

**RESOLUTION OF THE ZONING ADMINISTRATOR
OF THE COUNTY OF HUMBOLDT**

Resolution Number: 26-

Record Number: PLN-2019-15728-MOD01

Assessor's Parcel Numbers: 400-011-077 and 400-171-008

Resolution by the Zoning Administrator of the County of Humboldt certifying compliance with the California Environmental Quality Act and conditionally approving the Manila Community Services District Groundwater Monitoring Wells Coastal Development Permit Modification

WHEREAS, The Manila Community Services District has submitted an application and evidence in support of approving a Coastal Development Permit (CDP) Modification to 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.

WHEREAS, the County Planning Division has reviewed the submitted application and evidence and has referred the application and evidence to involved reviewing agencies for site inspections, comments, and recommendations; and

WHEREAS, the Planning Division, as the Lead Agency, has determined that the project qualifies for categorical exemptions from environmental review pursuant to Section 15301 *Existing Facilities* and 15303 (New Construction or Conversion of Small Structures) of the State CEQA Guidelines ; and

WHEREAS, Attachment 2 of the Planning Division staff report includes evidence in support of making all of the required findings for approving the proposed Coastal Development Permit Modification; and

WHEREAS, the Humboldt County Zoning Administrator held a duly-noticed public hearing on June 18, 2026, and reviewed, considered, and discussed the application for the Coastal Development Permit and reviewed and considered all evidence and testimony presented at the hearing.

Now, THEREFORE BE IT RESOLVED, that the Zoning Administrator makes all the following findings:

1. FINDING: 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.

EVIDENCE: a) Project File: PLN-2019-15728MOD01

2. FINDING: **CEQA:** The requirements of the California Environmental Quality Act have been met. The Humboldt County Planning Commission has considered the project and finds the proposed project is exempt from environmental review pursuant to Section 15301 *Existing Facilities* and 15303 (New Construction or Conversion of Small Structures) of the State CEQA Guidelines.

EVIDENCE: a) The Class 1 exemption applies to the operation, repair, maintenance, permitting, licensing, or minor alterations of existing or private structures, facilities, mechanical equipment, or topographical features, including existing facilities of both investor and publicly owned utilities to provide sewerage or other public utility services.

The Class 3 exemption consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure.

The addition of groundwater monitoring 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 required

improvements to the monitoring infiltration ponds of the drainage are necessary for the health and safety of the community and environment. The installation and monitoring activities would occur to maintain safe, reliable, and mandated clearance to comply with regulatory requirements for public safety.

FINDINGS FOR COASTAL DEVELOPMENT PERMIT PERMITS

3. FINDING: The proposed development is in conformance with all applicable policies and standards in the Humboldt Bay Area Plan.

- EVIDENCE:**
- a) The project area encompasses lands with a Public Facilities land use designation which is utilized to classify land appropriate for use by a governmental agency or public agency and which has the purpose of serving the public health, safety, convenience, or welfare. Groundwater monitoring is part of the Waste Discharge Requirements (WDR) and Monitoring and reporting Program (MRP) Order No. R1-2023-0003 is required by the North Coast Regional Water Quality Control Board
 - b) The proposed project to monitor public infrastructure is principally permitted as an essential service for a minor utility such as infiltration ponds. The proposed wells will aid monitoring of the site in order to provide for the health and safety of the local community.
 - c) The project will not add to nor subtract from the Housing Inventory. The project permits the addition of monitoring wells to an approved Coast Development Permit. The project is consistent with the County's Housing Element.
 - d) Prior to the approval of the original project, PLN-2019-15728-CDP, an archeological review of the project included a cultural resources investigation covering 100% of the project area by Roscoe and Associates. It was completed for the MCSD Drinking Water Infrastructure Improvement Project in 2017 (CDP-18-012).
 - e) The project was referred to the Bear River Band of the Rohnerville Rancheria, the Blue Lake Rancheria and the Wiyot

Tribe. There were no responses to the referral request. The Planning and Building Department has conditioned the standard inadvertent discovery protocol to be included among the recommended conditions of approval.

4. FINDING: The proposed development is consistent with the purposes of the existing zoning in which the sites are located and conform with all applicable standards and requirements of the zoning regulations.

EVIDENCE: a) The project area encompasses lands with a Public Facilities zoning designation which is intended for lands used by a governmental agency or public agency, and which has the purpose of serving the public health, safety, convenience, or welfare. The groundwater monitoring and reporting is required by the North Coast Regional Water Quality Control Board. The proposed project to monitor public infrastructure and treated water is principally permitted as an essential service.

b) 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. The siting of the public wastewater system improvements in the Beach and Dunes area is an allowed use where there is no less environmentally damaging feasible alternative and where environmental damage is minimized. The project is the addition of monitoring equipment to a site already established with the wastewater system.

c) The project is consistent with the Archaeological Resource Area Outside Shelter Cove combining zone as Roscoe and Associates completed a Cultural Resources Investigation Report in November 2017 for the MCSD Drinking Water Infrastructure Improvement Project. This report was then referred to the Tribal Historic Preservation Offices (THPO) of the Bear River Band of the Rohnerville Rancheria, the Blue Lake Rancheria and the Wiyot Tribe. The THPOs recommended the inadvertent archaeological discovery protocol, which has been incorporated as a condition of project approval for this project.

5. FINDING: The project and the conditions under which it may be operated or maintained will not be detrimental to the public health,

safety, or welfare or materially injurious to properties or improvements in the vicinity.

EVIDENCE: a) The proposed addition of groundwater monitoring 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. This action complies with all development standards of the zone district which are intended to protect public health safety and welfare. Based on staff analysis and the findings made in this report, there is no evidence that the proposed monitoring wells will be materially injurious to properties or improvements in the vicinity.

6. FINDING: The proposed development does not reduce the residential density for any parcel below that utilized by the Department of Housing and Community Development in determining compliance with housing element law.

EVIDENCE: a) The project involved the installation of groundwater monitoring wells to an approved Coastal Development Permit. No other additional development will occur. The project is consistent with the County's Housing Element.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Humboldt County Zoning Administrator does hereby:

- Adopt the findings set forth in this resolution; and
- Conditionally approves the Manila CSD Coastal Development Permit Modification subject to the Conditions of Approval in Attachment 1A.

Adopted after review and consideration of all the evidence on **June 18, 2026**.

I, John H. Ford, Zoning Administrator of the County of Humboldt, do hereby certify the foregoing to be a true and correct record of the action taken on the above-entitled matter by said Zoning Administrator at a meeting held on the date noted above.

John H. Ford, Director
Planning and Building Department