



COUNTY OF HUMBOLDT

For the meeting of: 6/18/2026

File #: 26-643

To: Zoning Administrator

From: Planning and Building Department

Agenda Section: Consent

SUBJECT:

Manila CSD - Groundwater Monitoring Wells, Coastal Development Permit Modification
Assessor Parcel Numbers (APN) 400-011-077 and 400-171-008
Record No.: PLN-2019-15728-MOD01
Manilla area

A Modification to a previously approved Coastal Development Permit (CDP) for the Manila Community Services District (MCSD) that authorized a number of wastewater infrastructure improvements. The Modification includes the installation of four groundwater monitoring wells at the MCSD wastewater treatment facility at the west end of Lupin Avenue in Manila. The wells will be used for groundwater monitoring as part of the Waste Discharge Requirements (WDR) and Monitoring and Reporting Program (MRP) Order No. R1-2023-0003 required by the North Coast Regional Water Quality Control Board. The monitoring wells are intentionally sited in disturbed/developed areas so as to avoid impacts to sensitive biological resources including Environmentally Sensitive Habitat Areas (ESHA), wetlands, and special status plants.

RECOMMENDATION(S):

That the Zoning Administrator:

1. Adopt the resolution, (Attachment 1) which does the following:
 - a. Finds the project exempt from further environmental review pursuant to Section 15301 (Existing Facilities) and 15303 (New Construction or Conversion of Small Structures) of the State CEQA Guidelines, and that there is no substantial evidence that the project will have a significant effect on the environment; and
 - b. Finds the proposed project complies with the General Plan and Zoning Ordinance; and
 - c. Approves the Coastal Development Permit Modification subject to the conditions of approval (Attachment 1A).

DISCUSSION:

Project Location: The project site is located in the Manila area, at the west end of Lupin Avenue, approximately 700 feet west of the intersection of Lupin Avenue and Park Street.

Present General Plan Land Use Designation: Public Facilities (Urban); Humboldt Bay Area Plan

Present Zoning: Public Facility 1 (Urban) Archaeological Resource Outside Shelter Cove (A), Beach and Dune Area (B)

Environmental Review: The project is Categorically Exempt from environmental review pursuant to Sections 15301 (Existing Facilities) and 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA).

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

Major Concerns: None

Monitoring Required: None.

Executive Summary: A Modification to a previously approved Coastal Development Permit (CDP) for the Manila Community Services District (MCS D) that authorized a number of wastewater infrastructure improvements. The Modification includes the installation of four groundwater monitoring wells at the MCS D wastewater treatment facility at the west end of Lupin Avenue in Manila. The wells will be used for groundwater monitoring as part of the Waste Discharge Requirements (WDR) and Monitoring and Reporting Program (MRP) Order No. R1-2023-0003 required by the North Coast Regional Water Quality Control Board. The monitoring wells are intentionally sited in disturbed/developed areas so as to avoid impacts to sensitive biological resources including Environmentally Sensitive Habitat Areas (ESHA), wetlands, and special status plants.

Biological Resources: A Biological Resources Report was completed in 2017 under PLN PLN-2019-15728 which included a field survey for Special Status Plant Species, Vegetation Communities, and a Wetland Delineation. No special status plant species were observed. Native Dune Mat Plant Communities that contain habitat for special status plant species occur adjacent to the Project in the coastal sand dunes that surround MCS D treatment ponds. Project work will be on the adject parcels to the north of the treatment ponds and no direct or indirect impacts are expected to occur. No upland ESHA was identified. No impacts to the identified wetlands are expected to occur as a result of the proposed Project.

Access: The four proposed well locations are shown in Figure 2 Attachment 1B. The wells can be accessed via Lupin Avenue, approximately 700 feet west of the intersection of Lupin Avenue and Park

Street. Monitoring Wells 1R, 3 and 4 will be constructed on the perimeter berm of the existing infiltration ponds. Monitoring Well 2 will be constructed in a landscaped grass area adjacent to the existing wastewater treatment facility pump house.

Geologic Suitability: The subject parcel is located in an area of Relatively Stable and Moderate Instability. This change in stability is due to the geographical nature of the Beach and Dune environment.

Security and Safety: All monitoring wells are secured behind an industrial gate with fencing surrounding the parameter of the properties. The site is monitored by Manilla Community Services District Staff.

Tribal Consultation: Archeological review of the project area includes a previous cultural resources investigation covering 100% of the area that was completed for the MCSD Drinking Water Infrastructure Improvement Project in 2017 (CDP-18-012). A Condition of Approval has been included regarding the inadvertent archaeological feature discovery protocol.

Environmental Review: The project is Categorically Exempt from environmental review pursuant to Sections 15301 (Existing Facilities) and 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA).

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 3)

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. Draft Resolution
 - A. Draft Conditions of Approval
 - B. Location Map and Site Plan
2. Applicant's Evidence in Support of the Required Findings
 - A. Project Description
 - B. Monitoring Wells Bio Memo 2026
3. Referral Agency Comments and Recommendations

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Applicant:

Manilla Community Services District,
1901 Park Street
Arcata, CA 95521

Owner: Same as Applicant

Agent:

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Eureka, CA 95501

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