



COUNTY OF HUMBOLDT

For the meeting of: 9/21/2023

File #: 23-1271

To: Planning Commission

From: Planning and Building Department

Agenda Section: Consent

SUBJECT:

Ramage- Parcel Map Subdivision and Coastal Development Permit

Application Number PLN-2020-16407

Assessor Parcel Number (APN) 515-071-006

Westhaven Area

A Minor Subdivision of an approximately 5.12-acre parcel into two parcels, each approximately 2.56 acres in size. The parcel is currently developed with an existing single-family residence which will be located on proposed parcel 2 following subdivision. A Coastal Development Permit is requested for the proposed subdivision as well as to preauthorize future development of proposed parcel 1, including construction of an approximately 2,200 square foot new single-family home 28 feet in height and development of an appurtenant driveway and on-site septic system. Authorization is also being sought under the Coastal Permit to allow an approximately 620 square foot addition to the existing residence. Tree removal and grading are expected to be minimal. A well serving existing residential development on the property is planned to serve future residential uses on proposed parcel 1 of the subdivision.

RECOMMENDATION(S):

That the Planning Commission:

1. Adopt the resolution (Resolution 23-__). (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 Ramage Parcel Map Subdivision and Coastal Development Permit subject to the recommended conditions.

DISCUSSION:

Executive Summary: The applicant is seeking approval of a Minor Subdivision of an approximately 5.12-acre parcel into two parcels, each approximately 2.56 acres in size. The parcel is currently developed with an

existing single-family residence which will be located on proposed parcel 2 following subdivision. A Coastal Development Permit is requested for the proposed subdivision as well as to preauthorize future development of proposed parcel 1, including construction of an approximately 2,200 square foot new single-family home 28 feet in height and development of an appurtenant driveway and on-site septic system. Authorization is also being sought under the Coastal Permit to allow an approximately 620 square foot addition to the existing residence. A well serving existing residential development on the property is planned to also be used to serve future residential uses on proposed parcel 1 of the subdivision.

Access/Drainage: The property takes access from South Westhaven Drive, which is a publicly maintained roadway meeting road Category 4 standards. 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.

Hazards: The nearest mapped earthquake fault is approximately 0.4 miles to the west (Mad River Fault) and the project site is in an area of low geologic instability. The site is not in a Tsunami hazard zone. The site is located in a moderate 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. The property is located within the boundaries of County Service Area #4 where Cal-Fire has a contract to provide structural fire protection services in addition to wildfire protection services.

Biological and Cultural Resources: The project includes the request to approve a Coastal Development Permit for the resultant new parcel as well as to approve a Coastal Development Permit to permit an addition to the existing single-family residence. The site plan shows that the developments, including the installation of a septic system, would occur in flat open areas where limited to no tree removal is required. Both the area for the new residence and leach field and the addition to the existing residence have been utilized as the curtilage for the existing residence. There are no sensitive plant or animal species that are known to occur on or adjacent to the property according to the California Natural Diversity Database. Humboldt mountain beaver and bank swallow have been identified along Luffenholz Creek, which is approximately 1,000 feet to the northwest.

The project was referred to the Yurok Tribe, and the Trinidad Rancheria. The Yurok Tribe did not respond, and the Trinidad Rancheria asked to see the results of any cultural resource surveys if they were conducted. Given that the area of the proposed new development is disturbed and historically utilized as the curtilage area for the residence no cultural resources survey was required.

Water Resources: the existing residence is served by an existing well and the proposed new residence would be served by this same well. According to a report from a licensed geologist the well is drilled to a depth of 11 feet within an uplifted Pleistocene age marine terrace and is believed to be drawing water from an open, unconfined aquifer that is recharged directly by adjacent surface infiltration. The nearest perennial watercourse is Luffenholz Creek, which is over 1,600 feet away from the well. The Creek provides water for many residential users in the area and provides habitat for sensitive aquatic species including coast cutthroat trout. Given the depth of the well (11 feet) and the distance to Luffenholz Creek it appears highly unlikely that there is any direct connection between the well and the creek. This indicates that there is no potential adverse impacts on the creek or any public trust resources associated with the creek from the use of the well for an additional single family residence.

Agency Input: The Planning Department has circulated requests for input relative to the request for approval of the tentative map and has received approval from the Division of Public Works, the Environmental Health Division, and the Westhaven Fire Protection District.

Project Location: The project is located in the Westhaven area, on the southwest side of South Westhaven Drive, approximately 260 feet southeast from the intersection of South Westhaven Drive and Old Wagon Road, on the property known as 1080 South Westhaven Drive.

Present General Plan Land Use Designation: Rural Residential (RRC).

Present Zoning: Residential Agriculture with a minimum lot size of 2.5 acres and a combining zone allowing the use of manufactured homes (RA-2.5/M).

Environmental Review: The subdivision is consistent with the 2.5-acre per residence density established by the Trinidad Area Plan, which was carried forward in 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 located in the Coastal Zone and is appealable to the California Coastal Commission.

Major concerns: None

OTHER AGENCY INVOLVEMENT:

The project was referred to responsible agencies and all responding agencies have either recommended approval or conditional approval. (Attachment 4)

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. Site Plan
2. Location Maps
3. Applicant's Evidence in Support of the Required Findings
4. Referral Agency Comments and Recommendations

Applicant/Owner
Les and Amelia Ramage
2096 Robb Road
Walnut Creek, CA 94596

File #: 23-1271

Agent

Mario J Quiros
1000 Cedar Ave
Trinidad, CA 95570

Please contact Cliff Johnson, Planning Manager, at (707) 445-7541 or at cjohnson@co.humboldt.ca.us [<mailto:cjohnson@co.humboldt.ca.us>](mailto:cjohnson@co.humboldt.ca.us) if you have any questions about this public hearing item.

**RESOLUTION OF THE PLANNING COMMISSION
OF THE COUNTY OF HUMBOLDT**

Resolution Number 23-

**PARCEL MAP SUBDIVISION APPROVAL
CASE NUMBERS PLN-2020-16407
ASSESSOR PARCEL NUMBER 515-071-006**

MAKING THE REQUIRED FINDINGS FOR CERTIFYING COMPLIANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND CONDITIONALLY APPROVING THE RAMAGE TENTATIVE MAP SUBDIVISION AND COASTAL DEVELOPMENT PERMIT

WHEREAS, the owner submitted an application and evidence in support of approving a proposed Minor Subdivision of one parcel into two parcels; and

WHEREAS, the County Planning Division has reviewed the submitted application and evidence and has referred the application and evidence to involved reviewing agencies for site inspections, comments and recommendations; and

WHEREAS, the Planning Division, the lead Department pursuant to Section 202 of Resolution No. 77-29 of the Humboldt County Board of Supervisors, has determined that impacts of the project were analyzed and addressed during preparation of the Environmental Impact Report (EIR) for the 2017 Humboldt County General Plan (SCH#2007012089), in keeping with the criteria outlined within section 15183 of the Guidelines; and

WHEREAS, Attachment 2 in the Planning Division staff report includes evidence in support of making all of the required findings for approving the proposed Tentative Parcel Map Subdivision (Case Number PLN-2020-16407); and

WHEREAS, a public hearing was held on the matter before the Humboldt County Planning Commission on September 21, 2023.

NOW, THEREFORE, be it resolved, determined, and ordered by the Planning Commission that:

PROJECT DESCRIPTION			
	FINDING:		A Minor Subdivision of an approximately 5.12-acre parcel into two parcels, each approximately 2.56 acres in size. The parcel is currently developed with an existing single-family residence which will be located on proposed parcel 2 following subdivision. A Coastal Development Permit is requested for the proposed subdivision as well as to preauthorize future development of proposed parcel 1, including construction of an approximately 2,200 square foot new single-family home 28 feet in height and development of an appurtenant driveway and on-site septic system. Authorization is also being sought under the Coastal Permit to allow an approximately 620 square foot addition to the existing residence. Tree removal and grading are expected to be minimal. A well serving existing residential development on the property is planned to also be used to serve future residential uses on proposed parcel 1 of the subdivision.
	EVIDENCE:		Project File: PLN-2020-16407
	FINDING:		CEQA. The requirements of the California Environmental Quality Act have been met. The Humboldt County Planning Commission has considered the

			project and finds the proposed subdivision is exempt from further environmental review pursuant to Section 15183 (Projects Consistent with a Community Plan or Zoning) of Article 12 (Special Situations) of the CEQA Guidelines.
	EVIDENCE:	a)	<p>Section 15183 of the CEQA Guidelines notes CEQA's mandate that projects be exempt from additional environmental review when consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified. 15183 notes that subsequent environmental review is only necessary where the Lead Agency determines any of the following applies:</p> <p>project-specific environmental effects:</p> <ul style="list-style-type: none"> • are peculiar to the project or the parcel on which it is located • are significant and were not analyzed as such in a prior EIR • are off-site and/or cumulative and were not discussed in the prior EIR • were identified in a prior EIR as significant but due to substantial new information (not known at the time the EIR was certified) are determined to have a more severe adverse impact than what was disclosed.
		b)	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 and no further development potential will result from the proposal as the applicant is agreeing to convey rights to future 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.
		c)	The subdivision is consistent with the residential density established under the Trinidad Area Plan (TAP). A Local Coastal Plan (LCP) covering this community planning area, the HBAP was last updated and certified by the Coastal Commission in 2014. The residential density specified in the TAP was utilized for analysis conducted during development of the Environmental Impact Report (EIR) prepared for the current Humboldt County General Plan, which includes all of the required elements specified in Section 65302 of the Government Code. The EIR for the General Plan (SCH #2007012089) was certified during adoption of the plan in 2017.
		d)	There are no potentially significant environmental effects which were not analyzed in the above referenced EIR. The proposed subdivision would enable future build-out to the currently planned density for the area, which was re-confirmed during adoption of the 2017 General Plan. The project is also consistent with the applicable policies and standards of the General Plan and Coastal Plan, which are further discussed below.
		e)	There are no potentially significant off-site impacts and cumulative impacts which were not discussed in the above referenced EIR (SCH #2007012089). The proposed subdivision will facilitate build-out consistent with planned densities and applicable policies and standards found in the recently adopted General Plan.
		f)	There is no substantial new information that would cause the project to result in a more severe adverse impact than what was known and disclosed at the time the General Plan EIR was certified.
		g)	There is no substantial evidence, given the whole record before the agency, that the project may have a significant effect on the environment,

			as proposed.
		h)	The project site is not located within a scenic vista area and will not impact visual resources within the County. The proposed minor subdivision will create two parcels where one currently exists. The parcel being divided currently hosts a single-----family residence and the new residence will be constructed within the curtilage of the existing residence and in an area that is unlikely to be visible from any public vantage point. The project will result in a less than significant impact to aesthetics.
		i)	Potential impacts to biological and cultural resources are largely avoided since all proposed new development would occur in an existing flat and disturbed area that has historically been used as the curtilage for the existing residence.
		j)	The project site is not included on a list of hazardous material sites, nor does the proposed project involve routine transport, use or disposal of hazardous materials. The project site is not located in an Airport Review Area.
		k)	According to the Humboldt County Fire Hazard Severity map, the parcel is located in a moderate fire hazard severity area. The property is in County Service District Area 4 where structural fire protection is provided through a contract with Cal-Fire. Future residential development of the site will require compliance with the Uniform Fire Code and Uniform Building Code. The Department finds no evidence that the project will create, or expose people or property to, hazardous materials, or impair implementation of or physically interfere with, an adopted emergency response plan.
		l)	The project will not violate any water quality standards or waste discharge requirements or substantially degrade surface or groundwater quality or degrade groundwater supplies. The proposed new residence will be served by the existing shallow well, which is recharged from adjacent surface infiltration. The well is also located over 1,600 feet from the nearest mapped watercourse and is therefore not likely to have any direct connection to the watercourse.
		m)	A Drainage Report is required to prepared by a Civil Engineer registered within the State of California, and will be submitted for review and approval prior to commencement of the project.
		n)	The project will not conflict with any adopted program, ordinance, or policy addressing transportation systems within the County or result in inadequate emergency access. Access to residential development on the proposed parcels being created is currently provided by South Westhaven Drive, which is a publicly maintained roadway meeting Road Category 4 standards.
SUBDIVISION FINDINGS (Section 66474 of the State Subdivision Map Act and Title III Division 2 of the Humboldt County Code)			
	FINDING		All lots shall be suitable for their intended uses.
	EVIDENCE:	a)	The project will result in a total of two parcels both of which have been found to be suitable for their intended uses. One is currently developed with a single-family residence and the proposed new parcel has obtained approval from the Division of Environmental Health for an onsite-wastewater treatment system and for the existing well to provide potable water.

	FINDING		Improvements shall be required for the safe and orderly movement of people and vehicles.
	EVIDENCE:	a)	Access to the parcel is primarily via a publicly maintained road that is developed to a Road Category 4 standard.
	FINDING		Flood control and drainage facilities affording positive storm water disposal shall be designed and provided by the subdivider.
	EVIDENCE:	a)	Satisfaction of the requirements found in the Memo from the Land Use Division of Public Works (DPW) is required by the project Conditions of Approval. Section 3.0 of their memo informs the applicant of their responsibility to correct any drainage problems associated with subdivision to the satisfaction of DPW and requires that a hydraulic report and drainage plan for the subdivision be submitted to DPW for review and approval.
	FINDING		Sewer and water systems shall be constructed to appropriate standards.
	EVIDENCE:	a)	Residential development will be served by an on-site well and on-site wastewater treatment system, both of which have been approved by the Division of Environmental health as meeting the appropriate standards.
	FINDING		The size and shape of lots shall be such as is proper for the locality in which the subdivision is situated, and in conformance with the requirements of the current zoning regulations and the Humboldt County General Plan.
	EVIDENCE:		The size and configuration of the proposed parcels complies with width, depth, and minimum lot size requirements of the RA zone.
Govt. Code §66474.02 Structural Fire Protection			
	FINDING		Where approving subdivision of land (not for open space purposes) within a State Responsibility Area (SRA) or Very High Fire Hazard Severity Zone, the project must be consistent with state or local Fire Safe Regulations and be located within an area where structural fire protection and suppression services will be available from a qualified entity (County, City, Special District, or other political subdivision or entity) that is monitored and funded by a County or other public entity, and organized solely to provide fire protection services, or through contract with the Department of Forestry and Fire Protection pursuant to Section 4133, 4142, or 4144 of the Public Resources Code.
	EVIDENCE:	a)	The property is not located in a State Responsibility Area for Fire Protection and is located in an area of Moderate Fire Hazard Severity and is within the County Service Area #4, which is structural fire protection through contract with the Department of Forestry and Fire Protection pursuant to Section 4133, 4142, or 4144 of the Public Resources Code., who provide structural fire protection. The project was referred to the district for review and received their support for the proposal.
Community Plan Findings – Trinidad Area Plan (TAP)			
	FINDING		The proposed development is consistent with the provisions of the Trinidad Area Plan (TAP).

	EVIDENCE	a)	The project site is designated Rural Residential in the Trinidad Area Plan which sets a planned density of one parcel per 2.5 acres in the Westhaven Drive area (3.21 Rural Development Subdivision requirements).
		b)	The proposed development is consistent with the provisions of the Trinidad Area Plan governing protection of Archaeological and Paleontological Resources because it will all occur within the curtilage of an existing single-family residence.
		c)	The proposed development is consistent with the provisions of the Trinidad Area Plan governing protection of Natural Resources because it will all occur within the curtilage of an existing single-family residence and there are no mapped sensitive habitats on the project site.
FINDINGS APPLICABLE TO ALL PERMITS			
	FINDING		The proposed development is in conformance with the County General Plan.
	EVIDENCE	a)	The proposed development is consistent with the Rural Residential land use designation.
	FINDING		The proposed development is consistent with the purposes of the existing Residential Agriculture (RA) zone in which the site is located.
	EVIDENCE	a)	The property zoning designation of RA includes single-family residential as a principally permitted use. The proposed lot sizes are consistent with the required minimum lot size of 2.5 acres established as well as the minimum width and depth requirements for the zone. The proposed new residence and addition to existing residence are consistent with the required setbacks and height limit of the RA zone.
	FINDING		The proposed subdivision will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.
	EVIDENCE	a)	The proposed parcel sizes and resulting density is consistent with that planned for the area. All proposed new development will be set back off the road and will not impede any public views.
	FINDING		The proposed subdivision with possible future development does not reduce the residential density for any parcel below that utilized by the Department of Housing and Community Development in determining compliance with housing element law.
		a)	The parcel's General Plan land use designation (RR) and zoning (RA) allow residential development. The project will positively impact compliance with Housing Element law by dividing the property to its maximum density allowable under the land use designation and zoning restrictions.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Humboldt County Planning Commission does hereby:

1. Adopts the findings set forth in this resolution; and
2. Conditionally approves the Minor Subdivision (Record Number: PLN-2020-16407) and Coastal Development Permit based on the approved tentative map on file, subject to the conditions of approval.

Adopted after review and consideration of all the evidence on **September 21, 2023**

The motion was made by Commissioner _____ and seconded by Commissioner _____ .

AYES: Commissioners:
NOES: Commissioners:
ABSTAIN: Commissioners:
ABSENT: Commissioners:
DECISION:

I, John H. Ford, Secretary to the Planning Commission of the County of Humboldt, do hereby certify the foregoing to be a true and correct record of the action taken on the above-entitled matter by said Commission at a meeting held on the date noted above.

John H. Ford,
Director, Planning and Building Department

Recommended Conditions of Approval

APPROVAL OF THE TENTATIVE MAP IS CONDITIONED ON THE FOLLOWING TERMS AND REQUIREMENTS WHICH MUST BE SATISFIED BEFORE THE PARCEL MAP MAY BE RECORDED:

Conditions of Approval:

1. All taxes to which the property is subject shall be paid in full if payable, or secured if not yet payable, to the satisfaction of the County Tax Collector's Office, and all special assessments on the property must be paid or reapportioned to the satisfaction of the affected assessment district. Please contact the Tax Collector's Office approximately three to four weeks prior to filing the parcel or final map to satisfy this condition. This requirement will be administered by the Department of Public Works.
2. The conditions on the enclosed Department of Public Works referral dated January 29, 2021, shall be completed or secured to the satisfaction of that department. Prior to performing any work on the improvements, contact the Land Use Division of the Department of Public Works.
3. The Planning Division requires that two (2) copies of the Parcel Map be submitted for review and approval, said map to identify net and gross acreage for each parcel.
4. Prior to recordation of the Parcel Map, the applicant shall submit a letter from Pacific Gas and Electric Company stating that the project meets their requirements. This condition shall be administered by the Department of Public Works.
5. A review fee for Conformance with Conditions as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors shall be paid to the Humboldt County Community Development Services—Planning Division, 3015 "H" Street, Eureka. This fee is a deposit, and if actual review costs exceed this amount, additional fees will be billed at the County's current burdened hourly rate. Please see Informational Note 1 below for suggestions to minimize the cost for this review.
6. The applicant shall reimburse the Planning Division for any processing costs that exceed the application deposit.

Informational Notes:

1. To minimize costs the applicant is encouraged to bring in written evidence* of compliance with all of the items listed as conditions of approval in this Exhibit that are administered by the Planning Division. The applicant should submit the listed item(s) for review as a package as early as possible before the desired date for final map checking and recordation. Post application assistance by the Assigned Planner, with prior appointment, will be subject to a Special Services Fee for planning services billed at the County's current burdened hourly rate. Copies of all required forms and written instructions are included in the final approval packet.

- Each item evidencing compliance except legal documents to be recorded should note in the upper right-hand corner:

Assessor's Parcel No. _____ Condition _____
(Specify) (Specify)

2. Under state planning and zoning law (CGC §66000 *et seq.*), a development project applicant who believes that a fee or other exaction imposed as a condition of project approval is excessive or inappropriately assessed may, within 90 days of the applicable date of the project's approval, file a written statement with the local agency stating the factual basis of their payment dispute. The applicant may then, within 180 days of the effective date of the fee's imposition, file an action against the local agency to set aside or adjust the challenged fee or exaction.
3. The PMS shall expire and become null and void at the expiration of two (2) years after all appeal periods have lapsed (see Effective Date). This approval may be extended in accordance with the Humboldt County Code.



EXHIBIT A

DEPARTMENT OF PUBLIC WORKS COUNTY OF HUMBOLDT

MAILING ADDRESS: 1106 SECOND STREET, EUREKA, CA 95501-0579
AREA CODE 707

ON-LINE
WEB: CO.HUMBOLDT.CA.US

ADMINISTRATION	445-7491	NATURAL RESOURCES	445-7741
BUSINESS	445-7652	NATURAL RESOURCES PLANNING	267-9540
ENGINEERING	445-7377	PARKS	445-7651
FACILITY MANAGEMENT	445-7493	ROADS	445-7421

CLARK COMPLEX	
HARRIS & H ST., EUREKA	
FAX 445-7388	
LAND USE	445-7205

LAND USE DIVISION INTEROFFICE MEMORANDUM

TO: Steve Lazar, Senior Planner

FROM: Robert W. Bronkall, Deputy Director *RB*

RE: SUBDIVISION REQUIREMENTS - IN THE MATTER OF THE RAMAGE, APPLICATION # PLN-2020-16407 PMS, APN 515-071-006, FOR APPROVAL OF A TENTATIVE MAP, CONSISTING OF 5.12 ACRES INTO 2 PARCELS

DATE: 01/29/2021

The following requirements and standards are applicable to this project and must be completed to the specifications and satisfaction of the Department of Public Works (Department) before the subdivision map may be filed with the County Recorder. If there has been a substantial change in the project since the last date shown above, an amended report must be obtained and used in lieu of this report. Prior to commencing the improvements indicated below, please contact the Subdivision Inspector at 445-7205 to schedule a pre-construction conference.

These recommendations are based on the tentative map prepared by Mario J. Quiros dated January 2020, and not dated stamped as received by the Humboldt County Planning Division.

NOTE: All correspondence (letters, memos, faxes, construction drawings, reports, studies, etc.) with this Department must include the Assessor Parcel Number (APN) shown above.

READ THE ENTIRE REPORT BEFORE COMMENCING WORK ON THE PROJECT

1.0 MAPPING

1.1 EXPIRATION OF TENTATIVE MAP: Applicant is advised to contact the Planning & Building Department to determine the expiration date of the tentative map and what time extension(s), if any, are applicable to the project. Applicant is responsible for the timely filing of time extension requests to the Planning & Building Department.

Applicant is responsible for completing all of the subdivision requirements prior to expiration of the tentative map. Applicant is advised to promptly address all of the subdivision requirements in order to avoid the tentative map expiring prior to completion of the subdivision requirements.

Applicants are encouraged to contact a land development professional for advice on developing a realistic schedule for the processing of the project.

- 1.2 MAP TYPE:** Applicant must cause to be filed a subdivision map showing monumentation of all property corners to the satisfaction of this Department in compliance with Humboldt County Code Section 326-15. Subdivision map checking fees shall be paid in full at the time the subdivision map is submitted for checking. County Recorder fees shall be paid prior to submittal of the map to the County Recorder for filing. The subdivision map must be prepared by a Land Surveyor licensed by the State of California -or- by a Civil Engineer registered by the State of California who is authorized to practice land surveying.

All Department charges associated with this project must be paid in full prior to the subdivision map being submitted to the County Recorder for filing.

Applicant shall submit to this Department four (4) full-size copies of the subdivision map as filed by the County Recorder.

Prior to submitting the subdivision map to the County Surveyor for map check, applicant shall submit the subdivision map to the utility providers to provide input on necessary public utility easements. Copies of the responses from the utility providers shall be included with the first submittal of the subdivision map to the County Surveyor.

- 1.3 DEPOSIT:** Applicant shall be required to place a security deposit with this Department for inspection and administration fees as per Humboldt County Code Section 326-13 prior to review of the improvement plans, review of the subdivision map, or the construction of improvements, whichever occurs first.
- 1.4 EASEMENTS:** All easements that encumber or are appurtenant to the subdivision shall be shown graphically on the subdivision map. Those easements that do not have a metes and bounds description shall be noted on the subdivision map and shown as to their approximate location.
- 1.5 DEDICATIONS:** The following shall be dedicated on the subdivision map, or other document as approved by this Department:

(a) PUBLIC ROAD: WESTHAVEN DRIVE (C4N030)

Public Road: Applicant shall cause to be dedicated on the subdivision map to the County of Humboldt an easement for public road purposes lying within 30 feet of the center line of the County road. The applicant is only responsible to cause to be dedicated lands that are included within the boundary of the proposed subdivision.

PUE: Applicant shall cause to be dedicated to the County of Humboldt on the subdivision map a 10 foot wide public utility easement (PUE) adjacent to the right of way for the road or as otherwise approved by this Department. Additional PUEs shall be dedicated in a manner, width, and location approved by this Department.

(b) PRIVATE ROAD/ DRIVEWAY ACCESS TO PARCEL 2:

Access: Applicant shall cause to be dedicated on the subdivision map a non-exclusive easement for ingress, egress of over Parcel 1 for the benefit of Parcel 2 within the subdivision in a manner approved by this Department.

2.0 IMPROVEMENTS:

2.1 ACCESS ROADS / DRIVEWAYS: The access road(s)/ driveway(s) serving the subdivision shall be constructed to the satisfaction of this Department as follows:

- (a) **WESTHAVEN DRIVE:** Widen Westhaven Drive with a 5 foot paved shoulder along the frontage of the parcel. See Structural Section requirements within this document. Relocate all existing fences along Parcels 1 and 2 out of the right of way for Westhaven Drive.
- (b) **DRIVEWAYS:** All access openings (existing and proposed) shall conform to Humboldt County Standard Rural Driveway #1 and Humboldt County Code Section 341 regarding visibility. All access openings (existing and proposed) shall intersect the road at a 90° angle, unless otherwise approved by this Department.

All access openings (existing and proposed) shall be paved with hot mix ("asphalt") for the width of the driveway and a distance of 25 feet from the edge of the County road. Existing driveways serving developed parcels shall be paved prior to filing of the subdivision map. The width of the driveway shall be as approved by this Department.

Any proposed access openings to the County road require encroachment permits from this Department. The proposed access openings will be evaluated after application is received.

- (c) Nothing is intended to prevent the applicant from constructing the improvements to a greater standard.
- (d) Nothing is intended to prevent this Department from approving alternate typical sections, structural sections, drainage systems, and road geometrics based upon sound engineering principals as contained in, but not limited to, the Humboldt County Roadway Design Manual, Caltrans Highway Design Manual, Caltrans Local Programs Manual, Caltrans Traffic Manual, California Manual on Uniform Traffic Control Devices (MUTCD), and AASHTO's A Policy of Geometric Design of Highways and Streets (AKA "The Green Book"). Engineering must not be in conflict with Humboldt County Code or County adopted guidelines and policies.
- (e) The surface of the access road(s) shall conform to the *Structural Section* requirements within this document.

2.2 STRUCTURAL SECTION: The access road(s) shall be constructed to a structural section recommended in the soils report and as approved by this Department.

- (a) **For paved road surfaces,** the structural section shall include a minimum of 0.2 feet of Caltrans Type B hot mix ("asphalt") over 0.67 foot of Caltrans Class 2 aggregate base. If required by this Department, the structural section of all roads shall be determined by Caltrans R-Value method using a Traffic Index (T.I.) approved by this Department. Based

upon soil conditions, this Department may also require a geotextile fabric to be placed on top of the sub grade.

When widening hot mix ("asphalt") roads, the widened road shall be paved with hot mix. A sawcut is required to ensure a uniform joint between the existing and new pavements. The location of the sawcut shall be approved by this Department based upon the condition of the existing road surface.

- (b) Access roads and driveways may include decorative accent treatments such as, but not limited to, stamped concrete or decorative brick pavers. Decorative accent treatments must provide appropriate traction for pedestrians, bicycles, and vehicles. **Decorative access treatments are not permitted within the public right of way**, unless approved in writing by this Department.

2.3 UNKNOWN IMPROVEMENTS: Other on-site and/or off-site improvements may be required which cannot be determined from the tentative map and/or preliminary improvement plans at this time. These improvements will be determined after more complete improvement plans and profiles have been submitted to the County for review.

2.4 PERMITS: An encroachment permit is required to be obtained prior to construction from this Department for all work within the right of way of a County maintained road.

2.5 COMPLETION OF IMPROVEMENTS ON PARCEL MAP SUBDIVISION: When improvements are not constructed before the subdivision map is filed with the County Recorder, the following apply:

- (a) Pursuant to Government Code section 66411.1 (improvement timing), fulfillment of reasonable on-site and off-site construction requirements may be imposed prior to Parcel Map filing with the County Recorder if found necessary for the public health or safety or orderly development of the area. The following improvements are necessary for the public health or safety or orderly development of the area and shall be completed: (1) within twenty-four (24) months after the filing date of the Parcel Map, or (2) prior to issuance of a building permit on any property subject to this notice, or (3) prior to any other grant of approval for any property subject to this notice, whichever occurs first:

Pave the rural driveways on Parcel 2 [Item 2.1(b)].

- (b) The following improvements shall be completed: (1) prior to issuance of a building permit on any property subject to this notice, or (2) prior to any other grant of approval for any property subject to this notice, whichever occurs first:

Pave the 5 foot shoulder along the frontage of Parcels 1 and 2; and remove existing fencing from within the public road right of way for Westhaven Drive. [Item 2.1(a)].

- (c) The following note shall be placed on the development plan:

"This subdivision was approved with requirements to construct improvements. At the time the parcel map was filed, the improvements were not completed. The subdivision improvements must be completed within the timelines specified in the *Notice of Construction Requirements*. Building permits or other development permits cannot be

obtained until the required improvements are constructed to the satisfaction of the County. The improvements required in the *Notice of Construction Requirements* are shown on the improvement plans prepared by _____, dated _____, and are signed as approved by the County on _____. Contact the Land Use Division of the Department of Public Works for details."

- (d) The Department shall cause to be recorded at the time of filing of the parcel map with the County Recorder a *Notice of Construction Requirements*.

3.0 DRAINAGE

3.1 DRAINAGE ISSUES: Applicant shall be responsible to correct any involved drainage problems associated with the subdivision to the satisfaction of this Department.

3.2 DRAINAGE REPORT: Applicant must submit a complete hydraulic report and drainage plan regarding the subdivision for review and approval by this Department. The report and plan must be prepared by a Civil Engineer registered by the State of California. This may require the construction of drainage facilities on-site and/or off-site in a manner and location approved by this Department.

4.0 GRADING

<NONE>

5.0 MAINTENANCE

<NONE>

6.0 DEVELOPMENT PLAN

<NONE>

7.0 LANDSCAPING

<NONE>

// END //



DEPARTMENT OF PUBLIC WORKS
C O U N T Y O F H U M B O L D T

MAILING ADDRESS: 1106 SECOND STREET, EUREKA, CA 95501-0579
AREA CODE 707

ON-LINE

WEB: CO.HUMBOLDT.CA.US

PUBLIC WORKS BUILDING
SECOND & L ST., EUREKA
FAX 445-7409

ADMINISTRATION	445-7491	NATURAL RESOURCES	445-7741
BUSINESS	445-7652	NATURAL RESOURCES PLANNING	267-9540
ENGINEERING	445-7377	PARKS	445-7651
FACILITY MANAGEMENT	445-7493	ROADS	445-7421

CLARK COMPLEX
HARRIS & H ST., EUREKA
FAX 445-7388

LAND USE 445-7205

LAND USE DIVISION INTER OFFICE MEMORANDUM

TO: Steve Lazar, Senior Planner

FROM: Robert W. Bronkall, Deputy Director *RB*

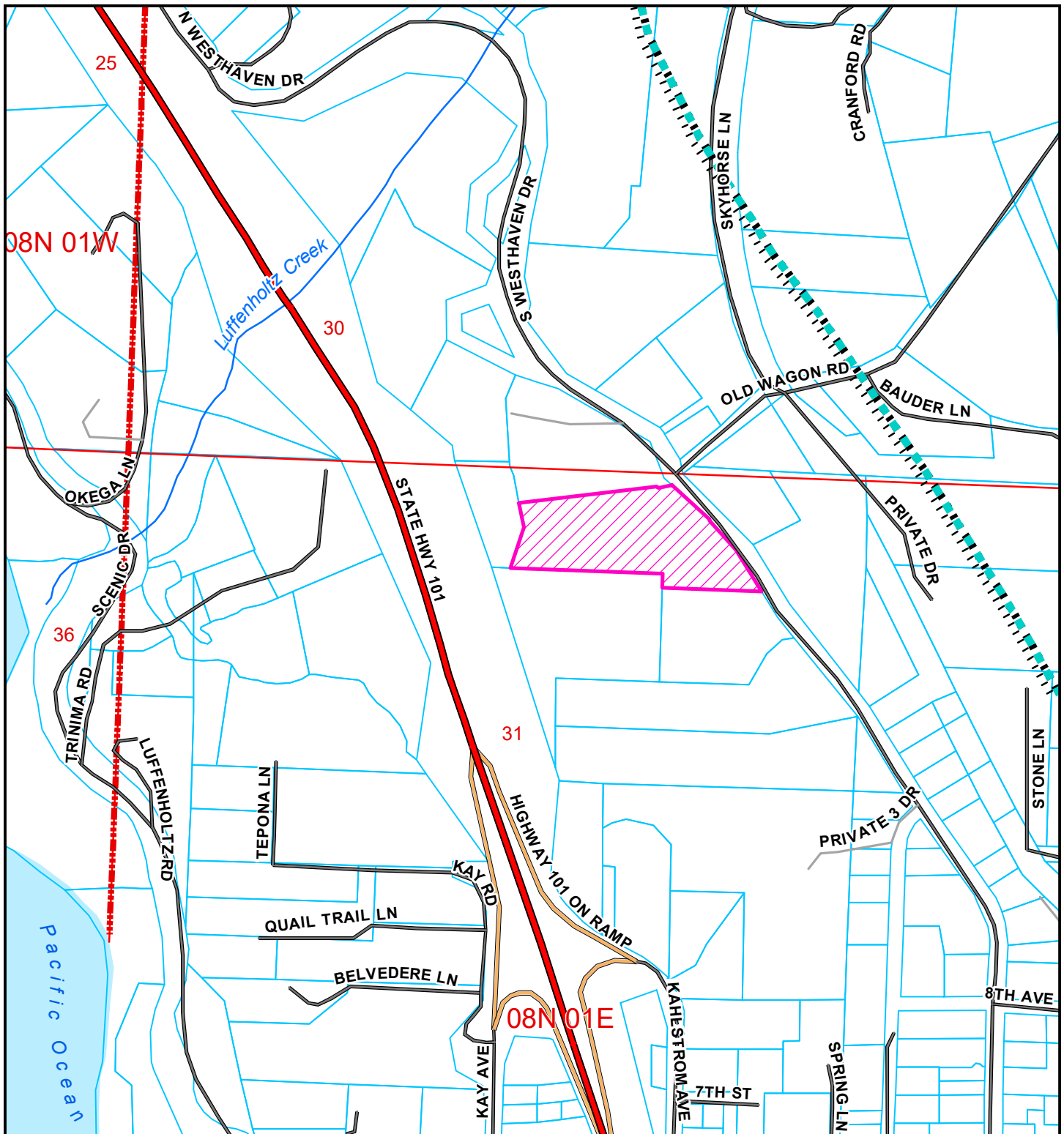
DATE: 01/29/2021

RE: RAMAGE, APPLICATION # PLN-2020-16407 PMS, APN 515-071-006

PRELIMINARY SUBDIVISION REPORT: A *preliminary report* was submitted in lieu of a *preliminary subdivision report* as specified in County Code Section 323-6(c).

ON-STREET PARKING (WESTHAVEN DRIVE): Westhaven Drive is not developed with a parking lane; therefore, all required parking must be developed on site.

// END //



LOCATION MAP

PROPOSED RAMAGE COASTAL DEVELOPMENT PERMIT & PARCEL MAP SUBDIVISION

TRINIDAD AREA

PLN-2020-16158

APN: 515-071-006

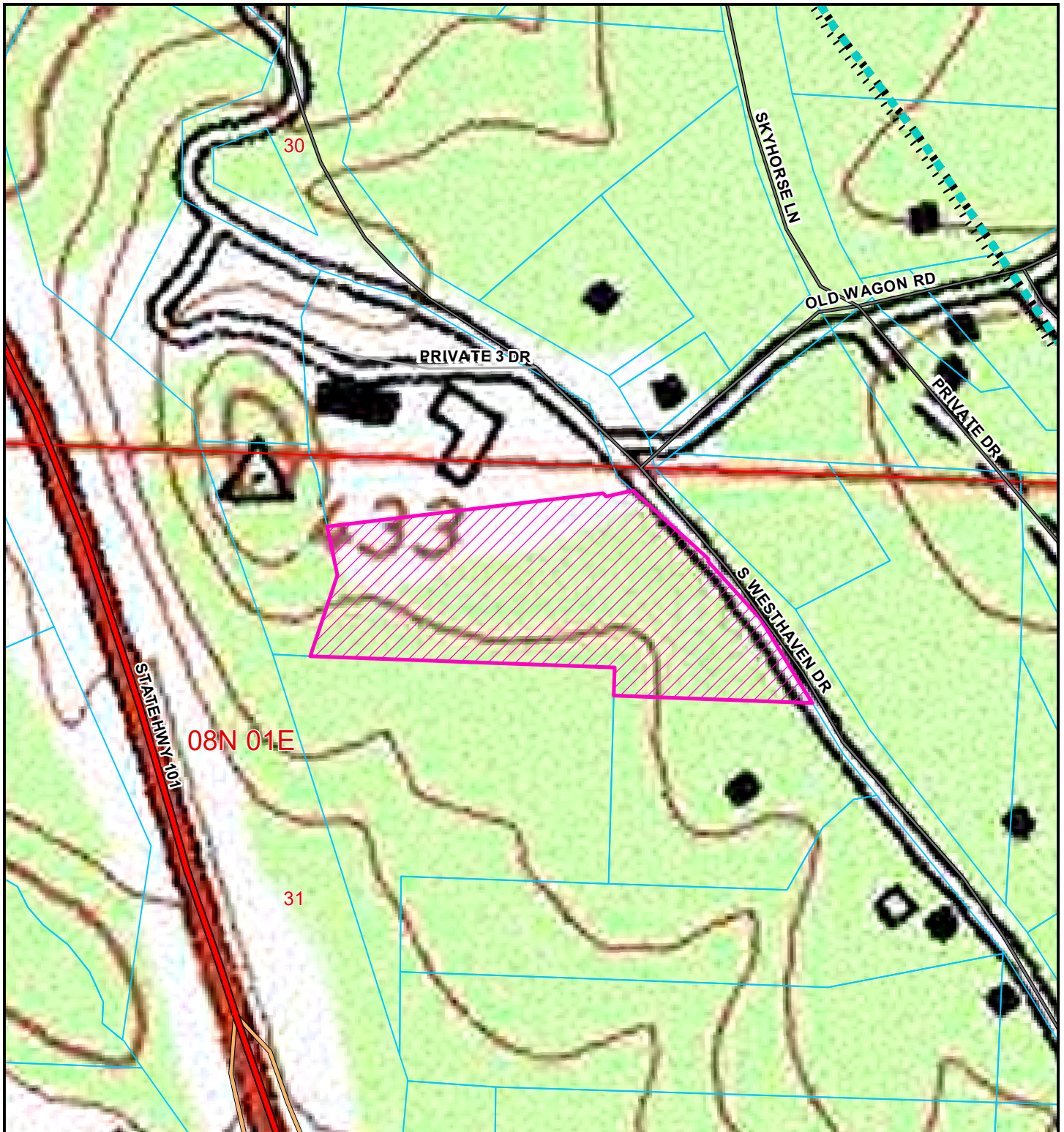
T08N R01E S31 HB&M (Crannell)

Project Area = 

Coastal Zone Boundary 

This map is intended for display purposes and should not be used for precise measurement or navigation. Data has not been completely checked for accuracy.

0 200 400 600
Feet



TOPO MAP

PROPOSED RAMAGE COASTAL DEVELOPMENT PERMIT & PARCEL MAP SUBDIVISION TRINIDAD AREA

PLN-2020-16158

APN: 515-071-006

T08N R01E S31 HB&M (Crannell)

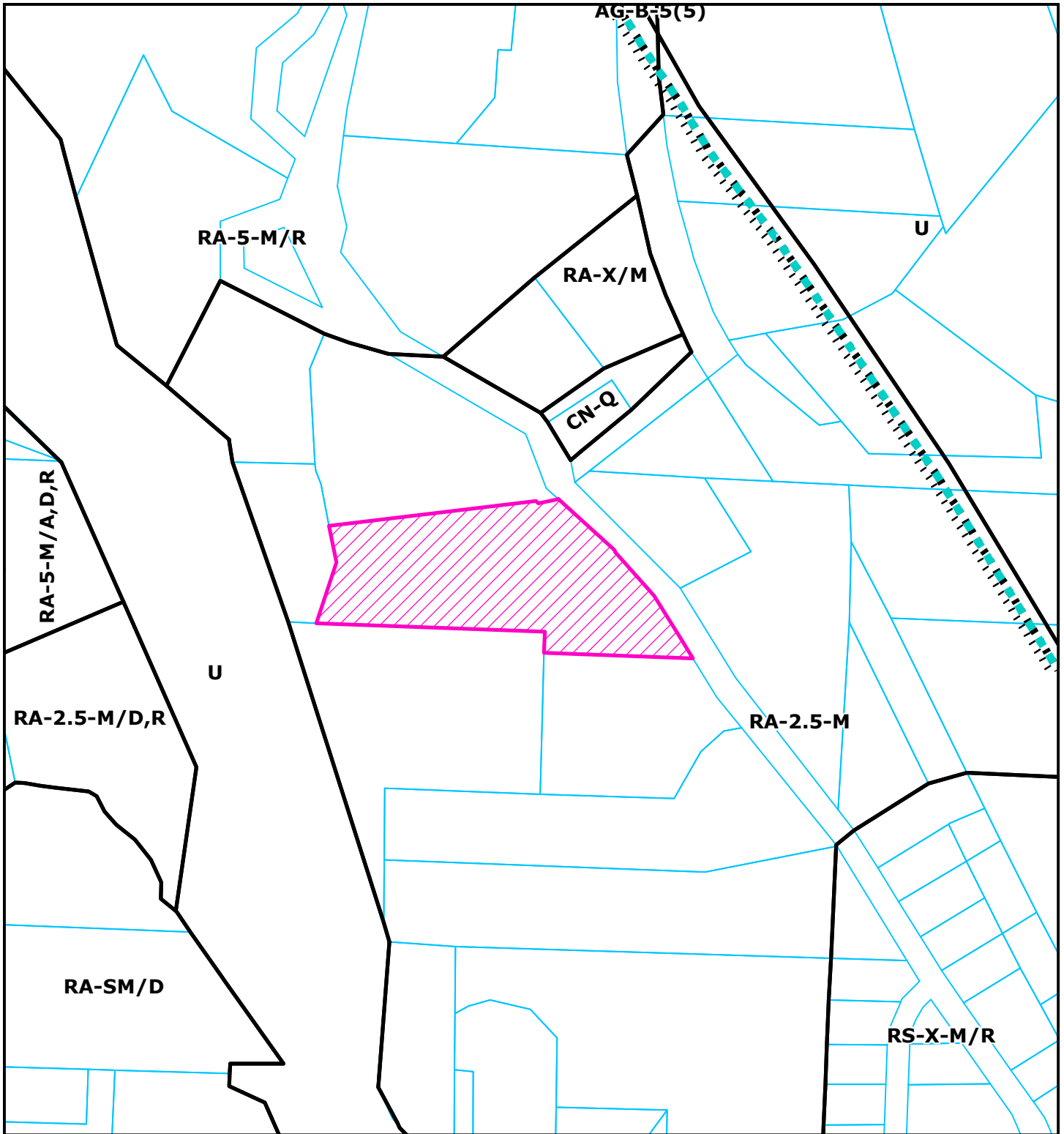
Project Area = 

Coastal Zone Boundary 

This map is intended for display purposes and should not be used for precise measurement or navigation. Data has not been completely checked for accuracy.



0 100 200 300
 Feet



ZONING MAP

PROPOSED RAMAGE COASTAL DEVELOPMENT PERMIT & PARCEL MAP SUBDIVISION

TRINIDAD AREA

PLN-2020-16158

APN: 515-071-006


T08N R01E S31 HB&M (Crannell)

Project Area = 

Coastal Zone Boundary 

This map is intended for display purposes and should not be used for precise measurement or navigation. Data has not been completely checked for accuracy.



0 100 200 300 400
 Feet



Reference: 018061

December 19, 2018

Les Ramage
2096 Robb Road
Walnut Creek, CA 94596

Subject: Disposal Field Suitability Investigation Results and Standard Gravity-flow Dispersal System Design Recommendations; 1080 Westhaven Drive, Trinidad; Assessor's Parcel Number 515-071-005

Introduction

This report presents the results of an assessment of soil and groundwater conditions in support of the design of an onsite sewage disposal system. The field investigation was conducted by a Certified Engineering Geologist from SHN on March 21, 2018, during the Humboldt County wet weather testing period.

The scope of SHN's field investigation included soil profiling and sampling of test pits, percolation testing, laboratory textural analysis of soil samples collected from the test locations, and depth-to-groundwater monitoring. SHN conducted the site investigation in general accordance with the standards outlined in the Humboldt County Onsite Wastewater Treatment System (OWTS) Regulations and Technical Manual published by the Department of Health and Human Services and dated November 7, 2017.

Included with this report is SHN's design of a standard gravity-flow dispersal system sized in accordance with the Humboldt County OWTS Technical Manual. The storage and dispersal system is designed to accommodate a maximum daily wastewater flow rate of 525 gallons per day (gpd) to serve up to a four-bedroom single-family residence.

Project Description

The subject parcel comprises a total area of 4.71 acres and contains an existing single-family residence, sewage disposal system, and two shallow water supply wells. One of the wells is being used to supply the existing the residence. The owners are in the process of performing a lot line adjustment with the neighboring parcel to the south, identified as Assessor's parcel number (APN) 515-061-003. Following adjustment of the property boundary, the subject parcel will have a total area of 5.12 acres. A two-way lot split will then be performed creating two separate parcels of at least 2.5 acres each, which will allow for the construction of a new single-family residence. The existing well is being proposed to serve both residences. Dry weather production testing of the well was performed as part of this project. The results of the dry weather well production test are to be submitted separately.

Project Location

The site is located in the unincorporated area of Westhaven on APN 515-071-005 and is situated between Westhaven Drive and U.S. Highway 101 (Figure 1). The parcel is bordered by similarly sized parcels that contain single-family residences. The immediate site vicinity supports relatively sparse rural residential developments on parcels generally ranging from about 2.5 acres to 5 acres or more.

Field and Laboratory Investigation

SHN's field investigation focused on the western half of the parcel and in the general vicinity of the proposed residence to be constructed on the newly created lot. Two exploratory soil test pits were excavated to depths of about 9 feet and 7 feet below ground surface using a mini-excavator operated by Bowman Construction at the locations shown on Figure 2. Soil profile logs are included in Attachment 1.

SHN's evaluation of the soil profile included thickness of soil layers, soil structure, and texture according to United States Department of Agriculture (USDA) classification. Representative bulk soil samples were obtained from each test location at multiple depths based on the soil horizonation. Select samples were analyzed for the percentage of sand, silt, clay, and coarse fragments in SHN's certified soils testing laboratory. Laboratory test results are included in Attachment 2 and at the corresponding depth intervals on the soil profile logs.

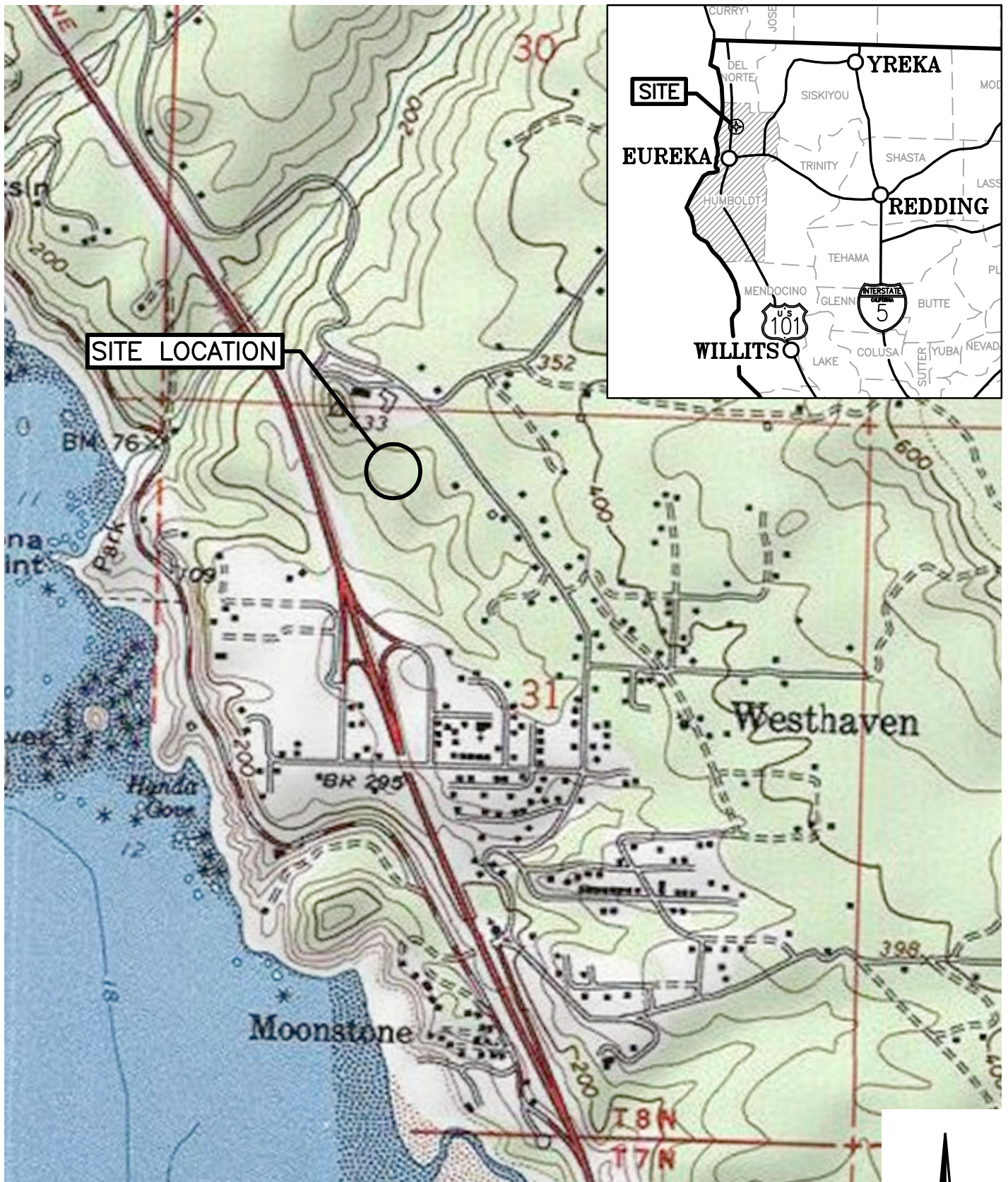
Following soil profiling and sampling, two additional shallow test pits denoted as PP-1 and PP-2, were excavated to conduct percolation testing on the following day. Stabilized percolation rates were established in accordance with the methods outlined in the Humboldt County OWTS Technical Manual. Presoaking of each percolation test pit was performed prior to conducting the tests by completely refilling each percolation pit four times. Percolation tests at PP-1 and PP-2 were conducted at depth intervals of 48 to 60 inches and 24 to 36 inches, respectively.

Geology and Soil Conditions

Soil test pit logs with detailed descriptions of texture, consistency, structure, moisture condition, and color are included in Attachment 1. The subject parcel and general site vicinity is underlain by late Pleistocene age marine terrace deposits. The terrace deposits form a broad, low relief surface known informally as the "Westhaven terrace." The site lies about 340 feet in elevation above sea-level and slopes very gently to the west-southwest at an average gradient of less than five percent.

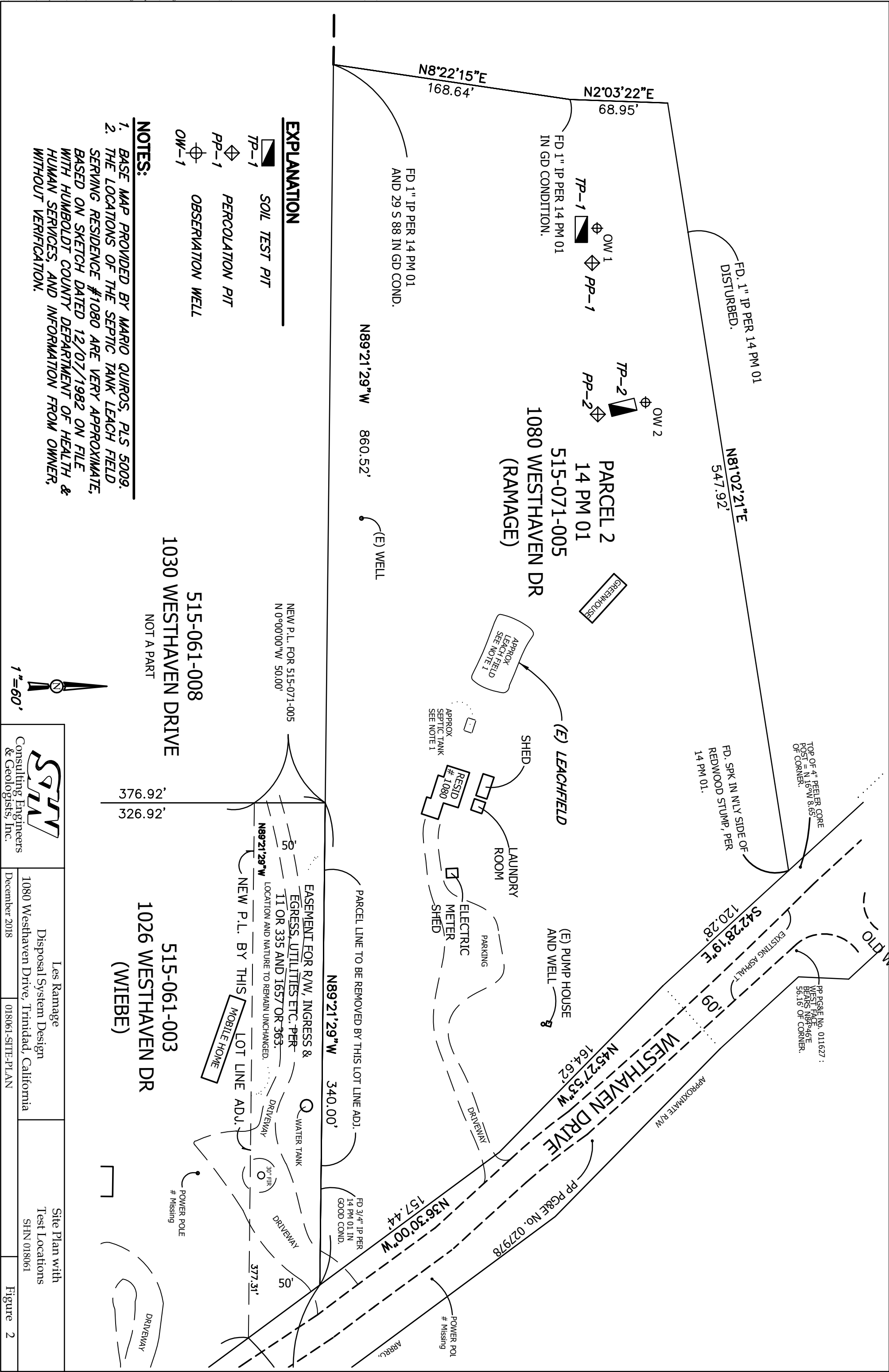
Marine terrace deposits encountered within the proposed primary disposal field and 100% replacement area consist predominantly of loam and sandy loam grading downward to loamy sand. The sand fraction is generally fine to medium with lesser amounts of coarse sand and fine rounded gravel. The sandy terrace deposits are capped by a thin veneer of wind-blown fine sand and silt-rich topsoil that forms a well-developed A-horizon common to marine terraces.

Soil horizonation is well developed consisting of a distinct A-horizon and pedogenic B-horizon, with unweathered parent material below a depth of about 5 feet. The upper A-horizon is dark brown to brown, very friable with very fine to medium granular structure, and non-sticky and non-plastic wet consistency. The sandy loam and loamy sand B-horizons are generally dark yellowish brown to yellowish



SOURCE: ESRI





brown, friable to firm with weak to moderate medium subangular blocky structure, and slightly sticky to slightly plastic wet consistency. The unweathered parent material consists of yellowish brown sandy loam to loamy sand and is firm with granular structure, and non-sticky to slightly sticky and non-plastic to slightly plastic wet consistency. A thin veneer of loamy topsoil fill was encountered at the location of test pit TP-1 to depth of about 18 inches.

Laboratory Textural Analysis

Laboratory textural analysis work sheets prepared by SHN's materials testing laboratory are included as Attachment 2 and shown on the soil profile logs at the corresponding sampling depths. Table 1 summarizes the laboratory textural analyses results of the bulk soil samples collected from the test pits.

Table 1. Laboratory Soil Textural Analysis Results

Test Hole No.	Depth (inches)	Sand (percent)	Silt (percent)	Clay (percent)	Combined Fines (percent)	Coarse Fragments by Volume (percent)	Soil Suitability Percolation Chart
TP-1	20-46	50.5	39.3	10.2	49.5	6.8	Zone 2
TP-1	48-60	52.0	31.1	16.9	48	5.1	Zone 2
TP-2	0-20	39.2	42.2	18.6	60.8	14.8	Zone 2
TP-2	20-36	56.4	36.1	7.5	43.6	15.8	Zone 2
TP-2	36-72	75.2	19.3	5.5	24.8	2.2	Zone 2

Percolation Test Data

The soil percolation test sheet is included as Attachment 3. Table 2 presents the results of the percolation testing, reported in minutes per inch. Percolation testing was performed at the depth interval of 30-42 inches in PP-1 and 48-60 inches in PP-2. The test depth intervals were chosen to represent the approximate lower depths of the proposed dispersal trench sidewalls, assuming trench depths of 60 inches.

Table 2. Soil Percolation Rates

Test Hole No.	Depth (inches)	Soil Percolation Suitability Chart	Stabilized Percolation Rate (minutes per inch)
PP-1	48-60	Sandy Loam	7
PP-2	24-36	Sandy Loam	9

For design purposes, a soil application rate of 0.554 gallons per day per square foot (gpd/ft²) was used to size both the primary disposal field and 100% replacement area. The application rate is based on the slowest measured percolation rate of 9 minutes per inch, and in accordance with Section 2.3.1, Table 2 of the Humboldt County OWTS Technical Manual.

Groundwater

No groundwater or soil mottling was observed to a depth of at least 8.4 feet below the ground surface during the field investigation and monitoring period at the location observation well OW-1. Shallow groundwater conditions, however, are present at the location of observation well OW-2, which is located approximately 5 feet lower in elevation as compared to OW-1. Free groundwater was observed flowing from the test pit wall in TP-2 at a depth of 4 feet on the day of the field investigation. Groundwater depths ranging from 3.9 feet to 4.4 feet below ground surface were measured in OW-2 between March 23 and April 29. The observation well data sheet is included as Attachment 4.

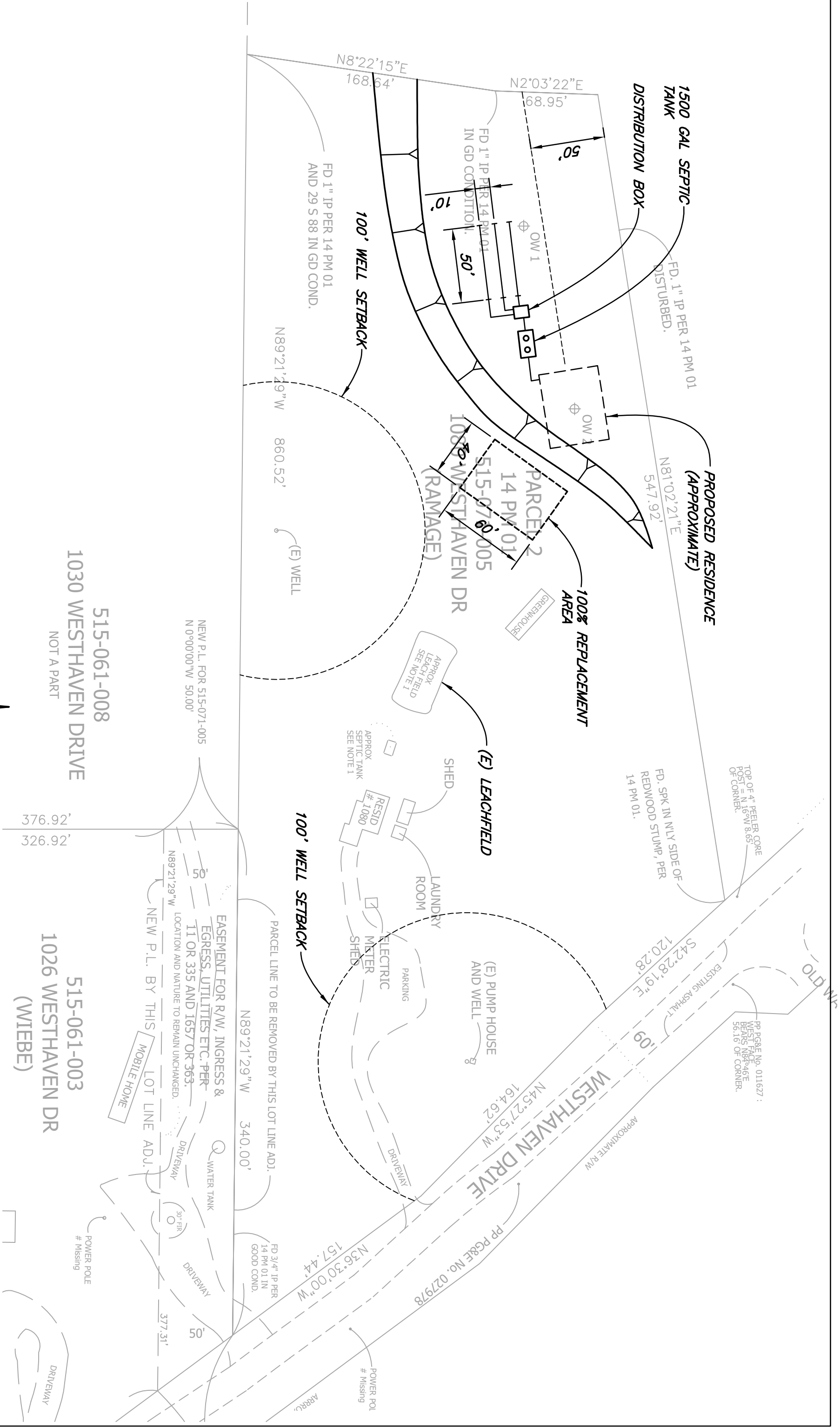
Subsurface Disposal Field Recommendations

Based on soil and groundwater conditions, a standard gravity-flow dispersal system designed and constructed in accordance with Humboldt County Division of Environmental Health standards is suitable for the proposed primary disposal field site, to be located in the vicinity of TP-1 and OW-1. The designated replacement area located in the vicinity of TP-2 and OW-2 is to consist of a low-pressure pipe-distribution system due to the presence of relatively shallow groundwater conditions.

The primary disposal field is sized to accommodate daily wastewater flows of up to 525 gpd and will require an area of 50 feet by 25 feet plus a 10-foot setback. The 100% replacement will require an area of 40 feet by 40 feet plus a 10-foot setback to remain undisturbed and unencumbered by structures or parking. A layout of the proposed disposal field and 100% replacement area relative to existing site features is shown on Figure 3. Specifications for the system, including the size of the septic tank, the number of trenches required, the length, width, and depth of the trenches are included in Attachment 5. Also contained in Attachment 5 are the calculations made to determine the size of the disposal system.

Based on the slowest field-determined percolation rate of 9 minutes per inch and a corresponding soil application rate of 0.554 gpd/ft², a total dispersal trench length of 150 feet is required. We recommend that the proposed residence and new 1,500-gallon septic tank be located at the highest elevation of the site in order to allow effluent to gravity flow to a distribution box and be delivered to three separate 50-foot-long trenches located as shown on Figure 3. The trenches are to be excavated level along the bottom and to a typical width of 18 inches and depth of 60 inches. Trenches are to be spaced 10 feet apart, from center to center. Each trench is to contain 42 inches of clean drain rock below the 3-inch perforated pipe. An additional 6 inches of drain rock shall be placed around and on top of the drain pipe. The drain rock shall be covered with filter fabric and the remaining open trench backfilled with 12 inches of the excavated loamy topsoil to match existing grade. The top of the trenches should be mounded with additional loamy topsoil to shed surface runoff and to account for future settlement. A typical trench cross-section diagram is included as Attachment 6 for reference.

Construction of the disposal system should be performed by a qualified contractor in accordance with the specifications and recommendations contained within this report.



NOTE: BASE MAP PROVIDED BY MARIO QUIROS, PLS 5009

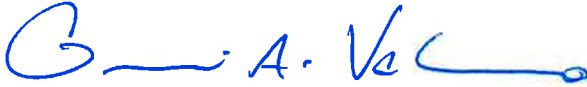


	Les Ramage	Disposal Field Layout
	Disposal System Design 1080 Westhaven Drive, Trinidad, California December 2018	
018061-DISPOSAL-FIELD		SHN 018061
		Figure 3

Please call me at 707-441-8855 if you have any comments or concerns.

Sincerely,

SHN



Giovanni A. Vadurro, CEG 2554
Engineering Geologist



GAV:lms

- Attachments:
1. Soil Profile Logs
 2. Laboratory Textural Analysis Results
 3. Percolation Test Data
 4. Observation Well Data Sheet
 5. Disposal Field Design Calculations and System Specifications
 6. Typical Trench Cross-Section Diagram

References

- Esri and others. (May 26, 2016). Topographic Map of the Ramage Parcel, APN 515-071-005, Trinidad, CA. NR: Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community.
- Humboldt County Department of Health and Human Services. (2017). *Humboldt County Onsite Wastewater Treatment System (OWTS) Regulations and Technical Manual*. Environmental Health Department, Eureka, CA.
- Humboldt County Planning and Building Department. (2015). Humboldt County GIS Portal, accessed at: <http://gis.co.humboldt.ca.us/Freeance/Client/PublicAccess1/index.html?appconfig=podgis4>
- Quiros, Mario, PLS. (NR). Base Map of 1080 Westhaven Drive, Trinidad, CA. Trinidad, CA:Quiros.

Soil Profile Logs **1**



Consulting Engineers & Geologists, Inc.

812 West Wabash, Eureka, CA 95501 ph. (707) 441-8855 fax. (707) 441-8877

PROJECT NAME: Ramage Lot-line Adjusment

PROJECT NUMBER: 018061

LOCATION: Proposed Primary Disposal Field

DATE EXCAVATED: 3/21/18

APN: 515-071-005

TOTAL DEPTH OF HOLE: 8.4 Feet

EXCAVATION METHOD: Mini-Excavator (Bowman Construction)

SAMPLER TYPE: Bulk

LOGGED BY: G. Vadurro, CEG 2554

**TEST PIT
NUMBER
TP-1**

DEPTH (ft)	GROUNDWATER LEVEL	DATE	BULK SAMPLE	TUBE SAMPLE	FIELD CLASSIFICATION BASED ON U.S.D.A. CLASSIFICATION SYSTEM TEXTURE, CONSISTENCY, STRUCTURE, MOISTURE, COLOR, REMARKS	Laboratory Data				Perc Rate (MPH)	WATER MONITOR CONSTRUCTION	WATER MONITOR DETAILS	REMARKS
						Coarse Fragments % By Volume	% Fines	Bulk Density (g/cc)	Percolation Suitability Zone				

0					LOAM, firm, non-sticky and non-plastic, fine granular structure; moist, brown to dark yellowish brown, abrupt and smooth lower boundary (FILL).							1-1/2" solid PVC 0-3' BGS with bentonite seal from 0-2' BGS.	Fill layer
-1													
-2					LOAM, friable, non-sticky and non-plastic, weak to moderate medium subangular blocky structure; moist, brown (7.5YR 4/4), few coarse roots, abundant charcoal, clear and smooth lower boundary.	7	50		2				A-horizon % Sand = 50.5 % Silt = 39.3 % Clay = 10.2
-3													
-4					SANDY LOAM, friable, fine to medium sand, slightly sticky and slightly plastic, moderate to strong medium to coarse subangular blocky structure; moist, strong brown (7.5YR 4/6), gradual and smooth lower boundary.	5	48		2			1-1/2" screened PVC 3-8' BGS with sand pack from 2-8' BGS.	B-horizon % Sand = 52.0 % Silt = 31.1 % Clay = 16.9
-5					SANDY LOAM grading to LOAMY SAND, firm, fine to medium sand, non-sticky and slightly plastic, coarse granular structure; moist, yellowish brown (10YR 5/6).					7			
-6													
-7													
-8													
-9					Test pit completed to 8.4 feet; no groundwater or soil mottling observed.								
-10													

The log and data presented are a simplification of actual conditions encountered at the time of drilling at the drilled location. Subsurface conditions may differ at other locations and with the passage of time.



Consulting Engineers & Geologists, Inc.

812 West Wabash, Eureka, CA 95501 ph. (707) 441-8855 fax. (707) 441-8877

PROJECT NAME: Ramage Lot-line Adjusment

PROJECT NUMBER: 018061

LOCATION: Proposed 100% Replacement Area

DATE EXCAVATED: 3/21/18

APN: 515-071-005

TOTAL DEPTH OF HOLE: 6.5 Feet

EXCAVATION METHOD: Mini-Excavator (Bowman Construction)

SAMPLER TYPE: Bulk

LOGGED BY: G. Vadurro, CEG 2554

**TEST PIT
NUMBER
TP-2**

DEPTH (ft)	GROUNDWATER LEVEL	DATE	BULK SAMPLE TUBE SAMPLE	FIELD CLASSIFICATION BASED ON U.S.D.A. CLASSIFICATION SYSTEM TEXTURE, CONSISTENCY, STRUCTURE, MOISTURE, COLOR, REMARKS	Laboratory Data				Perc Rate (MP/l)	WATER MONITOR CONSTRUCTION	WATER MONITOR DETAILS	REMARKS
					Coarse Fragments % By Volume	% Fines	Bulk Density (g/cc)	Percolation Suitability Zone				
0				LOAM, very friable, non-sticky and non-plastic, fine to medium granular structure; moist, brown (7.5YR3/3). abundant fine roots, clear and wavy lower boundary.	15	61		2			1-1/2" solid PVC 0-3.5' BGS with bentonite seal from 0-2' BGS.	A-horizon % Sand = 39.2 % Silt = 42.2 % Clay = 18.6
-1												
-2				SANDY LOAM, firm, fine to medium sand, slightly sticky and slightly plastic, moderate medium to coarse subangular blocky structure; very weak fine clay films on pore faces; moist, yellowish brown (10YR 5/6), clear and smooth lower boundary.	16	44		2				B-horizon % Sand = 56.4 % Silt = 36.1 % Clay = 7.5
-3												
-4		3/23		LOAMY SAND, firm, fine to medium sand, less than about 10% fine rounded gravel; slightly sticky and slightly plastic, weak fine to medium subangular blocky structure; moist, dark yellowish brown (10YR 4/6), gradual and smooth lower boundary.	2	25		2	9		1-1/2" screened PVC 3.5-6.5' BGS with sand pack from 2-6.5' BGS.	% Sand = 75.2 % Silt = 19.3 % Clay = 5.5
-5		3/21										
-6		4/15										
-7		4/29										
-8												
-9												
-10												
				Test pit completed to 6.5 feet; groundwater encountered at 4 feet.								

The log and data presented are a simplification of actual conditions encountered at the time of drilling at the drilled location. Subsurface conditions may differ at other locations and with the passage of time.

Laboratory Textural Analysis Results 2



CONSULTING ENGINEERS & GEOLOGISTS, INC.

812 W. Wabash Eureka, CA 95501-2138 Tel: 707/441-8855 FAX: 707/441-8877 E-mail: shninfo@shn-engr.com

Reference: 018061

April 2, 2018

Les Ramage
2096 Robb Road
Walnut Creek, CA 94596

SOIL PERCOLATION SUITABILITY / TEXTURAL ANALYSIS RESULTS

Job Name: Ramage
Date Sampled: 03/21/18
Date Received: 03/21/18

Sampled By: GAV
Date Tested: 03/28/18
AP Number: Not Provided

Sample ID	Depth	% Sand	% Clay	% Silt	% Coarse Fragments by		Bulk Density
					Volume	Zone	
TP-1	20-46"	50.5	10.2	39.3	6.8	2	*
	Material: Loam						
TP-1	48-60"	52.0	16.9	31.1	5.1	2	*
	Material: Sandy Loam						
TP-2	0-20"	39.2	18.6	42.2	14.8	2	*
	Material: Loam						
TP-2	20-36"	56.4	7.5	36.1	15.8	2	*
	Material: Sandy Loam						
TP-2	36-72"	75.2	5.5	19.3	2.2	2	*
	Material: Loamy Sand						

* = no peds provided

Regional Water Quality Control Board Zone Descriptions:

Zone 1 - Soils in this zone are very high in sand content. They readily accept effluent, but because of their low silt and clay content they provide minimal filtration. These soils demand greater separation distances from groundwater.

Zone 2 - Soils in this zone provide adequate percolation rates and filtration of effluent. They are suitable for use of a conventional system without further testing.

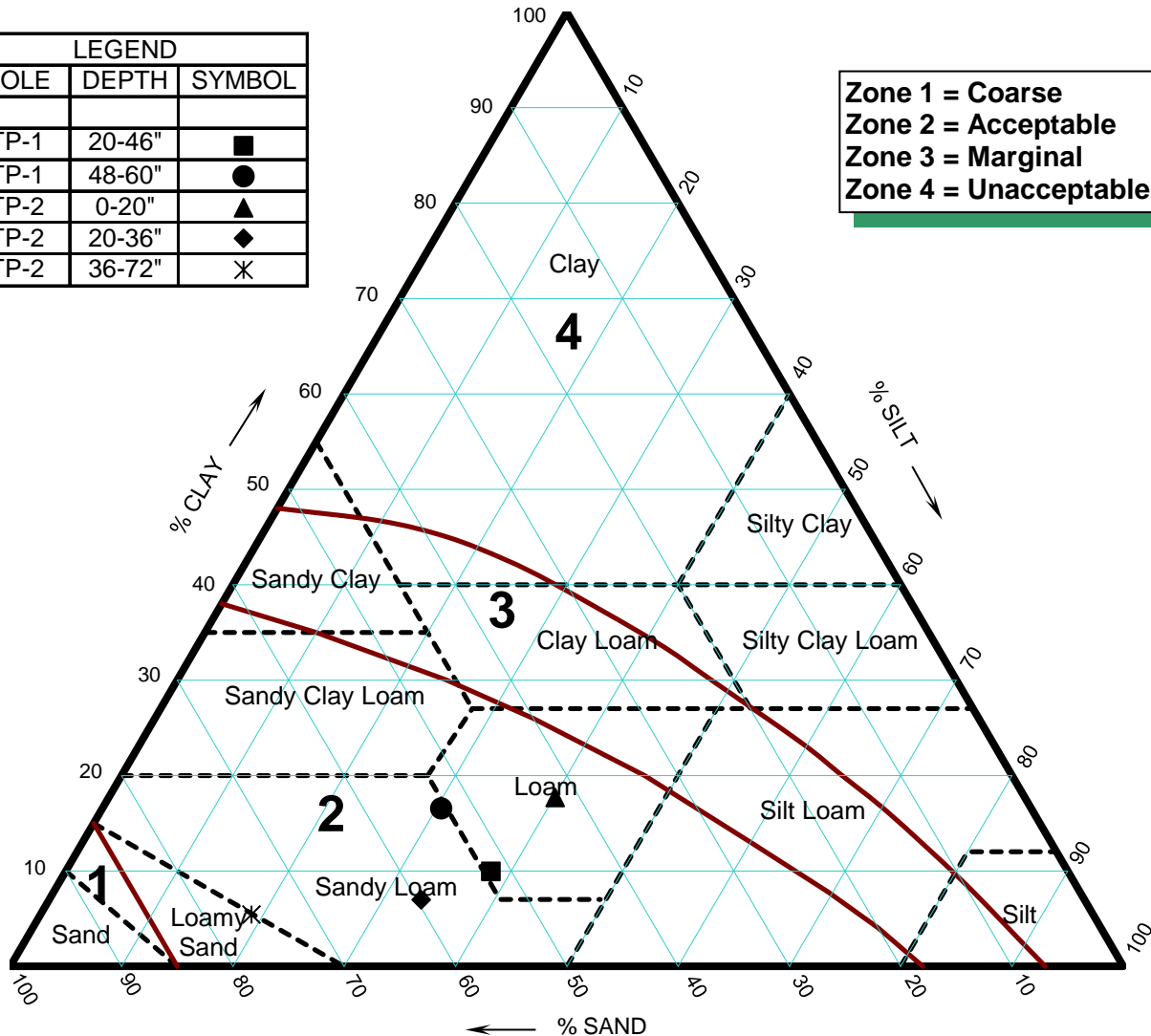
Zone 3 - Soils in this zone are expected to provide good filtration of effluent, but their ability to accept effluent at a suitable rate is questionable. These soils require wet-weather percolation tests to verify their suitability for effluent disposal by conventional leachfield methods.

Zone 4 - Soils in this zone are unsuitable for a conventional leachfield because of their severe limitations for accepting effluent.

SOIL PERCOLATION SUITABILITY CHART

LEGEND		
HOLE	DEPTH	SYMBOL
TP-1	20-46"	■
TP-1	48-60"	●
TP-2	0-20"	▲
TP-2	20-36"	◆
TP-2	36-72"	✱

Zone 1 = Coarse
Zone 2 = Acceptable
Zone 3 = Marginal
Zone 4 = Unacceptable



NOTES

1. Soil texture is plotted on triangle based on percent sand, silt, and clay as determined by hydrometer analysis.
2. Adjustment for coarse fragments has been made by moving the plotted point in the sand direction an additional 2% for each 10% (by volume) of fragments greater than 2mm in diameter.
3. Adjustment for compactness of soil has been made by moving the plotted point in the clay direction an additional 15% for soils having a bulk-density greater than 1.7 gm/cc, when analyzed.
4. For soils falling in sand, loamy sand, or sandy loam, classification adjustment for bulk density will generally not affect suitability and a bulk-density analysis was not necessary.

JOB NUMBER: 018061

DATE: 03/28/18

JOB NAME: Ramage

APN: Not Provided



Consulting Engineers & Geologists, Inc.

812 W. Wabash
 Eureka, CA 95501-2138
 (707) 441-8855

**CONSULTING ENGINEERS & GEOLOGISTS, INC.**

812 W. Wabash Eureka, CA 95501-2138 Tel: 707/441-8855 FAX: 707/441-8877 E-mail: shninfo@shn-engr.com

SOIL TEXTURE ANALYSIS WORKSHEET (RWQCB)

Job Name: **Ramage**
Performed By: **ESP**
Checked By: **NAN**
Project Manager: **GAV**

Job Number: **018061**
Date: **03/28/18**
AP Number: **Not Provided**

Lab Sample Number	18-139	18-140	18-141	18-142	18-143
Job Sample Number					
Hole #	TP-1	TP-1	TP-2	TP-2	TP-2
Depth	20-46"	48-60"	0-20"	20-36"	36-72"
A. Oven Dry Weight, gm	59.6	65.6	65.0	67.7	74.1
B. Starting time (hr:min:sec)	10:35:00	10:38:00	10:41:00	10:44:00	10:47:00
C. Temperature @ 40 sec	68.0	68.0	68.0	68.0	67.5
D. 1st Hydrometer Reading @ 40 sec	36	38	46	36	25
E. Composite correction (gm/L)	6.5	6.5	6.5	6.5	6.6
F. True Density @ 40 sec (gm/L) D-E	29.5	31.5	39.5	29.5	18.4
G. Temperature @ 2 hrs.	66.0	66.0	66.0	66.0	66.0
H. 2nd Hydrometer Reading @ 2 hrs.	13	18	19	12	11
I. Composite correction (gm/L)	6.9	6.9	6.9	6.9	6.9
J. True Density @ 2 hrs. (gm/L)	6.1	11.1	12.1	5.1	4.1
K. % Sand = $100 - [(F/A) \times 100]$	50.5	52.0	39.2	56.4	75.2
L. % Clay = $(J/A) \times 100$	10.2	16.9	18.6	7.5	5.5
M. % Silt = $100 - (L + K)$	39.3	31.1	42.2	36.1	19.3
N. Combined % Silt & % Clay = $(L + M)$	49.5	48.0	60.8	43.6	24.8
Soil Bulk Density, gm/cc	*	*	*	*	*
USDA Texture	Loam	Sandy Loam	Loam	Sandy Loam	Loamy Sand
Soil Percolation Suitability Chart Zone	2	2	2	2	2
1. Total Sample Weight, gm	589.4	571.6	614.9	608.0	835.6
2. Weight > 2mm Coarse Fragment, gm	68.3	50.7	146.5	153.6	32.9
3. % Coarse Fragment by Weight	11.6	8.9	23.8	25.3	3.9
4. % Coarse Fragment by Volume	6.8	5.1	14.8	15.8	2.2
5. % Coarse Adjustment	1.4	1.0	3.0	3.2	0.4

Percolation Test Data **3**



812 W. Wabash Avenue, Eureka, CA 95501-2131 707-441-8855

Civil Engineering, Environmental Services, Geosciences, Planning & Permitting, Surveying

SOILS PERCOLATION TEST DATA SHEET

CLIENT	<u>Ramage</u>	DATE	<u>3/21/2018</u>
JOB REF.	<u>18061</u>	APN	<u>515-071-005</u>
TEST PIT No.	<u>PP-1</u>	TESTED BY	<u>G. Vadurro</u>
DEPTH TESTED	<u>48-60"</u>	DTW	<u>>8.4 feet</u>
PRE-SOAK	<u>4 complete refillings</u>		

Reading No.	Start Time	Stop Time	Interval (Minutes)	Water Level Drop (Inches)	Percolation Rate (Minutes per Inch)
1	11:45	12:00	15:00	3	5
2	12:00	12:15	15:00	2 3/4	5
3	12:15	12:30	15:00	2 1/2	6
4	12:30	12:45	15:00	2 1/2	6
5	12:45	13:00	15:00	2 1/4	7
6	13:00	13:15	15:00	2 1/4	7

STABILIZED PERCOLATION RATE = 7 MPI

TEST PIT No.	<u>PP-2</u>	TESTED BY	<u>G. Vadurro</u>
DEPTH TESTED	<u>24-36"</u>	DTW	<u>4 feet</u>
PRE-SOAK	<u>4 complete refillings</u>		

Reading No.	Start Time	Stop Time	Interval (Minutes)	Water Level Drop (Inches)	Percolation Rate (Minutes per Inch)
1	11:55	12:10	15:00	2 1/4	7
2	12:10	12:25	15:00	2	8
3	12:25	12:40	15:00	2	8
4	12:40	12:55	15:00	2	8
5	12:55	13:10	15:00	1 3/4	9
6	13:10	13:25	15:00	1 3/4	9

STABILIZED PERCOLATION RATE = 9 MPI



**Observation Well Data
Sheet**

4

Observation Well Data

[illegible]

Reading = measured reading of groundwater relative to the top of well casing in feet.

Depth bgs = depth to groundwater below the ground surface in feet.

ND = non-detection of groundwater (dry well).

**Disposal Field Design
Calculations and System
Specifications**

5



Sewage Disposal System Design Specifications

Reference: 018061
Date: December 2018
Client: Les Ramage
Location: 1080 Westhaven Drive, Trinidad; APN 515-071-005
Subject: Standard Gravity-flow Dispersal System Design

Setbacks for Primary Dispersal Field & 100% Reserve Area:

Perennial Stream: >100 feet
Ephemeral Stream: >50 feet
Springs: >50 feet
Wells: >100 feet
County Road right-of-way: >10 feet
Property Line: >50 feet
Foundation of Building: >10 feet
Slope Breaks in excess of 30%: >25 feet

Dispersal Field Design Criteria:

Depth to seasonal high groundwater: >8.4 feet below ground surface based on direct observation
USDA Soil Classification: Loam (Zone 2), Sandy Loam (Zone 2), and Loamy Sand (Zone 2)
Measured Percolation Rate: 7 to 9 minutes per inch (MPI)
Daily Wastewater Flow Rate: 525 gallons per day (gpd) for a four-bedroom residence

Summary of Disposal System Specifications:

The disposal field is to be constructed with gravel-filled dispersal trenches containing a total of **160 feet of 3-inch HDPE perforated drain pipe**

Primary Dispersal Field Dimensions = **30 ft x 50 ft**

100% Replacement Area Dimensions = **40 ft x 40 ft for shallow low-pressure pipe-distribution system**

Number of Primary Dispersal Field Trenches = **3**

Trench Length (L) = **50 ft**

Trench Depth (D) = **60 inches**

Trench Width (W) = **18 inches**

Trench Spacing = **10 ft, center to center**

Depth of clean drain rock below the perforated pipe = **42 inches**

Septic tank:

- **1,500 gallon pre-cast dual-compartment concrete septic tank (shall be water tight).**

Distribution Box:

- **Concrete or HDPE distribution box with a minimum of four (4) knockouts (shall be water tight).**

Delivery pipe from 1,500 gallon septic tank to distribution box:

- **HDPE solid 3-inch Triple-wall pipe with welded bell ends and reducer from 4-inch tank outlet (removable effluent filter at septic tank outlet required).**

Delivery pipe from distribution box to each drain pipe:

- **HDPE solid 3-inch Triple-wall pipe with welded bell ends.**

Drain pipe:

- **HDPE perforated 3-inch Triple-wall Channel Flow (2-Hole) drain pipe with welded bell ends.**

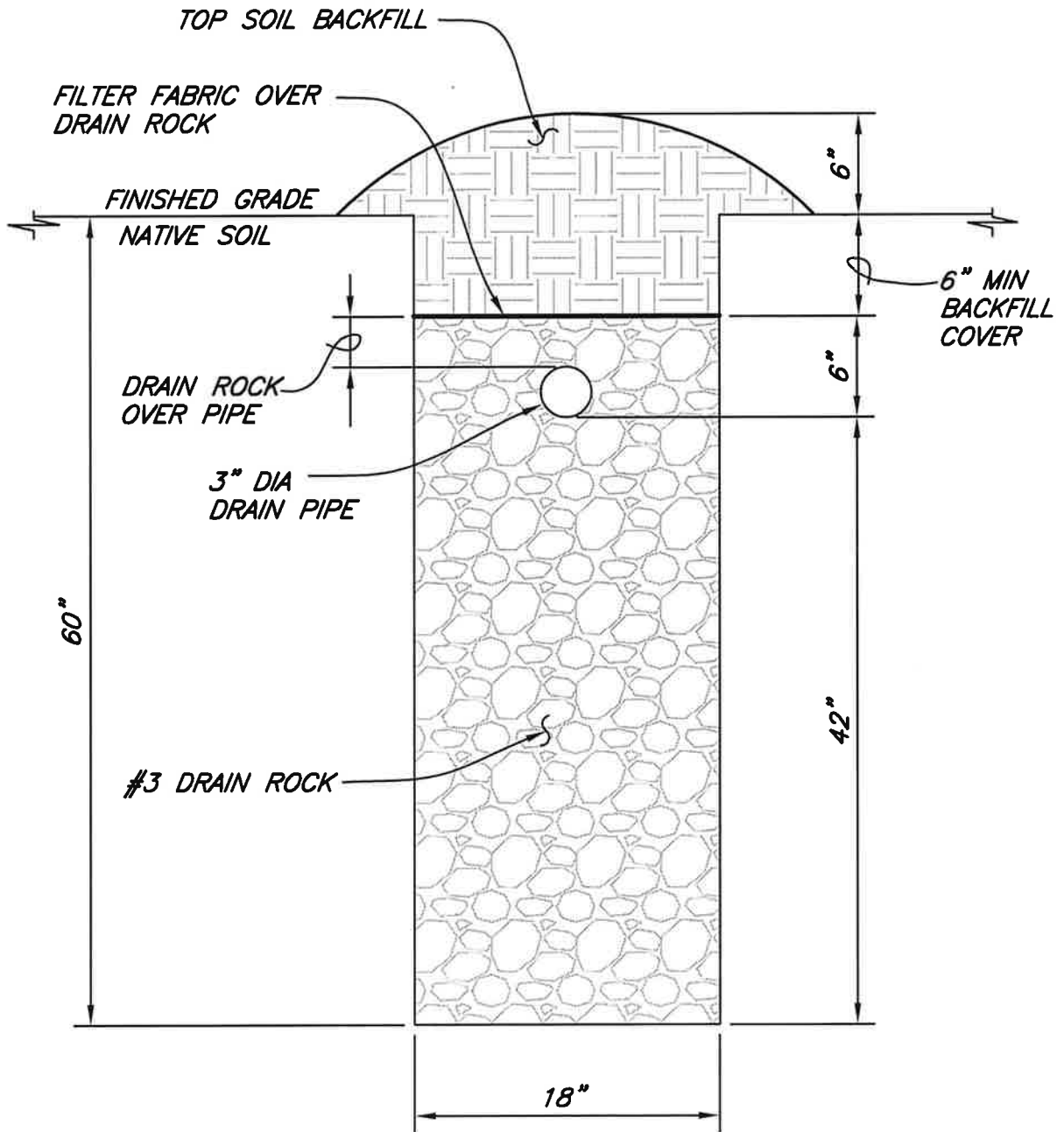
Disposal Field Design Calculations:

- 1) Daily wastewater flow rate in gallons per day (gpd):
= **525 gpd**
- 2) Stabilized percolation rate in minutes per inch (MPI):
7 MPI measured in PP-1 and 9 MPI measured in PP-2
Rate of 10 MPI used to size both the Primary and 100% Replacement Area fields
- 3) Total square footage of absorption area required based on measured percolation rate of 10 MPI
Soil application rate = 0.554 gpd/ft² (from Table 2 of the OWTS Technical Manual):
= Daily flow rate / Soil application rate
= 525 gpd / 0.554 gpd/ft²
= **948 ft²**
- 4) Total lineal feet of dispersal trench required using 42 inches of gravel below the drain pipe:
= Total square footage of absorption area/useable square footage of trench sidewall per lineal foot
= 948 ft² / 7 ft² per lineal foot
= 135 ft minimum
Use 150-feet of dispersal trench; distribute effluent flow into 3 dispersal trenches with lengths of 50 feet each
- 5) Dispersal Field and Piping Installation Specifications:
 - a) Excavate three (3) dispersal field trenches 50 feet in length, 60 inches deep, and 18 inches wide.
 - b) Trenches are to be spaced apart 10 feet (center-to-center) and are to be excavated level along the trench bottom.
 - c) The trench bottoms and sidewalls are to be raked clean of smeared soil material. All excess loose soil shall be removed prior to installation of the gravel and drain pipe.
 - d) Each trench is to contain 42 inches of clean #3 (3/4-inch to <2 inches) drain rock below the 3-inch perforated pipe and 6 inches of drain rock covering the pipe.
 - e) Drain rock is to be covered with filter fabric and the upper 12-inches of open trench backfilled with native topsoil; additional topsoil is to be placed and mounded on top of the trenches to shed surface runoff and to account for future settlement. All topsoil backfill is to be tamped lightly with hand tools.
 - f) One (1) distribution box is required to promote even distribution of effluent to the drain pipes; the distribution box is to be set level and bedded in pea gravel or sand such that no settlement will occur.

- g) All piping and pipe connections are to be bedded in pea gravel or sand such that no settlement will occur.
- h) Finished grading around the dispersal field shall be maintained to divert surface runoff away from the mounded backfill. Seed and mulch the exposed areas immediately after construction to control erosion. Avoid deep-rooted vegetation on the top of the dispersal field to minimize the possibility of root penetration into the drain pipes and leaching trenches.

Typical Trench Cross- Section Diagram

6



NOT TO SCALE

December 4, 2020

Reference No. 2018-LR

Les Ramage
2096 Robb Road
Walnut Creek, CA 94596

**Subject: Water Well Production Test Results; Proposed Lot Split, 1080
Westhaven Drive, Trinidad, California; APN 515-071-005**

Introduction

The following report contains the results of a water well production test conducted on September 23 and 24, 2018, at the above-referenced project site. The production test was performed during the dry weather testing period and conducted in general accordance with the Humboldt County Division of Environmental Health's (HCDEH's) interim policy on Water Production Test Procedures, dated July 1994.

The pumping test was performed to provide information on well performance including: 1) the available production rate; 2) a general characterization of the aquifer's capacity to provide the existing single-family residence and proposed new parcel with the minimum required water supply; and, 3) to determine the aquifer response to groundwater withdrawal.

In summary, the available well production rate, as measured on the date of the pumping test, is 4 gallons per minute (gpm). The static groundwater level recovered to 98 percent of its original static level following 11 hours 50 minutes of recovery.

Project Location and Description

The site is in the unincorporated area of Westhaven on Assessor's parcel number 515-071-005 and is situated between Westhaven Drive and U.S. Highway 101. The parcel is bordered by similarly sized parcels that contain single-family residences. The immediate site vicinity contains relatively sparse rural residential developments on parcels generally ranging from about 2.5 acres to 5 acres.

Project Description

The subject parcel comprises a total area of 4.71 acres and contains an existing single-family residence and two shallow water supply wells. The well near the eastern parcel boundary is currently being used to supply the existing the residence. The secondary well located near the southern property boundary has been determined to be of insufficient yield.

I understand that a lot line adjustment with the neighboring parcel to the south, identified as APN 515-061-003, will be completed. Following adjustment of the property boundaries, the subject parcel will contain a total area of 5.12 acres. A lot split will then be performed creating two separate parcels of at least 2.5 acres each which will allow for the construction of a new single-family residence. The water well that currently serves the existing residence will be used to also supply the new parcel.

The well currently being used to supply the existing residence is located near the eastern parcel boundary and north of the driveway. The total well depth is 11 feet and is open bottomed. The well is constructed of 24-inch diameter concrete casing to a depth of 4 feet and 48-inch diameter concrete casing from a depth of 4 feet to 11 feet. The pump is set at a depth of approximately 10 feet below the top of casing (btoc). The top of casing is 1.60 feet above the surrounding ground surface. The initial static depth of the groundwater surface measured prior to pumping was 4.90 feet below btoc.

Site Conditions

The project site is located on an uplifted Pleistocene age marine terrace surface at an elevation of approximately 320 feet above mean sea level. The ground surface slopes uniformly and gently to the west-southwest at a gradient of less than about 5 percent.

Based on the shallow depth of the static groundwater surface and the site geologic conditions at the project site, the water well is interpreted to be located entirely within marine terrace deposits. The well is interpreted to be drawing from an open, unconfined aquifer that is being recharged directly by surface infiltration.

Well Production and Recovery Testing Methods

On September 23, 2018, an extended period pumping test was conducted using a submersible pump, followed by a recovery test. The static water level prior to pumping was 4.90 feet btoc. Discharge from the well was piped via flexible hose to a location approximately 150 feet downslope of the well to prevent recharge of the shallow aquifer within the area of influence of the well.

The depth to water in the well was measured from the top of casing to the nearest 0.01-feet at regular intervals using an electronic water level meter. The instantaneous flow discharge was measured at regular intervals throughout the pumping test using a 6-gallon bucket and stopwatch. A running total of the discharge was calculated based on the instantaneous pumping rate multiplied by the time elapsed since the previous measurement.

At the completion of pumping, the gate valve on the discharge assembly was closed and the pump turned off to prevent siphoning and backflow within the discharge line. This concluded the drawdown portion of the pumping test and the beginning of the recovery period. During the recovery test, the depth to water in the well was recorded at regular intervals until the water surface level had recovered to at least 95% of its original static level.

Results

The pump was turned on and allowed to run at its maximum pumping rate of 8 gpm. Approximately 1-foot of draw-down occurred during the initial 1.5 hours of pumping. Following the initial draw-down, the pumping rate was decreased to 6 gpm. The pumping rate was further decreased to 4 gpm following a total of 5.5 hours of pumping at which time the water level stabilized at a depth of approximately 6.2 feet btoc. Pumping continued at 4 gpm for the remainder of the 12+ hour test during which time the groundwater surface elevation varied less than 0.10 feet.

The discharged volume during the 12 hours 42 minutes of pumping, based on the running total of discharge measurements derived from the pumping rate for a given time interval, was calculated to be approximately 3,500 gallons. The average pumping rate during the entire period of pumping was calculated to be 4.6 gpm. The stabilized pumping rate (available production rate) measured during the final 7 hours of pumping was 4

gpm. The well recovered to 93% of its original static water-level during the initial 1 hour 25 minutes of recovery, and 98% of its original static water-level following 11 hours and 50 minutes of recovery.

A summary of the pumping and recovery test results are provided in Table 1 below. A copy of the pumping test data sheets with the manually recorded measurements is included in Attachment 1.

Table 1: Summary of Pumping and Recovery Test Results

	Beginning Time and Date	Ending Time and Date	Initial DTW (feet btoc)	Final DTW (feet btoc)	Water level change (ft)	Total discharge (gallons)	Available production rate (gpm)	Time to achieve 95% recovery
Pumping	7:20 am 09/23/18	8:02 pm 09/23/18	4.90	6.18	-1.28	3,500	4	--
Recovery	8:02 PM 09/23/18	7:50 am 09/24/18	6.18	4.98	+1.20	--	--	<11 hrs. 51 mins.

Conclusions

Pre- and post-aquifer test water-level measurements were recorded in accordance with HCDEH regulations to document drawdown and recovery. Water-level measurements were recorded to the nearest 0.01-feet. The total discharge calculated during the pumping test was 3,500 gallons with an available production rate of 4 gpm. The amount of drawdown at that end of pumping was 1.28 feet. The well recovered to 98% of its original static level in 11 hours 50 minutes following the end of pumping.

In conclusion, the water well tested as part of this investigation is capable of supplying both the existing residence and any new proposed residence on the newly created parcel with the minimum required daily volume of water in accordance with Humboldt County standards and regulations.

Please feel free to contact me if you have any questions or require additional information.

Sincerely,



Giovanni A. Vadurro, CEG 2554
Engineering Geologist



Exp. 5/30/21

Attachments: 1. Well Production Test Data Sheets

Pumping Test Data **1**

WELL PRODUCTION TEST DATA SHEET 1 of 2

Project Number 2018-LROwner(s) Les Ramage Assessor Parcel Number (APN) 515-071-005Site Address 1080 Westhaven Drive City Trinidad County HumboldtDate September 23- 24, 2018 Measured by G. Vadurro, CEG 2554 Well No. Near eastern parcel boundaryDistance from nearest pumping well: >100 feet Measuring Equipment: Electronic water level meter**Time Data**Pump on: Date 9/23/18 Time 7:20 amPump off: Date 9/23/18 Time 8:02 pmDuration of pumping test: 12 hrs. 42 min.Pumping of recovery test: 11 hrs. 50 min.**Water Level Data**Static water level 4.90' below TOCMeasuring point Top of CasingElev. of measuring point 1.60' above groundTotal Well Depth: 11 feet**Discharge Data**Measured Q 4 gpmDepth of Pump 10 feetPrevious Pumping noneTotal Volume Pumped: 3,500 gals. (±)

Date	Pumping Clock time	Pumping time (min)	Recovery time (min)	Depth to water (ft)	Water level change (ft)	Discharge measurement (volume/time)	Rate (gpm)	Notes
9/23/18	7:20	0	--	4.90	0	0	0	Pump turned on
	7:21	1	--	4.95	-0.05	6 gal/45 sec	8	
	7:22	2	--	4.98	-0.03	--	8	
	7:23	3	--	4.99	-0.01	--	8	
	7:24	4	--	5.01	-0.02	6 gal/45 sec	8	
	7:25	5	--	5.03	-0.02	--	8	
	7:26	6	--	5.05	-0.02	--	8	
	7:27	7	--	5.08	-0.03	6 gal/45 sec	8	
	7:28	8	--	5.10	-0.02	--	8	
	7:29	9	--	5.12	-0.02	6 gal/45 sec	8	
	7:30	10	--	5.14	-0.02	--	8	
	7:35	15	--	5.23	-0.09	6 gal/45 sec	8	
	7:40	20	--	5.31	-0.08	--	8	
	7:45	25	--	5.40	-0.09	--	8	
	7:50	30	--	5.47	-0.07	6 gal/45 sec	8	
	8:05	45	--	5.63	-0.16	--	8	
	8:20	60	--	5.77	-0.14	6 gal/45 sec	8	
	8:50	90	--	5.90	-0.13	6 gal/45 sec	8	Reduced flow rate to 6gpm
	9:20	120	--	5.93	-0.03	6 gal/60 sec	6	
	9:50	150	--	5.98	-0.05	--	6	
	10:20	180	--	6.07	-0.09	6 gal/60 sec	6	
	11:50	270	--	6.20	-0.13	6 gal/65 sec	5.5	
	12:20	300	--	6.25	-0.05	6 gal/70 sec	~5	
	12:50	330	--	6.29	-0.04	6 gal/75 sec	~5	Reduced flow rate to 4gpm
	13:00	340	--	6.28	+0.01	6 gal/90 sec	4	to stabilize drawdown
	14:00	400	--	6.25	+0.03	6 gal/90 sec	4	
	16:20	540	--	6.21	+0.04	6 gal/90 sec	4	
	17:20	600	--	6.16	+0.05	--	4	
	18:20	660	--	6.15	+0.01	6 gal/90 sec	4	
	19:20	720	--	6.17	-0.02	--	4	
	19:45	745	-	6.18	-0.01	6 gal/90 sec	4	
	20:02	762	0	6.18	0	6 gal/90 sec	4	Pump turned off; Begin
	20:03	--	1	6.17	+0.01	--	--	recovery test
	20:04	--	2	6.15	+0.02	--	--	
	20:05	--	3	6.14	+0.01	--	--	
	20:06	--	4	6.13	+0.01	--	--	
	20:07	--	5	6.12	+0.01	--	--	
	20:08	--	6	6.12	0	--	--	
	20:09	--	7	6.10	+0.02	--	--	
	20:10	--	8	6.08	+0.02	--	--	
	20:11	--	9	6.08	0	--	--	
	20:12	--	10	6.06	+0.02	--	--	

Project Number 2018-LR

Owner(s) Les Ramage Assessor Parcel Number (APN) 515-071-005

Site Address 1080 Westhaven Drive City Trinidad County Humboldt

Date September 23- 24, 2018 Measured by G. Vadurro, CEG 2554 Well No. Near eastern parcel boundary

Distance from nearest pumping well: >100 feet Measuring Equipment: Electronic water level meter

[illegible]











ATTACHMENT 4

REFERRAL AGENCY COMMENTS AND RECOMMENDATIONS

The project was referred to the following referral agencies for review and comment. Those agencies that provided written comments are checked off.

Referral Agency	Response	Recommendation	Location
Building Inspection Division		No Response	
Division Environmental Health	✓	Approval	On file
Public Works, Land Use Division	✓	Conditional Approval	Attachment 1B
CAL FIRE	✓	Less than 3-acre conversion may be needed if timber is removed	On file
California Department of Fish and Wildlife		No Response	
Northwest Information Center	✓	Further Study	On file and confidential
Trinidad Rancheria	✓	Comments	Attached
Yurok Tribe		No Response	
PG&E	✓	Comments	Attached
Westhaven Volunteer Fire Protection District	✓	Comments	Attached
City of Trinidad		No Response	



COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT
CURRENT PLANNING
3015 H STREET, EUREKA, CA 95501 ~ PHONE (707) 445-7245



12/2/2020

Project Referred To The Following Agencies:

Trinidad, County Counsel, Environmental Health, PW Land Use, Supervising Planner, Building Inspections, CSD:
Westhaven, **FPD Westhaven**, RWQCB, Cal Coastal Commission, Cal Fish & Wildlife, CalFire, NWIC, Trinidad Rancheria,
Yurok Tribe

Applicant Name Les & Amelia Ramage Key Parcel Number 515-071-006-000

Application (APPS#) PLN-2020-16407 Assigned Planner Steve Lazar 707-268-3741

Please review the above project and provide comments with any recommended conditions of approval. To help us log your response accurately, please include a copy of this form with your correspondence.

Questions concerning this project may be directed to the assigned planner for this project between 8:30am and 5:30pm Monday through Friday.

County Zoning Ordinance allows up to 15 calendar days for a response. If no response or extension request is received by the response date, processing will proceed as proposed.

☐ If this box is checked, please return large format maps with your response.

Return Response No Later Than: 12/17/2020

Planning Clerk
County of Humboldt Planning and Building Department
3015 H Street
Eureka, CA 95501
Email: PlanningClerk@co.humboldt.ca.us Fax: (707) 268 - 3792

We have reviewed the above application and recommend the following (please check one):

- ☐ Recommend Approval. The department has no comment at this time.
- ☒ Recommend Conditional Approval. Suggested conditions attached.
- ☐ Applicant needs to submit additional information. List of items attached.
- ☐ Recommend Denial. Attach reasons for recommended denial.

Other Comments: _____


DATE: 12/13/2020

PRINT NAME: Chief Shawn Worth
WVFD



Westhaven Volunteer Fire Department
Post Office Box 2143
Trinidad, California 95570
(707) 677 0388

To: Planning Clerk
County of Humboldt Planning & Building Department
PlanningClerk@co.humboldt.ca.us

From: Shawn Worth, Chief 
FPD: WVFD

Date: 12/15/2020

Re: APPS# PLN-2020-16407, Recommend Conditional Approval

~~~~~  
As long as this large home is built to all NFPA standards for new construction  
of family residences greater than 1000 square feet, we recommend approval.



# Cher-Ae Heights Indian Community of the Trinidad Rancheria



January 22<sup>nd</sup> 2021,

Planning Clerk  
County of Humboldt  
Planning and Building Department  
3015 H Street,  
Eureka, CA 95501



Re: Leslie and Amelia Ramage Application #PLN-2020-16407

Dear Planning Clerk,

Thank you for contacting the Trinidad Rancheria and initiating consultation on this project. The project area is within the geographical area of concern for the Trinidad Rancheria. At this time we have no additional information to share about the area. We are interested in the project area and would like to be contacted on any find for further consultation. I would also like a final report after the project for our records.

With Respect,

Rachel Sundberg  
Tribal Historic Preservation Officer  
Cher-Ae Heights Indian Community of the Trinidad Rancheria

