

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

**Resolution Number 23-080**

**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:** a) 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) 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:
- 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.
- 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 be 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:** a) 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.

**EVIDENCE** 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 Brian Mitchell and seconded by Commissioner Iver Skavdal.

AYES:	Commissioners:	Iver Skavdal, Noah Levy, Lonyx Landry, Thomas Mulder, Peggy O'Neill, Brian Mitchell, Sarah West
NOES:	Commissioners:	
ABSTAIN:	Commissioners:	
ABSENT:	Commissioners:	
DECISION:		Motion carries 7/0

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.



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John H. Ford,  
Director, Planning and Building Department

## 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  
**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
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**LAND USE DIVISION INTEROFFICE MEMORANDUM**

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**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

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*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

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

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

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**LAND USE DIVISION INTER OFFICE MEMORANDUM**

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**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.

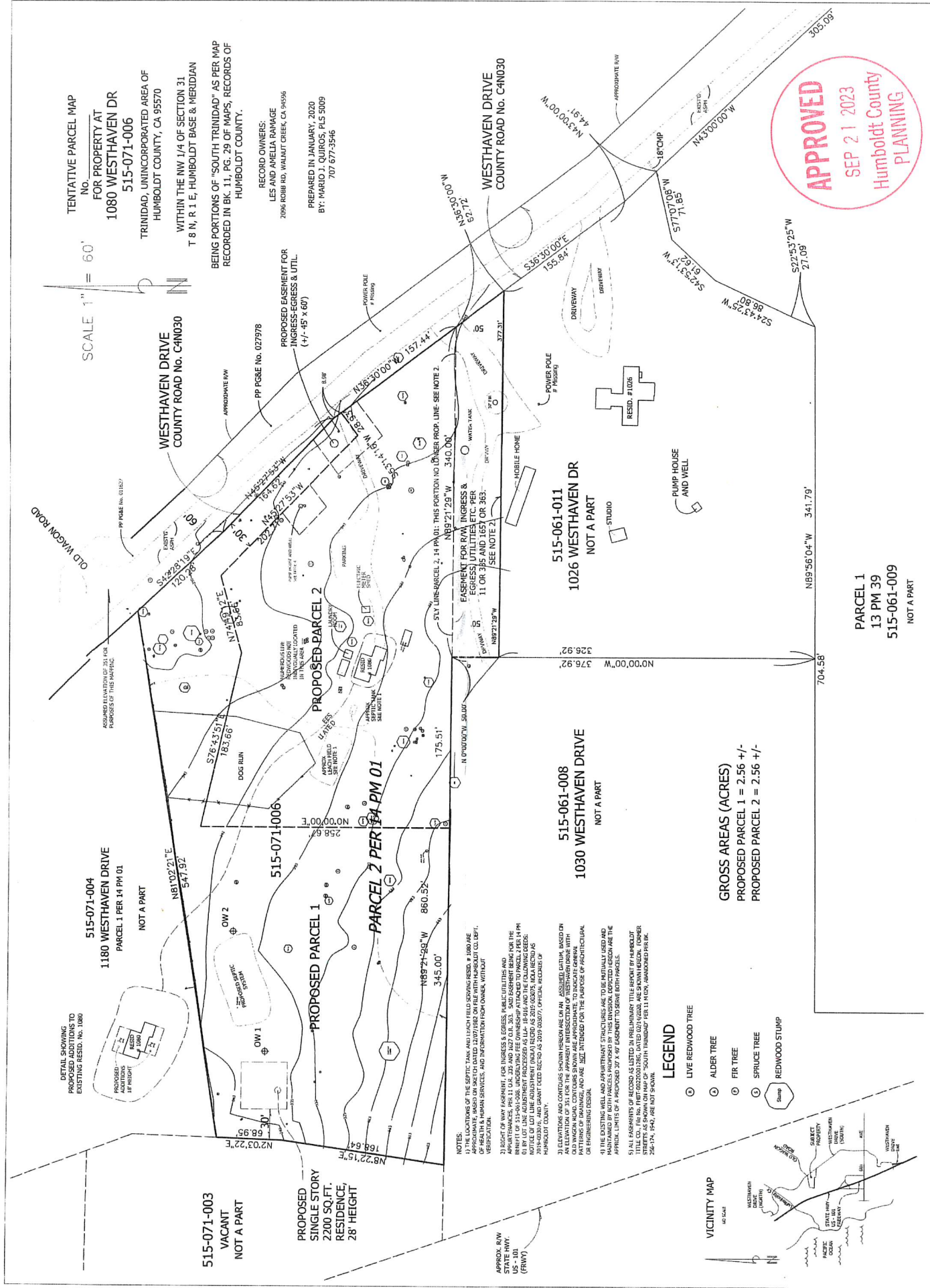
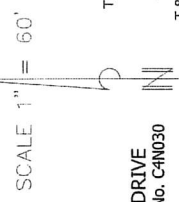
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TENTATIVE PARCEL MAP  
 No. 1080  
 FOR PROPERTY AT  
 1080 WESTHAVEN DR  
 515-071-006  
 TRINIDAD, UNINCORPORATED AREA OF  
 HUMBOLDT COUNTY, CA 95570

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 AVELLA RAMAGE  
 2096 ROBB RD, WALNUT CREEK, CA 94596  
 PREPARED IN JANUARY, 2020  
 BY: MARIO J. QUIROS, PLS 5009  
 707 677-3546

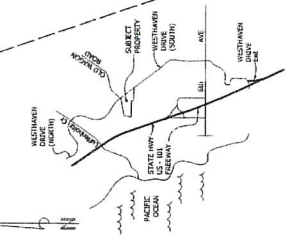


- NOTES**
- 1) THE LOCATIONS OF THE SEPTIC TANK AND LEACH FIELD SHOWING RESID. # 1880 ARE APPROXIMATE, BASED ON SKETCH DATED 12/07/1982 ON FILE WITH HUMBOLDT CO. DEPT. OF PUBLIC WORKS SERVICES, AND INFORMATION FROM OWNER, WITHOUT VERIFICATION.
  - 2) EASEMENT FOR R/W INGRESS & EGRESS, UTILITIES, ETC. PER PARCEL 1 PER 14 PM 01 AND PARCEL 2 PER 14 PM 01 AND PARCEL 2 PER 14 PM 02. EASEMENT BEING FOR THE BENEFIT OF 515-071-006. UNDERSTANDING THE OWNERSHIP ATTACHED TO PARCEL 1 PER 14 PM 01 AND PARCEL 2 PER 14 PM 01 AND PARCEL 2 PER 14 PM 02. NOTICE OF LOT LINE ADJUSTMENT (NOLA) IS 2019 000205. NOLA RECORDS AS 2019-000205/A, AND GRANT DEED S2019 000207. OFFICIAL RECORDS OF HUMBOLDT COUNTY.
  - 3) ELEVATIONS AND CONTIGUOUS SHOWN HEREON ARE ON AN ASSUMED DATUM, BASED ON APPROXIMATE MEASUREMENTS TAKEN IN 1982. ELEVATIONS SHOWN HEREON ARE APPROXIMATE. CONTIGUOUS SHOWN ARE APPROXIMATE. TO INDICATE CORNER PATTERNS OF DRAINAGE, AND ARE. USE INTENDED FOR THE PURPOSE OF ARCHITECTURAL OR ENGINEERING DESIGN.
  - 4) THE EXISTING WELL AND APARTMENT STRUCTURES ARE TO BE INTUALLY USED AND MAINTAINED BY THE EXISTING OWNER. THE EXISTING WELL AND APARTMENT STRUCTURES ARE APPROXIMATE. APPROX. LIMITS OF A PROPOSED 30' X 40' EASEMENT TO SERVE BOTH PARCELS.
  - 5) ALL EASEMENTS OF RECORDS, AS LISTED IN DREMBURN'S TITLE REPORT BY HUMBOLDT TITLE CO., FILE NO. FBT 002020786, DATED 02/11/2020, ARE IN HUMBOLDT COUNTY. OTHER STREETS AS SHOWN ON MAP OF "SOUTH TRINIDAD" PER 11/11/09, AMENDED PER BK. 20674, 1994, ARE NOT SHOWN.

**LEGEND**

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

**VICINITY MAP**  
 AT SCALE



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

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

515-061-011  
 1026 WESTHAVEN DR  
 NOT A PART

515-061-008  
 1030 WESTHAVEN DRIVE  
 NOT A PART

515-071-003  
 VACANT  
 NOT A PART

PROPOSED  
 SINGLE STORY  
 2200 SQ.FT.  
 RESIDENCE,  
 28' HEIGHT

515-071-004  
 1180 WESTHAVEN DRIVE  
 PARCEL 1 PER 14 PM 01  
 NOT A PART

515-071-006  
 PROPOSED PARCEL 1

515-071-007  
 PROPOSED PARCEL 2

515-071-008  
 PARCEL 2 PER 14 PM 01

515-071-009  
 PARCEL 2 PER 14 PM 02

515-071-010  
 PARCEL 2 PER 14 PM 03

515-071-011  
 PARCEL 2 PER 14 PM 04

515-071-012  
 PARCEL 2 PER 14 PM 05

515-071-013  
 PARCEL 2 PER 14 PM 06

515-071-014  
 PARCEL 2 PER 14 PM 07

515-071-015  
 PARCEL 2 PER 14 PM 08

515-071-016  
 PARCEL 2 PER 14 PM 09

515-071-017  
 PARCEL 2 PER 14 PM 10

515-071-018  
 PARCEL 2 PER 14 PM 11

515-071-019  
 PARCEL 2 PER 14 PM 12

515-071-020  
 PARCEL 2 PER 14 PM 13

515-071-021  
 PARCEL 2 PER 14 PM 14

515-071-022  
 PARCEL 2 PER 14 PM 15

515-071-023  
 PARCEL 2 PER 14 PM 16

515-071-024  
 PARCEL 2 PER 14 PM 17

515-071-025  
 PARCEL 2 PER 14 PM 18

515-071-026  
 PARCEL 2 PER 14 PM 19

515-071-027  
 PARCEL 2 PER 14 PM 20

515-071-028  
 PARCEL 2 PER 14 PM 21

515-071-029  
 PARCEL 2 PER 14 PM 22

515-071-030  
 PARCEL 2 PER 14 PM 23

515-071-031  
 PARCEL 2 PER 14 PM 24

515-071-032  
 PARCEL 2 PER 14 PM 25

515-071-033  
 PARCEL 2 PER 14 PM 26

515-071-034  
 PARCEL 2 PER 14 PM 27

515-071-035  
 PARCEL 2 PER 14 PM 28

515-071-036  
 PARCEL 2 PER 14 PM 29

515-071-037  
 PARCEL 2 PER 14 PM 30

515-071-038  
 PARCEL 2 PER 14 PM 31

515-071-039  
 PARCEL 2 PER 14 PM 32

515-071-040  
 PARCEL 2 PER 14 PM 33

515-071-041  
 PARCEL 2 PER 14 PM 34

515-071-042  
 PARCEL 2 PER 14 PM 35

515-071-043  
 PARCEL 2 PER 14 PM 36

515-071-044  
 PARCEL 2 PER 14 PM 37

515-071-045  
 PARCEL 2 PER 14 PM 38

515-071-046  
 PARCEL 2 PER 14 PM 39

515-071-047  
 PARCEL 2 PER 14 PM 40

515-071-048  
 PARCEL 2 PER 14 PM 41

515-071-049  
 PARCEL 2 PER 14 PM 42

515-071-050  
 PARCEL 2 PER 14 PM 43

515-071-051  
 PARCEL 2 PER 14 PM 44

515-071-052  
 PARCEL 2 PER 14 PM 45

515-071-053  
 PARCEL 2 PER 14 PM 46

515-071-054  
 PARCEL 2 PER 14 PM 47

515-071-055  
 PARCEL 2 PER 14 PM 48

515-071-056  
 PARCEL 2 PER 14 PM 49

515-071-057  
 PARCEL 2 PER 14 PM 50

515-071-058  
 PARCEL 2 PER 14 PM 51

515-071-059  
 PARCEL 2 PER 14 PM 52

515-071-060  
 PARCEL 2 PER 14 PM 53

515-071-061  
 PARCEL 2 PER 14 PM 54

515-071-062  
 PARCEL 2 PER 14 PM 55

515-071-063  
 PARCEL 2 PER 14 PM 56

515-071-064  
 PARCEL 2 PER 14 PM 57

515-071-065  
 PARCEL 2 PER 14 PM 58

515-071-066  
 PARCEL 2 PER 14 PM 59

515-071-067  
 PARCEL 2 PER 14 PM 60

515-071-068  
 PARCEL 2 PER 14 PM 61

515-071-069  
 PARCEL 2 PER 14 PM 62

515-071-070  
 PARCEL 2 PER 14 PM 63

515-071-071  
 PARCEL 2 PER 14 PM 64

515-071-072  
 PARCEL 2 PER 14 PM 65

515-071-073  
 PARCEL 2 PER 14 PM 66

515-071-074  
 PARCEL 2 PER 14 PM 67

515-071-075  
 PARCEL 2 PER 14 PM 68

515-071-076  
 PARCEL 2 PER 14 PM 69

515-071-077  
 PARCEL 2 PER 14 PM 70

515-071-078  
 PARCEL 2 PER 14 PM 71

515-071-079  
 PARCEL 2 PER 14 PM 72

515-071-080  
 PARCEL 2 PER 14 PM 73

515-071-081  
 PARCEL 2 PER 14 PM 74

515-071-082  
 PARCEL 2 PER 14 PM 75

515-071-083  
 PARCEL 2 PER 14 PM 76

515-071-084  
 PARCEL 2 PER 14 PM 77

515-071-085  
 PARCEL 2 PER 14 PM 78

515-071-086  
 PARCEL 2 PER 14 PM 79

515-071-087  
 PARCEL 2 PER 14 PM 80

515-071-088  
 PARCEL 2 PER 14 PM 81

515-071-089  
 PARCEL 2 PER 14 PM 82

515-071-090  
 PARCEL 2 PER 14 PM 83

515-071-091  
 PARCEL 2 PER 14 PM 84

515-071-092  
 PARCEL 2 PER 14 PM 85

515-071-093  
 PARCEL 2 PER 14 PM 86

515-071-094  
 PARCEL 2 PER 14 PM 87

515-071-095  
 PARCEL 2 PER 14 PM 88

515-071-096  
 PARCEL 2 PER 14 PM 89

515-071-097  
 PARCEL 2 PER 14 PM 90

515-071-098  
 PARCEL 2 PER 14 PM 91

515-071-099  
 PARCEL 2 PER 14 PM 92

515-071-100  
 PARCEL 2 PER 14 PM 93

515-071-101  
 PARCEL 2 PER 14 PM 94

515-071-102  
 PARCEL 2 PER 14 PM 95

515-071-103  
 PARCEL 2 PER 14 PM 96

515-071-104  
 PARCEL 2 PER 14 PM 97

515-071-105  
 PARCEL 2 PER 14 PM 98

515-071-106  
 PARCEL 2 PER 14 PM 99

515-071-107  
 PARCEL 2 PER 14 PM 100