



COUNTY OF HUMBOLDT

For the meeting of: 2/19/2026

File #: 26-103

To: Zoning Administrator

From: Planning and Building Department

Agenda Section: Consent

SUBJECT:

Rayl Lot Line Adjustment, Notice of Merger and Coastal Development Permit
Assessor Parcel Numbers (APNs) 100-152-026, 100-311-002 and 100-311-017
Record Number: PLN-2025-19402
Ferndale Area

A Lot Line Adjustment (LLA) between two parcels, resulting in two parcels. 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 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.

RECOMMENDATION(S):

That the Zoning Administrator:

1. Adopt the resolution, (Attachment 1) which does the following:
 - a. Finds the Zoning Administrator has considered the Categorical Exemption and agrees with the findings; and
 - b. Makes all required findings for approval of the Lot Line Adjustment, Notice of Merger and Coastal Development Permit; and
 - c. Approves the Rayl Lot Line Adjustment, Notice of Merger and Coastal Development Permit as recommended by staff and subject to the conditions of approval (Attachment

1A).

DISCUSSION:

Project Location: The project site is located in the Ferndale area, at the intersection of Meridian Road and Centerville Road, on both sides of Meridian Road and on the north side of Centerville Road, on the properties known as 21, 45, 136 and 164 Meridian Road, and 601, 611, 613, 621, 645, 665, 683, 701, 719, 745, and 763 Centerville Road.

Present General Plan Land Use Designation: Rural Exurban (RX) and Agriculture Exclusive (AE), Eel River Area Plan (ERAP); Slope Stability: Relatively Stable.

Present Zoning: 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).

Environmental Review: 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.

State Appeal Status: Project is located within the Appeals jurisdiction of the Coastal Zone and is therefore appealable to the California Coastal Commission.

Major concerns: None.

Monitoring Required: None.

Executive Summary: A Lot Line Adjustment (LLA) between two parcels, resulting in two parcels. 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 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.

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 and Notice of Merger, Parcel One (APN 100-311-002 and the undeveloped portion of APN 100-311-017 being

merged to resolve the subdivision violation) 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 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.

OTHER AGENCY INVOLVEMENT:

The project was referred to responsible agencies and all agencies that responded, approved or approved with conditions the Lot Line Adjustment, Notice of Merger and Coastal Development Permit.

ALTERNATIVES TO STAFF RECOMMENDATIONS:

The Zoning Administrator could elect not to approve the project. This alternative should be implemented if the Zoning Administrator 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. Conditions of Approval for Lot Line Adjustment
 - B. Conditions of Approval for Notice of Merger
 - C. Site Plan
2. Location map
3. Referral Agency Comments and Recommendations

APPLICANT, OWNER AND PLANNER INFORMATION:

Applicant

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Owners

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File #: 26-103

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