



COUNTY OF HUMBOLDT

For the meeting of: 3/2/2023

File #: 23-276

To: Zoning Administrator

From: Planning and Building Department

Agenda Section: Consent

SUBJECT:

Giaimo Coastal Development Permit and Lot Line Adjustment

Record Number: PLN-2022-17706 (filed 4/05/2022)

Assessor Parcel Numbers (APN) 100-241-004

Ferndale area

A Coastal Development Permit to allow a Lot Line Adjustment between two parcels located off of Port Kenyon Road in Ferndale. The adjustment will take place between two parcels and result in two parcels. Currently the parcels are identified by a shared APN 100-241-004 and are legally comprised of two separate parcels separated at Bush Street. Parcel 2 is approximately 8.9 acres of land west of Bush Street and is currently vacant. Parcel 2 will be 17.62 acres after the adjustment and will remain vacant. Parcel 1 is 10.9 acres in size on lands east of Bush Street, and is developed with a single-family residence, and detached accessory building, both listed within the National Registry for Historical Places. Parcel 1 will be 2.18 acres after the adjustment. The residence utilizes a septic system and receives water service from an existing permitted well. The purpose of the Lot Line Adjustment is to adjust the parcel boundaries to surround the curtilage area of the Historic Structures and separate them from the surrounding AG lands to be purchased and used for running cattle. No ground disturbance or physical improvements are proposed as part of this project. The project is exempt from CEQA environmental review pursuant to 15305(a), minor alterations in land use limitations, and 15061(b)(3), common sense exemption.

RECOMMENDATION(S):

That the Zoning Administrator:

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

- a. Find the project exempt from further environmental review pursuant to Section 15305(a) and 15061(b)(3) of the State CEQA Guidelines; and
- b. Make the required findings for approval of the Coastal Development Permit and Lot Line Adjustment; and
- c. Approve the Giaimo Coastal Development Permit and Lot Line Adjustment subject to the recommended Conditions of Approval (**Attachment A**).

DISCUSSION:

Project Location: The project is located in Humboldt County, in the Ferndale area, on the South side of Port Kenyon Road, at the intersection of Bush Street and Port Kenyon Road, on the property known as 1392 Port Kenyon Road.

Present General Plan Land Use Designation: Agriculture Exclusive/Prime and Non-prime Lands (AE), Eel River Area Plan, 2017 General Plan. Density: 20 to 60 acres per unit; Slope Stability: Relatively Stable (0).

Present Zoning: Agriculture Exclusive (AE-60) / Flood Hazard Area (F), Streams and Riparian Corridor Protection (R).

Environmental Review: The project is exempt from CEQA environmental review pursuant to 15305(a), minor alterations in land use limitations, and 15061(b)(3), common sense exemption.

State Appeal: Project is appealable to the California Coastal Commission.

Major concerns: The Lot Line Adjustment results in a parcel that is substandard to both the Coastal Plan designation and the zone district requirements, however an exception to lot size is permissible as it both increases the agricultural potential and protects a historical resource.

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 2)

ALTERNATIVES TO STAFF RECOMMENDATIONS:

1. The Zoning Administrator could elect to add or delete conditions of approval
2. The Zoning Administrator could deny approval of the requested permits if unable to make all of the required findings.

ATTACHMENTS:

1. Draft Resolution
 - A. Conditions of Approval
 - B. Tentative Map
 - C. Parcel Analysis
 - D. Public Works Referral
2. Referral Agency Comments and Recommendations

Owner

(SAME AS APPLICANT)

Applicant

Glenn and Gail Giaimo
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Ferndale, CA 95536

Agent

Mike O' Hern
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[<mailto:cmcnamara@co.humboldt.ca.us>](mailto:cmcnamara@co.humboldt.ca.us) if you have any questions about the scheduled public hearing item.