

Cho Coastal Development Permit
Record Number: PLN-2021-17483
Assessor's Parcel Number: 402-042-010

Recommended Zoning Administrator Action

1. Describe the application as part of the Consent Agenda;
2. Survey the audience for any person who would like to discuss the application;
3. If no one requests discussion, make the following motion to approve the application as part of the consent agenda:

Find that the Zoning Administrator has considered project as Categorically Exempt from environmental pursuant to Section 15302 of the CEQA Guidelines, make all of the required findings for approval of the Coastal Development Permit and adopt the Resolution approving the Cho Coastal Development Permit as recommended by staff subject to the recommended conditions.

Executive Summary: A Coastal Development Permit to authorize the replacement of an 11-foot-deep hand dug well with a professionally drilled domestic groundwater well. The approximately 2.2-acre parcel is currently developed with a residence and detached shed/outbuilding. The current well conditions are deteriorating, and water volume has decreased significantly as the only source of water to the parcel. The applicant has provided documentation of poor water quality and water pressure. An emergency permit was granted on February 18, 2022, pursuant Humboldt County Code 312-15. No tree removal or grading are proposed. Water sourced from the well will only be used for domestic purposes and is not anticipated to increase use.

Staff Recommendations: Based upon submitted evidence, a review of Planning Division reference sources, and comments from all involved referral agencies, Planning staff believes that the applicant has submitted evidence in support of making all of the required findings for approving the Coastal Development Permit.

Alternatives: Several alternatives may be considered: 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 done 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 permit if you are 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.