



# COUNTY OF HUMBOLDT

For the meeting of: 3/19/2026

---

File #: 26-201

---

**To:** Zoning Administrator  
**From:** Planning and Building Department  
**Agenda Section:** Consent

**SUBJECT:**

The Redwood Company, LLC Coastal Development Permit, Lot Line Adjustment, and Special Permit Assessor Parcel Numbers (APN) 106-061-073-000, 106-081-013-000  
Record No.: PLN-2025-19382  
Ferndale area

A Lot Line Adjustment (LLA) between two parcels of approximately 0.33 acres and 72.99 acres in size resulting in two parcels of approximately 53.48 acres and 19.84 acres in size. A Special Permit for a minimum lot size modification is required. The purpose of the LLA is to move the parcel lines to better fit land use patterns and facilitate land management. The parcels are vacant resource lands. Portions of the parcels are within the California Coastal Zone. A Coastal Development Permit (CDP) is required for this lot line adjustment.

**RECOMMENDATION(S):**

That the Zoning Administrator:

Adopt the resolution (Attachment 1) which does the following:

- a. Finds the proposed project complies with the Eel River Area Plan, Humboldt County General Plan, and Zoning Ordinance; and
- b. Finds the project exempt from CEQA pursuant to Section 15305(a) of the CEQA Guidelines; and
- c. Approves the Coastal Development Permit and Lot Line Adjustment as recommended by staff, subject to the conditions of approval (Attachment 1A).

**DISCUSSION:**

**Project Location:** The project site is located in the Ferndale area, on the south side of Grizzly Bluff Road, approximately 1,500 feet west of the intersection of Coffee Creek Road and Grizzly Bluff Road, on the property known as 2492 Grizzly Bluff Road.

**Present General Plan Land Use Designation:** Agriculture Exclusive/Prime and Non-Prime Lands (AE) Eel River Area Plan (ERAP); Agricultural Grazing (AG) Humboldt County General Plan (GP). Density: 60 acres per unit and 20-60 acres per unit respectively. Slope Stability: Relatively Stable (B0, D0) to Moderate Instability (E2).

**Present Zoning:** Agriculture Exclusive with a 60-acre minimum lot size and Combining Zones for Flood Hazard Areas, Streams and Riparian Corridors Protection, and Transitional Agricultural Lands (AE-60/F,R,T); Unclassified (U).

**Environmental Review:** Project is exempt from environmental review per Section 15305(a) (Minor Alterations in Land Use Limitations) of the CEQA Guidelines.

**State Appeal:**

Project is appealable to the California Coastal Commission

**Major Concerns:**

None

**Monitoring Required:**

None.

**Executive Summary:**

A Coastal Development Permit (CDP) to allow a Lot Line Adjustment (LLA) between two parcels of approximately 0.33 acres and 72.99 acres in size resulting in two parcels of approximately 53.48 acres and 19.84 acres in size. A Special Permit for a minimum lot size modification is required. The purpose of the LLA is to move the parcel lines to better fit land use patterns and facilitate land management. The parcels are vacant resource lands. No development is proposed as part of this Lot Line Adjustment, and any future residential development would require onsite water and sewage disposal.

A minimum lot size modification can allow the applicant to create a lot smaller than the minimum required size. One parcel does not comply with the zoning standard requiring a minimum lot size of 60 acres but will become more conforming as a result of the Lot Line Adjustment (0.33 acres to 19.84 acres). The other parcel currently meets zoning standards but will result in a parcel less than the 60 acre minimum parcel size (53.48 acres). The resulting parcel configuration complies with the required findings for a minimum lot size modification and will exceed the average parcel size of other parcels in the area as required by the local Coastal Plan.

**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:

1. The Zoning Administrator could elect not to hear this item and put the decision making in front of the Planning Commission. Any decision to place this matter before the Planning Commission must be done before opening the public hearing on this project; or
2. The Zoning Administrator could elect to add or delete conditions of approval, or deny approval of the requested permits if unable to make all of the required findings. Planning Division staff is confident that the required findings can be made based on the submitted evidence and subject to the recommended conditions of approval. Consequently, planning staff does not recommend further consideration of these alternatives.

ATTACHMENTS:

1. Draft Resolution
  - A. Conditions of Approval
  - B. Lot Line Adjustment Map
2. Applicant's Evidence in Support of the Required Findings
3. Rural Parcel Size Analysis
4. Referral Agency Comments and Recommendations

**Applicant:**

The Redwood Company LLC  
Steve Hackett  
P.O. Box 505  
Ferndale CA, 95536

**Owner:**

The Redwood Company Llc  
Steve Hackett  
P.O. Box 505  
Ferndale CA, 95536

**Agent:**

Kelly-O'Hern Associates  
Mike O'Hern  
3240 Moore Avenue  
Eureka CA, 95501

Please contact Michael Holtermann, Planner, at [mholtermann@co.humboldt.ca.us](mailto:mholtermann@co.humboldt.ca.us) or 707-268-3737 if you have questions about this item.