



COUNTY OF HUMBOLDT

Legislation Details (With Text)

File #: 19-1278 **Version:** 1 **Name:**

Type: Zoning Item **Status:** Passed

File created: 8/30/2019 **In control:** Planning and Building

On agenda: 9/5/2019 **Final action:** 9/5/2019

Title: Beau Pre Heights Final Map Subdivision Extension
Case Number PLN-2019-15517
Assessor Parcel Numbers (APNs) 510-011-015-000, 511-161-004-000, 510-011-017-000, 511-111-059-000
McKinleyville area, on the north side of Murray Road, approximately 3200 feet east from the intersection of Murray Road and Central Avenue, on the property known as Norton Creek Estates

Project Description: A second two-year extension of a Final Map Subdivision of an approximately 197.3 acre parcel (formerly known as Norton Creek Estates, now termed Beau Pre Heights Subdivision) into 79 residential parcels ranging in size from 1.03 acres - 4.79 acres, and an open space parcel encompassing streamside management areas and wetlands. The Tentative Map will also protect an approximate 36-acre Sitka spruce forest stand deemed a “rare natural community” by the Department of Fish and Wildlife. Pursuant to Section 322.5-1 et seq. H.C.C., an exemption to the solar access standards is requested for all lots based on the fact that all lots in the proposed development are greater than one acre and lot configuration does not constrain solar access. The proposed subdivision would include a small (3.4 acre) community park and series of trails, open to the general public for pedestrian and bicycle use. The project site is accessed from the south via Murray Road and from the north via Norton Road. A portion of the project area is located within the designated Approach Zone (Zone C) for the Arcata-Eureka Airport, however, the proposed densities do not exceed those currently allowed (4 units/acre) for this zone and should not impact the airport in any way. The Arcata-Eureka Airport is located approximately one mile to the northwest of the site. The project includes Street Name Assignments to name the proposed new unnamed access roads that are to serve the proposed subdivision. The project will be served by community water and on-site septic systems. If approved, the extension will extend the life of the tentative map to June 14, 2021.

Sponsors:

Indexes:

Code sections:

Attachments: 1. PLN-2019-15517 Staff Report.pdf

Date	Ver.	Action By	Action	Result
9/5/2019	1	Planning Commission	approved	Pass

Beau Pre Heights Final Map Subdivision Extension

Case Number PLN-2019-15517
Assessor Parcel Numbers (APNs) 510-011-015-000, 511-161-004-000, 510-011-017-000, 511-111-059-000
McKinleyville area, on the north side of Murray Road, approximately 3200 feet east from the intersection of Murray Road and Central Avenue, on the property known as Norton Creek Estates

Project Description : A second two-year extension of a Final Map Subdivision of an approximately 197.3 acre parcel (formerly known as Norton Creek Estates, now termed Beau Pre Heights Subdivision) into 79 residential parcels ranging in size from 1.03 acres - 4.79 acres, and an open space parcel encompassing streamside management areas and wetlands. The Tentative Map will also protect an approximate 36-acre Sitka spruce forest stand deemed a “rare natural community” by the Department of Fish and Wildlife. Pursuant to Section 322.5-1 et seq. H.C.C., an exemption to the solar access standards is requested for all lots based on the fact that all lots in the proposed development are greater than one acre and lot configuration does not constrain solar access. The proposed subdivision would include a small (3.4 acre)

community park and series of trails, open to the general public for pedestrian and bicycle use. The project site is accessed from the south via Murray Road and from the north via Norton Road. A portion of the project area is located within the designated Approach Zone (Zone C) for the Arcata-Eureka Airport, however, the proposed densities do not exceed those currently allowed (4 units/acre) for this zone and should not impact the airport in any way. The Arcata-Eureka Airport is located approximately one mile to the northwest of the site. The project includes Street Name Assignments to name the proposed new unnamed access roads that are to serve the proposed subdivision. The project will be served by community water and on-site septic systems. **If approved, the extension will extend the life of the tentative map to June 14, 2021.**

Make the required findings for approval of the Final Map Subdivision Extension, based on evidence in the staff report and adopt the resolution approving the Beau Pre Heights project subject to the recommended conditions of approval.