



COUNTY OF HUMBOLDT

For the meeting of: 8/3/2023

File #: 23-1098

To: Zoning Administrator

From: Planning and Building Department

Agenda Section: Consent

SUBJECT:

Hansen Fernbridge Properties, LLC Coastal Development Permit
Assessor Parcel Number (APN) 309-071-020
Record No.: PLN-2022-17800
Loleta area

A Coastal Development Permit for the installation of a new domestic groundwater well to serve an existing single-family residence. The existing 2,300 square foot residence is located on the northwest side of the parcel. The residence was historically served by a spring that no longer produces adequate water supply. The new well will be located on the northeast side of the parcel with sufficient setbacks from an onsite wastewater treatment system serving the residence.

RECOMMENDATION(S):

That the Zoning Administrator:

1. Adopt the resolution (Resolution 23-__). (Attachment 1) which does the following:
 - a. Finds that the project is exempt from environmental review per §15301 of the CEQA guidelines (Class 1 - Existing Facilities); and
 - b. Finds that the proposed project complies with the General Plan and Zoning Ordinance; and
 - c. Approves the Coastal Development Permit subject to the recommended conditions of approval (Exhibit A); and
 - d. Approves the Conditions of Approval (Exhibit A) and Site Plan (Exhibit B).

DISCUSSION:

A Coastal Development Permit for the installation of a new domestic well to serve an existing single-

family residence. The existing 2,300 square foot residence is located on the northwest side of the parcel. The residence was historically served by a spring that no longer produces adequate water supply. The new well will be located on the northeast side of the parcel with sufficient setbacks from an onsite wastewater treatment system serving the residence. The County's Groundwater Sustainability Agency Administrator has reviewed the proposed well and determined that it is consistent with the Eel River Valley Groundwater Sustainability Plan and that approval of the project is consistent with common law public trust doctrine.

Project Location: The project is located in the Loleta area, on the north side of Eel River Drive, approximately 0.07 miles from the intersection of Eel River Drive and Fernbridge Drive, on the property known as 4337 Eel River Drive.

Present General Plan Land Use Designation: Commercial Recreational (CR). Eel River Area Plan (ERAP); **Slope Stability:** Relatively Stable to Moderate Instability (0 & 2).

Present Zoning: Commercial Recreation (CR).

Environmental Review: CEQA Exemption Section: 15303 - Class 3, New Construction or Conversion of Small Structures.

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

Major concerns: None.

OTHER AGENCY INVOLVEMENT:

The project was referred to responsible agencies and all responding agencies have either recommended approval or conditional approval. (Attachment 3).

ALTERNATIVES TO STAFF RECOMMENDATIONS:

1. The Zoning Administrator could elect not to hear this item and put the decision making in front of the Planning Commission. Any decision to place this matter before the Planning Commission must be made before opening the public hearing on this project.
2. The Zoning Administrator could elect to add or delete conditions of approval.
3. The Zoning Administrator could deny approval of the requested permits if unable to make all of the required findings. Planning Division staff is confident that the required findings can be made based on the submitted evidence and subject to the recommended conditions of approval. Consequently, planning staff does not recommend further consideration of these alternatives.

ATTACHMENTS:

1. Resolution
 - A. Conditions of Approval
 - B. Site Plan
2. Applicant's Evidence in Support of the Required Findings

3. Referral Agency Comments and Recommendations

Owner

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Eureka, CA 95503

Applicant

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Agent

N/A

Please contact Planner Devin Sutfin at (707) 445-7541 or via email at dsutfin1@co.humboldt.ca.us [<mailto:dsutfin1@co.humboldt.ca.us>](mailto:dsutfin1@co.humboldt.ca.us) if you have any questions about the scheduled public hearing item.