

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

Resolution Number: 25-

Record Number: PLN-2025-19198

Assessor's Parcel Numbers: 520-142-005, 520-151-005, and 520-151-013

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 and Coastal Development Permit.

WHEREAS, Tim Duncan submitted an application and evidence in support of approving a Lot Line Adjustment 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 **May 15, 2025**, and reviewed, considered, and discussed the application for a Lot Line Adjustment 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 three parcels, resulting in three parcels. All three parcels are developed with residences and commercial structures. The purpose of the lot line adjustment is to adjust property lines to better fit existing improvements based on conflicting surveys and to add land to the northerly side of APN 520-151-005 for future use. The parcels are served with water provided by the Orick Community Services District and onsite wastewater treatment systems. The property is located within the Appeals jurisdiction of the Coastal Zone; therefore, a Coastal Development Permit (CDP) is also required.

EVIDENCE: a) Project File: PLN-2025-19198.

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 North Coast Area Plan.

EVIDENCE: a) Land Use Section 5.3 (NCAP): The property is designated Commercial General (CG), which is intended to classify lands that because of their location, access, and availability of services are suitable for commercial development. The Lot Line Adjustment is between three parcels to adjust property lines to better fit improvements based on conflicting surveys and to add land to the northernly side of APN 520-151-005. Each parcel fronts State Highway 101 and is developed with both residences and commercial structures. No new development is proposed. A Coastal Development Permit is required because the parcels are within the Appeals jurisdiction of the Coastal Zone.

b) Housing Section 3.36 (NCAP): Housing in the Coastal Zone shall be developed in conformity with the goals, policies, and standards of the Humboldt County Housing Element. The Lot Line Adjustment 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 3.38 (NCAP): To minimize risks to life and property in areas of high geologic, flood and fire hazards. The subject parcel is located in an area of low to moderate geologic instability with slopes well below 15%. The parcels are not within a Fault Hazard Zone, not mapped in an area of historic landslides, and are not located in an area of potential liquefaction. According to the Humboldt County GIS, the parcels are not located within any flood zones but are within

the Tsunami Hazard Zone even though they are over a mile away from the ocean. The subject parcels are located within the State Responsibility Area for fire protection and within a moderate fire hazard severity zone. The parcels are also within the Orick Community Services District, which provides structural fire protection and medical emergencies. There is no development proposed with the Lot Line Adjustment or Coastal Development Permit, and therefore the project will have no impact to hazards.

d) Resource Protection Policies and Standards Section 3.4 (NCAP). To protect designated sensitive and critical resource habitats. The subject parcels are either within or in close proximity to a Streamside Management Area. According to the California Natural Diversity Database (CNDDB), the parcels are within range of identified rare or endangered species. Species identified are the obscure bumble bee, the western bumble bee, northern steelhead, eulachon and Coastal Cutthroat trout. There is no development proposed as part of the Lot Line Adjustment and Coastal Development Permit, and therefore it is not anticipated to impact sensitive and critical resource habitats.

e) Archaeological and Historical Resources, Section 3.42 (NCAP): The County shall encourage the preservation of significant archaeological and historic sites. There are no known cultural or historic resources on the subject parcels. The project was referred to the Yurok Tribe and NWIC. NWIC responded with standard recommendations. The standard inadvertent discovery language was put into the conditions of approval should development occur at a later date. No additional increased threats to cultural resources are anticipated as a result of the Lot Line Adjustment and Coastal Development Permit.

f) Visual Resource Protection, Section 3.42 (NCAP): 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 or 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 all zoned Commercial General (CG) with a Design Review (D) combining zone. The parcels are all developed with existing residences and commercial buildings, which is consistent with this zone district. Minimum lot size is 5,000 square feet, and all three parcels conform to this size standard both before and after the Lot Line Adjustment. Minimum lot width and depth are also consistent with the CG zoning. Front and side yard setbacks are not required, as all the subject properties are within the CG zone and not abutting to a Residential Zone or Agricultural Zone. The Lot Line Adjustment between Parcel One and Parcel Two is to clarify the parcel line between property owners, which will create approximately a 9-foot setback from parcel line to residence on Parcel One, and approximately 9.5-foot setback from parcel line to residence on Parcel Two. Rear property line setbacks in the CG zone district are 15 feet, except where a rear yard abuts an alley, in which case it is 5 feet. The properties do abut an alley, and existing structures on the property are legal conforming. The Design Review combining zone is to provide design review for conformance of new development with policies and standards of the General Plan. As no new development is associated with the Lot Line Adjustment and Coastal Development Permit, Design Review is not required. Should development occur in the future, a Design Review committee will need to be consulted.

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 and Coastal Development Permit will be materially injurious to properties or improvements in the vicinity.

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

EVIDENCE: a) The application is complete. All referral agencies that responded either approved or conditionally approved the project. Parcels to be adjusted are found to be in compliance with the Subdivision Map Act. Two parcels were created by deed prior to the establishment of applicable county and state subdivision requirements, and one parcel was created by an approved subdivision. The proposed Lot Line Adjustment is consistent with the Commercial General zone district. Staff supports the Lot Line Adjustment and Coastal Development Permit so that property lines will be adjusted to better fit on-the-ground conditions.

6. 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 project parcels are not part of the 2019 Housing Element Residential Land Inventory. The Lot Line Adjustment 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.

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 Duncan Lot Line Adjustment and Coastal Development Permit (Record No. PLN-2025-19198).

Adopted after review and consideration of all the evidence on **May 15, 2025**.

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, Zoning Administrator
Planning and Building Department