

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

Resolution Number: 25-077

Record Number: PLN-2025-19344

Assessor's Parcel Number: 515-071-006

Resolution by the Planning Commission of the County of Humboldt certifying compliance with the California Environmental Quality Act and conditionally approving a two-year Minor Subdivision and Coastal Development Permit extension.

WHEREAS, Les and Amelia Ramage submitted an application and evidence in support of approving a two-year extension to a previously approved Minor Subdivision and Coastal Development Permit (original application PLN-2020-16407); and

WHEREAS, the Humboldt County Planning and Building Department as the Lead Agency has found that the Minor 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; and

WHEREAS, the Humboldt County Planning Commission held a duly-noticed public hearing on **December 18, 2025**, and reviewed, considered, and discussed the application for a two-year extension of the previously approved Minor Subdivision and Coastal Development Permit and reviewed and considered all evidence and testimony presented at the hearing.

Now, THEREFORE BE IT RESOLVED, that the Planning Commission makes all the following findings:

1. FINDING:

Project Description: A two-year extension to a previously approved Minor Subdivision and Coastal Development Permit (PLN-2020-16407) on an approximately 5.12-acre parcel splitting 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. The Coastal Development Permit was requested for the proposed subdivision 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 was also sought under the Coastal Development 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. If approved, the new expiration date will be October 27, 2027.

EVIDENCE: a) Project File: PLN-2025-19344 and PLN-2020-16407

2. FINDING: **CEQA:** The project complies with the requirements of the California Environmental Quality Act (CEQA).

EVIDENCE: a) The Minor 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.

3. FINDING: The project is consistent with 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). The proposed development is consistent with the provisions of the Trinidad Area Plan governing protection of Archaeological and Paleontological Resources because it will occur within the curtilage of an existing single-family residence. Also, 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.

4. FINDING: All other standards and requirements to which the project is subject and as administered by other departments or agencies have not changed.

EVIDENCE: a) The project was referred to all applicable departments and state agencies and all either did not respond or responded with recommendations for approval of the extension. There

is no evidence indicating that any applicable standards or requirements have changed in any manner which would impact the ability to carry out the project.

DECISION

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

- Adopt the findings set forth in this resolution; and
- Approves the Ramage Minor Subdivision and Coastal Development Permit two-year Extension (Record No. PLN-2025-19344).

Adopted after review and consideration of all the evidence on **December 18, 2025**.

The motion was made by COMMISSIONER NOAH LEVY and Seconded by COMMISSIONER SARAH WEST and the following vote:

AYES: COMMISSIONERS: Iver Skavdal, Noah Levy, Jerome Qiriazzi, Peggy O'Neill, Sarah West, Lorna McFarlane

NOES: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

ABSENT: COMMISSIONERS: Thomas Mulder

DECISION: Motion carried 6/0

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

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

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CLARK COMPLEX
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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 //

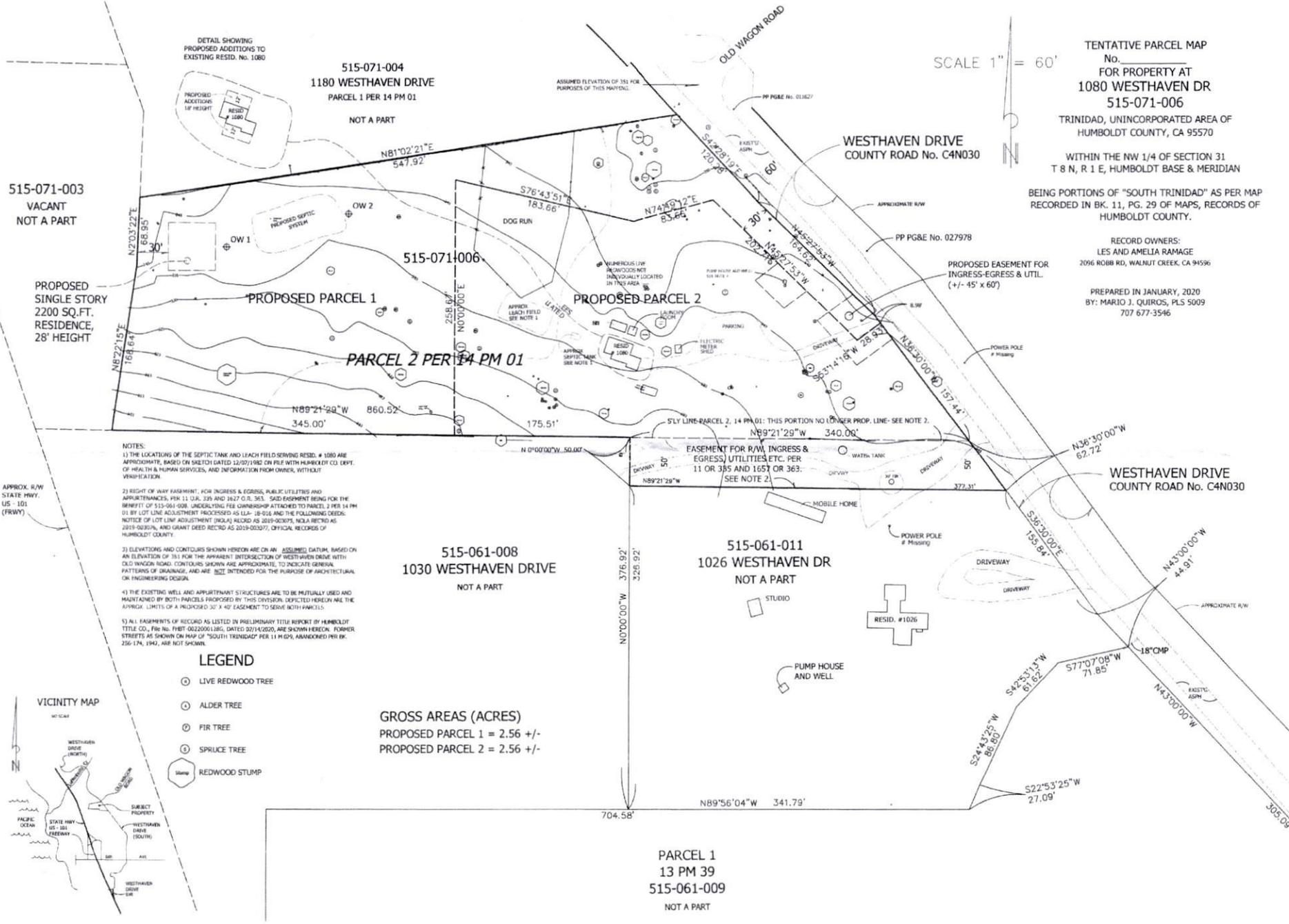
SCALE 1" = 60'

TENTATIVE PARCEL MAP
 No. _____
 FOR PROPERTY AT
 1080 WESTHAVEN DR
 515-071-006
 TRINIDAD, UNINCORPORATED AREA OF
 HUMBOLDT COUNTY, CA 95570
 WITHIN THE NW 1/4 OF SECTION 31
 T 8 N, R 1 E, HUMBOLDT BASE & MERIDIAN

BEING PORTIONS OF "SOUTH TRINIDAD" AS PER MAP
 RECORDED IN BK. 11, PG. 29 OF MAPS, RECORDS OF
 HUMBOLDT COUNTY.

RECORD OWNERS:
 LES AND AMELIA RAMAGE
 2096 ROBB RD, WALNUT CREEK, CA 94596

PREPARED IN JANUARY, 2020
 BY: MARIO J. QUIROS, PLS 5009
 707 677-3546



- NOTES:
- 1) THE LOCATIONS OF THE SEPTIC TANK AND LEACH FIELD SERVING RESID. # 1080 ARE APPROXIMATE, BASED ON SKETCH DATED 12/07/1982 ON FILE WITH HUMBOLDT CO. DEPT. OF HEALTH & HUMAN SERVICES, AND INFORMATION FROM OWNER, WITHOUT VERIFICATION.
 - 2) RIGHT OF WAY EASEMENT, FOR INGRESS & EGRESS, PUBLIC UTILITIES AND APPLURTEANCES, PER 11 O.R. 235 AND 2427 O.R. 363. SAID EASEMENT BEING FOR THE BENEFIT OF 515-061-008. UNDERLYING FEE OWNERSHIP ATTACHED TO PARCEL 2 PER 14 PM 01 BY LOT LINE ADJUSTMENT PROCESSED AS LLP-18-016 AND THE FOLLOWING DEEDS: NOTICE OF LOT LINE ADJUSTMENT (NOLA) RECORDED AS 2019-003073, NOLA RETRO AS 2019-003076, AND GRANT DEED RECORDED AS 2019-003077, OFFICIAL RECORDS OF HUMBOLDT COUNTY.
 - 3) ELEVATIONS AND CONTOURS SHOWN HEREON ARE ON AN ASSUMED DATUM, BASED ON AN ELEVATION OF 351 FOR THE APPARENT INTERSECTION OF WESTHAVEN DRIVE WITH OLD WAGON ROAD. CONTOURS SHOWN ARE APPROXIMATE, TO INDICATE GENERAL PATTERNS OF DRAINAGE, AND ARE NOT INTENDED FOR THE PURPOSE OF ARCHITECTURAL OR ENGINEERING DESIGN.
 - 4) THE EXISTING WELL AND APPLURTEMENT STRUCTURES ARE TO BE MUTUALLY USED AND MAINTAINED BY BOTH PARCELS PROPOSED BY THIS DIVISION, DEPICTED HEREON AND THE APPROX. LIMITS OF A PROPOSED 30' X 40' EASEMENT TO SERVE BOTH PARCELS.
 - 5) ALL EASEMENTS OF RECORD AS LISTED IN PRELIMINARY TITLE REPORT BY HUMBOLDT TITLE CO., FILE NO. FHEI-00220001186, DATED 02/14/2020, ARE SHOWN HEREON. FORMER STREETS AS SHOWN ON MAP OF "SOUTH TRINIDAD" PER 11 H 624, AMANDATED PER BK. 256-1A, 1941, ARE NOT SHOWN.

LEGEND

- LIVE REDWOOD TREE
- ALDER TREE
- FIR TREE
- SPRUCE TREE
- REDWOOD STUMP

GROSS AREAS (ACRES)
 PROPOSED PARCEL 1 = 2.56 +/-
 PROPOSED PARCEL 2 = 2.56 +/-



PARCEL 1
 13 PM 39
 515-061-009
 NOT A PART