

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

Resolution Number 25-071

**MEEMEEMINE LLC PARCEL MAP SUBDIVISION COASTAL DEVELOPMENT PERMIT AND
COASTAL DEVELOPMENT PERMIT MODIFICATION
PROJECT NUMBER PLN-2024-19114
ASSESSOR PARCEL NUMBER 308-271-001-000**

MAKING THE REQUIRED FINDINGS FOR CERTIFYING COMPLIANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND CONDITIONALLY APPROVING THE MEEMEEMINE LLC RESIDENTIAL SUBDIVISION PARCEL MAP SUBDIVISION, COASTAL DEVELOPMENT PERMIT, AND COASTAL DEVELOPMENT PERMIT MODIFICATION

WHEREAS, the owner submitted an application and evidence in support of approving a Parcel Map Subdivision, Coastal Development Permit, and Modification to a Coastal Development Permit; 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 Environmental Impact Reports (EIR) for the 2017 Humboldt County General Plan (SCH#2007012089), in keeping with the criteria outlined within section 15183 of the CEQA 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 Parcel Map Subdivision, Coastal Development Permit, and Coastal Development Permit Modification; and

WHEREAS, a public hearing was held on the matter before the Humboldt County Planning Commission on **November 6, 2025**.

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

PROJECT DESCRIPTION

1. FINDING:

A Parcel Map Subdivision of an approximately 14.3-acre parcel into two parcels of approximately 6.8 acres (Parcel A) and 7.5-acres (Parcel B), for residential purposes. A Coastal Development Permit (CDP) is required for this project. In addition, the Applicant is requesting a modification to the previously-approved Development Plan (CDP-12-008), seeking approval for the removal of the former residence (converted to storage as a condition of approval of CDP-12-008), as well as the garage and the barn, being those three existing structures identified by label 'TBR' as shown on the Detail Inset of the submitted parcel map. These structures, all circa early-20th century, have deteriorated to a state of significant structural deficiency. Terms for removal set forth under CDP-12-008 require an historic resource evaluation, which has been completed. The parcel is currently developed with a single-family residence and other accessory structures. The site is served with onsite water (well) and an on-site wastewater treatment system.

EVIDENCE: a) Project File: PLN-2024-19114

CALIFORNIA ENVIRONMENTAL QUALITY ACT

2. FINDING:

CEQA. The requirements of the California Environmental Quality Act have been met. The Humboldt County Planning Commission has determined the project is not subject to 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) Section 15183 of the CEQA Guidelines acknowledges CEQA's mandate that projects not be subject to 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, noting that subsequent environmental review is only necessary where the Lead Agency determines any of the following circumstances apply:

Project-specific environmental effects:

- 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.

The residential density specified in the Eel River Area Plan (ERAP) was utilized for analysis conducted during development of the Environmental Impact Report 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 was certified during adoption of the plan in 2017.

- 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 was previously host to residential development, adjacent lands in the vicinity are similarly planned and zoned and are also developed and sized consistent with the applicable planned density and minimum lot size. The development pattern and design included in the concept provided by the applicant has been found to be acceptable by the Land Use Division of Public Works and Planning Division provided the subdivision adheres to conditions of approval.
- c) Potential Impacts such as those common to the project were analyzed and addressed during preparation of the Programmatic Environmental Impact Report (SCH #2007012089) certified during adoption of the 2017 General Plan.
- d) There are no potentially significant environmental effects which were not analyzed in the 2017 General Plan EIR. The proposed subdivision would enable future build-out to the currently planned density for the area, which was confirmed during adoption of the 2017 General Plan. The project is also consistent with the applicable policies and standards of the Eel River Area 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 most 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 conditioned.
- h) The project site is not located within a scenic vista area and will not impact visual resources within the County. The proposed subdivision will create two separate parcels to accommodate residential uses that are consistent with the assortment of uses and structures on surrounding parcels. The project will result in a less than significant impact on aesthetics.
- i) To date no cultural resources have been documented on the project site or its vicinity. The "Inadvertent Archaeological Discovery Protocol" condition has been placed on the project. Project referrals were sent to both the Northwest Information Center and the Tribal Historic Preservation Officers (THPO's) for the Wiyot Tribe and Bear River Band of the Rohnerville Rancheria. Per referral comments, recommended conditions include adherence to standard protocols for handling inadvertent discovery of cultural resources encountered during future ground disturbance.
- 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.
- k) The subject parcel is located within a Local Responsibility Area for fire protection and is served by the Loleta Fire Protection District, who provides structural fire protection as well as responding to medical emergencies. 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. Water and septic has been developed on the existing parcel and the applicant has submitted a septic suitability report for the proposed new parcel. Additionally, the applicant will record an easement allowing use of the existing well benefitting the new proposed vacant parcel.

The project has been conditioned to adhere to all recommendations found in the Public Works referral response dated December 18, 2024 (Attachment 1B).

- m) The project will not conflict with any adopted program, ordinance, or policy addressing transportation systems within the County or result in inadequate emergency access and there is no evidence that the proposed subdivision will result in significant changes in vehicle miles traveled not already contemplated in the EIR prepared during adoption of the 2017 General Plan. The proposed project will not result in a change in air traffic patterns and will not result in vehicle miles traveled beyond that anticipated.
- n) The project is consistent with the development density of one dwelling unit per five acres of the Rural Residential (RR) land use designation established during adoption of the ERAP and upheld in 2017 following adoption of the General Plan update (GPU). The establishment and future development of one additional parcel is consistent with mitigations for induced population growth as described in Impact 3.1.3.4. of the 2017 Environmental Impact Report (EIR) to reasonably obtain the projected goals of the Regional Housing Needs Allocation (RHNA) using alternative subdivision standards and the facilitation of opportunities for second residential units. The growth impacts of this project are not anticipated to create peculiar, specific, or more severe impacts effects which the GPU EIR failed to analyze as significant effects or failed to evaluate.

- o) An initial biological assessment was conducted in 2024 and found that nesting birds could face a potential impact if large vegetation clearing were to occur on the property, but this proposed PMS/CDP does not include tree/vegetation removal or development operations so will not warrant concern. The report also noted a discrete stand of Coastal willow that may be considered a one-parameter wetland; however, no development is proposed within 100 feet of the stand. The applicant also submitted a late season Botanical Survey Report that concluded no listed rare or endangered plants were detected in the study area. If newly discovered special-status species are observed, consultation with CDFW should be conducted and the results of that consultation shall be amended into the project before any development operations occur. The project was also referred to the California Coastal Commission, who recommended an evaluation of whether future lots as proposed can be found consistent with ESHA and wetland protection policies of the local Coastal Plan, as well as evaluation of adequacy of future septic and water systems for Coastal Plan consistency and meeting Department of Environmental Health requirements.

LEGAL LOT REQUIREMENT – SECTION 312-1.1.2

- 3. **FINDING:** The lot was created in compliance with all applicable state and local subdivision regulations.
- EVIDENCE:** a) The subject parcel qualifies for Certificate of Subdivision Compliance pursuant to section 66499.35 of the Subdivision Map Act due to approval of Planning Permit CDP-12-008.

SUBDIVISION FINDINGS - Title III Division 2 of the Humboldt County Code

- 4. **FINDING:** All lots are suitable for their intended uses.
- EVIDENCE:** a) The project will result in a total of two (2) parcels. All proposed parcels will be in conformance with the land use designation (Rural Residential) and zoning standards (Rural Residential Agriculture, RA-5).

5. **FINDING:** Improvements shall be required for the safe and orderly movement of people and vehicles.
- EVIDENCE:** a) Current access to the project site is from Table Bluff Road, a county-maintained road, with access to each resultant parcel to continue from Table Bluff Road. Public Works provided comments to support the subdivision, with specific conditions regarding the construction of driveways and their intersections with the county-maintained road, as well as drainage reports and other parcel improvements.
6. **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 December 18, 2024 memo from the Land Use Division of Public Works (PW) is required by the project Conditions of Approval. Conditions include correcting any drainage problems associated with the subdivision, and complete and submit a hydraulic report and drainage plan prepared by a civil engineer and may require the construction of draining facilities.
7. **FINDING:** Sewer and water systems are constructed to appropriate standards.
- EVIDENCE:** a) Water is provided to the existing residence (on Parcel A) via a well installed in 2022, permitted under PLN-2022-17850. The well will also provide water to resultant Parcel B, and a waterline easement for the benefit of Parcel B will be shown on the Parcel Map prepared and filed for this subdivision following project approval, as conditioned in Attachment 1A. Testing on the well in August 2024 showed pump rates that exceed the requirements for the proposed subdivision, and the Well Completion and Dry Weather Testing reports were included with the application.
- An existing septic system with a 1,500-gallon septic tank (permitted under CDP-12-008) will continue to serve the residence on Parcel A. Sewage disposal testing was completed for proposed Parcel B and determined that site conditions are suitable for development of an onsite septic disposal system. Sewer Disposal System (SDS) Design plans to accommodate (at a minimum) a 2-bedroom single-family residence have been

included with the application documents.

- 8. FINDING:** The size and shape of lots are 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:** a) The size and configuration of the proposed parcels complies with requirements of the RA-5 zone. All proposed parcels will be larger than the required 5 acre minimum standard. Parcels meet minimum parcel width and are within maximum parcel depth as prescribed in the zone.

COMMUNITY PLAN FINDINGS – EEL RIVER AREA PLAN

- 9. FINDING:** The proposed development is consistent with the Eel River Area Plan

- EVIDENCE:** a) §3.31 Rural Development – The proposed project will result in two parcels in an area that is over 50% developed as shown in attachment 1D (Rural Land Division Analysis). The proposed project meets the minimum parcel size for rural areas as designated in section 3.31 B (3) of the Eel River Area Plan.
- b) §3.37 Housing - The proposed project is a Parcel Map Subdivision and will create two (2) parcels with existing and potential housing developed in conformity with the goals, policies, standards, and programs of the County Housing Element.
- c) §3.39 Hazards - The subject parcel is located in an area of low to moderate instability, site is not located within an Alquist-Priolo Fault Hazard Zone, nor is it within an area of potential liquefaction.

The project site is not located in a tsunami hazard zone and does not reside within an area susceptible to coastal inundation related to sea level rise (1 meter).

The parcel is not located within a FEMA 100-year Flood Zone.

The subject parcel is located within a Local Responsibility Area for fire protection and is served by the Loleta Fire Protection District, who provides structural fire protection as well as responding to medical emergencies.

- d) §3.29 Archaeological and Paleontological Resources - The

project was referred to NWIC, the Wiyot Tribe, and Bear River Band of the Rohnerville Rancheria. There were no concerns with the project details raised by Tribal Historic Preservation Officers, however inadvertent archaeological discovery protocols were recommended and are conditioned to be in place for any ground-disturbing activities that may take place.

- e) §3.40 Resource Protection - An initial biological assessment was conducted in 2024 and found that nesting birds could face a potential impact if large vegetation clearing were to occur on the property, but this proposed PMS/CDP does not include tree/vegetation removal or development operations so will not warrant concern. The report also noted a discrete stand of Coastal willow that may be considered a one-parameter wetland; however, no development is proposed within 100 feet of the stand and the tentative map shows that a potential building site could be sited over 150 feet from the willow stand. The stand of Coastal willow is likely a one parameter wetland, and the Eel River Area Plan prescribes wetland buffers for coastal wetlands, which are the more estuarine wetlands located below the 40 foot contour line (determined from the 7.5' USGS contour maps), however it does not specifically define the buffer requirement for the more isolated upland wetlands above the 40 foot contour. This willow stand is located at approximately the 280 foot elevation contour, well above the 40 foot contour. Wetlands above the 40 foot contour do not have a specifically defined buffer and are classified as Environmentally Sensitive Habitat Areas (ESHA), and are required to be protected with a buffer that is adequate to protect the habitat. State guidelines prescribe criteria for establishing buffer areas, namely biological significance of adjacent lands, sensitivity of species to disturbance, susceptibility of the parcel to erosion, use of natural topographic features to locate development, use of existing cultural features to locate buffer zones, lot configuration and location of existing development, and type and scale of development proposed. The submitted Biological Resources Assessment indicated no negative impacts to sensitive species were anticipated with the recommended mitigation measures. The area proposed for a future building site is on the portion of the property with mild slopes and low instability, and the

closest structure shown in the proposed building site is approximately 150 feet from the edge of the willow stand. While no development is proposed as part of this subdivision and any future development will require approval of a Coastal Development Permit, the evidence indicates that consistency with these guidelines can be established. The project is conditioned to require a development plan identifying the willow as a potential ESHA area and to require a wetland delineation and consistency determination with the state guidelines prior to issuance of a Coastal Development Permit for any future development on this parcel.

The applicant also submitted a late season Botanical Survey Report that concluded no listed rare or endangered plants were detected in the study area. If newly discovered special-status species are observed, consultation with CDFW should be conducted and the results of that consultation shall be amended into the project before any development operations occur. No development is proposed within a wetland buffer. The future home site and leach field areas are over 100 feet from the willow stand. Approval of this subdivision will not result in more than 25% of either lot surface being effectively impervious. Structures proposed to be removed are over 200 feet from the identified willow stand.

- f) §3.42 Visual Resource Protection - The proposed project is not within a Coastal Zone Scenic View Area, nor within a Coastal Zone Scenic Area, as depicted on the County's GIS database. The project conforms to all setbacks and building height requirements.
- g) §3.50 Access - The proposed project will not interfere with right of access to the sea, as there are no coastal access points on the subject parcel.

FINDINGS APPLICABLE TO ALL PERMITS

10. FINDING: The proposed development is in conformance with the County General Plan.

EVIDENCE: a) The project is consistent with the development density of one dwelling unit per five acres of the Rural Residential (RR) land use

designation established during adoption of the ERAP and upheld in 2017 following adoption of the General Plan update (GPU).

- b) The proposed subdivision would result in the creation of two (2) parcels which contain sufficient area outside the property line setbacks for residential development and outside of any potential sensitive wetland buffer or riparian zones. A discrete stand of Coastal willow was identified on the property, however no development is proposed within 100 feet of the stand. The stand of Coastal willow is likely a one parameter wetland, and the Eel River Area Plan prescribes wetland buffers, defined in this case as the area between the boundary of the wetland and the nearest paved road or the 40 foot contour line, whichever is the shortest distance. The entirety of the subject parcel is above the 40 foot contour line and therefore outside of the wetland buffers required by the zoning code and the Eel River Area Plan.

11. FINDING:

The proposed development is consistent with the purposes of the existing zone and combining zone overlays in which the site is located and conforms with all applicable standards and requirements of the zoning regulations.

EVIDENCE:

- a) Residential Single-Family is a principally permitted use within the RA-5 zone; The proposed project meets the density requirements of one unit per lawfully created lot; All buildings on the existing property are compliant with setbacks and the proposed subdivision will establish suitable properties that comply with all required setbacks and parcel development standards; The proposed project would not increase ground coverage exceeding the maximum coverage allowed on the lot.
- b) "M" combining zone – This combining zone is used to modify a principal zone to allow manufactured homes as permitted building types. No residential development is proposed as part of this permit.

12. FINDING:

The proposed parcel map 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 property is planned and zoned for residential use.
- b) The parcel is currently developed with a single-family residence. One of the units will be located on resultant Parcel A and Parcel B will remain vacant. The proposed subdivision will be

consistent with the surrounding parcels.

- c) The project has been conditioned to adhere to all recommendations found in the Public Works referral response dated December 18, 2024. Other reviewing referral agencies have approved, conditionally approved or not responded to the proposed development, with conditions listed in Attachment 1A. There is no evidence that the project will be detrimental to public health, safety or welfare.
- d) A note will be placed on the development plan indicating that all of the improvements in Public Works comments must be completed before building permits can be issued for the parcels.

13. FINDING:

The proposed project does not reduce the residential density for the parcel below that utilized by the Department of Housing and Community Development in determining compliance with housing element law.

EVIDENCE:

- a) The property being divided was not targeted for residential development in the current Housing Inventory and therefore has no targeted density for development.
- b) The project is proposing a subdivision which will establish two (2) residential parcels. The resultant subdivision will create a net benefit to the local housing stock.

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 Parcel Map Subdivision, Coastal Development Permit, and Coastal Development Permit Modification (Record Number: PLN-2024-19114), subject to the recommended conditions of approval.

Adopted after review and consideration of all the evidence on **November 6, 2025**.

The motion was made by COMMISSIONER NOAH LEVY and second by COMMISSIONER JEROME QIRIAZI and the following vote:

AYES: COMMISSIONERS: Iver Skavdal, Thomas Mulder, Noah Levy, Jerome Qiriaz, Sarah West

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS: Peggy O'Neill, Lorna McFarlane

ABSTAIN: COMMISSIONERS:

DECISION: Motion carried 5/0

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

CONDITIONS OF APPROVAL
PLN-2025-19114

APPROVAL OF THE PARCEL MAP SUBDIVISION AND COASTAL DEVELOPMENT PERMIT IS CONDITIONED ON THE FOLLOWING TERMS AND REQUIREMENTS WHICH MUST BE SATISFIED BEFORE THE PARCEL MAP MAY BE FILED WITH THE COUNTY RECORDER.

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 relevant conditions in the Department of Public Works referral response dated **December 18, 2024**, shall be completed or secured to the satisfaction of that department. Final signoff from the Department of Public Works will satisfy this condition. 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. To better accommodate circulation and siting of future building sites, minor adjustments to the design of the tentative map (parcel boundaries, driveway & road locations, etc.) may be performed, subject to review and approval by the Planning Division and Public Works Land Use Division.
5. Prior to filing of the Parcel Map, the applicant shall submit a letter from Loleta Fire Protection District and CAL FIRE stating that the project meets their requirements. This condition shall be administered by the Department of Public Works.
6. Prior to filing 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.

7. Prior to filing of the Parcel Map, the applicant shall submit a letter from the United States Postal Service stating that the project meets their requirements for mailbox units. This condition shall be administered by the Department of Public Works.
8. Any existing Onsite Wastewater Treatment System (OWTS) infrastructure associated with the former residence to be removed, per CDP-12-008, must be demolished in accordance with a DEH approved OWTS Destruction Permit.
9. The parcel map shall identify water rights and easements for the benefit of Parcel B in accordance with Humboldt County Code Title III Division 2 Appendix 8-4.
10. The applicant shall reimburse the Planning Division for any processing costs that exceed the application deposit. The applicant is required to pay for permit processing on a time and material basis as set forth in the latest schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors. The Department will provide a bill to the applicant after the decision and upon file close out. Any and all outstanding Planning fees to cover the processing of the application to decision by the Hearing Officer shall be paid to the Humboldt County Planning Division, 3015 "H" Street, Eureka.
11. Prior to filing of the Parcel Map, the Applicant shall make payment for all outstanding Humboldt County Planning Department fees. A Cost report will be made available at the Humboldt County Planning Department.
12. A map revision fee as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors as required by the County Assessor's Office shall be paid to the County Planning Division, 3015 H Street, Eureka. The check shall be made payable to the "Humboldt County Planning Division". The fee is required to cover the Assessor's cost in updating the parcel boundaries.
13. The applicant shall submit at least three (3) copies of a Development Plan to the Planning Division for review and approval. The map shall be drawn to scale and give detailed specifications as to the development and improvement of the site, and shall include the following site development details:
 - A. Mapping
 - (1) Topography of the land in 1-foot contours.
 - (2) Proposed access, parking lanes and pedestrian ways
 - (3) Two (2) off-street parking spaces on both lots consistent with Section 314-109.1

Humboldt County Code.

- (4) Building locations and easements
- (5) Future on-site waste treatment locations

ON PROPOSED PARCEL B

- (6) The slope break (greater than 15%)
- (7) Location of identified ESHA and setbacks
- (8) The dripline of any riparian vegetation
- (9) Delineation of the mapped areas of the property designated with Moderate Instability

B. Notes to be Placed on the Development Plan:

- (1) "The project site is not located within an area where known cultural resources have been located. However, as there exists the possibility that undiscovered cultural resources may be encountered during construction activities, the following mitigation measures are required under state and federal law:
 - If suspected archaeological resources are encountered during the project:
 1. Stop work within 100 feet of the find;
 2. Call a professional archaeologist, the representatives from the Bear River Band of the Rohnerville Rancheria and the Wiyot Tribe, and the County Planning and Building Department;
 3. The professional archaeologist, Tribes and County officials will coordinate and provide an assessment of the find and determine the significance and recommend next steps.
 - If human remains are encountered:
 1. All work shall stop and per CA Health and Safety Code Section 7050.5:
 2. Call the Humboldt County Coroner at (707) 445-7242;
 3. The Coroner will determine if the remains are of prehistoric/historic Native American origin. If the remains are Native American Heritage Commission within 24 hours.
 4. The NAHC is responsible under CA PRC 5097.98. (a) for identifying the most likely descendent (MLD) immediately and providing contact information. The MLD may, with the permission of the owner of the land, or his or her authorized representative, inspect the site of the discovery of the Native American human remains and may recommend to the owner or the person responsible for the excavation work means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. The descendants shall complete their inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site.
- (2) Construction activities shall be restricted to hours between 7:00 a.m. and 6:00

p.m. Monday through Friday. All proposed uses must comply with the noise standards identified in Figure 3-2 of the General Plan.

- (3) LOW IMPACT DEVELOPMENT (LID) NOTE: This subdivision is approved as a small project and is required to comply with the County Code §337-13. Each lot within the subdivision is considered a small project. At the time of issuance of a building permit, the applicant shall demonstrate compliance with County Code §337-13.
- (4) All new development shall include the following mitigation measures:
 - a) Not more than 25% of the lot surface shall be effectively impervious.
 - b) Storm water outfalls, culverts, gutters, and the like shall be dissipated.
 - c) Septic systems or alternative waste disposal systems must meet standards of the Humboldt-Del Norte Health Department and the Regional Water Quality Control Board.
 - d) Development and construction shall minimize cut and fill operations and erosion and sedimentation potentials through construction of temporary sediment basins, sediment basins, seeding or planting bare soil, diversion of runoff away from graded areas and areas heavily used during construction, and, when feasible, avoidance of grading during the rainy season (November through April).
 - e) Major vegetation removal shall be done outside of the nesting bird season (generally March 15 August 15). Alternatively, although discouraged due to the potential for project delays and associated costs, a qualified biologist shall survey for active bird nests no more than seven days prior to the start of any project-related activities with the potential to impact nesting birds. If an active nest is found, the permittee shall consult with CDFW regarding appropriate site-specific avoidance measures and buffer distances. If there is a lapse in project-related activities of seven days or more, the biologist should re-survey the area before work resumes.
- (6) Landscaping shall primarily utilize native plants appropriate to coastal northern California, which provide aesthetic and habitat values while requiring minimal watering and maintenance. Invasive species spread into adjacent natural areas and compete with native plants. Use of invasive plant species in landscaping is prohibited, if listed in the Cal-IPC Inventory of problematic species.
- (7) 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.

- (8) Future development on Parcel B will require issuance of a Coastal Development Permit. A discrete stand of Coastal willow is present on the site which is a potential Environmentally Sensitive Habitat Area (ESHA). A Wetland Delineation Report and a consistency determination with the State guidelines for establishing buffer areas will be required prior to issuance of a Coastal Development Permit on Parcel B.
 - (9) If any future development is proposed within areas of the parcel designated with moderate instability, the property owner shall prepare and submit a R2 Soils Report for Planning Department review.
 - (10) "Please note that the information and requirements described and/or depicted on this Development Plan are current at the time of preparation but may be superseded or modified by changes to the laws and regulations governing development activities. Before commencing a development project, please contact the Planning Division to verify if any standards or requirements have changed."
 - (11) Any vegetation removal shall be done outside of the nesting bird season (generally March 15 August 15). Alternatively, although discouraged due to the potential for project delays and associated costs, a qualified biologist shall survey for active bird nests no more than seven days prior to the start of any project-related activities with the potential to impact nesting birds. If an active nest is found, the permittee shall consult with CDFW regarding appropriate site-specific avoidance measures and buffer distances. If there is a lapse in project-related activities of seven days or more, the biologist should re-survey the area before work resumes.
14. The applicant shall cause to be recorded a "Notice of Development Plan" on forms provided by the Humboldt County Community Development Services—Planning Division. Document review fees as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors will be required. The Development Plan shall also be noticed on the Final Map.

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.

4. Approval of the tentative map 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: Chris Lohofener, Senior Planner

FROM: Kenneth Freed, Assistant Engineer 

RE: **SUBDIVISION REQUIREMENTS - IN THE MATTER OF MEEMEEMINE, LLC, PLN-2024-19114, APN 308-271-001, FOR APPROVAL OF A TENTATIVE MAP, CONSISTING OF 14.3 ACRES INTO 2 PARCELS**

12/18/2024 DRAFT

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 Omsberg & Preston dated November 13, 2024 and dated as received by the Humboldt County Planning Division on November 14, 2024.

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 County Code §326-31. 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 an electronic copy of the subdivision map, in pdf format, as filed by the County Recorder. [Reference: Government Code §66466(f)]

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 County Code §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 EASEMENT COORDINATION AND SIGN-OFF

Provide sign-off from all utility companies that existing and proposed public utility easements shown on the subdivision map are adequate for their needs.

1.6 DEDICATIONS

The following shall be dedicated on the subdivision map, or other document as approved by this Department:

(a) PUBLIC ROAD: TABLE BLUFF ROAD (CO RD #3H270)

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 33 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.

Slopes: When cut and fill slopes adjacent to the road are proposed (or currently exist), applicant shall cause to be dedicated to the County of Humboldt a slope maintenance easement to a point 10 feet beyond the toe of fill slopes or top of cut slopes in a manner approved by this Department. 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) PUBLIC ROAD: EEL RIVER DRIVE (CO RD #C3H160)

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 50 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.

Slopes: When cut and fill slopes adjacent to the road are proposed (or currently exist), applicant shall cause to be dedicated to the County of Humboldt a slope maintenance easement to a point 10 feet beyond the toe of fill slopes or top of cut slopes in a manner approved by this Department. 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.

(c) NON-VEHICULAR ACCESS

Applicant shall cause to be dedicated to the County of Humboldt on the subdivision map a 1-foot wide non-vehicular access strip adjacent to Eel River Drive. The location shall be as shown on the tentative map, or as otherwise approved by this Department. Said easement shall be dedicated in manner and location as approved by this Department.

(d) NEIGHBORHOOD BOX UNIT (NBU) MAILBOXES

Prior to submittal of the subdivision map, provide a sign-off from the Post Office on the location of the neighborhood box unit. Applicant shall cause to be dedicated on the subdivision map additional sidewalk easements as necessary to accommodate the NBU.

Note: The Post Office may not require an NBU for this project.

1.7 LINES OF OCCUPATION

Applicant shall provide prospective buyers with notice of any fences that are not on the property lines.

2.0 IMPROVEMENTS

2.1 CONSTRUCTION PLANS

<NONE>

2.2 DRIVEWAYS

All access openings (existing and proposed) shall conform to Humboldt County Code § 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 or to the grade break for steep driveways (15%+) from the edge of the County road. Existing driveways serving developed parcels need to 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 will require encroachment permits from this Department. The proposed access openings will be evaluated after application is received.

2.3 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 A 1/2" 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.
- (b) 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.

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.

2.4 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.

2.5 UTILITIES

The proposed improvements may require the undergrounding or relocation of existing facilities at the expense of the applicant. Undergrounding of existing facilities, relocation of existing facilities, or construction of new facilities shall be completed prior to constructing the structural section for the roadway.

If any utilities are required to be installed as a condition of tentative map, the utility work shall be completed prior to constructing the structural section for the road. All laterals shall be extended onto each lot and marked in a manner that they will be easily located at the time of individual hookups. A letter of completion of all work from each involved utility company shall be submitted prior to constructing the roadway structural section. Any utilities that need to be relocated shall be done solely at the subdivider's expense.

Applicant shall remove any abandoned utilities (natural gas, electrical, cable tv, etc.) within the public right of way fronting the subdivision or within the subdivision as directed by this Department.

2.6 PERMITS

Pursuant to County Code §411-11 (a)&(b), 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.

2.7 NEIGHBORHOOD BOX UNIT (NBU) MAILBOXES

When clustered mailboxes (neighborhood box units) are required by the Post Office, applicant shall obtain approval for the location of the mailbox unit from the Post Master. The pad for the mailbox unit shall be constructed as part of the subdivision and shall be encompassed by a sidewalk easement or other easement, as approved by this Department. If the NBUs will not be installed by the Post Office, the subdivider shall install the NBUs as part of the subdivision.

2.8 GATES

Gates are not permitted on County right of way for public roads without authorization of the Board of Supervisors. Gates must not create a traffic hazard and must provide an appropriate turnaround in front of the gate. Existing gates shall be evaluated for conformance.

2.9 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 § 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 (1) public health and safety, or (2) orderly development of the area. The following improvements are necessary for the public health and safety, or orderly development of the area and shall be completed: (1) within two (2) years 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:

Item #2.2 for Parcel A

- (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:

<NONE>

- (c) The following improvements shall be completed: (1) within two (2) years after the issuance of a Building Permit on any property subject to this notice, or (2) prior to issuance of an Occupancy Permit for any property subject to this notice, whichever occurs first:

Item #2.2 for Parcel A & Parcel B

- (d) 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."

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 PRELIMINARY DRAINAGE REPORTS

Any submitted reports have not been through a thorough engineering review. Detailed review and approval will be provided after the tentative map has been approved. This also applies to low impact development submittals.

3.2 DRAINAGE ISSUES

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

3.3 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 //



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 |

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FAX 445-7388

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| LAND USE | 445-7205 |
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LAND USE DIVISION INTEROFFICE MEMORANDUM

TO: Chris Lohofener, Associate Planner

FROM: Kenneth Freed, Assistant Engineer 

DATE: December 18, 2024

RE: MeeMeeMine LLC PLN-2024-19114 Parcel Map

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

TENTATIVE MAP: Although the setbacks dimensioned from Table Bluff Road are not measured from the right of way line the Public Works Department does not require a revised tentative map.

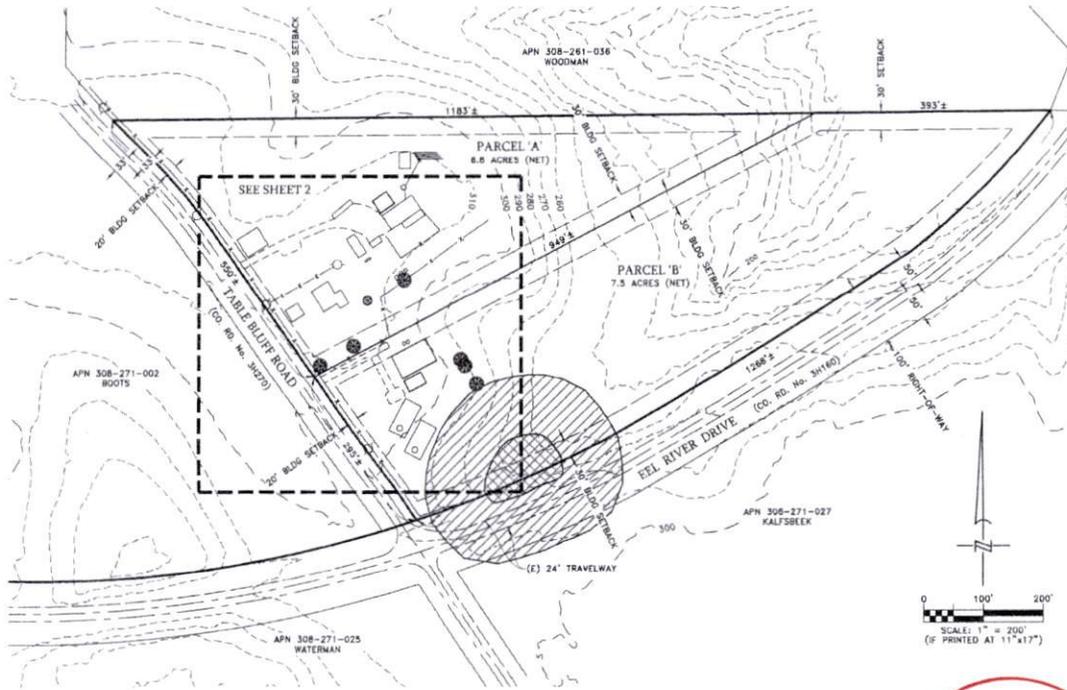
DEFERRED IMPROVEMENTS: Frontage improvements to Parcel A (an existing developed parcel) must be constructed per the Department's subdivision requirements. Pursuant to Government Code §66411.1, the Department recommends that the frontage improvements on Parcel A be completed within twenty-four (24) months from the date that the subdivision map is filed with the County Recorder; or prior to issuance of a development permit (or building permit) for Parcels A or B, whichever occurs first. This is based upon the need for public safety and orderly development of the surrounding area.

The construction of the subdivision improvements for Parcel B may be deferred to the time that a development permit (or building permit) is issued.

The Planning Commission needs to make findings pursuant to Government Code §66411.1 (improvement timing) requiring the fulfillment of reasonable on-site construction requirements that are being imposed prior to Parcel Map filing with the County Recorder due to (1) public health and safety, and/or (2) orderly development of the area.

Frontage improvements that remain uncompleted prevent the public from benefitting from those deferred improvements. Requiring these improvements to be constructed sooner insures the safety of the public and promotes orderly development.

\P\Projects_CAD\2024\24-1715-2 - Development Plan - Table Bluff to Salsburg\24-1715-2-12020-04.dwg 8/14/2025 11:53 AM

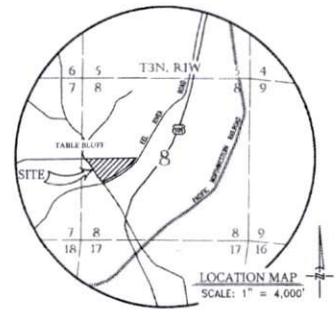


DEVELOPMENT STANDARDS
(R.A. min. lot size 2.5-acres or greater)

| | | |
|----------------|-----------------------|--------------------------|
| Setbacks | Min. Lot Width | 250 feet |
| Front: 20' | Min. Lot Depth | Four (4) times lot width |
| Rear: 30' | Max. Ground Coverage | 35% |
| Int. Side: 30' | Max. Structure Height | 35 feet |
| Est. Side: 30' | | |

DIRECTIONS TO THE SITE

ACCESS TO THE PARCEL IS VIA 101 SB, FROM HOOKTON ROAD EXT. SB ON EEL RIVER ROAD (CO. RD. 3H160), TURNING RIGHT ONTO TABLE BLUFF ROAD (CO. RD. 3H212). THE PROPERTY ACCESS DRIVEWAY IS THE FIRST GRAVEL DRIVEWAY (GATED) ON THE RIGHT.



NOTES

1. THIS TENTATIVE MAP PROPOSES A MINOR SUBDIVISION OF APN 308-271-001, A PARCEL APPROXIMATELY 14.3-ACRE IN SIZE, INTO (2) TWO PARCELS OF APPROXIMATELY 8.8-ACRES (PARCEL 'A') AND 7.5-ACRES (PARCEL 'B'), RESPECTIVELY, FOR RESIDENTIAL PURPOSES. A COASTAL DEVELOPMENT PERMIT (CDP) IS REQUIRED FOR THIS PROJECT.
2. THE PARCEL IS CURRENTLY DEVELOPED WITH A PRIMARY RESIDENCE WITH AN ATTACHED DECK, A DETACHED GARAGE, BARN, SHED, CHICKEN COOP, AND FORMER RESIDENCE (CONVERTED TO STORAGE UNDER CDP-13-008), ALL OF WHICH WILL BE LOCATED ON PARCEL 'A'. PARCEL 'B' PROPOSES FUTURE DEVELOPMENT OF A 2,500 S.F. SINGLE-STORY RESIDENCE WITH ATTACHED DECK AND DETACHED, 2-CAR GARAGE. NO TREE REMOVAL IS PROPOSED WITH THIS PROJECT.
3. THE PROPERTY IS LOCATED IN THE LOCAL JURISDICTION OF THE COASTAL ZONE AND IS SUBJECT TO THE EEL RIVER AREA PLAN (EAP). IT HAS A GENERAL PLAN LAND USE DESIGNATION OF RURAL RESIDENTIAL - MINIMUM LOT SIZE 5 ACRES (RR-5), DENSITY: ONE DWELLING UNIT PER 5 ACRES, AND IS ZONED RURAL RESIDENTIAL AGRICULTURE - MINIMUM LOT SIZE 5-ACRES, WITH A MANUFACTURED HOME COMBINING ZONE OVERLAY (RA-5-M). EXISTING USES ON THE SUBJECT PROPERTY AND SURROUNDING PARCELS ARE RURAL RESIDENTIAL AND AGRICULTURAL EXCLUSIVE (PRIMARILY CATTLE GRAZING).
4. AN EXISTING PERMITTED SEPTIC SYSTEM WITH A 1,500 GALLON SEPTIC TANK WILL CONTINUE TO SERVE THE RESIDENCE ON PARCEL 'A'. PERC TESTING FINDS PARCEL 'B' SITE CONDITIONS SUITABLE FOR THE DEVELOPMENT OF AN ONSITE SEPTIC DISPOSAL SYSTEM. THE WATER SOURCE FOR THE EXISTING RESIDENCE IS A PERMITTED WELL INSTALLED IN 2022. THIS WELL WILL REMAIN THE WATER SOURCE FOR THE EXISTING RESIDENCE ON PARCEL 'A', AS WELL AS THE PROPOSED FUTURE RESIDENCE ON PARCEL 'B'. A WATERLINE EASEMENT FOR THE BENEFIT OF PARCEL 'B' WILL BE SHOWN ON THE PARCEL MAP PREPARED & FILED FOR THIS SUBDIVISION. SDS DESIGN PLANS, SOIL TESTING, WELL COMPLETION, AND DRY WEATHER TESTING REPORTS ARE INCLUDED WITH APPLICATION PACKAGE.
5. UNDER THIS APPLICATION, THE APPLICANT WISHES TO DEMO THREE (3) EXISTING STRUCTURES (THE FORMER RESIDENCE, THE GARAGE, AND THE BARN, ALL LABELED 'TBR') THAT HAVE DETERIORATED TO THE STATE OF SIGNIFICANT STRUCTURAL DEFICIENCY. A QUALIFIED HISTORIC PRESERVATION CONSULTANT HAS BEEN ONSITE TO ASSESS THE STRUCTURES; A HISTORICAL ASSESSMENT REPORT IS INCLUDED WITH APPLICATION DOCUMENTS.
6. THE SUBJECT PROPERTY FALLS OUTSIDE ANY 100-YEAR FLOOD ZONES; NO WET AREAS EXIST ON THE SITE AND THE PROPERTY IS NOT SUBJECT TO INUNDATIONS.
7. THE SUBJECT PROPERTY IS RELATIVELY FLAT. CONTOURS SHOWN HEREON ARE AT (10-) FOOT INTERVALS AND ARE BASED ON USGS 1/3 ARC-SECOND DIGITAL ELEVATION MODELS.
8. THE GEOLOGIC HAZARDS MAPPING FOR THIS AREA INDICATES LOW TO MODERATE INSTABILITY. THE PROPERTY IS OUTSIDE ANY MAPPED ALGUIST-PROUD SPECIAL STUDIES ZONE.
9. THIS TENTATIVE PARCEL MAP IS BASED ON RECORD INFORMATION ONLY AND SHALL NOT BE CONSIDERED A SURVEY. LOT BEARINGS, DISTANCES, AND EASEMENTS OF RECORD SHOWN HEREON ARE APPROXIMATE IN NATURE. ALL RECORD EASEMENTS AND ANY NEW EASEMENTS REQUIRED WILL BE SHOWN ON THE PARCEL MAP TO BE PREPARED AND FILED WITH THE COUNTY RECORDER FOLLOWING PROJECT APPROVAL.
10. THIS PLAN IS NOT INTENDED TO BE USED FOR CONSTRUCTION PURPOSES.



Kimberly D. Preston 8-14-25
 KIMBERLY D. PRESTON
 P.L.S. 9153

EASEMENTS & ENCUMBRANCES

- THIS PROPERTY MAY BE ENCUMBERED BY THE FOLLOWING RECORDED INSTRUMENTS (PER PRELIMINARY REPORT NO. FHBT-F102400394, BY HUMBOLDT LAND TITLE, DATED AUGUST 9, 2024):
5. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.
 6. RIGHTS OF THE PUBLIC TO ANY PORTION OF THE LAND LYING WITHIN THE AREA COMMONLY KNOWN AS TABLE BLUFF ROAD AND EEL RIVER DRIVE.
 7. BOOK 191, PAGE 398 OF DEEDS, RECORDED JUNE 12, 1929, HCR, EASEMENT GRANTED TO THE STATE OF CALIFORNIA FOR PUBLIC HIGHWAY PURPOSES.
 8. INSTRUMENT NO. 2015-002162, RECORDED JANUARY 30, 2013, HCR, NOTICE OF DEVELOPMENT PLAN.

UTILITIES

| | |
|----------|-------------------------------------|
| WATER | ON-SITE WELL (PERMITTED) |
| SEWER | ON-SITE SEWAGE DISPOSAL (PERMITTED) |
| ELECTRIC | PACIFIC GAS & ELECTRIC COMPANY |
| GAS | PROPANE |
| CABLE | OPTIMUM |

LEGEND

| SYMBOL | INDICATES |
|--------|-------------------------------------|
| (E) | EXISTING |
| (P) | PROPOSED |
| (TBR) | TO BE REMOVED |
| → | DIRECTION OF SURFACE WATER RUNOFF |
| S.F. | SQUARE FEET |
| ○ | PARKING SPACE |
| ● | EXISTING WELL |
| □ | POWER POLE |
| --- | EXISTING OVERHEAD ELECTRIC LINE |
| --- | FENCE |
| --- | CONTOURS AT 10-FOOT INTERVALS |
| ● | SEWAGE DISPOSAL TEST HOLE LOCATIONS |
| FF-1 | HCR |
| FF-2 | HUMBOLDT COUNTY RECORDS |
| BLDG | BUILDING |
| | WILLOW OCCURRENCE |
| --- | 100 FOOT BUFFER |

AGENT
 OMSBERG & PRESTON
 402 E STREET
 EUREKA, CA 95501
 (707) 443-8651

OWNER/APPLICANT
 MEEMEEEMINE
 1740 TABLE BLUFF ROAD
 LOLETA, CA 95551
 (707) 499-1630

REVISED: 08/14/25

OMSBERG & PRESTON
 402 E Street
 Eureka, California 95501
 (707) 443-8651
 SURVEYORS PLANNERS ENGINEERS

| | | |
|-------------|----------|-----------|
| DESIGNED BY | DATE | SCALE |
| KDP | 08/07/24 | AS SHOWN |
| CHECKED BY | DATE | JOB NO. |
| CWB | 08/07/24 | 24-1715-2 |
| DRAWN BY | DATE | SHEET # |
| KEP | 08/14/25 | 1 |

APN 308-271-001

TENTATIVE PARCEL MAP

MEEMEEEMINE
 In the unincorporated area of Humboldt County
 Section 8, T3N, R1E, M.M.



Rural Land Division Analysis
 Mee Mee Mine, LLC
 PLN-2024-19114

| APN | Zoning | General Plan | GIS Acres | Assessor Lot Size | Description | | Notes |
|-------------|--------|--------------|---------------|-------------------|-------------|------------|--|
| | | | | | Improved | Vacant | |
| 308-271-001 | RA-5-M | RR(5) | 15.69 | 13.5 | Improved | | Subject parcel |
| 308-241-031 | RA-5-M | RR(5) | 0.89 | 0.7 | Improved | | |
| 308-241-010 | RA-5-M | RR(5) | 0.97 | 0.965 | Improved | | |
| 308-241-009 | RA-5-M | RR(5) | 0.4 | 0.398 | Improved | | |
| 308-241-024 | RA-5-M | RR(5) | 0.66 | 0.655 | Improved | | |
| 308-241-025 | RA-5-M | RR(5) | 7 | 6.996 | Improved | | |
| 308-261-042 | RA-5-M | RR(5) | 5.17 | 5.171 | | Vacant | |
| 308-261-039 | RA-5-M | RR(5) | 1.92 | 1.916 | Improved | | |
| 308-261-041 | RA-5-M | RR(5) | 3.38 | 3.383 | Improved | | |
| 308-261-040 | RA-5-M | RR(5) | 2.6 | 2.602 | Improved | | |
| 308-261-011 | RA-5-M | RR(5) | 1 | 1.002 | Improved | | |
| 308-261-007 | RA-5-M | RR(5) | 2.25 | 2.2 | | Vacant | |
| 308-261-034 | RA-5-M | RR(5) | 11.3 | 11.296 | Improved | | |
| 308-261-055 | RA-5-M | RR(5) | 5.73 | 5.725 | Improved | | |
| 308-261-052 | RA-5-M | RR(5) | 6.08 | 5 | Improved | | |
| 308-261-054 | RA-5-M | RR(5) | 3.61 | 3.614 | Improved | | |
| 308-261-053 | RA-5-M | RR(5) | 3.68 | 4.9 | Improved | | |
| 308-261-002 | RA-5-M | RR(5) | 12.48 | 12.481 | Improved | | |
| 308-261-048 | RA-5-M | RR(5) | 3.74 | 2.5 | Improved | | |
| 308-261-049 | RA-5-M | RR(5) | 3.08 | 3.082 | Improved | | |
| 308-261-046 | RA-5-M | RR(5) | 5.21 | 5.207 | Improved | | |
| 308-261-058 | RA-5-M | RR(5) | 10.98 | 11.06 | Improved | | |
| 308-261-056 | RA-5-M | RR(5) | 5.85 | 5.06 | | Vacant | |
| 308-261-057 | RA-5-M | RR(5) | 3.23 | 5.07 | Improved | | |
| 308-261-036 | RA-5-M | RR(5) | 24.31 | 27 | | Vacant | |
| 308-261-035 | RA-5-M | RR(5) | 3.06 | 3.01 | Improved | | |
| 308-261-006 | RA-5-M | RR(5) | 1.55 | 1.545 | | Vacant | Vacant Land, Subject to Exemption (church) |
| 308-261-004 | RA-5-M | RR(5) | 2.29 | 2.291 | Improved | | Public Land, Schools, Non Taxable Entities |
| | | | 5.2896 | 5.2975 | 23 | 5 | |
| | | | avg | avg | 82% | 18% | |

ERAP 3.31 Rural Development

A. General Requirements

3.31 - 30250(a): Land divisions, other than leases for agricultural uses, outside existing developed areas shall be permitted only where 50 percent of the usable parcels in the area have been developed and the created parcels would be no smaller than the average size of surrounding parcels.

B. Rural Subdivision Requirement

1- No division of land planned for rural exurban, rural residential, agricultural general, or commercial timberlands shall be approved unless at least fifty percent of the parcels in similar use in the Planning Area of the subject parcel, outside the Urban Limit Line, have been developed. The average density of new development created by the policies of Chapter 4 and the designations of the land use maps, which are based on:

a. The average size of parcels planned for the same use within the neighborhood of the subject parcel. Average usually means the arithmetic mean, although the mode may be used when very many parcels are of a common size and a very few parcels skew the mean to create an average atypical of the size of surrounding lots.