

**RESOLUTION OF THE ZONING ADMINISTRATOR
OF THE COUNTY OF HUMBOLDT**

Resolution Number: 26-

Record Number: PLN-2025-19402

Assessor's Parcel Numbers: 100-152-026, 100-311-002 and 100-311-017

Resolution by the Zoning Administrator of the County of Humboldt certifying compliance with the California Environmental Quality Act and conditionally approving a Lot Line Adjustment, Notice of Merger and Coastal Development Permit.

WHEREAS, Gina Rayl submitted an application and evidence in support of approving a Lot Line Adjustment, Notice of Merger and Coastal Development Permit; and

WHEREAS, the Humboldt County Planning and Building Department as the Lead Agency has found that the project qualifies for exemptions found in Section 15061(b3)- General Rule Exemption and 15305(a)- Minor alterations in land use limitations; and

WHEREAS, the Humboldt County Zoning Administrator held a duly-noticed public hearing on **February 19, 2026**, and reviewed, considered, and discussed the application for a Lot Line Adjustment, Notice of Merger and Coastal Development Permit and reviewed and considered all evidence and testimony presented at the hearing.

Now, THEREFORE BE IT RESOLVED, that the Zoning Administrator makes all the following findings:

- 1. FINDING:** **Project Description:** A Lot Line Adjustment (LLA) between two parcels, resulting in two parcels, and a Notice of Merger of two parcels to resolve a subdivision violation, resulting in one parcel. A Coastal Development Permit is required. The proposed LLA will adjust the property lines between APN 100-152-026 which contains a dairy and mobile home park, with the developed portion of APN 100-311-017 which contains a residence, in order to shift the parcel lines so the dairy and residence are on one parcel, and the mobile home park is on a separate parcel. Before the proposed Lot Line Adjustment, APN 100-152-026 is 34.61-acres, APN 100-311-002 is 0.49-acres, and APN 100-311-017 is 0.56-acres. After the proposed Lot Line Adjustment, Parcel One (APN 100-311-002 and the undeveloped portion of APN 100-311-017) would be 0.77-acres, Parcel Two (developed portion of APN 100-311-017 and portion of APN 100-152-026) would be 32.27-acres, and Parcel Three (portion of APN 100-152-026) would be 2.62-acres. A voluntary Notice of Merger (NOM) is

required between the vacant portion of APN 100-311-017 and 100-311-002, to correct a previous subdivision violation in order to comply with State and County law. The property is within the appeals jurisdiction of the Coastal Zone, and a Coastal Development Permit is required for both the LLA and NOM. The parcels are served with water provided by the Riverside Community Services District and on-site septic systems. No other development is proposed as part of this project.

EVIDENCE: a) Project File: PLN-2025-19402.

2. FINDING: **CEQA:** The project complies with the requirements of the California Environmental Quality Act (CEQA). The project is exempt from environmental review per Sections 15061(b3) (General Rule Exemption) and 15305(a) (Minor Alterations in Land Use Limitations) of the CEQA Guidelines.

EVIDENCE: a) As Lead Agency, the County of Humboldt determined the project is exempt per CEQA Sections 15061(b3) (General Rule Exemption) and 15305(a) (Minor Alterations in Land Use Limitations) of the CEQA Guidelines. Furthermore, none of the exceptions to a Categorical Exemption pursuant to Section 15300.2 apply to the project.

3. FINDING: The project is consistent with the Eel River Area Plan (ERAP).

EVIDENCE: a) Land Use Section 4.65 Meridian Road and Section 4.41 Agricultural Lands (ERAP): A portion of the subject properties are designated Rural Exurban (RX), which reflects the community's desires to maintain the existing densities and levels of development while protecting adjacent agricultural areas. The proposed lot line adjustment is intended to support this designation as it separates the mobile home park from the agricultural dairy and maintains existing densities and levels of development. The portion of APN 100-152-026 which lies east of Reas Creek, which contains the dairy fields and no development, is designated as Agriculture Exclusive (AE). No portion of the AE designated area is proposed to change with the Lot Line Adjustment, Notice of Merger and Coastal Development Permit. The Notice of Merger corrects a subdivision violation to become compliant with State and County law. No new development is proposed. A Coastal Development Permit is required as the

parcels are within the Appeals jurisdiction of the Coastal Zone.

- b) Housing Section 3.29 (ERAP): Housing in the Coastal Zone shall be consistent with the goals, policies, standards and programs of the Humboldt County Housing Element. The Lot Line Adjustment, Notice of Merger and Coastal Development Permit will have no net effect on housing densities. None of the parcels were included in the 2019 County Housing Inventory and no development is proposed. The project is consistent with the County's housing element.
- c) Hazards Section 3.28 (ERAP): To minimize risks to life and property in areas of high geologic, flood and fire hazards. The subject parcels are located in an area of Relatively Stable geologic instability with slopes well below 15%. The parcels are not within a Fault Hazard Zone, not mapped in an area of historic landslides, but are within an area of potential liquefaction. Reas Creek passes through the middle of APN 100-152-026 and has a 100-year flood zone A designation. All subject parcels are outside of the Tsunami Hazard Zone. The subject parcels are located within the Local Responsibility Area for fire protection and within a moderate fire hazard severity zone. The parcels are also within the Ferndale Fire Protection District, which provides structural fire protection and medical emergencies. There is no development proposed with the Lot Line Adjustment, Notice of Merger and Coastal Development Permit, and therefore the project is not anticipated to increase hazards.
- d) Resource Protection Policies and Standards Section 3.40 (ERAP). Designed to protect natural and cultural resources and to assure public safety. Reas Creek passes through the middle of APN 100-152-026, which is a designated Streamside Management Area (SMA). Along the Reas Creek corridor, a number of rare or endangered species have been identified within the California Natural Diversity Database (CNDDDB). Species identified are the obscure bumble bee, the western bumble bee, Coastal Cutthroat trout, Pallid bat and hoary bat. There is no development proposed as part of the Lot Line Adjustment, Notice of Merger and Coastal Development Permit, and therefore it is not anticipated to impact sensitive and critical resource habitats.

- e) Archaeological and Paleontological Resources, Section 3.29 (EARP): Where new development would adversely impact archaeological or paleontological resources as identified by the State Historic Preservation Office, reasonable mitigation measures shall be required. There are no known cultural or historic resources on the subject parcels. The project was referred to the Bear River Band of Rohnerville Rancheria, the NWIC and Wiyot Tribe. NWIC responded with standard recommendations and indicated that the proposed project has a low potential of impacting any unrecorded archaeological sites. Bear River Band and the Wiyot Tribe recommended the standard inadvertent discovery language to be put into the conditions of approval. No new development is proposed as part of this project and no additional increased threats to cultural resources are anticipated as a result of the Lot Line Adjustment, Notice of Merger and Coastal Development Permit.

- f) Visual Resource Protection, Section 3.42 (ERAP): The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. The subject parcels are not within Coastal Zone Scenic Areas or Scenic Viewing Areas. There is no development proposed as part of the Lot Line Adjustment, Notice of Merger and Coastal Development Permit, and therefore no impact to visual resources is anticipated.

4. FINDING: The proposed development is consistent with the Humboldt County Coastal Zoning Code.

EVIDENCE: a) The subject parcels are zoned RS-X-M/F,R (Residential Single Family (RS), with combining zones X (No Further Subdivision Allowed), M (Manufactured Home), F (Flood Hazard Area), and R (Streams and Riparian Corridor Protection)), and AE-60/F,R (Agriculture Exclusive minimum parcel size 60-acres, with combining zones F (Flood Hazard Area) and R (Streams and Riparian Corridor Protection)). The existing developments on the subject parcels are consistent with the designated zone districts. The proposed new parcels created by the Lot Line Adjustment will each contain a residence or manufactured homes, which is consistent with the zoning designation. The proposed LLA will adjust the property lines between APN 100-152-026 which contains a dairy and mobile home park, with the developed portion of APN 100-

311-017 which contains a residence, in order to shift the parcel lines so the dairy and residence are on one parcel, and the mobile home park is on a separate parcel. A voluntary Notice of Merger (NOM) is required between the vacant portion of APN 100-311-017 and 100-311-002, to correct a previous subdivision violation to comply with State and County law.

5. FINDING: The project and the conditions under which it may be operated or maintained will not be detrimental to the public health, safety, or welfare of materially injurious to properties or improvements in the vicinity.

EVIDENCE: a) The proposed project will not be detrimental to public health, safety, or welfare. The proposed Lot Line Adjustment complies with all the standards of the zone district which are intended to protect public health, safety and welfare. Based on staff analysis and the findings made in this report, there is no evidence that the proposed Lot Line Adjustment, Notice of Merger and Coastal Development Permit will be materially injurious to properties or improvements in the vicinity. Furthermore, the Notice of Merger will resolve a subdivision violation to comply with State and County law.

LOT LINE ADJUSTMENT FINDINGS

6. FINDING: A Lot Line Adjustment shall be approved or conditionally approved when there is compliance with all the approval criteria pursuant to Section 325.5-6.

EVIDENCE: a) The application is complete and all referral agencies that responded either approved or conditionally approved the project. With the proposed voluntary merger, the proposed parcels to be adjusted will be in compliance with the Subdivision Map Act. APN 100-152-026 is a legal parcel created by lot line adjustment approved by Humboldt County Planning Department on August 31, 1984. A land survey was completed in 1961 by state licensed land surveyor Hugh Kelly, which described all property as one parcel within APNs 100-311-002 and 100-311-017. The developed portion of APN 100-311-017 (prior to 1991, the area identified as APN 100-311-009 and 80 feet by approximately 153 feet in area), became a legal parcel by grant deed 10498 on June 7, 1962. APN 100-311-002 and the undeveloped portion of APN 100-

311-017 (prior to 1991, the area identified as APN 100-311-008 and 80 feet by approximately 153 feet in area), remained a single legal parcel until illegal subdivision occurred within a Correctory Deed dated 1996. A voluntary Notice of Merger between 100-311-002 and the undeveloped portion of 100-311-017, will correct the violation and bring the parcel into compliance with State and County subdivision requirements (recreating a single legal parcel 220 feet by approximately 153 feet). Before the proposed Lot Line Adjustment, APN 100-152-026 is 34.61-acres, APN 100-311-002 is 0.49-acres, and APN 100-311-017 is 0.56-acres. After the proposed Lot Line Adjustment, Parcel One (APN 100-311-002 and the undeveloped portion of APN 100-311-017) would be 0.77-acres, Parcel Two (developed portion of APN 100-311-017 and portion of APN 100-152-026) would be 32.27-acres, and Parcel Three (portion of APN 100-152-026) would be 2.62-acres. The property is within the appeals jurisdiction of the Coastal Zone, and a Coastal Development Permit is required for both the Lot Line Adjustment and Notice of Merger. Staff supports the Lot Line Adjustment, Notice of Merger and Coastal Development Permit.

7. FINDING: The proposed development shall 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 subject parcels are not part of the 2019 Housing Element Residential Land Inventory. The Lot Line Adjustment, Notice of Merger and Coastal Development Permit will not preclude any future residential development and will not reduce the residential density below that utilized by the Department of Housing and Community Development in determining compliance with housing element law.

NOTICE OF MERGER FINDINGS

8. FINDING: Parcels to be merged are legal and contiguous.

EVIDENCE: a) A land survey was completed in 1961 by state licensed land surveyor Hugh Kelly, which described all property as one parcel within APNs 100-311-002 and 100-311-017. The developed portion of APN 100-311-017 (prior to 1991, the area identified as APN 100-311-009 and 80 feet by

approximately 153 feet in area), became a legal parcel by grant deed 10498 on June 7, 1962. APN 100-311-002 and the undeveloped portion of APN 100-311-017 (prior to 1991, the area identified as APN 100-311-008 and 80 feet by approximately 153 feet in area), remained a single legal parcel until illegal subdivision occurred within a Correctory Deed dated 1996. A voluntary Notice of Merger between 100-311-002 and the undeveloped portion of 100-311-017, will correct the violation and bring the parcel into compliance with State and County subdivision requirements (recreating a single legal parcel 220 feet by approximately 153 feet).

9. FINDING: Parcels meet health, building, and zoning requirements.

EVIDENCE: a) The proposed project will not be detrimental to public health, safety, or welfare. The proposed Lot Line Adjustment complies with all the standards of the zone district which are intended to protect public health, safety and welfare. Based on staff analysis and the findings made in this report, there is no evidence that the proposed Lot Line Adjustment, Notice of Merger and Coastal Development Permit will be materially injurious to properties or improvements in the vicinity. Furthermore, the Notice of Merger will resolve a subdivision violation to comply with State and County law.

10. FINDING: Approval of the merger will not create health or safety problems.

EVIDENCE: a) There is no evidence that the merger will create any health or safety problems. Any construction will be required to meet all prescribed development standards and all applicable requirements of the County Building Regulations. The voluntary merger is categorically exempt from CEQA guidelines per Sections 15061(b3) (General Rule Exemption) and 15305(a) (Minor Alterations in Land Use Limitations). Furthermore, none of the exceptions to a Categorical Exemption pursuant to Section 15300.2 apply to the project.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Humboldt County Zoning Administrator does hereby:

- Adopt the findings set forth in this resolution; and
- Conditionally approves the Rayl Lot Line Adjustment, Notice of Merger and Coastal Development Permit (Record No. PLN-2025-19402).

Adopted after review and consideration of all the evidence on **February 19, 2026**.

I, John H. Ford, Zoning Administrator 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 Zoning Administrator at a meeting held on the date noted above.

John H. Ford, Director
Planning and Building Department