



COUNTY OF HUMBOLDT

Legislation Text

File #: 22-1325, Version: 1

To: Planning Commission

From: Planning and Building Department

Agenda Section: Consent

SUBJECT:

Diane Lavelle-USrey Parcel Map Subdivision and Coastal Development Permit Extension

Application Number PLN-2022-17607

Prior Application Number PLN-2018-15181

Assessor Parcel Number (APN) 510-231-027

880 Eucalyptus Road, McKinleyville

Time extension of an Approved Parcel Map Subdivision and Coastal Development Permit to subdivide approximately 2.5-acre parcel into four parcels and a remainder, all approximately 0.5 acres in size. The parcel is currently developed with a single-family residence and barn that are sited on the proposed remainder parcel. Pursuant to Section 325-9, an exception to allow use of a 35-foot right of way to access the proposed parcels instead of the standard 50-foot right-of-way requirement. The parcels will be served with community water and sewer provided by the McKinleyville Community Services District. This is the first extension requested by the applicant. No change to the original project is proposed. If approved, the extension will extend the life of the tentative map to January 29, 2024.

RECOMMENDATION(S):

That the Planning Commission:

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 part of the Consent Agenda; and
4. Adopt the resolution (Resolution 22-__). (Attachment 1) which does the following:
 - a. Finds that Per §15074(b) of the State CEQA Guidelines, the Planning Commission has considered the previously adopted a Mitigated Negative Declaration. No change to the project is proposed, further environmental is unwarranted; and
 - b. Find the proposed project complies with the General Plan and Zoning Ordinance; and
 - c. Approves the Public Works Department Conditions of Approval; and
 - d. Approves the Parcel Map Subdivision and Coastal Development Permit Extension subject to the recommended conditions of approval (Exhibit 1A), original conditions of approval (Exhibit 1B)

DISCUSSION:

Executive Summary: A two-year extension of a minor subdivision and Coastal Development Permit authorizing subdivision of an approximately 2.5-acre parcel and resulting in four parcels and a remainder, all approximately 0.5 acres in size. Approval of the project was made by the Planning Commission on December 5, 2019. The parcel is currently developed with a single-family residence and barn which will be hosted on the proposed remainder parcel. The northwest portion of the property is located within the Coastal Zone. No changes to the original project are proposed. The applicant states that the conditions of the property have not changed since the original application was approved (PLN-2018-15181). This is the first extension requested by the applicant and if approved it will extend the life of the tentative map until January 29, 2024.

Access: The parcel currently has access off of Eucalyptus Road, which is not maintained by the County. The subdivision design proposes creation of an interior road off of Eucalyptus Road serving all parcels. Pursuant to Section 325-9, an exception was previously approved to allow use of a 35-foot right of way to access the proposed parcels instead of the standard 50-foot right-of-way requirement. Public Works previously reviewed this exception and supported this request.

Drainage: A preliminary drainage report has been prepared and was reviewed by Public Works. The Public Works conditions of approval for the project require that the applicant submit a complete hydraulic report and drainage plan for their review and approval prior to map recordation. The applicant 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 is required to 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."

Seismic Hazards: The property is partially located within a Alquist-Priolo Special Studies Zone. The Special Studies Zone encompasses approximately one-half of the Remainder parcel and less than one-quarter of proposed Parcel 4. The Alquist-Priolo Act requires a Fault Evaluation Report for subdivisions when future development is contemplated. In this case, the development has already occurred within the Special Studies Zone as it was exempt from the "Act". Therefore, a Fault Evaluation Report was not required because all areas contemplated for future development are located outside of the Special Studies Zone. A Development Plan is required for this project as a Condition of Approval and will map the Special Studies Zone. Should any non-exempt development be proposed within this zone in the future, a Fault Evaluation Report will be required.

Noise: The parcel being divided is located within the Noise Impact combining zone due to the proximity to Highway 101. The parcel begins approximately 400 feet from Highway 101 and the EIR for the McKinleyville Community Plan established a distance of 525 feet from the noise source to be outside the area of concern. Given the proximity to the highway, the McKinleyville Community Plan requires barriers to be installed between the site and prominent noise sources to make the outdoor environment tolerable. Currently, there are numerous homes and landscaping between the subject parcel and the highway that act as a buffer to reduce noise levels to an acceptable level.

Project Description: A two-year extension of a previously approved minor subdivision and Coastal Development Permit (original project: PLN-2018-15181). The approved project involves subdivision of an approximately 2.5-acre parcel resulting in four parcels and a remainder, all approximately 0.5 acres in size. The parcel is currently developed with a single-family residence and barn which will be hosted on the proposed remainder parcel. Pursuant to Section 325-9, an exception was previously approved to allow use of a 35-foot right of way to access the proposed parcels instead of the standard 50-foot right-of-way requirement. The

parcels will be served with community water and sewer provided by the McKinleyville Community Services District.

This is the first extension requested by the applicant. No change to the original project is proposed. If approved, the extension will extend the life of the tentative map to January 29, 2024.

Project Location: The project is located in Humboldt County, in the McKinleyville area, on the South side of Eucalyptus Road, approximately at the intersection of Gramm Court and Eucalyptus Road, on the property known as 880 Eucalyptus Road. The northwest portion of the property is within the Coastal Zone.

Present General Plan Land Use Designation: Coastal Zone: Residential Estates (RE); McKinleyville Area Plan (MCAP); Inland: Residential Low Density (RL); Humboldt County General Plan; McKinleyville Community Plan (MCCP); density: RE: 0 - 2 units per acre; RL: 1 - 7 units per acre. Slope Stability: Relatively Stable.

Present Zoning: Coastal Zone: Residential Single Family with a 20,000 square foot minimum parcel size and combining zones for Manufactured Homes and Alquist-Priolo Fault Hazard (RS-20-M/G). Inland: Residential One-Family with a 20,000 square foot minimum parcel size and a combining zone for Noise Impacts (R-1-B-3-N).

Environmental Review: Per §15074(b) of the State CEQA Guidelines, the Humboldt County Planning Commission previously adopted a Mitigated Negative Declaration during initial approval of the project. As no changes to the project is proposed, further environmental is unwarranted. All Mitigation Measures from the adopted IS/MND remain applicable to the project.

State Appeal: Project is appealable to the California Coastal Commission.

Major concerns: None

Agency Input on Extension Request: The Planning Department has circulated requests for input relative to the extension petition and has received approval from the Division of Public Works, the Environmental Health Division, and McKinleyville Community Services District. No comments opposing granting of the extension have been received.

ALTERNATIVES TO STAFF RECOMMENDATIONS:

1. The Planning Commission could elect not to approve the extensions. 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 extension is denied, a fifteen-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. There is no appeal period for approved map extensions.

ATTACHMENTS:

1. Resolution
 - A. Conditions of Approval

- B. Original Conditions of Approval
 - C. Public Works Department Conditions of Approval
 - D. Site Plan
2. Location Maps
 3. Applicant's Evidence in Support of the Required Findings
 4. Referral Agency Comments and Recommendations