



**EVIDENCE:** a) Project File: PLN-2025-19382.

**2. FINDING:** **CEQA:** The requirements of the California Environmental Quality Act (CEQA) have been complied with. The project is exempt from environmental review per section 15305 of CEQA.

**EVIDENCE:** a) The project is categorically exempt pursuant to CEQA guidelines. The project is 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. 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. Section 15305(a) of the CEQA guidelines exempts minor lot line adjustments not resulting in the creation of any new parcel.

**3. FINDING:** The project is consistent with the Agriculture Exclusive/Prime and Non-Prime Lands (AE) and the Agricultural Grazing (AG) land use designations and the development policies of the Eel River Area Plan and the Humboldt County General Plan, respectively.

**EVIDENCE:** a) The project is for a Coastal Development Permit (CDP) to allow a Lot Line Adjustment (LLA) between two parcels resulting in two parcels. Both parcels are currently vacant. 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. The project will not inhibit the long-term agricultural use of the properties. The project is consistent with the AE and AG designations.

b) The proposed project does not include development and the parcels were not included in the 2019 adopted Housing Element Inventory. The lot line adjustment would not preclude residential development. The project is consistent with the County's Housing Element.

c) The subject parcels are located within an area of relative

geologic stability to moderate geologic instability, and outside of any Alquist-Priolo fault hazard area, but partially within in an area of potential liquefaction. The parcels are outside of the tsunami hazard area and the tsunami evacuation area. The parcels are partially within the flood zone but are outside of an area of coastal vulnerability. The parcels are partially located within a State Responsibility Area for fire protection and partially within a moderate fire hazard severity zone. The parcels are also within the Ferndale Fire Protection District operated by the Ferndale Volunteer Fire Department who provides structural fire protection as well as responding to medical emergencies. No new development is proposed, and the LLA is not projected to increase hazard risk.

- d) Freshwater emergent wetlands are present on the northern portion of the site. As no new development is proposed, the project will have no impact on wetlands. The project was referred to the California Department of Fish and Wildlife and they responded expressing no concerns regarding the LLA.
- e) The project was referred to the Northwest Information Center (NWIC), the Bear River Band of the Rohnerville Rancheria, and the Wiyot Tribe. NWIC responded recommending that an archaeological survey be conducted and that local tribes be consulted. Referral responses from tribal consultation indicated inadvertent discovery protocol is appropriate. Inadvertent discovery protocol has been included as a recommended condition of approval.
- f) A rural parcel size analysis was completed for this LLA. The analysis sampled 24 parcels within a half mile radius of the subject properties within the Eel River Planning Area. 15 of 24 parcels are developed, or approximately 62.5%. The average parcel size in the area is 48.84 acres, therefore parcel A exceeds the average size of surrounding parcels. While Parcel B will be smaller than the average size of surrounding parcels, it is currently approximately 0.22 acres in size, and the increase to 19.84 acres would bring the parcel closer to the average of surrounding parcels while maintaining conformance of parcel A with this standard.

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

- EVIDENCE:**
- a) The parcels are zoned Agriculture Exclusive (AE) with a 60 acre minimum parcel size and combining zones for Flood Hazard Areas (F), Streams and Riparian Corridors Protection (R), and Transitional Agricultural Lands (T), and a portion of parcel 2 is zoned Unclassified (U). The project is a Lot Line Adjustment to adjust parcel lines to better fit land use patterns and facilitate land management. No development is proposed, and the project will not inhibit future principally permitted uses of the parcels.
  - b) The project meets the requirements of 325-11 (Minimum Lot Size Modification) as discussed in finding number 8. The 0.33 acre parcel is non-conforming, and will remain non-conforming after the lot line adjustment, however the proposed change will decrease the existing non-conformity. The 72.99 acre existing parcel can make the findings to justify approval of a minimum lot size modification.
  - c) The project meets all required setbacks. There is no development existing or proposed.
  - d) No maximum ground coverage is specified for the AE zone. No development is existing or proposed. The parcels are vacant and therefore do not exceed the 40% ground coverage specified in the Unclassified zone.
  - e) There is no maximum building height identified in either the Unclassified zone or the Agriculture Exclusive zone.
  - f) The site is partially within the 100-year flood zone due to its' proximity to the Eel River and low-lying characteristics of the surrounding area. The site is not within the tsunami hazard area. No development is proposed, and the LLA is consistent with the F designation.
  - g) No new development is proposed. A LLA to adjust the parcel lines to better fit land use patterns and facilitate land management is consistent with the R designation.

- h) No new development is proposed. A LLA to adjust the parcel lines to better fit land use patterns and facilitate land management is consistent with the T designation.

**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 or materially injurious to properties or improvements in the vicinity.

**EVIDENCE:** a) The proposed Lot Line Adjustment is intended to adjust the parcel lines to better fit land use patterns and facilitate land management. The proposed LLA complies with all development standards of the zone district which are intended to protect public health, safety, and welfare. There is no evidence that the project will be materially injurious to properties or improvements in the vicinity.

**6. FINDING:** The proposed development does 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 parcel was not included in the 2019 Adopted Housing Element Inventory. The project would not preclude residential development.

**7. FINDING:** A Lot Line Adjustment shall be approved or conditionally approved when there is compliance with all of the approval criteria

**EVIDENCE:** a) All reviewing referral agencies that responded to the County have approved or conditionally approved the proposed project.

b) The applicant has submitted a completed and signed application form, copies of present owners' deeds, a preliminary title report, copies of the creation documents for the parcels, a Lot Line Adjustment Map, the required County fees, and a written statement explaining the reasons for the LLA.

c) The project is consistent with the Subdivision Map Act. The

project is a Lot Line Adjustment between two parcels resulting in two parcels intended to adjust the parcel lines to better fit land use patterns and facilitate land management. Parcel 1 is one legal parcel as described in Notice of Lot Line Adjustment and Certificate of Subdivision Compliance 2025-001419 (parcel D) recorded February 7, 2025. Parcel 2 is one legal parcel as demonstrated by deed to John Peters recorded August 21, 1878 in Book X of Deeds, Page 535, Humboldt County Records.

**8. FINDING:** The project meets the requirements of 325-11 (Minimum Lot Size Modification)

- EVIDENCE:**
- a) The proposed Lot Line Adjustment is intended to adjust the parcel lines to better fit land use patterns and facilitate land management.
  - b) The project proposal does not include development and will therefore not negatively affect soil conditions on site or off site.
  - c) The project proposal does not include development and will therefore not negatively affect hydrologic conditions on site or in the area.
  - d) The project proposal will not result in increased traffic and are not anticipated to adversely impact traffic patterns in the area or emergency vehicle access. The project was referred to the Department of Public Works, and Public Works recommendations have been included as conditions of approval.
  - e) There are no new residential units proposed as a part of this Lot Line Adjustment.
  - f) There are no anticipated changes to existing residential density or the character of the area as a result of the Lot Line Adjustment.
  - g) The Lot Line Adjustment will not impact any watercourses on site. Any future development, including in proximity to watercourses, will require issuance of a Coastal Development Permit.

- h) The project demonstrates over-all conformance with the Humboldt County General Plan as demonstrated above in Finding 3.
- i) Resulting lots will not be less than 6,000 square feet.

### **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
- Approve the Coastal Development Permit, Lot Line Adjustment, and Special Permit, based upon the Findings and Evidence and subject to the conditions of approval attached hereto as Attachments 1A and incorporated herein by reference.

Adopted after review and consideration of all the evidence on **March 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.

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John H. Ford, Zoning Administrator  
Planning and Building Department