

**RESOLUTION OF THE PLANNING COMMISSION  
OF THE COUNTY OF HUMBOLDT**

**Resolution Number 25-**

**Record Number PLN-2025-19252**

**Assessor Parcel Numbers 404-101-013 and 404-101-046**

**Making the required findings for certifying compliance with the California Environmental Quality Act and conditionally approves the Lot Line Adjustment and recommends that the Board of Supervisors approves the Abidi and Barnum Timber Company General Plan Amendment and Zone Reclassification**

**WHEREAS**, an applicant-initiated General Plan Amendment (GPA) to change the designation of approximately 1.2 acres of Barnum Timber Company property from Timber (T) to Residential Agriculture with a density of one unit per 5-20 acres (RA5-20). Also included is a Zone Reclassification to rezone this land from Timberland Production Zone (TPZ) to Residential One-Family with a one-acre minimum parcel size (R-1-B-4). A 1.3-acre portion of APN 404-101-046 will also be rezoned from Unclassified (U) to R-1-B-4. This will allow for a Lot Line Adjustment (LLA) of the two parcels resulting in two parcels of approximately 5.05 acres and 4.05 acres to accommodate an encroachment of existing development of the property to the north of the Barnum Timber land. The parcel to the north (Abidi) is developed with a residence and a cabin and served by an onsite wastewater treatment system and an onsite water supply. The Barnum timber Company land is vacant resource land.; and

**WHEREAS**, the County Planning Division, the lead agency, found the project exempt from environmental review pursuant to Section 15305(a) of the CEQA Guidelines; and

**WHEREAS**, the Humboldt County Planning Commission held a duly-noticed public hearing on **September 4, 2025**; reviewed, considered, and discussed the application for a General Plan Amendment, Zone Reclassification, and a Lot Line Adjustment, and reviewed and considered all evidence and testimony presented at the hearing.

**Now, THEREFORE BE IT RESOLVED**, that the Planning Commission makes all the following findings:

- 1. FINDING:**                      **PROJECT DESCRIPTION:** A General Plan Amendment (GPA) to change the designation of approximately 1.2 acres of Barnum Timber Company property from Timber (T) to Residential Agriculture with a density of one unit per 5-20 acres (RA5-20). Also included is a Zone Reclassification to rezone this land from Timberland Production Zone (TPZ) to Residential One-Family with a one-acre minimum parcel size (R-1-B-4). A 1.3-acre portion of APN 404-101-046 will also be rezoned from Unclassified (U) to R-1-B-4. This will allow for a Lot Line Adjustment (LLA) of the two

parcels resulting in two parcels of approximately 5.05 acres and 4.05 acres to accommodate an encroachment of existing development of the property to the north of the Barnum Timber land. The parcel to the north (Abidi) is developed with a residence, a shop, and a cabin and served by an onsite wastewater treatment system and an onsite water supply. The Barnum timber Company land is vacant resource land. A petition to change the General Plan designation and Zone classification (PLN-2024-18909) was accepted by the Board of Supervisors on May 21, 2024. No development is proposed.

**EVIDENCE:** a) Project File: PLN-2025-19252

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

**EVIDENCE:** a) As lead agency, the Planning and Building Department found the project to be categorically exempt per Section 15305(a) of the CEQA Guidelines. The General Plan Amendment, Zoning Reclassification and Lot Line Adjustment does not result in a change in land use or overall density, and it is intended to adjust the boundary of the Abidi property to incorporate historic development inadvertently built on the Barnum Timber Company property, but accessory to the residential uses of the Abidi property. Changes to land use and zoning are only requested on an approximately 1.2-acre portion of the Barnum Timber Company property (APN 404-101-013). Therefore, the project is exempt pursuant to Sections 15305(a) of the CEQA Guidelines, which applies to minor lot line adjustments not resulting in the creation of any new parcel.

**LOT LINE ADJUSTMENT**

**3. FINDING:** The Lot Line Adjustment application is complete.

**EVIDENCE:** a) The applicant has submitted all application requirements pursuant to Section 325.5-5, including a completed and signed application form, copies of present owners’ deeds, a preliminary title report, copies of the creation documents for the parcels and a Lot Line Adjustment Plot Plan.

**4. FINDING:** The project parcel is consistent with the Subdivision Map Act.

**EVIDENCE:** a) A review of creation documents to determine the legal status of the subject parcels found that all involved parcels have been created in compliance with the Subdivision Map Act. APN 404-101-013 (Barnum Timber Co. property) is a single legal parcel described in Book 74 of Deeds, Page 469, recorded on November 23, 1948. 404-101-046 (Abidi Property) is a single legal parcel described in the Humboldt County Book of Deeds, Page 496 recorded on February 6, 1945, excepting that portion of the parcel described in Book 1251 of Official Records, Page 524 as shown in Book 4 of Parcel Maps, Page 106, a Humboldt County Surveyor's Certificate that was deemed to be in conformance with the requirements of section 11575 of the Subdivision Map Act on December 12th 1974.

**5. FINDING:** The project conforms to zoning and building ordinances.

**EVIDENCE:** a) The purpose of the Lot Line Adjustment is to adjust the boundary to on the ground conditions of the Abidi property to incorporate historic development inadvertently built on the Barnum Timber property, but accessory to the residential uses of the Abidi. The Lot Line Adjustment will create congruency between property boundaries and historic lines of occupation and land use. For the Lot Line Adjustment to conform to the zoning ordinance, a General Plan Amendment and Zone Reclassification must be approved. APN 404-101-046 (property of Abidi) is zoned Residential One-Family and Unclassified (R1-B-4; U) which is principally permitted for single family residence uses and accessory structures. APN 404-101-013 (Barnum Timber Company property) is zoned Timberland Production (TPZ). With the approval of the General Plan Amendment and Zoning Reclassification, this Lot Line Adjustment would conform to zoning and building ordinances. Changes to land use and zoning are only requested on 1.2-acre portion of the Barnum Timber property APN 404-101-013.

**6. FINDING:** The project is consistent with the General Plan.

**EVIDENCE:**

- a) General Plan, Land Use Ch. 4.8: To help the existing development pattern better conform with requirements of the General Plan and Zoning Regulations, a petition was approved by the Board of Supervisors on March 12, 2024, to change the General Plan land use designation from Timberland (T) to Residential Agriculture (RA 5-20: Density 5-20 acres per unit). Changing the zoning of the 1.2 acre Lot Line Adjusted portion of APN 404-101-013 from Timber Production (TPZ) to Residential One Family, one-acre minimum parcel size (R-1-B-4) also proposed is changing a 1.3-acre portion of APN 404-101-046 from Unclassified (U) to R-1-B-4, in order to remain consistent with the new General Plan Designation. Changes to land use and zoning are only requested on an approximately 1.2-acre portion of the Barnum Timber property (APN 404-101-013). The Timberland (T) designation applies to land that is primarily suitable for growing, harvesting and production of timber. The Residential Agriculture, five-acre minimum parcel size (RA5-20) designation is for single family residential uses, on parcels 5-20 acres to large lot residential uses that typically rely upon on-site water and wastewater systems. Varying densities are reflective of land capabilities and/or compatibility issues. The Abidi property is currently 2.8-acres and is legal nonconforming. By approving the Lot Line Adjustment, the severity of the legal nonconformity will be reduced, and therefore is consistent with land use in the General Plan.
- b) General Plan Ch. 10: The Open Space land use designation provides for land which is essentially unimproved and devoted to opens space uses, conservation of natural resources and habitat, managed production of resources, outdoor recreational uses, and for protection of public safety in areas subject to flooding or unstable slopes. No development is proposed with the Lot Line Adjustment; any potential future development will need to be reviewed and required to have minimal impacts on lands planned for preservation and conservation of Open Space.
- c) General Plan Ch. 10.4 (Biological Resources). Goals and policies contained in this Chapter relate to mapped sensitive habitat areas where policies are applied to protect fish and wildlife and facilitate the recovery of endangered species. The purpose of the Lot Line Adjustment is to incorporate development south of the Abidi residence inadvertently built on the Green Diamon

property, but accessory to the residential uses. The nearest Streamside Management Area is over 600 feet away from the proposed project area and there is no development associated with this project; therefore negative impacts are not anticipated to biological resources.

- d) General Plan Ch. 10.6 (Cultural Resources). Goals and policies contained in this Chapter relate to the protection and enhancement of significant cultural resources, providing heritage, historic, scientific, educational, social and economic values to benefit present and future generations. Referral responses received from Wiyot tribe stated they have no concerns with the Lot Line Adjustment at this time, and NWIC recommended local tribe input.
- e) General Plan Ch. 14: Goals and policies of the Safety Element relate to communities that are designed and built to reduce the risk of death, injuries, property damage, and economic and social dislocation resulting from earthquake, fire, flood, and other hazards. The subject site is in an area of high instability and Mad River fault is over 2.85 miles to the northeast. The subject property is located within a moderate fire hazard zone and State Fire Responsibility Area where the State of California has the primary responsibility for the prevention and suppression of wildland fires. All parcels are within the Arcata Fire Protection District for structural protection as well as responding to medical emergencies. Arcata Fire Department responded to the referral with no comment and recommended approval. There are no floodplains identified, or tsunami run-up areas and no other hazards have been identified in the site area.

**7. FINDING:**

The proposed development and conditions under which it may be operated or maintained will not be detrimental to the public health, safety, or welfare; or materially injurious to property or improvements in the vicinity.

**EVIDENCE:**

- a) All reviewing referral agencies have approved or conditionally approved the proposed project (see Attachment 5). The project will not result in changes in land use or density and will not create

a new parcel. The proposed project is not anticipated to be detrimental to the public health, safety, or welfare; or materially injurious to property or improvements in the vicinity. No development is proposed as part of this project.

**8. FINDING:**

The project, and the conditions under which it may be operated or maintained, will not adversely impact the environment; and the required CEQA findings can be made for any development which is subject to the regulations of CEQA.

**EVIDENCE:**

- a) The Lot Line Adjustment does not result in a change in land use or overall density and is intended solely to accommodate on the ground existing historic encroachments. No development is proposed. As lead agency, the Planning and Building Department found the Lot Line Adjustment to be categorically exempt pursuant to 15305(a) of the CEQA Guidelines. Section 15305(a) applies to minor lot line adjustments not resulting in the creation of any new parcel.

**ZONE RECLASSIFICATION (ZR)**

**9. FINDING:**

The proposed project is in the public interest.

**EVIDENCE:**

- a) The Zone Reclassification is part of the applicant-initiated project to facilitate a Lot Line Adjustment to adjust the boundary to the on the ground conditions of the Abidi property and to incorporate development inadvertently built on the Barnum Timber Company property, but accessory to the residential uses of the Abidi property. By approving the Zone Reclassification and General Plan Amendment, the Lot Line Adjustment will create congruency between property boundaries and historic lines of occupation and land use. The first record of the accessory development was recorded by the Assessor's Office in 1991, but the primary residence was constructed in 1954. Changing the zoning from Timber Production (TPZ) to Agriculture General Residential One Family (R1-B-4) is required to be consistent with the new General Plan Designation. Changes to land use and zoning are only requested on an approximately 1.2-acre portion of the Barnum Timber Company property (APN 40-101-013), and a 1.4

acre portion of APN 404-101-046 (Abidi) will be rezoned from Unclassified to Residential One Family (R1-B-4). The Planning Division believes that the proposed Zoning Reclassification is in the public's best interest in that it is a minor adjustment and accurately zones property per the existing uses.

**10. FINDING:** The proposed change is consistent with the General Plan.

**EVIDENCE:** a) The proposed General Plan Amendment and Zone Reclassification is to facilitate a Lot Line Adjustment to adjust the boundary south of the Abidi property to incorporate development inadvertently built on the Barnum Timber Company property, but accessory to the residential uses of the Abidi property. To help the existing development pattern better conform with the requirements of the General Plan and Zoning Regulations, an approximately 1.2-acre portion of the Barnum Timber Company property (APN 404-101-013) is proposed to be transferred to Abidi and changed from Timberland (T) to Residential Agriculture with a density of one unit per 5-20 acres (RA5-20). Changing the zoning from Timber Production (TPZ) to Residential One-Family with a one-acre minimum parcel size (R-1-B-4) is also proposed, in order to remain consistent with the new General Plan Designation. With the approval of the General Plan Amendment, Zoning Reclassification and Lot Line Adjustment, the project will be consistent with the General Plan.

**11. FINDING:** There is no substantial evidence that the project will have a significant effect on the environment.

**EVIDENCE:** a) As lead agency, the Planning and Building Department found the Zone Reclassification to be exempt per Section 15305 of the CEQA Guidelines. 15305 applies to projects that have minor alterations in land use limitations. Changes to land use and zoning are only requested on approximately a 1.2-acre portion, to reflect on the ground conditions. No development is proposed which could negatively impact the environment.

**12. 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 unless the following written findings are made supported by substantial evidence: 1)

the reduction is consistent with the adopted general plan including the housing element; and 2) the remaining sites identified in the housing element are adequate to accommodate the County share of the regional housing need; and 3) the property contains insurmountable physical or environmental limitations and clustering of residential units on the developable portions of the site has been maximized.

- EVIDENCE:** a) These parcels were not utilized by the Department of Housing and Community Development in determining compliance with housing element law. The project has no impact on overall density.

#### **GENERAL PLAN AMENDMENT (GPA)**

- 13. FINDING:** The proposed revision is in the public interest.

- EVIDENCE:** a) The General Plan Amendment is part of the applicant-initiated project to facilitate a Zone Reclassification and Lot Line Adjustment to adjust the boundary to on-the-ground conditions of the Abidi property and to incorporate development inadvertently built on the Barnum Timber Company property, but accessory to the residential uses of the Abidi property. By approving the General Plan Amendment, Zone Reclassification and the Lot Line Adjustment it will create congruency between property boundaries and historic lines of occupation and land use. The first record of the residential development on the Abidi the first record of the accessory development was recorded by the Assessor's Office in 1991, but the primary residence was constructed in 1954. Changing the General Plan designation from Timberland (T) to Residential Estates (RE) is required to be consistent with the on-the-ground development. Changes to land use and zoning are only requested to remove an approximately 1.2-acre portion of the Barnum Timber Company property (APN 404-101-013) and add it to the Abidi property (APN 404-101-046). The Planning Division believes that the proposed General Plan Amendment, Zone Reclassification and Lot Line Adjustment is in the public's best interest in that it is a minor adjustment and accurately zones property per the existing uses.

- 14. FINDING:** The proposed revision is consistent with the Guiding Principles in Section 1.4 of the Humboldt County General Plan.



**EVIDENCE:** a) The Guiding Principles provide a statement of community values and the overall objective of the General Plan, preserving the County's unique character and quality of life. The proposed General Plan Amendment, Zoning Reclassification and Lot Line Adjustment associated with this project are to create congruency between property boundaries and historic lines of occupation and land use. Changes to land use and zoning are only requested on approximately 1.2-acres, to reflect on-the-ground conditions of existing historic encroachments. No additional changes are proposed, and no development is associated with the proposal, therefore the proposed project is consistent with the Guiding Principles.

**15. FINDING:** The proposed revision is applicable to the goals of the Plan.

**EVIDENCE:** a) The goal of the Humboldt County General Plan is to establish the kinds, locations, and intensities of land uses as well as applicable resource protection and development policies. The proposed General Plan Amendment, Zoning Reclassification and Lot Line Adjustment associated with this project is to create congruency between property boundaries and historic lines of occupation and land use. Changes to land use and zoning are only requested on approximately 1.2-acres, to reflect on-the-ground conditions of existing historic encroachments. No additional changes are proposed, and no development is associated with the proposal, therefore the proposed project is consistent with the applicable goals of the Plan.

## DECISION

**NOW, THEREFORE**, based on the above findings and evidence, the Humboldt County Planning Commission does hereby

- Adopt the findings set forth in this resolution; and
- Conditionally approves the Lot Line Adjustment for the Abidi and Barnum Timber Company [PLN-2025-19252] based upon the Findings and Evidence and subject to the conditions of approval attached hereto as Attachments 1A and incorporated herein by reference; and

**BE IT FURTHER RESOLVED** that the Planning Commission recommends that the Board of Supervisors of the County of Humboldt:

1. Hold a public hearing in the manner prescribed by law.
2. Adopt the necessary findings prepared by Planning Staff.
3. Approve the General Plan Amendment and Zone Reclassification.
4. Adopt Ordinance No. \_\_\_\_\_ amending Section 311-7 of the Humboldt County Code by reclassifying property in the Arcata area [PLN-2025-19252, Abidi and Barnum Timber Company parties] so that the General Plan designation on the lot line adjusted portion of APN 404-101-013 is changed from Timberland (T) to Residential Agriculture (RA) and the zone boundary is coincidental with the relocated property lines.
5. Direct the Planning Staff to prepare and file a Notice of Exemption with the County Clerk and Office of Planning and Research.

Adopted after review and consideration of all the evidence on **September 4, 2025**.

The motion was made by COMMISSIONER \_\_\_\_\_ and seconded by COMMISSIONER \_\_\_\_\_ and the following vote:

AYES: Commissioners:

NOES: Commissioners:

ABSTAIN: Commissioners:

ABSENT: Commissioners:

DECISION:

I, John Ford, Secretary to the Planning Commission 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 Commission at a meeting held on the date noted above.

---

John H. Ford, Director,  
Planning and Building Department