



COUNTY OF HUMBOLDT

For the meeting of: 11/6/2025

File #: 25-1307

To: Planning Commission

From: Planning and Building Department

Agenda Section: Consent

SUBJECT:

MeeMeeMine Parcel Map Subdivision, Coastal Development Permit, and Coastal Development Permit Modification

Record No.: PLN-2024-19114

APN: 308-271-001

Table Bluff area

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. 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.

RECOMMENDATION(S):

That the Planning Commission:

1. Adopt the resolution (Attachment 1) which does the following:
 - a. Finds the project is consistent with the development density and policies established by an existing community plan and General Plan for which an EIR was certified, and that no additional environmental review is required per Section 15183 of the State CEQA Guidelines; and
 - b. Makes all of the required findings for approval of the MeeMeeMine Parcel Map Subdivision, Coastal Development Permit, and modification of the CDP-12-008; and

- c. Approves the MeeMeeMine Parcel Map Subdivision, and Coastal Development Permit as recommended by staff, and subject to the conditions of approval (Attachment 1A); and
- d. Approves the MeeMeeMine request for modification to CDP-12-008 to allow demolition and removal of three deteriorating structures as outlined in the project description and site plan, and subject to the conditions of approval (Attachment 1A).

DISCUSSION:

Project Location: The project site is located in the Table Bluff area, at the northern corner of the Table Bluff Road and Eel River Drive intersection, on the property known as 280 Table Bluff Road.

Present General Plan Land Use Designation: RR(5) - Rural Residential, Eel River Area Plan (ERAP); Density: one dwelling per 5 acres; Slope Stability: Low/Moderate Instability (1/2).

Present Zoning: RA-5-M - Rural Residential Agriculture with a minimum lot size of 5 acres, and a combining zone overlay of Manufactured Homes

Environmental Review: Project is exempt from further environmental review pursuant to CEQA Guidelines Section 15183 - Projects Consistent with a Community Plan or Zoning.

State Appeal: The project is appealable to the California Coastal Commission.

Major Issues: None.

Executive Summary

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, as those three existing structures identified by label 'TBR' as shown on the Detail Inset of the submitted parcel map, have deteriorated to a state of significant structural deficiency. Terms for removal set forth under CDP-12-008 require an historic resource evaluation. The Applicant retained the services of a qualified historic preservation consultant to conduct a physical inspection of the structures and prepare an historic resource evaluation report, which found no historical significance to the structures. 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.

Project Site is currently developed with a primary single-family residence with an attached deck, and a number of appurtenant structures which include a detached garage, barn, shed, chicken coop, and

former residence, all of which will be located on Parcel A. The project seeks approval to demolish/remove three of these structures due to structural deterioration/deficiency (former residence, garage, and barn) and seeks to retain the entitlement to build the detached, 2-car garage, appurtenant to the existing residence, as shown on the approved Development Plan under CDP-12-008, and included on the Tentative Map for this project.

While no development is proposed to occur on the newly created parcel under this current application, it is anticipated that Parcel B will have a proposed development of a 2,500 square-foot, single-story residence with attached deck and detached, 2-car garage, noting that all future development will be compliant with Humboldt County Zoning Regulations, as conditioned in Attachment 1A. Since no specific development plans for the site are proposed at this time, the applicants are requesting the required minor subdivision improvements be deferred until specific development plans are proposed for the site, pursuant to Section 66411.1 of the Subdivision Map Act. Public Works provided comments to support the deferment, specifically that frontage improvements to Parcel A (the 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. These comments are enumerated in a memo dated 12/18/24 and are attached to this staff report (Attachment 1B) and are recommended as conditions of approval.

Zoning and Land Use

Single-Family Residential is a principally permitted use within the RA-5 zone and the proposed project meets the density requirements of 1 dwelling unit per 5 acres. All buildings on the existing property (Parcel A) are compliant with setbacks and the proposed subdivision will establish a suitable property (Parcel B) that allows for a new residence to comply with all required setbacks.

Rural land division within the coastal zone requires that at least 50% of the lots in similar use and within the same Coastal Land Use Planning Area where the proposed development is to be located, have been developed. The created parcels are also required to be no smaller than the average size of the surrounding parcels. The average lot size in the surrounding 28 parcels is roughly 5.3 acres, and approximately 80% of the surrounding parcels have been developed (improved). The proposed subdivision falls within these standards as the new parcels would be roughly 6.8 (Parcel A) and 7.5 acres (Parcel B). The minor subdivision does not conflict with the General Plan, Local Coastal Plan or County zoning regulations.

Access, Services and Utilities

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, all of which are included as conditions of approval as well as attached to this staff report (Attachment 1B).

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.

Hazards

The project site is located within the CalFire State Responsibility Area as well as the Loleta Fire Protection District and is mapped as an area of moderate fire hazard. There is an existing on-site 2,500-gallon water tank dedicated for fire suppression, and an additional 2,500-gallon tank is proposed for the newly created Parcel B.

The project site is on the southeast side of the Table Bluff area, overlooking the Eel River Valley - it is not located in a FEMA 100-year flood zones, is not located in a tsunami hazard zone nor susceptible to coastal inundation related to sea level rise (1 meter).

Resource Protection

A report conducted by a historic preservation consultant concluded that the structures requested for removal via modification of CDP-12-008 do not meet any criteria that would place them on the National Register of Historic Places, and "demolition would have no effect on any historical resource."

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 considered a one-parameter wetland; 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. 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, as conditioned in Attachment 1A. 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. Evaluation of local Coastal Plan consistency is discussed above and included in Attachment 1.

The project was referred to NWIC, the Wiyot Tribe and the Bear River Band of the Rohnerville Rancheria. There were no concerns regarding cultural resources, however, inadvertent archaeological discovery protocols are conditioned for any ground-disturbing activities that may take place in the future (Attachment 1A). The applicant submitted a Historical Survey that indicated many, if not all, defining historical characteristics of the existing structures proposed for removal had been demolished or removed due to additions or neglect. The report concluded that major reconstruction of the buildings would be required to restore structures to a level of basic life safety, and such reconstruction would significantly alter the structures rendering them ineligible for consideration to be listed in the California Registry of Historic Places.

Environmental Review

Further environmental review is not required as the project is consistent with a development density

of one residential unit per five acres, established during adoption of the 2007 Eel River Area Plan 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.

Section 15183 of the CEQA Guidelines discourages lead agencies from performing additional environmental review where an earlier EIR was prepared, unless there are environmental effects peculiar to the project or the parcel on which it is located, or in situations where the earlier EIR(s) did not include analysis of significant effects or where previously identified significant effects could become more severe. Neither of these circumstances apply to the proposal.

OTHER AGENCY INVOLVEMENT:

The project was referred to responsible agencies and all responding agencies have either responded with no comment or recommended approval or conditional approval. (Attachment 3)

ALTERNATIVES TO STAFF RECOMMENDATIONS:

The Planning Commission could elect to add or delete conditions of approval. The Planning Commission could deny approval if unable to make all the required findings. Staff has concluded the required findings in support of the proposal can be made. Consequently, staff does not recommend further consideration of these alternatives.

ATTACHMENTS:

1. Draft Resolution
 - A. Conditions of Approval
 - B. Public Works Subdivision Requirements
 - C. Tentative Parcel Map
 - D. Rural Land Division Analysis
2. Applicant's Evidence in Support of the Required Findings
 - A. 2012 Development Plan
 - B. Biological Resource Assessment
 - C. Historic Assessment (2012)
 - D. Historic Assessment (2024)
 - E. Well Completion Report, CDP Modification
 - F. Well Dry Weather Testing Report

G. Sewage Disposal Report for Parcel B

H. Botanical Survey

3. Referral Agency Comments and Recommendations

Applicant

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