



# COUNTY OF HUMBOLDT

## Legislation Details (With Text)

**File #:** 21-16308      **Version:** 1      **Name:**  
**Type:** Zoning Item      **Status:** Passed  
**File created:** 8/27/2021      **In control:** Planning Commission  
**On agenda:** 9/2/2021      **Final action:** 9/2/2021  
**Title:** Rynearson Parcel Map Subdivision and Special Permit  
Record Number PLN-2020-16308  
Assessor's Parcel Number: 510-041-019.  
McKinleyville Area

A minor subdivision of an approximately 1.3-acre parcel into two (2) parcels of 0.64 acres and 0.66 acres. The parcel is currently developed with an existing 1,658 square foot single-family residence with a 576 square foot attached garage as well as a 2,052 square foot detached garage and shop building. The home and attached garage will be located on proposed parcel 2 (0.66 acres) while the detached garage/shop will be located on proposed parcel 1 (0.64 acres). Separate water and sewer service is currently provided to both the residence and detached accessory structures by the McKinleyville Community Services District. The property is located within the State Responsibility Area for fire protection (SRA) and an exception to the State Firesafe Regulations has been granted by Cal-FIRE to allow for use of a road (Babler) not meeting the minimum road width and secondary access requirements of the State Firesafe Regulations (1273.01 & 1273.08). An exception is also being sought pursuant to section 325-9 of county code, to permit use of a right-of-way less than 40 feet in width. A Special Permit is also being requested to pre-authorize conversion of the garage/shop on proposed parcel 1 into an Accessory Dwelling Unit (ADU) exceeding 1,200 square feet, prior to completion of the subdivision.

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** 1. 16308 Rynearson Staff Report 9.2.21.pdf

Date	Ver.	Action By	Action	Result
9/2/2021	1	Planning Commission		

**Rynearson** Parcel Map Subdivision and Special Permit  
Record Number PLN-2020-16308  
Assessor's Parcel Number: 510-041-019.  
McKinleyville Area

A minor subdivision of an approximately 1.3-acre parcel into two (2) parcels of 0.64 acres and 0.66 acres. The parcel is currently developed with an existing 1,658 square foot single-family residence with a 576 square foot attached garage as well as a 2,052 square foot detached garage and shop building. The home and attached garage will be located on proposed parcel 2 (0.66 acres) while the detached garage/shop will be located on proposed parcel 1 (0.64 acres). Separate water and sewer service is currently provided to both the residence and detached accessory structures by the McKinleyville Community Services District. The property is located within the State Responsibility Area for fire protection (SRA) and an exception to the State Firesafe Regulations has been granted by Cal-FIRE to allow for use of a road (Babler) not meeting the minimum road width and secondary access requirements of the State Firesafe Regulations (1273.01 & 1273.08). An exception is also being sought pursuant to section 325-9 of county code, to permit use of a right-of-way less than 40 feet

in width. A Special Permit is also being requested to pre-authorize conversion of the garage/shop on proposed parcel 1 into an Accessory Dwelling Unit (ADU) exceeding 1,200 square feet, prior to completion of the subdivision.

Find the project exempt from environmental review pursuant to State CEQA Guidelines Section 15183, (projects consistent with a Community Plan or Zoning) make all the required findings for approval of the Parcel Map Subdivision and Special Permit and adopt the Resolution approving the proposed Ryneerson project subject to the recommended conditions.