



COUNTY OF HUMBOLDT

For the meeting of: 1/18/2024

File #: 24-93

To: Planning Commission
From: Planning and Building Department
Agenda Section: Consent

SUBJECT:

Bush - Parcel Map Subdivision

Application Number PLN-2023-18104
Assessor Parcel Number (APN) 204-152-041
250 Chuckhole Lane, Hydesville area

A Minor Subdivision of an approximately 6.3-acre parcel into two parcels of approximately 3.8 and 2.5 acres. The parcel is currently developed with an approximately 2,200 square foot single family residence and accessory structures that will remain on proposed Parcel 1, and an approximately 1,620 square foot Accessory Dwelling Unit and accessory structures that will remain on Parcel 2. Community water is provided by Hydesville Community Water District and On-site Wastewater Treatment Systems are utilized. A CALFIRE exception request 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 24-__). (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 of the required findings for approval of the Parcel Map Subdivision; and
 - c. approves the Bush Parcel Map Subdivision subject to the recommended conditions.

DISCUSSION:

Executive Summary: The applicant is seeking approval to subdivide an approximately 6.3-acre parcel into two parcels of approximately 3.8 and 2.5 acres. The parcel is currently developed with an approximately 2,200 square foot single family residence and accessory structures that will remain on proposed Parcel 1, and an approximately 1,620 square foot Accessory Dwelling Unit and accessory

structures that will remain on Parcel 2. Community water is provided by Hydesville Community Water District and on-site wastewater treatment systems are utilized. A CALFIRE exception to the dead-end road length and road width has been approved by CALFIRE.

Access/Drainage: The property takes access from Chuckhole Lane, which is a privately maintained roadway. The dead-end road length that serves the project is approximately 2,950 feet, which exceeds the allowable dead-end road length of 2,640 under the State Fire Safe regulations by roughly 310 feet, however CALFIRE has approved an exception to that standard. Additionally, Chuckhole Lane is a single twelve-foot traffic lane, which does not meet CALFIRE road width standards, however CALFIRE 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. The project has been conditioned to adhere to all recommendations found in the Public Works referral response dated March 23, 2023, with the exception of recommendation 2.4(a). Recommendation 2.4(a) requires construction of a 20-foot wide road per State Minimum Fire Safe Regulation §1273.01, which has been waived per the approved Fire Safe exemption request referenced above and included in the attachments to the staff report.

Hazards: A significant portion of the parcel is located within the Alquist-Priolo Special Studies Zone. The Alquist Priolo regulations require a Fault Evaluation Report for subdivisions when future development is contemplated. In this case, the development is the existing single family residence and the existing accessory dwelling unit, both of which were exempt from the requirements to prepare a study. Therefore, a Fault Evaluation Report was not required because there is no area contemplated for future development. A recommended condition of approval requires the applicant to convey rights for further residential development to the County of Humboldt until such time that a Fault Evaluation Report has been completed for any areas within the Alquist-Priolo Fault Hazard Zone targeted for further development on the resulting parcels.

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. No development is currently proposed, however future development will comply with these setbacks as this will be required at the time of any building permit application. Current development complies with the 30-foot setback to the proposed parcel boundary line.

Cultural Resources: The project was referred to the Northwest Information Center, Bear River Band of the Rohnerville Rancheria, and the Wiyot Tribe. The Northwest Information Center recommended an archaeological survey be completed for the property, however as no development is proposed this was included as a condition of approval. This condition of approval requires the applicant to convey rights for further residential development to the County of Humboldt until such time that a Cultural Resources Survey has been completed for any parcel targeted for further development.

Project Location: The project is located in the Hydesville area, on the West side of Chuckhole Lane, approximately at the intersection of Willis Lane and Chuckhole Lane, on the property known as 250

Chuckhole Lane

Present General Plan Land Use Designation: Residential Estates 2017 General Plan; Density 2.5 to 5 acres per dwelling unit.

Present Zoning: Agriculture General (AG).

Environmental Review: The subdivision is consistent with the 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 responding agencies have either recommended approval or conditional approval (Attachment 4). The Northwest Information Center recommended an archaeological survey be completed for the property, however as no development is proposed this was included as a condition of approval in the event any future development is proposed.

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. Location Map
3. Applicant's Evidence in Support of the Required Findings
 - A. CalFIRE Exemptions
4. Referral Agency Comments and Recommendations

Applicant:
Ronny & Nancy Bush
PO Box 821
Hydesville, CA 95547

File #: 24-93

Owner:

Ronny & Nancy Bush
PO Box 821
Hydesville, CA 95547

Agent:

N/A

Specific questions regarding this project can be directed to Michael Holtermann, Associate Planner at 707-268-3737 or via email at mholtermann@co.humboldt.ca.us [<mailto:mholtermann@co.humboldt.ca.us>](mailto:mholtermann@co.humboldt.ca.us).