



COUNTY OF HUMBOLDT

Legislation Text

File #: 23-536, Version: 1

To: Planning Commission

From: Planning and Building Department

Agenda Section: Consent

SUBJECT:

Ozanian Parcel Map Subdivision and Special Permit
Assessor Parcel Numbers: 100-311-019, 101-031-013 (one separate legal parcel)
Record Number: PLN-14126-PMS
Ferndale area

A Parcel Map Subdivision of an approximately 46.5-acre vacant parcel into three parcels of 6.7 acres, 18.2 acres and 21.6 acres. A Special Permit is required for minor road improvements within the Streamside Management Area (SMA) of an unnamed watercourse. Water will be provided by an existing well and onsite wastewater treatment systems are proposed.

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 23-__). (Attachment 1) which does the following:
 - a. Adopt the Mitigated Negative Declaration prepared for the Ozanian project pursuant to Section 15074 of the State CEQA Guidelines (Attachment 3); and
 - b. Make all of the required findings for approval of the Parcel Map Subdivision and Special Permit; and
 - c. Approve the Parcel Map Subdivision and Special Permit subject to the recommended conditions of approval (Attachment 1A)

DISCUSSION:

Project Location:

The project site is located in the Ferndale area, on the south side of Centerville Road, approximately 1,000 feet west of the intersection of Meridian Road and Centerville Road, on the property known as 1355 Centerville Road.

Present General Plan Land Use Designation:

Residential Agriculture (RA); Humboldt County General Plan. Density: one unit per 5 - 20 acres.
Slope Stability: Moderate Instability.

Present Zoning:

Unclassified (U)

Environmental Review:

An Initial Study/Mitigated Negative Declaration has been prepared pursuant to the California Environmental Quality Act (CEQA) Statute (Public Resources Code 21000-21189) and Guidelines (California Code of Regulations, Title 14, Division 6, Chapter 3, Sections 15000-15387).

State Appeal:

Project is NOT appealable to the California Coastal Commission.

Major concerns:

None.

Executive Summary: The project consists of a subdivision of an approximately 46.5-acre parcel into three parcels of 6.7 acres, 18.2 acres and 21.6 acres. The parcel is currently vacant. The parcels will be served with water provided by a permitted well and on-site wastewater treatment systems.

The project site is located in the Ferndale area, along Centerville Road, just west of the City of Ferndale. The parcel lies just outside of the Coastal Zone, as Centerville Road forms the southerly boundary line of the Coastal Zone. The parcel is made up of two Assessor Parcel Numbers (APNs) and was created by a Lot Line Adjustment in 2007 (LLA-04-23).

An unnamed watercourse flows through the subject property. The watercourse carries with it a 50-foot buffer which will be identified on the Development Plan as the Streamside Management Area and unbuildable. An existing road provides access adjacent to this watercourse to proposed Parcel 3. The subdivision will require minor widening of this road, which in some locations is within the SMA. These improvements require a Special Permit pursuant to Section 314-61.1 of the Humboldt County Code. Provided standard Best Management Practices (BMPs) are utilized and any widening is done on the west side of the road, no impacts to the watercourse will occur. The project was referred to the California Department of Fish and Wildlife and they required avoiding tree removal during the nesting period or conducting nesting bird surveys if tree removal can't be avoided. This requirement is included in the conditions of approval (Attachment 1A).

Natural Resources Management Corp. (NRM) conducted a Biological Assessment for the project site in October of 2022 (Attachment 3 - Appendix B). The biological assessment was conducted in order to describe the wildlife potentially present on the parcels and surrounding area, as well as to determine whether habitat exists for special status species, and to demonstrate no biological resources are present that would be affected by this subdivision. The assessment determined that, as there are currently no plans to develop the parcels, there are no impacts to special status species potentially present due to

habitat, and that should eventual development of these parcels involve ground disturbing activity, the following is recommended.

1. Preconstruction surveys are to be conducted prior to any ground or vegetation disturbing activity, including tree and shrub removal, during the nesting season for raptors (January 1 to July 15) and migratory birds (February 1 to September 15). The survey area will include the area of disturbance and a 300-foot buffer. The survey will be done no more than 7 days prior to these activities. This requirement is included in the conditions of approval (Attachment 1A).

LACO Associates Inc. (LACO) conducted a Well Connection Study for the existing well in January of 2023 (Attachment 3 - Appendix C) and submitted a subsequent addendum in March of 2023 (Attachment 1E) that discusses a nearby spring that was not addressed in the initial report. The purpose of the study was to evaluate potential impacts to the sustainability goals presented in the Eel River Valley Basin's (ERVB) Groundwater Sustainability Plan (GSP) by the proposed domestic water supply well that will support the proposed Parcel Map Subdivision. The conclusions are provided below.

1. The well is completed in an alluvial aquifer within the ERVB, a SGMA-designated medium-priority basin.
2. The well is adjacent to the Wildcat Ridge, and it appears that recharge of the sandy gravelly alluvial aquifer is primarily via surface water infiltration on the Ridge.
3. An airlift test performed by the driller following well installation indicated a maximum well yield of 5 gallons per minute (gpm).
4. A subsequent dry weather pumping test performed at a stabilized discharge rate of approximately 6.3 gpm showed virtually no aquifer response once water stored in the well casing was removed.
5. Planned use of the well by three residences of 450 gpd per residence estimated from usage rates for Humboldt County's OWTS guidelines equates to approximately 1 gpm.
6. The rate of use appears sustainable by the aquifer with no anticipated additional negative impacts to SGMA goals as described in the GSP.

The Department has prepared and circulated a draft Mitigated Negative Declaration and has determined that the project, as proposed, mitigated, and conditioned, will not have a significant effect on the environment

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 5)

ALTERNATIVES TO STAFF RECOMMENDATIONS:

The Planning Commission could elect to add or delete conditions of approval. The Planning Commission could deny approval if unable to make all the required findings. Staff has concluded the required findings in support of the proposal can be made. Consequently, staff does not recommend further consideration of these alternatives.

ATTACHMENTS:

1. Resolution
 - a. Conditions of Approval
 - b. Mitigation Monitoring and Reporting Program
 - c. Tentative Map
 - d. Public Works Subdivision Requirements
 - e. Well Connection Study Report Addendum
2. Location Map
3. Draft Initial Study and Mitigated Negative Declaration
4. Applicant's Evidence in Support of the Required Findings
5. Referral Agency Comments and Recommendations

Applicant

Charles and Elaine Ozanian
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Owner

Same as applicant

Agent

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Please contact Rodney Yandell, Senior Planner, at 707-445-7541 or by email at ryandell@co.humboldt.ca.us, if you have any questions about the scheduled item.