



COUNTY OF HUMBOLDT

For the meeting of: 2/16/2023

File #: 23-212

To: Planning Commission
From: Planning and Building Department
Agenda Section: Public Hearing

SUBJECT:

Santos - Final Map Subdivision

Application Number: PLN-2022-17846

Prior Application Number: FMS-04-06M/CDP-04-17M/SP-11-20

Assessor Parcel Number (APN) 508-391-045

School Road - McKinleyville area

A Final Map Subdivision of an approximately 10.51-acre parcel into 45 residential lots ranging in size between approximately 5,000 square feet to 7,800 square feet in size, including a proposed 11,850 square foot parcel (Lot "B") for park purposes. An exception to the solar shading requirements has been requested for Lots 36 and 40. The project will be served with community water and sewer provided by the McKinleyville Community Services District. Approval is sought of the remaining phases of a major subdivision that expired (FMS-04-06M/CDP-04-17M/SP-11-20). The subdivision was first approved by the Planning Commission in 2004 and authorized the creation of 88 residential lots. In 2011 the project was modified and authorized by the Planning Commission to allow buildout in five (5) phases. The first two phases have since been completed resulting in the creation of 43 residential parcels, however the map expired before the remaining three phases were completed. The owner is once again seeking approval of the map to allow creation of the 45 additional lots from the remaining uncompleted phases that were planned for and previously approved. This includes an application for a Coastal Development Permit due to a small portion of the property being located in the coastal zone and for a Special Permit due to the location within an Alquist-Priolo Fault Hazard Zone.

RECOMMENDATION(S):

That the Planning Commission:

Adopt the resolution (Attachment 1) which does the following:

- a. Find that a Mitigated Negative Declaration and Addendum were previously adopted and considered for the project (SCH# 200812016) and no further environmental review is required; and
- b. make all of the required findings for approval of the Final Map Subdivision, Coastal Development Permit, and Special Permit including the exception request related to the solar shading requirements for Lots 36 and 40; and
- c. approve the Santos Major Subdivision subject to the recommended conditions.

DISCUSSION:

Executive Summary: This project seeks approval of the remaining phases of a major subdivision that expired in recent years (FMS-04-06M/CDP-04-17M/SP-11-20). The first two phases have been completed resulting in the creation of 43 residential parcels and the remaining three phases will result in the creation of 45 additional

lots. Approval of the Coastal Development Permit and Special Permit is also being sought. No changes to the previously approved project are proposed.

The property is planned Residential Low Density by the McKinleyville Community Plan and Residential Estates by the McKinleyville Area Plan. The subdivision, with the proposed residential development, is consistent with subdivision requirements, with the development standards of the zone and with General Plan policies. The subdivision is consistent with the planned density and with the residential development of the area. The majority of the property is located in the inland portion of the County, however the proposed detention basin and a small portion of lots 4, 5 and 6 are located within the Coastal Zone.

Access: Access to the subdivision is via Windsor Avenue, Duchess Road, and McKinleyville Avenue off School Road. A Traffic Impact Study was prepared for the project that indicates that access for the Santos Subdivision can be sufficiently provided at the proposed connection to School Road. The County Land Use Division has provided Subdivision Requirements that address circulation.

School Road

At this time, School Road has been widened to create a 74-foot wide right-of-way with an easement for public road purposes dedicated to the County. A roundabout has been constructed where it intersects with Salmon Avenue. Landscaping has not yet been completed.

McKinleyville Avenue

The applicant is building a portion of the future extension of McKinleyville Avenue from the northerly tract boundary of the Santos subdivision to School Road. The new roadway will have bike lanes and sidewalks and two travel lanes. During earlier consideration of the project, public concern was voiced over increasing traffic on McKinleyville Avenue between Washington Avenue and the subdivision prior to the road being fully improved. To address this, a barrier was erected on McKinleyville Avenue north of its intersection with Chelsea Way. The barrier will remain in place until all of the required on and off-site improvements to McKinleyville Avenue have been completed. These include road widening, construction of bike lanes and other related improvements between Chelsea and Washington Avenue as well as construction of the extension of McKinleyville Avenue between Chelsea Avenue to School Road. The existing paved section from the north end of the Santos property to Washington Avenue is approximately 25 feet wide, with parking on the eastern side. At present there is not sufficient right-of-way width to accommodate continuous parking on one side and a two-lane road. Full buildout of this section will likely occur during future subdivision of the Valadao and Bellairs parcels (APN's 508-232-004 & 508-351-050) which lie north of the Santos property and abut the western boundary of McKinleyville Avenue in this area.

Drainage: The majority of the property is within the inland zone with a portion at the southwest corner being within the coastal zone. Located at the northwest corner of School Road and Windsor Avenue, Parcel O was created under phases 1 and 2 and has been developed with an existing stormwater detention basin. The applicant will be relocating Windsor Avenue adjacent to Parcel O to intersect with the extension of McKinleyville Avenue. The portion of Windsor Avenue to be relocated is a public road and the right-of-way is owned in fee by the County. A Preliminary Drainage Report was prepared in 2007 by Spencer Engineering. In July of 2022, a subsequent preliminary hydraulic / drainage study was prepared by Jake Schillinger for the remaining subdivision phases. Parcel O has been created to handle stormwater runoff from the subdivision, along with drainage to the proposed School Ridge Subdivision to the east. The applicant will utilize a portion of Windsor Avenue to construct a stormwater detention basin, in addition to Parcel O, to mitigate the increase in stormwater runoff from widening of School Road and Windsor Road, both County maintained roads, and to mitigate for the extension of McKinleyville Avenue which is shown as a circulation route in the McKinleyville

Community Plan.

Seismic Hazards: The parcel is located within the Alquist-Priolo Fault Hazard zone. Pursuant to Section 314-22 of the Humboldt County Code a special permit is required to be processed in association with a Final Map Subdivision within the Alquist-Priolo Fault Hazard Zone. An R-1 Geologic Hazards Evaluation and Soils Report and a Fault Rupture Hazard Evaluation have been prepared by SHN Engineering and reviewed by Giblin Associates, the County's reviewing geologist. Project approval is conditioned upon incorporation of the recommendations set forth in the reports, including a zone of building exclusion.

Noise: The site is located within a Noise Impact combining zone due to its proximity to School Road. Based on the 2020 projections in the Draft EIR for the McKinleyville Community Plan, noise in excess of the 60 Ldn residential standard will extend into the property. In addition, the McKinleyville Community Plan (Table 6, Noise Compatibility Standards) requires that in residential areas, barriers must be erected between the site and prominent noise sources (School Road) to make the outside environment tolerable. The project proposes to construct a 6-foot high fence/sound wall and berm to mitigate noise impact consistent with Plan policies.

Project Location: The site is located in the County of Humboldt, in the McKinleyville area, on the north side of School Road near its intersection with Windsor Road.

Present General Plan Land Use Designation: Residential Estates (RE) McKinleyville Area Plan (MCAP); Residential Low Density (RL) McKinleyville Community Plan (MCCP). Density: RE: 3-7 dwelling units per acre; RL: 1-7 dwelling units per acre. Slope: Relatively Stable (D₀).

Present Zoning: Residential One-Family with a combining zone for Noise (R-1-N); Residential Single Family specifying a minimum parcel size of 5,000 square feet with a combining zone for Alquist-Priolo Fault Hazard Area (RS-5/G).

Environmental Review: On March 6, 2008, during original approval of the project, the Humboldt County Planning Commission adopted a Mitigated Negative Declaration (SCH# 2008012016). On September 1, 2011, the Planning Commission approved an Addendum to the MND and modification of the project. Further environmental review is not required as no changes to the previously approved project are proposed.

State Appeal: Project is appealable to the California Coastal Commission.

Major concerns: None

OTHER AGENCY INVOLVEMENT:

The Planning Department has circulated requests for input relative to 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 from Tribal Historic Preservation Officers from the Wiyot Tribe, Blue Lake Rancheria, and Bear River Band of the Rohnerville Rancheria. All responding agencies have either recommended approval or conditional approval. No comments opposing approval of the project have been received. (Attachment 4)

ALTERNATIVES TO STAFF RECOMMENDATIONS:

The Planning Commission could elect not to approve the project. 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 Map
2. Maps
 - A. Location Map
 - B. McKinleyville Avenue - off-site road improvements
 - C. Phasing Plan
3. Applicant's Evidence in Support of the Required Findings
 - A. Solar Shading Exception Request
4. Referral Agency Comments and Recommendations

Applicant/Owner

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Please contact Steven Lazar, Senior Planner, at slazar@co.humboldt.ca.us or 707-445-7541, if you have any questions about the scheduled item.