COUNTY OF HUMBOLDT

For the meeting of: 10/3/2024

File #: 24-1376

To: Planning Commission

From: Planning and Building Department

Agenda Section: Consent

SUBJECT:
Morris Parcel Map Subdivision Extension
Assessor Parcel Numbers (APN) 402-061-012
Record No.: PLN-2024-19055
Indianola area

A two-year extension of a previously approved Parcel Map Subdivision (PLN-2019-15935). The approved Minor Subdivision is to divide an approximately 9.47-acre parcel into two parcels and a remainder. 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 the proposed remainder parcel. 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 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). The remainder parcel is already developed with a separate existing well and septic system. Pursuant to Section 325-9 of the Humboldt County Code, an exception to right of way width was granted.

RECOMMENDATION(S):
That the Planning Commission:

1. Adopt the resolution (Resolution 24-__), (Attachment 1) which does the following:

    a. Finds that the Planning Commission previously found that project is consistent with the density established by a Community Plan for which an EIR was prepared, and no further environmental review is necessary pursuant to Section 15183; and

    b. Finds that the development has not changed from that for which the permit was granted and the findings made for approval of the minor subdivision can still be made; and

c. Approves the Extension subject to the recommended conditions of approval (Attachment 1A).

DISCUSSION:

Project Location: The project parcel is located in the Eureka area, approximately 250 feet east from the intersection of Pomeroy Hollow Road and Myrtle Avenue, on the property known as 155 Pomeroy Hollow Road.

Present General Plan Land Use Designation: Residential Estates: 2.5 to 5 acres (RE2.5-5), Density: (Cluster) Range is 2.5 to 5 acres per unit, Freshwater Community Planning Area (FWCP), 2017 General Plan, Low Instability (1) and Moderate Instability (2)

Present Zoning: Agriculture General (AG)

Environmental Review: The project is exempt from environmental review pursuant to Section 15183 of the State CEQA Guidelines - Projects consistent with a Community Plan, General Plan, or Zoning.

State Appeal: Project is not within the Coastal Zone and is not appealable to the California Coastal Commission.

Major Concerns: None

Executive Summary: A two-year extension of a previously approved 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 these improvements will be located within the 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 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 approved on this adjacent parcel (PLN-2019-15937) and proposes division of a 5.27-acre parcel into two parcels. Development located on proposed Parcel 3 is currently served by an existing well and septic system. Pursuant to section 325-9 of the Humboldt County Code, an exception to the right of way width and improvements was also requested and was approved by the Planning Commission. **No changes to the original project are proposed.**

The permit was previously approved by the Planning Commission on August 18, 2022, and became effective on August 30, 2022, following the end of the local appeal period. The applicant is requesting that the permit be extended for two years. This is the first extension requested by the applicant and, if approved, it will **extend the term of the Minor Subdivision and Planned Development Permit until**

August 30, 2026.

Referral Responses:
The extension was re-referred to six of the previous referral agencies. Of those, only Public Works Land Use and The California Department of Fish and Wildlife had responded. Public Works recommended approval while CDFW requested clarification about the site plan which had differed from the site plan in the approval packet for PLN-2019-15935. The reason for the variation was an error and CDFW was given to the correct site plan to review. CDFW had no further comments.

Environmental Review: Pursuant to Section 15183 of the State CEQA Guidelines, no further environmental review is required for projects that are consistent with a Community Plan, General Plan, or Zoning. There are no environmental effects that are peculiar to the project or the parcel on which the project is located. The parcel being divided is already host to residential development, adjacent lands in the vicinity are similarly planned and zoned and are also developed and sized consistent with the applicable planned density and minimum lot size.

Findings for Extension of a Permit:
Section 312-11.3 of the Humboldt County Code provides that the findings required for the hearing officer to make in order to grant an extension are as follows:

1. The development has not changed from that for which the permit or variance was granted; and
2. The findings made when the permit or variance was granted can still be made.

As discussed above, no changes to the project are proposed and no requirements or regulations have changed that would alter the ability to make the required findings for approval. The findings that were made for approval are found in Attachment 2 to this staff report.

OTHER AGENCY INVOLVEMENT:
The project was referred to responsible agencies and all responding agencies have either responded with no comment or recommended approval or conditional approval, (Attachment 3).

ALTERNATIVES TO STAFF RECOMMENDATIONS:

1. 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 312-11.3 and 312-17. 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. Site Plan

2. Planning Commission Resolution 22-092
3. Referral Agency Comments and Recommendations

APPLICANT AND OWNER INFORMATION:

Applicant:
Steve Morris
1500 Glendale Drive
McKinleyville, CA 95519

Owner:
Same as applicant

Agent:
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3240 Moore Avenue
Eureka, CA 95501

Please contact Derek Wiles, Planner, at dwiles@co.humboldt.ca.us or 707-268-3727 if you have questions about this item.