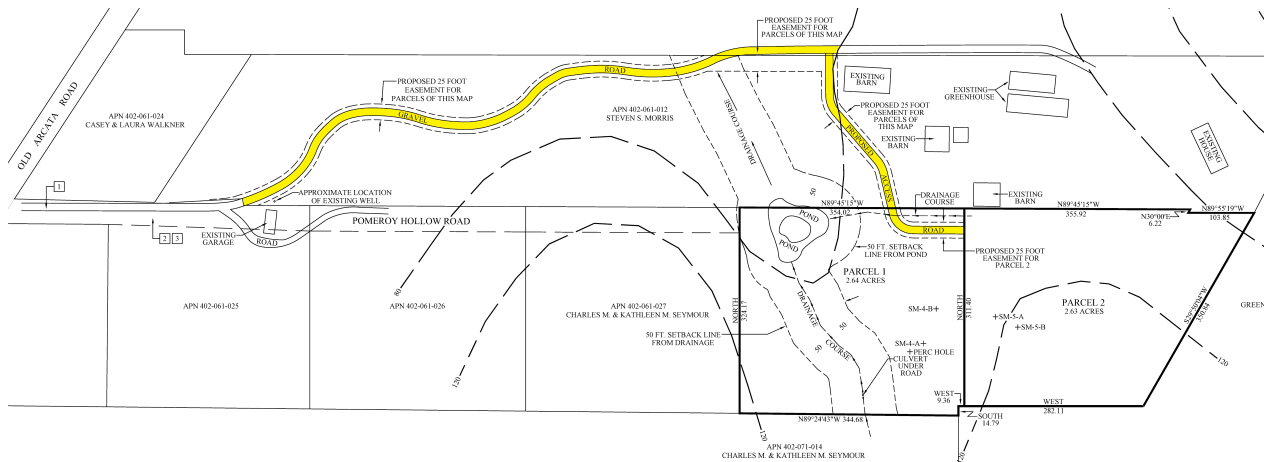
1. Describe the application as part of the Consent Agenda.
2. Survey the audience and Commission for any person(s) who would like to discuss the application.
3. If discussion of the item is not requested, move to approve the application as a part of the consent agenda by adopting the Resolution taking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

Executive Summary:

A Minor Subdivision to divide an approximately 5.27-acre parcel into two parcels. The parcel being divided is currently vacant and was created through a previous parcel map filed on October 6, 1978. The proposed re-subdivision will result in two parcels of approximately 2.63 and 2.64 acres in size. Installation of individual on-site waste treatment systems (OWTS) for sewage disposal is anticipated to occur during future residential development and an existing well on an adjacent property will serve as the water source for both parcels. Access to proposed Parcel 1 is available from Pomeroy Hollow Road. Access to both parcels will also be provided using an existing private road on the adjacent property to the north (APN 402-061-012), which is proposed to be extended by approximately 250 feet to connect with the parcel being divided. A similar minor subdivision of 9.47-acres has been separately submitted on this parcel (PLN-2019-15935) and proposes division of a 9.47-acre parcel into three parcels. Pursuant to Section 325-9 of the Humboldt County Code, an exception to right of way width and improvements has been requested.

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 a neighboring property immediately to the north. 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. Adjacent lands in the vicinity are similarly planned and zoned and are 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. 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, review of the original subdivision design revealed that the tentative map proposed developing a new access road within the streamside management area buffer of the unnamed seasonal watercourse and wetland. CDFW staff encouraged the applicant to relocate the access route to avoid new development in these areas and were otherwise supportive of the project. The tentative map has subsequently been revised to incorporate an alternate access route which avoids the wetland and riparian buffers. The tentative map has subsequently been revised to incorporate an alternate access route which avoids the wetland and riparian buffers. Consequently, impacts to these biological resources are now avoided. 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.

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.