



# COUNTY OF HUMBOLDT

For the meeting of: 9/19/2024

---

File #: 24-1298

---

**To:** Zoning Administrator

**From:** Planning and Building Department

**Agenda Section:** Consent

**SUBJECT:**

Eureka Ready Mix CUP and SMR Renewal (Emmerson Bar)  
Assessor Parcel Number (APN) 025-161-006, 312-151-015, 312-151-019  
Record No.: PLN-2022-17873  
Blue Lake Area

A 15-year extension of the Reclamation Plan (SMR-06-91X, CUP-25-91X, SMP-06-91X) for the existing in-stream operations on the Emmerson Bar. A vested rights determination was made in 1992 for the annual maximum extraction of 50,000 cubic yards. The historic operation involves removal of flood-washed aggregate from the exposed bar surface, the construction of seasonal haul roads and, in most years, construction of a summer low flow channel crossing of the Main Stem Mad River. The Emmerson Bar is approximately 333 acres in size; rarely are more than fifteen acres disturbed in any one season. Emmerson Bar is located immediately downstream (east) of the Mad River Bridge on Hatchery Road near the City of Blue Lake. The bar is situated just upstream of the confluence of the Main Stem Mad River and the North Fork Mad River. Most of the surrounding land use is industrial, agricultural and rural residential. Annual extraction volumes, methods and locations are based on recommendations of the County of Humboldt Extraction Review Team (CHERT), the Department of Fish and Game (DF&G) and other regulatory agencies. If approved, the Reclamation Plan will expire July 28, 2039

**RECOMMENDATION(S):**

That the Zoning Administrator:

1. Adopt the resolution (Resolution 24-\_\_\_), (Attachment 1) which does the following:
  - a. Finds the project complies with the California Environmental Quality Act and no further environmental review is necessary for the Wallan Quarry Conditional Use Permit Renewal project; and
  - b. Finds the proposed project complies with the General Plan and Zoning Ordinance; and
  - c. Approves the Permit renewal subject to the recommended conditions of approval

(Attachment 1A).

**DISCUSSION:**

**Project Location:**

The project is located in Humboldt County, in the Blue Lake area, on the east side of Hatchery Road, approximately 0.22 mile south from the intersection of Taylor Way and Hatchery Road, on the properties known to be in Sections 29 & 30 Township 06 North Range 02 East.

**Present General Plan Land Use Designation:**

Agriculture Exclusive and Conservation Floodway

**Present Zoning:**

Agriculture Exclusive with a Special Building Site combining zone specifying a minimum of 160 acres (AE-B-5(160)); Unclassified (U)

**Environmental Review:**

A Mitigated (Conditional) Negative Declaration was adopted with the 1992 approval of the Reclamation Plan.

**State Appeal:**

Project is NOT appealable to the California Coastal Commission

**Major Concerns:**

None.

**Executive Summary:**

The project involves approval of a Reclamation Plan and review of Financial Cost Estimates for continued, intermittent, in-stream mining operations on the Emmerson Bar located on the Main Stem of the Mad River. Activities include the extraction of flood-washed aggregate from the exposed bar surface, the construction of seasonal haul roads and, in most years, construction of a summer low-flow channel crossing. The term of the Reclamation Plan is 15 years and will expire July 28, 2037. Extraction may occur as frequently as annually with the extraction amount not to exceed 50,000 cubic yards during any given year. Mining operations, and issues related thereto, are not within the scope of this project.

***Background Information on Mining Operations***

On June 16, 1992, the Humboldt County Board of Supervisors (BOS) made a determination of vested rights for an annual maximum extraction of 50,000 cubic yards from the Emmerson Bar. On July 28, 1992, the BOS approved the reclamation plan and adopted the Mitigated (Conditional) Negative Declaration. The applicant proposes continued operations for intermittent extraction and processing. There are no changes to the vested mining operation. The site has been intermittently mined since before the 1960s for major highway construction projects, riverbank flood repair and bridge abutment protection.

The property is approximately 230 acres in size and located in the lower reaches of the Mad River watershed system. It is located immediately upstream (east) of the Mad River Bridge on Hatchery Road, near the City of Blue Lake. Surrounding land uses include industrial, agricultural and rural residential. The river channel is defined by 15-25 foot vertical banks cut through agricultural lands with some rural residential development. Upper terraces are covered with a mixture of vegetation. Rarely are more than 15 acres disturbed in any one season. The gravel bar is an open active bar without topsoil or significant amounts of vegetation. Ancillary areas are located upland from the bar, which include various access and haul roads, a temporary bridge crossing, aggregate stockpile staging and storage areas, equipment storage, maintenance and fueling.

Historic operation involves the removal of aggregate from the exposed bar surface, the construction of temporary haul roads, and in most years, construction of a summer low-flow channel crossing of the Main Stem Mad River. Extraction occurs between July 1 and October 15 as frequently as annually. Extraction activities typically occur in areas adjacent to the wetted channel. Mining is subject to extensive local, state and federal regulations. In any given year, project extraction volumes, locations and methods will be submitted for approval by local, state and federal agencies, including the CHERT, North Coast Regional Water Quality Control Board, DF&G, CalFire, Office of Mine Reclamation, the National Marine Fisheries Service and the Army Corps of Engineers.

The operation will continue to be subject to on-going, annual mitigation per the adopted Mitigation Monitoring and Reporting Program, and, upon cessation of the mine, reclamation measures. These include set operational hours for blasting, extraction, processing, and hauling, and final reclamation of the site at the end of the permit term.

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.

ALTERNATIVES TO STAFF RECOMMENDATIONS:

1. The Zoning Administrator could elect not to approve the renewal. This alternative is not recommended as the mining operation has been operated and maintained in good standing and no changes from the original approval are proposed.

ATTACHMENTS:

1. Resolution
  - A. Conditions of Approval
  - B. Cultivation Extraction Operations Plan
  - C. Site Plan

2. Location Maps
  - A. 17873 Location Map
  - B. 17873 Emmerson Bar Location
3. Addendum to Mitigated (Conditional) Negative Declaration
4. Applicant's Evidence in Support of the Required Findings
  - A. Project Plan and Reclamation Plan
5. Referral Agency Comments and Recommendations
  - A. Humboldt County Public Works - Roads Dept. response
  - B. CalFire response
  - C. Humboldt Bay Water response

**Applicant:**

Eureka Ready Mix,  
c/o Rob McLaughlin,  
4945 Boyd Road,  
Arcata, CA 95521

**Owner:**

Morais Properties LLC,  
1364 Silva Rd,  
McKinleyville, CA 95519

**Agent:**

Mad River Properties,  
Mike Atkins,  
2660 Clay Rd.,  
McKinleyville, CA 95519

Please contact Michael Kein, Associate Planner, at [MKein2@co.humboldt.ca.us](mailto:MKein2@co.humboldt.ca.us) or 707-268-3749 if you have questions about this item.