



COUNTY OF HUMBOLDT

For the meeting of: 12/18/2025

File #: 25-1438

To: Zoning Administrator

From: Planning and Building Department

Agenda Section: Consent

SUBJECT:

Humboldt County Department of Public Works Coastal Development Permit
Assessor Parcel Numbers (APN) 308-071-006-000, 308-071-009-000, and 308-071-011
Record No.: PLN-2025-19303
Table Bluff area

A follow up Coastal Development Permit (CDP) to an approved Emergency CDP (PLN-2025-19302) which authorized repairs to a landfill cap, improvements to surface drainage, and replacement of the subsurface drainage systems for a closed landfill. The Leach field rehabilitation activities include removal of the aboveground concrete vault, installation of water storage tanks and associated distribution piping, installation of new transmission lines connecting the leachate transfer system to new storage tanks, installation of new disposal trenches, and improvements to the access road leading to the leach field. The site is host to a landfill that was closed in 1979.

RECOMMENDATION(S):

That the Planning Commission:

1. Adopt the resolution, (Attachment 1) which does the following:
 - a. Finds the Zoning Administrator has considered the Final Environmental Impact Report for the Commercial Cannabis Land Use Ordinance and the Addendum that was prepared for the Humboldt County Department of Public Works Coastal Development project; and
 - b. Finds the proposed project complies with the General Plan and Zoning Ordinance; and
 - c. Approves the Coastal Development Permit as recommended by staff, subject to the conditions of approval (Attachment 1A).

DISCUSSION:

Project Location:

The project site is located in the Loleta area, on the north side of Hookton Road, approximately 1,700 feet east of the intersection of Loleta Road and Table Bluff Road, on the property located in the northeast quarter of Section 36, Township 4 North, Range 2 West, Humboldt Meridian.

Present General Plan Land Use Designation:

Public Facility - Rural (PF2), Humboldt Area Plan (HAP); Slope Stability: C - Low Instability and Moderate Instability

Present Zoning: Public Facility - Rural (PF2), Coastal Wetlands (W), and Design Review (D)

Environmental Review: The emergency project is categorically exempt from environmental review per Section 15301 of the CEQA Guidelines.

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

Major Concerns: None

Monitoring Required:

None.

Executive Summary:

A follow up Coastal Development Permit (CDP) to an approved Emergency CDP (PLN-2025-19302) which authorized repairs to a landfill cap, improvements to surface drainage, and replacement of the subsurface drainage systems for a closed landfill. The Leach field rehabilitation activities include removal of the aboveground concrete vault, installation of water storage tanks and associated distribution piping, installation of new transmission lines connecting the leachate transfer system to new storage tanks, installation of new disposal trenches, and improvements to the access road leading to the leach field. The site is host to a landfill that was closed in 1979.

Biological Resources:

A site visit with representatives from California Department Fish & Wildlife, California Coastal Commission, Humboldt County Division of Environmental Health, and Humboldt County Department of Building & Planning was held on July 1, 2025. All representatives agreed with the urgency of the proposed work and with the finding that the proposed work will not adversely affect environmentally sensitive habitat areas.

An August 13, 2025 the Humboldt County Planning and Building Department approved an emergency Coastal Development Permit (PLN-2025-19302) for the activities associated with this permit, to protect public health by ensuring that the work was completed prior to the wet season. A post work Vegetative Management Report (Attachment 3) was submitted by the Humboldt County Public Works

Natural Resources division to the Planning Department on November 13, 2025, outlining the work that was completed for the project and how resources had been protected. This report was forwarded to CDFW and CCC staff who had no further concerns.

The proposed repair project reduces the likelihood of a future failure of the landfill earthen cap, surface drainage connections, and leachate collection system and leach field. This action complies with all development standards of the zone district which are intended to protect public health safety and welfare.

Access: The property is accessed via Hookton Road approximately 2.7 miles from the 101 exit with Hookton Road.

Geologic Suitability: The subject parcel is located in an area of low to moderate geologic instability. It is not located within an Alquist-Priolo Fault Hazard Zone, within an area of potential liquefaction, or within an area with mapped historic landslides. An eastern portion of subject parcel APN 308-071-009 is located within in a tsunami hazard zone or is susceptible to coastal flooding.

Security and Safety: The frontage of the property is lined with a six-foot security fence with a three row razor wire running the length of the entire frontage. The eastern and western sides of the property abut private properties and are treelined and overgrown with brush and brambles. The entrance has a double eight-foot locking swing gate that is locked 24-7. The subject parcel is located within a moderate fire hazard severity zone. The subject parcel is within the State Response Area and the Loleta Fire Protection District. No increased threats to hazards are anticipated as a result of the project.

Tribal Consultation: The project was referred to the Northwest Information Center (NWIC), the Bear River Band of the Rohnerville Rancheria, the Blue Lake Rancheria and the Wiyot Tribe. The NWIC responded requesting the Department work with local Native American Tribes and stated there was no record of previous cultural resources field studies at the location. The repair of an existing septic system in a previously disturbed area is not expected to have any potential cultural resource impacts. The Planning and Building Department has conditioned the standard inadvertent discovery protocol to be included among the recommended conditions of approval.

Visual Resource Protection (HBAP 3.40): The subject property is in a designated Coastal Scenic area however the repair of the existing landfill cap and leachate collection system will not alter any natural landforms and will not impact compatibility with the character of surrounding areas. The work will be below ground and will not impact views to or along the coast.

Environmental Review: The project is categorically exempt from environmental review pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines for the implementation for CEQA. This exemption applies to the replacement or reconstruction of existing utility systems and/or facilities

involving negligible or no expansion of capacity.

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 5)

ALTERNATIVES TO STAFF RECOMMENDATIONS:

The Zoning Administrator could elect to add, modify, or delete conditions of approval. Staff has concluded that the required findings in support of the proposal can be made.

ATTACHMENTS:

1. Resolution
 - A. Conditions of Approval
 - B. Location Maps and Site Plan
2. Humboldt County Public Works Table Bluff Landfill Project Description
3. Humboldt County Public Works Report of Vegetation Management Activities at TBL for Emergency CDP

Applicant: Humboldt County Public Works, 1106 Second Street Eureka, CA 95501

Owner: Humboldt County Public Works, 1106 Second Street Eureka, CA 95501

Agent: None.

Please contact Michael Kein, Associate Planner, at MKein2@co.humboldt.ca.us or 707-268-3739 if you have questions about this item.