



# COUNTY OF HUMBOLDT

## Legislation Text

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File #: 22-1098, Version: 1

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### **Steve Morris Minor Subdivision;**

Record Number PLN-2019-15935 (filed 10/29/2019)

Assessor's Parcel Number: 402-061-012

Eureka/Indianola Area

A Minor Subdivision to divide an approximately 9.47-acre parcel into three parcels. The parcel being divided is currently developed with a residence, barns, and greenhouses which are located towards the rear of the property. All of these improvements will be located within proposed Parcel 3. The two remaining parcels are vacant and proposed to each be 2.50 acres in size. Future residential development of these parcels will require installation of individual on-site waste treatment systems (OWTS) for sewage disposal. The parcel has two (2) wells, located on opposite ends of the property. A recently installed well near the southwest corner of the property is proposed to be used as the water source for the two vacant parcels to be created, as well as planned new residential development on an adjacent vacant parcel to the south (APN 402-061-028). A similar minor subdivision proposal has been submitted on this adjacent parcel (PLN-2019-15937) and proposes division of a 5.27-acre parcel into two parcels. Parcel 3 is already developed with an separate existing well and septic system. Pursuant to Section 325-9 of the Humboldt County Code, an exception to right of way width and improvements has been requested. 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.

Adopt the Resolution to take the following actions: 1) Find the project exempt from further environmental review pursuant to Section 15183 of the State CEQA Guidelines, 2) 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, 3) and approve the Steve Morris project subject to the recommended conditions.