



# COUNTY OF HUMBOLDT

## Legislation Text

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File #: 9843, Version: 1

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### Beau Pre Heights Final Map Subdivision Extension

Case Number FMS-06-011X

Assessor's Parcel Number (APN) 510-011-015; 511-161-004; 510-011-017; 511-111-059

McKinleyville Area

A two year extension of a Final Map Subdivision of an approximately 197.3 acre parcel (formerly known as Norton Creek Estates, now termed Beau Pre Heights Subdivision) into 79 residential parcels ranging in size from 1.03 acres - 4.79 acres, and an open space parcel encompassing streamside management areas and wetlands. The Tentative Map will also protect an approximate 36-acre Sitka spruce forest stand deemed a "rare natural community" by the Department of Fish and Game. Pursuant to Section 322.5-1 et seq. H.C.C., an exemption to the solar access standards is requested for all lots based on the fact that all lots in the proposed development are greater than one acre and lot configuration does not constrain solar access. The proposed subdivision would include a small (3.4 acre) community park and series of trails, open to the general public for pedestrian and bicycle use. The project site is accessed from the south via Murray Road and from the north via Norton Road, both of which are two-lane roadways as they approach the site. A portion of the project area is located within the designated Approach Zone (Zone C) for the Arcata-Eureka Airport, however, the proposed densities do not exceed those currently allowed (4 units/acre) for this zone and should not impact the airport in any way. The Arcata-Eureka Airport is located approximately one mile to the northwest of the site. The project includes Street Name Assignments to name the proposed new unnamed access roads that are to serve the proposed subdivision. The project will be served by community water and on-site septic systems. **If approved, the extension will extend the life of the tentative map to June 14, 2019.**

*Make all of the required findings, based on evidence in the staff report, and approve the Beau Pre Heights Final Map Subdivision Extension on the Consent Agenda subject to the recommended conditions of approval*