



COUNTY OF HUMBOLDT

For the meeting of: 2/16/2023

File #: 23-221

To: Zoning Administrator
From: Planning and Building Department
Agenda Section: Public Hearing

SUBJECT:

Jackson Coastal Development Permit

Case Number: PLN-2021-17535

Assessor's Parcel Number: 515-271-013

Trinidad area

A follow up Coastal Development Permit to an approved Emergency Coastal Development Permit which authorized the repair of an existing Onsite Wastewater Treatment System (OWTS) to serve an existing single-family residence. The existing septic failed and will be repaired by adding two new leach lines, leaving the failed leach line in place, and to make other minor repairs to the OWTS. No grading, vegetation removal, or other development is proposed at this time.

RECOMMENDATION(S):

That the Zoning Administrator:

Adopt the resolution (Resolution 23-__). (Attachment 1) which does the following:

- a. Finds that the project is Categorically Exempt from environmental review pursuant to Section 15302(c) 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 subject to the recommended Conditions of Approval (**Attachment 1A**)

DISCUSSION:

Project Location: The project is located in Humboldt County, in the Trinidad area, on the west side of HWY101, approximately 7300 feet NW from the intersection of HWY101 and Patricks Point Rd, on the property known to be 1360 Patricks Point Drive.

Present General Plan Land Use Designation: Rural Residential (RR(B)), Density: 0 to 1 unit per 5 acres, Trinidad Area Plan (TAP), Slope Stability: Moderate Instability (2).

Present Zoning: Rural Residential Agriculture (RA-5-M), Manufactured Home (M), Design Review (D), Streams and Riparian Corridor Protection (R).

Environmental Review: The project is exempt from environmental review pursuant to Categorical Exemption Section 15302(c) (Replacement/Reconstruction) of the CEQA Guidelines.

State Appeal Status: 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 2)

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
2. Referral Agency Comments and Recommendations
 - A. Building Inspection Division Referral Response

Applicant

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Please contact Devin Sutfin, Planner, at (707) 268-3778, or by emailing dsutfin1@co.humboldt.ca.us, if you have any questions about the scheduled public hearing item.