



COUNTY OF HUMBOLDT

For the meeting of: 12/18/2025

File #: 25-1433

To: Planning Commission

From: Planning and Building Department

Agenda Section: Consent

SUBJECT:

Ramage- Minor Subdivision and Coastal Development Permit Extension

Assessor Parcel Numbers (APN) 515-071-006

Record Nos.: PLN-2020-16407 and PLN-2025-19344

Trinidad Area

A two-year extension to a previously approved Minor Subdivision and Coastal Development Permit (PLN-2020-16407) on an approximately 5.12-acre parcel splitting into two parcels, each approximately 2.56 acres in size. The parcel is currently developed with an existing single-family residence which will be located on proposed Parcel 2 following subdivision. The Coastal Development Permit was requested for the proposed subdivision to preauthorize future development of proposed Parcel 1, including construction of an approximately 2,200 square foot new single-family home 28 feet in height and development of an appurtenant driveway and on-site septic system. Authorization was also sought under the Coastal Development Permit to allow an approximately 620 square foot addition to the existing residence. Tree removal and grading are expected to be minimal. A well, serving existing residential development on the property, is planned to also be used to serve future residential uses on proposed Parcel 1 of the subdivision. If approved, the new expiration date will be October 27, 2027.

RECOMMENDATION(S):

That the Planning Commission:

1. Adopt the resolution, (Attachment 1) which does the following:
 - a. Makes all required findings for approval of the Extension for the Minor Subdivision and Coastal Development Permit; and
 - b. Approves the two-year extension to the Minor Subdivision and Coastal Development Permit as recommended by staff and subject to the conditions of approval previously approved on October 27, 2023 under PLN-2020-16407.

DISCUSSION:

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

Present General Plan Land Use Designation: Rural Residential (RRC); Trinidad Area Plan; Density: unknown; Slope Stability: Low Instability (1).

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

Environmental Review: The Minor Subdivision is consistent with the 2.5-acre per residence density established by the Trinidad Area Plan, which was carried forward in the 2017 Humboldt County General Plan for which an EIR was certified and accordingly no further environmental review is required pursuant to Section 15183 of the CEQA Guidelines. There are no environmental effects that are peculiar to the project or the parcel on which the project is located.

State Appeal Status: The project is located in the local jurisdiction of the Coastal Zone and is appealable to the California Coastal Commission, due to the type of proposed project.

Major concerns: None.

Monitoring Required: None.

Executive Summary: A two-year extension to a previously approved Minor Subdivision and Coastal Development Permit (PLN-2020-16407) on an approximately 5.12-acre parcel splitting into two parcels, each approximately 2.56 acres in size. The parcel is currently developed with an existing single-family residence which will be located on proposed Parcel 2 following subdivision. The Coastal Development Permit was requested for the proposed subdivision to preauthorize future development of proposed Parcel 1, including construction of an approximately 2,200 square foot new single-family home 28 feet in height and development of an appurtenant driveway and on-site septic system. Authorization was also sought under the Coastal Development Permit to allow an approximately 620 square foot addition to the existing residence. Tree removal and grading are expected to be minimal. A well, serving existing residential development on the property, is planned to also be used to serve future residential uses on proposed Parcel 1 of the subdivision.

The extension is appropriate since the parcel's zoning and general plan designation have not changed, and all other standards and requirements to which the project is subject to have not changed. The project was referred to all applicable county departments and state agencies and the county received approval recommendations for the extension or no response.

OTHER AGENCY INVOLVEMENT:

The project was referred to responsible agencies and all agencies that responded, approved the extension (see Attachment 4).

ALTERNATIVES TO STAFF RECOMMENDATIONS:

The Planning Commission could elect not to approve the project. This alternative should be implemented if the Planning Commission is unable to make all of the required findings. Planning Division staff are confident that the required findings can be made. Consequently, planning staff does not recommend further consideration of this alternative.

ATTACHMENTS:

1. Draft Resolution
 - A. Original PC Staff Report File # 23-1271 (PLN-2020-16407)
2. Location Map
3. Site Plan
4. Referral Agency Comments

APPLICANT, OWNER AND PLANNER INFORMATION:

Applicant/ Owner

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Agent

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