



COUNTY OF HUMBOLDT

For the meeting of: 3/19/2026

File #: 26-202

To: Zoning Administrator
From: Planning and Building Department
Agenda Section: Consent

SUBJECT:

Hornsby Coastal Development Permit

Case Number: PLN-2025-19409

Assessor's Parcel Number: 507-282-003

Arcata area

A Coastal Development Permit (CDP) for the installation of a new 5" domestic water well to serve the parcel. The new well will replace an existing well that has failed. The site is developed with a single-family residence constructed under PLN-2022-17889. The site is served with on-site water (well) and on-site septic. This permit is a follow up to the Emergency Coastal Development Permit PLN-2025-19434.

RECOMMENDATION(S):

That the Zoning Administrator:

Adopts the resolution (Attachment 1) which does the following:

- a. Finds the project is Categorically Exempt from environmental review pursuant to Section 15303 of the CEQA Guidelines; and
- b. Makes all the required findings for approval of the Coastal Development Permit; and
- c. Approves the Coastal Development Permit as recommended by staff subject to the Conditions of Approval (**Attachment 1A**).

DISCUSSION:

Project Location: The project is located in the Arcata area, on the North side of Wymore Road, approximately one mile North from the intersection of Giuntoli Road and Wymore Road, on the property known as 6225 Wymore Road.

Present General Plan Land Use Designation: Agriculture Exclusive, Natural Resources (AE, NR), Humboldt Bay Area Plan; Density: 60 acres per dwelling unit; Slope Stability: Relatively Stable (0)

Present Zoning: Agriculture Exclusive with minimum parcel size 60 acres and Special Combining Zones for Alquist Priolo Fault Hazard (G), Flood Hazard (F), Streams and Riparian Corridors (R); Natural Resources (NR), River (R). (AE-60/G,F,R; NR/R)

Environmental Review: The project is exempt from environmental review pursuant to Categorical Exemption Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines.

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 responded with no comment or recommended approval or conditional approval. (Attachment 4)

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 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 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. Draft Resolution
 - A. Conditions of Approval
 - B. Site Plan
 - C. Wetland Delineation Figure
2. Location Map
3. Applicant's Evidence in Support of the Required Findings
4. Referral Agency Comments and Recommendations

Owner

File #: 26-202

John & Debra Hornsby
PO Box 1032
Jamul, CA 91935

Applicant

Same as applicant

Agent

Rich Well Drilling
1251 Railroad Dr.
McKinleyville, CA 95519

Please contact Andrew Whitney, Planner, at 707-445-7541, or by email at awhitney2@co.humboldt.ca.us, if you have any questions about the scheduled public hearing item.