



COUNTY OF HUMBOLDT

Legislation Text

File #: 20-1112, **Version:** 1

Sousa Coastal Development Permit and Lot Line Adjustment

Record Number PLN-2019-15975

Assessor's Parcel Numbers: 100-181-004, 100-162-018, and 100-231-002

1776 California Street, Ferndale area

A Coastal Development Permit (CDP) to facilitate a Lot Line Adjustment (LLA) and the construction of a new garage. The LLA is between two parcels resulting in two parcels of approximately 2.0 acres and 26.74 acres in size. Additionally, a 1,200 square foot garage is proposed on the resultant 2-acre parcel as an accessory to the single-family residence. The smaller resultant parcel is developed with a single-family residence, barn, accessory structures, and will continue to support farm animals for personal use. The adjustment will consolidate the pastureland and will maximize the amount of land used for agriculture from 9.04 acres to 26.74 acres. The purpose for the LLA is to separate the leased agricultural lands from the smaller resulting parcel that is under new ownership. A rural parcel size analysis was conducted for the project and includes 28 surrounding parcels. The developed parcel is served community water by Del Oro Water Co. and sewer is provided by the City of Ferndale.

Find the project exempt from environmental review pursuant to Section 15303 and 15305 of the State CEQA Guidelines, make all of the required findings for approval of the Coastal Development Permit and Lot Line Adjustment, based on evidence in the staff report, and adopt the Resolution approving the Sousa project subject to the recommended conditions.