



COUNTY OF HUMBOLDT

For the meeting of: 9/21/2023

File #: 23-1271

To: Planning Commission
From: Planning and Building Department
Agenda Section: Consent

SUBJECT:

Ramage- Parcel Map Subdivision and Coastal Development Permit

Application Number PLN-2020-16407

Assessor Parcel Number (APN) 515-071-006

Westhaven Area

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

RECOMMENDATION(S):

That the Planning Commission:

1. Adopt the resolution (Resolution 23-__). (Attachment 1) which does the following:
 - a. Finds that the project is consistent with the development density established by an existing general plan for which an EIR was certified and no further environmental review is required per §15183 of the State CEQA Guidelines; and
 - b. makes all of the required findings for approval of the Parcel Map Subdivision; and
 - c. approves the Ramage Parcel Map Subdivision and Coastal Development Permit subject to the recommended conditions.

DISCUSSION:

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

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

Access/Drainage: The property takes access from South Westhaven Drive, which is a publicly maintained roadway meeting road Category 4 standards. A hydraulic study and drainage report has not been prepared however it will be required prior to filing the parcel map. Per the Department of Public Works, construction of drainage facilities on-site and/or off-site may be required.

Hazards: The nearest mapped earthquake fault is approximately 0.4 miles to the west (Mad River Fault) and the project site is in an area of low geologic instability. The site is not in a Tsunami hazard zone. The site is located in a moderate fire hazard severity zone and will be required to maintain 30-foot minimum setbacks from all property lines to provide for defensible space pursuant to the State Fire Safe requirements. The property is located within the boundaries of County Service Area #4 where Cal-Fire has a contract to provide structural fire protection services in addition to wildfire protection services.

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

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

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

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

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

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

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

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

State Appeal: Project is located in the Coastal Zone and is appealable to the California Coastal Commission.

Major concerns: None

OTHER AGENCY INVOLVEMENT:

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

ALTERNATIVES TO STAFF RECOMMENDATIONS:

1. The Planning Commission could elect not to approve the proposed minor subdivision. This alternative should be implemented if your Commission is unable to make all of the required findings per H.C.C. Sections 326-21 or 326-31. Planning Division staff has found that the required findings can be made. Consequently, planning staff does not recommend further consideration of this alternative.

ATTACHMENTS:

1. Draft Resolution
 - A. Conditions of Approval
 - B. Public Works Department Conditions of Approval
 - C. Site Plan
2. Location Maps
3. Applicant's Evidence in Support of the Required Findings
4. Referral Agency Comments and Recommendations

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File #: 23-1271

Agent

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