



COUNTY OF HUMBOLDT

Legislation Text

File #: 23-1141, Version: 1

To: Planning Commission

From: Planning and Building Department

Agenda Section: Consent

SUBJECT:

Blair - Parcel Map Subdivision

Application Number PLN-2022-17614

Assessor Parcel Number (APN) 403-081-023

3706 Pigeon Point Road, Eureka area

A Minor Subdivision of an approximately 20-acre parcel into four parcels of approximately five acres each. The parcel is currently developed with an approximately 3,620 square foot single family residence and accessory structures that will remain on proposed Parcel 2. Community water is provided by Humboldt Community Services District and on-site wastewater treatment systems are proposed. A CALFIRE exception to the dead-end road length and road width has been approved by CALFIRE.

RECOMMENDATION(S):

That the Planning Commission:

1. Adopt the resolution (Resolution 23-__). (Attachment 1) which does the following:
 - a. Finds that the project is consistent with the development density established by an existing general plan for which an EIR was certified, and no further environmental review is required per §15183 of the State CEQA Guidelines; and
 - b. Makes all required findings for approval of the Parcel Map Subdivision; and
 - c. Approves the Blair Parcel Map Subdivision subject to the recommended conditions.

DISCUSSION:

Executive Summary: The applicant is seeking approval to subdivide an approximately 20-acre parcel into four parcels of approximately five acres each. The parcel is currently developed with an approximately 3,620 square foot single family residence and accessory structures that will remain on proposed Parcel 2. Community water is provided by Humboldt Community Services District and on-site wastewater treatment systems are proposed. A CALFIRE exception to the dead-end road length

and road width requirements has been requested.

Access/Drainage: The property takes access from Pigeon Point Road, which is a publicly maintained roadway for most of its length to the subject property however the publicly maintained section stops approximately 1,850 west of the property, at which point there is a private road easement that runs to and through the property and then dead-ends at the north property boundary. The length of Pigeon Point Road to its terminus at a dead-end is approximately 2 miles, which exceeds the allowable dead-end road length under the State Fire Safe regulations, however Cal-FIRE has approved an exception to that standard. A hydraulic study and drainage report has not been prepared however it will be required prior to filing the parcel map. Per the Department of Public Works, construction of drainage facilities on-site and/or off-site may be required.

Hazards: The nearest mapped earthquake fault is approximately 1.5 miles to the southwest (Freshwater Fault). The project site is in an area of moderate geologic instability and an engineering soils report has been prepared by S.E.E. Engineering and submitted for review. The report states that there are limited geological risks for conventional wood framed building. The recommendations of the report regarding foundation design and soil compaction are to be included on the Development Plan.

The site is not in a Tsunami hazard zone. The site is located in a high fire hazard severity zone and will be required to maintain 30-foot minimum setbacks from all property lines to provide for defensible space pursuant to the State Fire Safe requirements. The tentative map currently shows proposed residences on parcels 1 and 4 within the 30-foot setback however there is plenty of space on the proposed 5-acre parcels to comply with these setbacks and this will be required at the time of any building permit application.

Biological and Cultural Resources: The property is subject to a Non-Industrial Timber Management Plan (NTMP) which includes a biological analysis of the property and includes mitigation measures to reduce impacts to sensitive species. Those requirements will be followed during any timber harvesting to clear the property for future residential development. A Northern Spotted Owl assessment was prepared as part of the NTMP which identifies that the property contains potential roosting, foraging and nesting habitat for the species. The plan identifies measures to protect the species during timber harvest and these measures will be followed during timber clearing for any future residential development on the parcels. A project specific biological assessment was prepared by Natural Resources Management Corporation, dated September 2022. The assessment recommends additional measure to protect sensitive species and habitats, which are included as requirements to be memorialized on the Development Plan. These measures include preconstruction surveys for sensitive species if tree removal occurs during reproductive season for potential sensitive species in the vicinity such as hawks and songbirds, tree voles, and fishers, as well as the requirement for a floristic survey and wetland delineation prior to development of proposed parcel 4. The analysis indicates that there is a small seasonal wetland on parcel 4, however the parcel is large enough to avoid the wetland and its associated 50-foot wetland buffer.

A Cultural Resources Survey was prepared by William Rich and Associates which found no unique archaeological or historical resources and no significant cultural resources on the property.

Agency Input: The Planning Department has circulated requests for input relative to the request for approval of the tentative map and has received approval from the Division of Public Works, the Environmental Health Division, and Humboldt Community Services District, as well as the Bear River Band of Rohnerville Rancheria.

Project Location: The project is located in the Eureka area, on the south side of Pigeon Point Road, approximately 0.4 miles from the intersection of Misty Hill Lane and Pigeon Point Road, on the property known as 3706 Pigeon Point Road.

Present General Plan Land Use Designation: Residential Agriculture 5-20 (RA5-20).

Present Zoning: Agriculture General with a Combining Zone specifying a minimum parcel size of 5 acres [AG-B5(5)].

Environmental Review: The subdivision is consistent with the 5-acre per residence density established by the 2017 Humboldt County General Plan for which an EIR was certified and accordingly no further environmental review is required pursuant to Section 15183 of the CEQA Guidelines. There are no environmental effects that are peculiar to the project or the parcel on which the project is located.

State Appeal: Project is not located in the Coastal Zone and is not appealable to the California Coastal Commission.

Major concerns: None

OTHER AGENCY INVOLVEMENT:

The project was referred to responsible agencies and all responding agencies have either recommended approval or conditional approval. (Attachment 4)

ALTERNATIVES TO STAFF RECOMMENDATIONS:

1. The Planning Commission could elect not to approve the proposed minor 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.

ATTACHMENTS:

1. Draft Resolution
 - A. Conditions of Approval
 - B. Public Works Department Conditions of Approval
 - C. Tentative Subdivision Map
2. Aerial View Map
3. Applicant's Evidence in Support of the Required Findings

- A. Exception Request
 - B. Biological Assessment
4. Referral Agency Comments and Recommendations

Applicant:
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Owner:
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Agent:
N/A

Specific questions regarding this project can be directed to Cliff Johnson, Planning Manager at 707-445-7541 or via email at cjohnson@co.humboldt.ca.us <<mailto:cjohnson@co.humboldt.ca.us>>.