

**Morais, Coastal Development Permit, PLN-2021-17071**

Record Number: PLN-2021-17071

Assessor's Parcel Number: 507-283-001

**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 a part of the consent agenda:

*Find the project exempt from environmental review pursuant to Section 15303(d) of the State CEQA Guidelines, make all of the required findings for approval of the Coastal Development Permit, PLN-2021-17071, based on evidence in the staff report, and adopt the Resolution approving the Morais project subject to the recommended conditions.*

**Executive Summary:** A Coastal Development Permit (PLN-2021-17071) is being requested to authorize the installation of an agricultural well on an approximately 18.64-acre parcel. The parcel is developed with two single-family residences, and an existing barn. Residential development is served by onsite septic. The parcel is adjacent to a Streamside Management Area (SMA) at the southern boundary. No additional development is proposed.

**RECOMMENDATION:** Based on 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 approval of 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 permits 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.