

ATTACHMENT 3
PLN-2025-19441

APPLICANT'S EVIDENCE IN SUPPORT OF THE REQUIRED FINDINGS

Attachment 1 includes a listing of all written evidence which has been submitted by the applicant in support of making the required findings. The following materials are on file with the Planning Division:

1. The name, contact address, and phone number(s) of the applicant.
(Application form on file)
2. If the applicant is not the record title owner of parcel, written consent of the owner for the application with original signature and notary acknowledgement. (On file)
3. CEQA Documents
 - a. Initial Study & Mitigated Negative Declaration (**Attachment 1B1**)
 - b. Addendum #1 (**Attachment 1B2**)
 - c. Addendum #2 (**Attachment 1B3**)
4. Site plan and Floor Plans (**Attachment 1C**)
5. Cover Letter (**Attachment 3A**)
6. RMT Tenants and Operations Plans (**Attachment 3B**)
7. Perf. Standards Compliance Statement prepared by applicant (**Attachment 3C**)
8. Hazardous Waste & Substances Statement (on file)
9. Current Deed (on file)

COMMISSIONERS

1st Division: Aaron Newman
2nd Division: Greg Dale
3rd Division: Stephen Kullmann
4th Division: Craig Benson
5th Division: Jack Norton

Humboldt Bay Harbor,
Recreation and Conservation
District
(707)443-0801
P.O. Box 1030
Eureka, California 95502-1030



Date: 11/24/2025

To: Cliff Johnson (CJohnson@co.humboldt.ca.us)

From: Chris Mikkelsen, HBHRCD Executive Director (cmikkelsen@humboltdbay.org)
Vanessa Blodgett, HBHRCD Planner (districtplanner@humboltdbay.org ,
vanessab@planwestpartners.com)

CC: Rob Holmlund, HBHRCD Development Director (rholmlund@humboltdbay.org)

Re: RMT II Interim Uses CDP/CUP Extension Request

The purpose of this memo is to request a term extension for interim uses at Redwood Marine Terminal II (RMT II) consistent with existing permits, per County Code Section 313-104.1.3.4.3. The Humboldt Bay Harbor, Recreation and Conservation District (HBHRCD) obtained Coastal Development Permit and Conditional Use Permit (CDP/CUP) approvals to allow for interim uses on property zoned Coastal Dependent at RMT II. The existing permits allow for aquaculture, coastal-dependent, coastal-related, heavy industrial, research/light industrial, and other uses allowed under the County's interim use provisions of the Humboldt Bay Area Plan. The interim uses occupy existing structures and utilize existing infrastructure. The existing active permits include:

- CUP 16-062, CDP 16-049
- CUP 18-048, CDP 18-041

The initial 7-year permit term expires in January 2026, the HBHRCD requests that current interim uses continue to be allowed under one of the existing permits for the maximum term extension of 3 years (Section 104.1.3.4.3). Many of the original tenants continue to occupy the site including the two coastal-dependent (aquaculture) and one coastal-related (sea salt manufacturing) principally permitted businesses. There are currently eleven interim use tenants (research/light industrial and warehousing, storage and distribution) as shown in the attached table and Tenant Operation Plans (Attachment A).

The District is committed to maintaining this site's readiness for Coastal Dependent Industrial (CDI) uses should those uses remain viable in the future. However, ongoing tenant revenue is essential for the District to help cover infrastructure maintenance, utility costs, insurance, security, and other site maintenance expenses. Interim uses have successfully operated on the site for the past 6.5 years; priority will continue to be given to aquaculture, coastal dependent, and coastal related uses.

RMT II Interim Use CDP/CUP Extension

Compliance with the interim use performance standards will continue to be maintained including, but not limited to, compliance with Sections 104.1.3.1, 104.1.3.2, 104.1.3.3 and others as document in the original application materials and attached here for reference (Attachment B). In addition, interim uses have been coexisting with and will continue to coexist with existing and future coastal-dependent industrial uses and other priority uses (Section 104.1.3.4.3.1).

The proposed term extension would not have a detrimental impact on existing coastal-dependent industrial uses or other priority uses, nor the future long-term use of MC zoned land for coastal-dependent industrial uses or other priority uses. The site contains existing facilities and infrastructure to support continuance of interim uses; no new development or other improvements are proposed at this time.

Please let us know if you need additional information and feel free to call or let us know if it would be helpful to schedule a meeting to discuss.

Thank you.

Vanessa

districtplanner@humboltbay.org
(707) 498-3645



ATTACHMENT A RMT II Tenants and Operation Plans

Humboldt Bay Harbor, Recreation and Conservation District

Interim Use Permit Application Extension

Nov. 2025

| Area | Tenant | Use Type and Classification (Humboldt County Code 313-3.4) | Permitted Use (Humboldt County Code 313-3.4) | Permitted Use | Qualifies for Interim Use Principally Permitted in ML/MG | Lease Agreement With Priority Kicker | Original / Successor |
|------|--|--|--|---------------|--|--------------------------------------|--|
| C | Alternative Business Concepts | Commercial | Warehousing, Storage and Distribution | UP | Y | X | Original / short term (2 parking spaces) |
| C | Anderson Trucking | Commercial | Warehousing, Storage and Distribution | UP | Y | X | Successor |
| C | Coastal Business Systems | Commercial | Warehousing, Storage and Distribution | UP | Y | X | Original |
| C | Coast Seafoods | Industrial | Aquaculture, Coastal Dependent | P | Y | X | Original |
| C | Efficiency Delivery | Commercial | Warehousing, Storage and Distribution | UP | Y | X | Original |
| C | Glass Roots Construction | Industrial | Research/Light Industrial | UP | Y | X | Successor |
| C | Groeling & Yonts Associates | Commercial | Warehousing, Storage and Distribution | UP | Y | X | Successor |
| C | Humboldt Home Maintenance & Construction | Industrial | Research/ Light Industrial | UP | Y | X | Successor |
| C | Express Messenger (On Trac) | Commercial | Warehousing, Storage and Distribution | UP | Y | X | Original |
| C | Pacific Flake | Industrial | Coastal Dependent | P | Y | X | Original |
| C | Taylor Mariculture | Industrial | Aquaculture, Coastal Dependent | P | Y | X | Original |
| C | Wahlund Construction | Industrial | Research/ Light Industrial | UP | Y | X | Successor |
| C | Travis Michaels | Commercial | Warehousing, Storage and Distribution | UP | Y | X | Short-term (1 parking space) |
| C | Humboldt Sheriff | Commercial | Warehousing, Storage and Distribution | UP | Y | X | Short-term (1 parking space) |

P=Principally Permitted

UP=Use Permit

TENANT OPERATION PLAN

Tenant: Alternative Business Concepts

Location: Area C Building 1

| | |
|--------------------|------------------------|
| Lease Area: | 4,800 sq. ft Warehouse |
| | 750 sq. ft office |
| TOTAL | 5,550 sq. ft |

Business Operation Description

Copy and Business Machines storage and repair.

Hours of Operation and Employees

Up to 24 hours a day, 7 days a week.

Use: Commercial

As per section 313-3.4 of the Humboldt County Code, the Use Type and Classification is Interim Conditionally Permitted Use under the classification of Warehousing, Storage and Distribution (Attachment E).

Warehousing, Storage, and Distribution use includes open-air wholesaling, storage, distribution and handling of materials and equipment.

This use type is compatible with the interim uses allowed in the Industrial/Coastal Dependent zone because it is principally permitted in the MG and ML zones (Attachment E) and meets all performance criteria.

Parking Compliance

Of the 69 total parking spaces required for Building C1, this tenant will need five of those parking spaces. (Attachment F)

| Use | Building Square footage | Parking demand per SF of lease area based on Use. (Humboldt County Code 109.1.3) | Parking Required from Use (Humboldt County Code 109.1.3) | Reported Number of Employees | Parking Required by Reported Employees | Number Parking Provided |
|-----------|-------------------------|--|--|------------------------------|--|-------------------------|
| Warehouse | 4,800 | 1/2,500 | 2 | 5 | 1 | 2 |
| Office | 750 | 1/300 | 3 | | | 3 |

Tenant Improvements

The tenant occupies existing building space(s). There are no current tenant improvements completed or proposed. (Attachment G)

By-Products

No by-products or hazardous materials are generated from the proposed activities. Solid waste is hauled to Humboldt Waste Management Authority.

Discharge

The proposed uses will be conducted within existing buildings.

Vehicle exhaust is generated from employees driving to/from the site. No other discharge into the air, surface or groundwater is expected as a result of this project.

The HBHRCD is responsible for overall stormwater management on the RMT II site. The site is covered under the Statewide General Permit for Stormwater Discharge Associated with Industrial Activities, Order 2014-0057-DWQ, which regulates discharges associated with industrial activities.

Noise

The proposed use would not result in heightened noise levels. No substantial noise generating activities currently occur on the site. Typical site activities such as vehicles and trucks entering and exiting the site generate some noise. The HBHRCD will ensure that no more than 60 dBs are audible at the property lines. Noise complaints should be directed to HBHRCD staff, (707) 443-0801, and will be addressed and mitigated as necessary on a case-by-case basis.

Exhibit B

TENANT OPERATION PLAN

Tenant: Anderson Trucking

Location: Warehouse (See Exhibit A of Lease)

Lease Area: 1,000 sq. ft. Warehouse
TOTAL 1,000 sq. ft. (See Exhibit A)

Business Operation Description

Lease area shall be used for storage and no other use or purpose.

Hours of Operation and Employees

Up to 24 hours a day, 7 days a week.

Use: Commercial

As per section 313-3.4 of the Humboldt County Code, the Use Type and Classification is Interim Conditionally Permitted Use under the classification of Warehousing, Storage and Distribution.

Warehousing, Storage, and Distribution use includes open-air wholesaling, storage, distribution and handling of materials and equipment.

This use type is compatible with the interim uses allowed in the Industrial/Coastal Dependent zone because it is principally permitted in the MG and ML zones and meets all performance criteria.

Parking Compliance

Of the 123 total parking spaces required for property, this tenant will need two of those parking spaces.

| Use | Building Square footage | Parking demand per SF of lease area based on Use. (Humboldt County Code 109.1.3) | Parking Required from Use (Humboldt County Code 109.1.3) | Reported Number of Employees | Parking Required by Reported Employees | Number Parking Provided |
|-----------|-------------------------|--|--|------------------------------|--|-------------------------|
| Warehouse | 1,000 | 1/2,500 | 1 | 1 | 0 | 1 |
| | | | | | | |

Tenant Improvements

No Tenant Improvements are intended. The inside lease area may be fenced and screened with up to an 8-foot temporary chain link fence panel.

By-Products

No by-products or hazardous materials are generated from the proposed activities. Solid waste is hauled to Humboldt Waste Management Authority.

Discharge

The proposed uses will be conducted within existing buildings.

Vehicle exhaust is generated from employees driving to/from the site. No other discharge into the air, surface or groundwater is expected as a result of this project.

The HBHRCD is responsible for overall stormwater management on the RMT II site. The site is covered under the Statewide General Permit for Stormwater Discharge Associated with Industrial Activities, Order 2014-0057-DWQ, which regulates discharges associated with industrial activities.

Noise

The proposed use would not result in heightened noise levels. No substantial noise generating activities currently occur on the site. Typical site activities such as vehicles and trucks entering and exiting the site generate some noise. The HBHRCD will ensure that no more than 60 dBs are audible at the property lines. Noise complaints should be directed to HBHRCD staff, (707) 443-0801, and will be addressed and mitigated as necessary on a case-by-case basis.

TENANT OPERATION PLAN

Tenant: Coastal Business Systems

Location: Area C Building 1

Lease Area:

| | |
|-------|------------------------|
| | 1,300 sq. ft Warehouse |
| TOTAL | 1,300 sq. ft |

Business Operation Description

Copy and Business Machines

Hours of Operation and Employees

Up to 24 hours a day, 7 days a week.

Use: Commercial

As per section 313-3.4 of the Humboldt County Code, the Use Type and Classification is Interim Conditionally Permitted Use under the classification of Warehousing, Storage and Distribution (Attachment E).

Warehousing, Storage, and Distribution use includes open-air wholesaling, storage, distribution and handling of materials and equipment.

This use type is compatible with the interim uses allowed in the Industrial/Coastal Dependent zone because it is principally permitted in the MG and ML zones (Attachment E) and meets all performance criteria.

Parking Compliance

Of the 69 total parking spaces required for Building C1, this tenant will need one of those parking spaces. (Attachment F)

| Use | Building Square footage | Parking demand per SF of lease area based on Use. (Humboldt County Code 109.1.3) | Parking Required from Use (Humboldt County Code 109.1.3) | Reported Number of Employees | Parking Required by Reported Employees | Number Parking Provided |
|-----------|-------------------------|--|--|------------------------------|--|-------------------------|
| Warehouse | 1,300 | 1/2,500 | 1 | 5 | 1 | 1 |

Tenant Improvements

The tenant occupies existing building space(s). There are no current tenant improvements completed or proposed. (Attachment G)

By-Products

No by-products or hazardous materials are generated from the proposed activities. Solid waste is hauled to Humboldt Waste Management Authority.

Discharge

The proposed uses will be conducted within existing buildings.

Vehicle exhaust is generated from employees driving to/from the site. No other discharge into the air, surface or groundwater is expected as a result of this project.

The HBHRCD is responsible for overall stormwater management on the RMT II site. The site is covered under the Statewide General Permit for Stormwater Discharge Associated with Industrial Activities, Order 2014-0057-DWQ, which regulates discharges associated with industrial activities.

Noise

The proposed use would not result in heightened noise levels. No substantial noise generating activities currently occur on the site. Typical site activities such as vehicles and trucks entering and exiting the site generate some noise. The HBHRCD will ensure that no more than 60 dBs are audible at the property lines. Noise complaints should be directed to HBHRCD staff, (707) 443-0801, and will be addressed and mitigated as necessary on a case-by-case basis.

TENANT OPERATION PLAN

Tenant: Coast Seafoods

Location: Area C Building 4

Lease Area: 9,990 sq. ft Warehouse
12,600 Outdoor Storage
TOTAL 22,590 sq. ft

Business Operation Description

Oyster Production Facility

Hours of Operation and Employees

Up to 24 hours a day, 7 days a week.

Use: Industrial

As per section 313-3.4 of the Humboldt County Code, the Use Type and Classification is Principally Permitted Use under the classification of Aquaculture, Coastal Dependent (Attachment E). Coast Seafoods has an existing Coastal Commission issued CDP for operations at RMT II (CDP 9-16-0033) that authorizes:

- Phase I
 - refurbish 93 X 41 foot shed for storage
 - 12,000 sq. ft. of warehouse for mariculture
 - 1 acre exterior storage
- Phase II
 - 10,000 sq. ft. mariculture expansion
 - 15,000 sq. ft. greenhouse

These aquaculture processes use water and wastewater system infrastructure present at the facility and the adjacent dock facility for bay access. These uses are also complimentary to the subtidal mariculture sites proposed to be leased adjacent to the dock facilities as part of the District's mariculture pre-permitting project.

Parking Compliance

Of the 31 total parking spaces required for Building C4, this tenant will need four of those parking spaces. (Attachment F)

| Use | Building Square footage | Parking demand per SF of lease area based on Use. (Humboldt County Code 109.1.3) | Parking Required from Use (Humboldt County Code 109.1.3) | Reported Number of Employees | Parking Required by Reported Employees | Number Parking Provided |
|-----------------|-------------------------|--|--|------------------------------|--|-------------------------|
| Warehouse | 9,990 | 1/2,500 | 4 | 1 | 0 | 4 |
| Outdoor Storage | 12,600 | 0 | 0 | | | |

Tenant Improvements

The tenant occupies existing building space(s). There are no current tenant improvements completed or proposed. (Attachment G)

By-Products

No by-products or hazardous materials are generated from the proposed activities. Solid waste is hauled to Humboldt Waste Management Authority.

Discharge

The proposed uses will be conducted within existing buildings.

Vehicle exhaust is generated from employees driving to/from the site. No other discharge into the air, surface or groundwater is expected as a result of this project.

The HBHRCD is responsible for overall stormwater management on the RMT II site. The site is covered under the Statewide General Permit for Stormwater Discharge Associated with Industrial Activities, Order 2014-0057-DWQ, which regulates discharges associated with industrial activities.

Noise

The proposed use would not result in heightened noise levels. No substantial noise generating activities currently occur on the site. Typical site activities such as vehicles and trucks entering and exiting the site generate some noise. The HBHRCD will ensure that no more than 60 dBs are audible at the property lines. Noise complaints should be directed to HBHRCD staff, (707) 443-0801, and will be addressed and mitigated as necessary on a case-by-case basis.

TENANT OPERATION PLAN

Tenant: Efficiency Delivery

Location: Area C Building 4

Lease Area:

1,600 sq. ft Warehouse

TOTAL 1,600 sq. ft

Business Operation Description

Package Delivery

Hours of Operation and Employees

Up to 24 hours a day, 7 days a week.

Use: Commercial

As per section 313-3.4 of the Humboldt County Code, the Use Type and Classification is Interim Conditionally Permitted Use under the classification of Warehousing, Storage and Distribution (Attachment E).

Warehousing, Storage, and Distribution use includes open-air wholesaling, storage, distribution and handling of materials and equipment.

This use type is compatible with the interim uses allowed in the Industrial/Coastal Dependent zone because it is principally permitted in the MG and ML zones (Attachment E) and meets all performance criteria.

Parking Compliance

Of the 31 total parking spaces required for Building C4, this tenant will need nine of those parking spaces. (Attachment F)

| Use | Building Square footage | Parking demand per SF of lease area based on Use. (Humboldt County Code 109.1.3) | Parking Required from Use (Humboldt County Code 109.1.3) | Reported Number of Employees | Parking Required by Reported Employees | Number Parking Provided |
|-----------|-------------------------|--|--|------------------------------|--|-------------------------|
| Warehouse | 1,600 | 1/2,500 | 1 | 35 | 9 | 9 |

Tenant Improvements

The tenant occupies existing building space(s). There are no current tenant improvements completed or proposed. (Attachment G)

By-Products

No by-products or hazardous materials are generated from the proposed activities. Solid waste is hauled to Humboldt Waste Management Authority.

Discharge

The proposed uses will be conducted within existing buildings.

Vehicle exhaust is generated from employees driving to/from the site. No other discharge into the air, surface or groundwater is expected as a result of this project.

The HBHRCD is responsible for overall stormwater management on the RMT II site. The site is covered under the Statewide General Permit for Stormwater Discharge Associated with Industrial Activities, Order 2014-0057-DWQ, which regulates discharges associated with industrial activities.

Noise

The proposed use would not result in heightened noise levels. No substantial noise generating activities currently occur on the site. Typical site activities such as vehicles and trucks entering and exiting the site generate some noise. The HBHRCD will ensure that no more than 60 dBs are audible at the property lines. Noise complaints should be directed to HBHRCD staff, (707) 443-0801, and will be addressed and mitigated as necessary on a case-by-case basis.

Exhibit B

TENANT OPERATION PLAN

Tenant: Glass Roots Construction

Location: Warehouse (See Exhibit A of Lease)

Lease Area: 4,000 sq. ft. Warehouse
 TOTAL 4,000 sq. ft. (See Exhibit A)

Business Operation Description

Lease area shall be used for storage and no other use or purpose.

Hours of Operation and Employees

Up to 24 hours a day, 7 days a week.

Use: Commercial

As per section 313-3.4 of the Humboldt County Code, the Use Type and Classification is Interim Conditionally Permitted Use under the classification of Warehousing, Storage and Distribution.

Warehousing, Storage, and Distribution use includes open-air storage and handling of dry materials.

This use type is compatible with the interim uses allowed in the Industrial/Coastal Dependent zone because it is principally permitted in the MG and ML zones and meets all performance criteria.

Parking Compliance

Of the 123 total parking spaces required for property, this tenant will need two of those parking spaces.

| Use | Building Square footage | Parking demand per SF of lease area based on Use. (Humboldt County Code 109.1.3) | Parking Required from Use (Humboldt County Code 109.1.3) | Reported Number of Employees | Parking Required by Reported Employees | Number Parking Provided |
|-----------|-------------------------|--|--|------------------------------|--|-------------------------|
| Warehouse | 4,000 | 1/2,500 | 1 | 1 | 0 | 2 |
| | | | | | | |

Tenant Improvements

No Tenant Improvements are intended.

By-Products

No by-products or hazardous materials are generated from the proposed activities. Solid waste is hauled to Humboldt Waste Management Authority.

Discharge

The proposed uses will be conducted within existing buildings.

Vehicle exhaust is generated from employees driving to/from the site. No other discharge into the air, surface or groundwater is expected as a result of this project.

The HBHRCD is responsible for overall stormwater management on the RMT II site. The site is covered under the Statewide General Permit for Stormwater Discharge Associated with Industrial Activities, Order 2014-0057-DWQ, which regulates discharges associated with industrial activities.

Noise

The proposed use would not result in heightened noise levels. No substantial noise generating activities currently occur on the site. Typical site activities such as vehicles and trucks entering and exiting the site generate some noise. The HBHRCD will ensure that no more than 60 dBs are audible at the property lines. Noise complaints should be directed to HBHRCD staff, (707) 443-0801, and will be addressed and mitigated as necessary on a case-by-case basis.

Exhibit B

TENANT OPERATION PLAN

Tenant: Bob Borck – Humboldt Home Maintenance & Construction

Location: Shops and Stores(See Exhibit A of Lease)

Lease Area: 2,500 sq. ft. Warehouse
TOTAL 2,500 sq. ft. (See Exhibit A)

Business Operation Description

Lease area shall be used for storage and no other use or purpose.

Hours of Operation and Employees

Up to 24 hours a day, 7 days a week.

Use: Commercial

As per section 313-3.4 of the Humboldt County Code, the Use Type and Classification is Interim Conditionally Permitted Use under the classification of Warehousing, Storage and Distribution.

Warehousing, Storage, and Distribution use includes open-air wholesaling, storage, distribution and handling of materials and equipment.

This use type is compatible with the interim uses allowed in the Industrial/Coastal Dependent zone because it is principally permitted in the MG and ML zones and meets all performance criteria.

Parking Compliance

Of the 123 total parking spaces required for property, this tenant will need two of those parking spaces.

| Use | Building Square footage | Parking demand per SF of lease area based on Use. (Humboldt County Code 109.1.3) | Parking Required from Use (Humboldt County Code 109.1.3) | Reported Number of Employees | Parking Required by Reported Employees | Number Parking Provided |
|-----------|-------------------------|--|--|------------------------------|--|-------------------------|
| Warehouse | 2,500 | 1/2,500 | 1 | 1 | 0 | 1 |
| | | | | | | |

Tenant Improvements

No Tenant Improvements are intended. The inside lease area may be fenced and screened with up to an 8-foot temporary chain link fence panel.

By-Products

No by-products or hazardous materials are generated from the proposed activities. Solid waste is hauled to Humboldt Waste Management Authority.

Discharge

The proposed uses will be conducted within existing buildings.

Vehicle exhaust is generated from employees driving to/from the site. No other discharge into the air, surface or groundwater is expected as a result of this project.

The HBHRCD is responsible for overall stormwater management on the RMT II site. The site is covered under the Statewide General Permit for Stormwater Discharge Associated with Industrial Activities, Order 2014-0057-DWQ, which regulates discharges associated with industrial activities.

Noise

The proposed use would not result in heightened noise levels. No substantial noise generating activities currently occur on the site. Typical site activities such as vehicles and trucks entering and exiting the site generate some noise. The HBHRCD will ensure that no more than 60 dBs are audible at the property lines. Noise complaints should be directed to HBHRCD staff, (707) 443-0801, and will be addressed and mitigated as necessary on a case-by-case basis.

TENANT OPERATION PLAN

Tenant: Express Messenger

Doing Business As: On Trac

Location: Area C Building 2

Lease Area:

15,200 sq. ft Warehouse

TOTAL 15,200 sq. ft

Business Operation Description

Package Delivery Service

Hours of Operation and Employees

Up to 24 hours a day, 7 days a week.

Use: Commercial

As per section 313-3.4 of the Humboldt County Code, the Use Type and Classification is Interim Conditionally Permitted Use under the classification of Warehousing, Storage and Distribution (Attachment E).

Warehousing, Storage, and Distribution use includes open-air wholesaling, storage, distribution and handling of materials and equipment.

This use type is compatible with the interim uses allowed in the Industrial/Coastal Dependent zone because it is principally permitted in the MG and ML zones (Attachment E) and meets all performance criteria.

Parking Compliance:

Of the 24 total parking spaces required for Building C2, this tenant will need six of those parking spaces. (Attachment F)

| Use | Building Square footage | Parking demand per SF of lease area based on Use. (Humboldt County Code 109.1.3) | Parking Required from Use (Humboldt County Code 109.1.3) | Reported Number of Employees | Parking Required by Reported Employees | Number Parking Provided |
|-----------|-------------------------|--|--|------------------------------|--|-------------------------|
| Warehouse | 14,400 | 1/2,500 | 6 | 5 | 1 | 6 |

Tenant Improvements

The tenant occupies existing building space(s). There are no current tenant improvements completed or proposed. (Attachment G)

By-Products

No by-products or hazardous materials are generated from the proposed activities. Solid waste is hauled to Humboldt Waste Management Authority.

Discharge

The proposed uses will be conducted within existing buildings.

Vehicle exhaust is generated from employees driving to/from the site. No other discharge into the air, surface or groundwater is expected as a result of this project.

The HBHRCD is responsible for overall stormwater management on the RMT II site. The site is covered under the Statewide General Permit for Stormwater Discharge Associated with Industrial Activities, Order 2014-0057-DWQ, which regulates discharges associated with industrial activities.

Noise

The proposed use would not result in heightened noise levels. No substantial noise generating activities currently occur on the site. Typical site activities such as vehicles and trucks entering and exiting the site generate some noise. The HBHRCD will ensure that no more than 60 dBs are audible at the property lines. Noise complaints should be directed to HBHRCD staff, (707) 443-0801, and will be addressed and mitigated as necessary on a case-by-case basis.

TENANT OPERATION PLAN

Tenant: Pacific Flake

Location: Area C Building 1

Lease Area: 600 sq. ft Warehouse
 720 sq. ft Processing Building
 4,747 sq. ft Outside Storage
 TOTAL 6,067 sq. ft

Business Operation Description

Pacific Flake is a culinary sea salt harvestry which creates flake sea salt using a slow cook evaporation method. Water is pumped from the Bay, filtered, cooked down, spread out to dry, and the finished salt is packaged.

Hours of Operation and Employees

Up to 24 hours a day, 7 days a week.

Use: Industrial – Coastal-Related

As per section 313-3.4 of the Humboldt County Code, the Use Type and Classification is Conditionally Permitted Use under the Coastal-Related classification.

This use requires Bay water operate and is compatible with near-by aquaculture and interim uses.

Parking Compliance

Of the 71 total parking spaces required for Building C1, this tenant will need one of those parking spaces.

| Use | Building Square footage | Parking demand per SF of lease area based on Use. (Humboldt County Code 109.1.3) | Parking Required from Use (Humboldt County Code 109.1.3) | Reported Number of Employees | Parking Required by Reported Employees | Number Parking Provided |
|---------------------|-------------------------|--|--|------------------------------|--|-------------------------|
| Warehouse | 600 | 1/2,500 | | 1 | 0 | 1 |
| Processing Building | 720 | 1/2,500 | | 1 | 0 | 0 |
| Total | 1,320 | 1/2,500 | | 1 | 0 | 1 |

Tenant Improvements

The tenant occupies existing building space and proposes to build a free-standing garage within the outside lease area. The tenant intends to build out a 24'x30'x9' carport/garage type structure with a single 10'x10' roll up on the front side of the garage (Attachment A). The tenant will obtain necessary building permits for the structure.

By-Products

No by-products or hazardous materials are generated from the proposed activities. Solid waste is hauled to Humboldt Waste Management Authority.

The proposed uses will be conducted within existing buildings and the designated outside storage space location. There is no discharge from salt production as all water is evaporated or used during production.

Vehicle exhaust is generated from employees driving to/from the site. No other discharge into the air, surface or groundwater is expected as a result of this project.

The HBHRCD is responsible for overall stormwater management on the RMT II site. The site is covered under the Statewide General Permit for Stormwater Discharge Associated with Industrial Activities, Order 2014-0057-DWQ, which regulates discharges associated with industrial activities.

Noise

The proposed use would not result in heightened noise levels. No substantial noise generating activities currently occur on the site. Typical site activities such as vehicles and trucks entering and exiting the site generate some noise. The HBHRCD will ensure that no more than 60 dBs are audible at the property lines. Noise complaints should be directed to HBHRCD staff, (707) 443-0801, and will be addressed and mitigated as necessary on a case-by-case basis.

Attachments

- A. Example of Proposed Structure

TENANT OPERATION PLAN

Tenant: Taylor Mariculture

Location: Area C Building 2

| | |
|--------------------|-------------------------|
| Lease Area: | 13,500 sq. ft Warehouse |
| | 1,800 Outdoor Storage |
| TOTAL | 15,300 sq. ft |

Business Operation Description:

Oyster production facility.

Hours of Operation and Employees

Up to 24 hours a day, 7 days a week.

Use: Industrial

As per section 313-3.4 of the Humboldt County Code, the Use Type and Classification is Principally Permitted Use under the classification of Aquaculture, Coastal Dependent (Attachment E). Taylor Mariculture has an existing Coastal Commission issued CDP for operations at RMT II (CDP E-11-029) that authorizes:

- Oyster seed settling facility, nursery rafts, floating upwelling systems
- Pier upgrades
- Construction and operation of onshore storage and seed washing facility

These aquaculture processes use water and wastewater system infrastructure present at the facility and the adjacent dock facility for bay access. These uses are also complimentary to the subtidal mariculture sites proposed to be leased adjacent to the dock facilities as part of the District’s mariculture pre-permitting project.

Parking Compliance

Of the 24 total parking spaces required for Building C2, this tenant will need five of those parking spaces. (Attachment F)

| Use | Building Square footage | Parking demand per SF of lease area based on Use. (Humboldt County Code 109.1.3) | Parking Required from Use (Humboldt County Code 109.1.3) | Reported Number of Employees | Parking Required by Reported Employees | Number Parking Provided |
|-----------------|-------------------------|--|--|------------------------------|--|-------------------------|
| Warehouse | 13,500 | 1/2,500 | 5 | 20 | 5 | 5 |
| Outdoor Storage | 1,800 | 0 | 0 | | | |

Tenant Improvements

The tenant occupies existing building space(s). There are no current tenant improvements completed or proposed. (Attachment G)

By-Products

No by-products or hazardous materials are generated from the proposed activities. Solid waste is hauled to Humboldt Waste Management Authority.

Discharge

The proposed uses will be conducted within existing buildings.

Vehicle exhaust is generated from employees driving to/from the site. No other discharge into the air, surface or groundwater is expected as a result of this project.

The HBHRCD is responsible for overall stormwater management on the RMT II site. The site is covered under the Statewide General Permit for Stormwater Discharge Associated with Industrial Activities, Order 2014-0057-DWQ, which regulates discharges associated with industrial activities.

Noise

The proposed use would not result in heightened noise levels. No substantial noise generating activities currently occur on the site. Typical site activities such as vehicles and trucks entering and exiting the site generate some noise. The HBHRCD will ensure that no more than 60 dBs are audible at the property lines. Noise complaints should be directed to HBHRCD staff, (707) 443-0801, and will be addressed and mitigated as necessary on a case-by-case basis.

TENANT OPERATION PLAN

Tenant: Wahlund Construction

Location: Area C Building 1

Lease Area:

2,400 sq. ft Warehouse

TOTAL 2,400 sq. ft

Business Operation Description

Electrical Contractor.

Hours of Operation and Employees

Up to 24 hours a day, 7 days a week.

Use: Industrial

As per section 313-3.4 of the Humboldt County Code, the Use Type and Classification is Interim Conditionally Permitted Use under the classification of Research/Light Industrial (Attachment E).

Research/Light Industrial use includes industrial, low-impact manufacturing, and development activities, such as manufacture of electrical and electronic equipment, industrial and scientific research, medical testing and analysis, product testing, carpentry, contractor’s yards, lumber yards, and metal-working shops.

This use type is compatible with the interim uses allowed in the Industrial/Coastal Dependent zone because it is principally permitted in the MG and ML zones (Attachment E) and meets all performance criteria.

Parking Compliance

Of the 69 total parking spaces required for Building C1, this tenant will need one of those parking spaces. (Attachment F)

| Use | Building Square footage | Parking demand per SF of lease area based on Use. (Humboldt County Code 109.1.3) | Parking Required from Use (Humboldt County Code 109.1.3) | Reported Number of Employees | Parking Required by Reported Employees | Number Parking Provided |
|-----------|-------------------------|--|--|------------------------------|--|-------------------------|
| Warehouse | 2,400 | 1/2,500 | 1 | 5 | 1 | 1 |

Tenant Improvements

The tenant occupies existing building space(s). There are no current tenant improvements completed or proposed. (Attachment G)

By-Products

No by-products or hazardous materials are generated from the proposed activities. Solid waste is hauled to Humboldt Waste Management Authority.

Discharge

The proposed uses will be conducted within existing buildings.

Vehicle exhaust is generated from employees driving to/from the site. No other discharge into the air, surface or groundwater is expected as a result of this project.

The HBHRCD is responsible for overall stormwater management on the RMT II site. The site is covered under the Statewide General Permit for Stormwater Discharge Associated with Industrial Activities, Order 2014-0057-DWQ, which regulates discharges associated with industrial activities.

Noise

The proposed use would not result in heightened noise levels. No substantial noise generating activities currently occur on the site. Typical site activities such as vehicles and trucks entering and exiting the site generate some noise. The HBHRCD will ensure that no more than 60 dBs are audible at the property lines. Noise complaints should be directed to HBHRCD staff, (707) 443-0801, and will be addressed and mitigated as necessary on a case-by-case basis.

Exhibit B

TENANT OPERATION PLAN

Tenant: Jim Groeling – Wood Storage

Location: South Yard (See Exhibit A of Lease)

Lease Area: 1 AC. Yard Space
1,000 Warehouse
TOTAL 1,000 sq. ft. (See Exhibit A)

Business Operation Description

Lease area shall be used for storage and no other use or purpose.

Hours of Operation and Employees

Up to 24 hours a day, 7 days a week.

Use: Commercial

As per section 313-3.4 of the Humboldt County Code, the Use Type and Classification is Interim Conditionally Permitted Use under the classification of Warehousing, Storage and Distribution.

Warehousing, Storage, and Distribution use includes open-air wholesaling, storage, distribution and handling of materials and equipment.

This use type is compatible with the interim uses allowed in the Industrial/Coastal Dependent zone because it is principally permitted in the MG and ML zones and meets all performance criteria.

Parking Compliance

Of the 123 total parking spaces required for property, this tenant will need two of those parking spaces.

| Use | Building Square footage | Parking demand per SF of lease area based on Use. (Humboldt County Code 109.1.3) | Parking Required from Use (Humboldt County Code 109.1.3) | Reported Number of Employees | Parking Required by Reported Employees | Number Parking Provided |
|-----------|-------------------------|--|--|------------------------------|--|-------------------------|
| Warehouse | 1,00 | 1/2,500 | 1 | 1 | 0 | 1 |
| | | | | | | |

Tenant Improvements

No Tenant Improvements are intended. The inside lease area may be fenced and screened with up to an 8-foot temporary chain link fence panel.

By-Products

No by-products or hazardous materials are generated from the proposed activities. Solid waste is hauled to Humboldt Waste Management Authority.

Discharge

The proposed uses will be conducted within existing buildings.

Vehicle exhaust is generated from employees driving to/from the site. No other discharge into the air, surface or groundwater is expected as a result of this project.

The HBHRCD is responsible for overall stormwater management on the RMT II site. The site is covered under the Statewide General Permit for Stormwater Discharge Associated with Industrial Activities, Order 2014-0057-DWQ, which regulates discharges associated with industrial activities.

Noise

The proposed use would not result in heightened noise levels. No substantial noise generating activities currently occur on the site. Typical site activities such as vehicles and trucks entering and exiting the site generate some noise. The HBHRCD will ensure that no more than 60 dBs are audible at the property lines. Noise complaints should be directed to HBHRCD staff, (707) 443-0801, and will be addressed and mitigated as necessary on a case-by-case basis.

ATTACHMENT B

Harbor District Redwood Marine Terminal II Interim Use CUP /CDP Application

ORDINANCE # 313-104.1 – COMPLIANCE STATEMENTS

INTERIM USES IN THE COASTAL DEPENDENT INDUSTRIAL ZONE

104.1.3 Performance Standards

104.1.3.1 In order to avoid detrimental impacts to coastal-dependent industrial uses, including public docks; water-borne carrier import and export operations; ship building and boat repair; commercial fishing facilities, including storage and work areas, berthing and fish receiving, and fish processing for human consumption; marine oil terminals; Outer Continental Shelf service or supply bases; ocean intake, outfall or discharge pipelines and pipelines serving offshore facilities; and aquaculture and aquaculture support facilities; and in order to avoid detrimental impacts to other priority uses, interim uses shall :

104.1.3.1.1 be compatible with, and not interfere with, the operation of existing onsite and offsite coastal-dependent industrial uses or other priority uses;

Compliance: Proposed uses would be located within vacant areas of existing buildings. Use of these areas would not interfere with the operation of existing onsite and offsite coastal-dependent industrial uses or other priority uses.

104.1.3.1.2 allow the site where they are located to be converted back to a coastal-dependent industrial use or other priority use when the site is needed for such use;

Compliance: Areas proposed for interim uses will not have permanent improvements or facilities installed specifically for that interim use. Leases will specify that the tenant agrees to relocation should a CDI use become available to occupy that area.

104.1.3.1.3 use existing improvements where feasible;

Compliance: The Harbor District is improving RMT II infrastructure and structures to attract and accommodate CDI uses. Interim uses will be able to use those improvements per lease conditions. No new permanent development is proposed.

104.1.3.1.4 be located in the areas least likely to be required by a future coastal-dependent industrial use or other priority use on a particular site to the extent feasible;

Compliance: CDI uses would be expected to occupy the open areas of the site, given bulk and cargo characteristics. Interim uses would be primarily located in existing structures less likely to be used for CDI uses. Interim uses would not block access to dock facilities and loading areas.

104.1.3.1.5 provide improvements that are nonpermanent, and removable or relocatable in a feasible manner, or improvements that would preserve or enhance the utility of the project site for future coastal-dependent industrial use or other priority use, if new improvements are required; and

Compliance: The Harbor District is investing more than \$3.5M in RMT II improvements. These improvements will be permanent and intended primarily for CDI Uses. They would also accommodate interim uses on a temporary basis. Any interim use improvements required by the lessee will be nonpermanent, and removable or relocatable in a feasible manner, or improvements that would preserve or enhance the utility of the project site for future CDI Use.

104.1.3.1.6 not inhibit the eventual use of MC zoned land for coastal- dependent industrial use or other priority use.

Compliance: Interim uses would be sited so as not inhibit eventual CDI uses, or would be relocated per lease provisions.

104.1.3.2 Compliance with Section 104.1.3.1 shall be determined considering at a minimum all of the following factors:

104.1.3.2.1 the amount of area required for an interim use;

Compliance: Interim uses would be accommodated primarily in existing structures which cover less than 25% of the site. This leaves the majority of the site available for other uses.

104.1.3.2.2 the type, intensity and location of the interim use;

Compliance: the interim use type, intensity and location requirements are typically less than more intensive CDI Uses requiring more space and infrastructure.

104.1.3.2.3 maintenance of priority access to roads, bay frontage and infrastructure for existing coastal-dependent industrial uses or other priority uses.

Compliance: The roads, bay frontage and infrastructure are designed and maintained to accommodate CDI and other priority uses. Interim uses can be easily accommodated at this location while at the same time avoiding impacts to CDI and other priority uses given the access and infrastructure available.

104.1.3.2.4 the priority site rating pursuant to Humboldt Bay Area Plan section 3.14.B.3.a.;

Compliance: The project site meets the criteria for a Priority 1 site, as it contains numerous existing buildings and facilities adjacent to Humboldt Bay including the Redwood Marine Terminal Berth 2 dock facility. Given the temporary nature of interim uses they would not affect priority rating on the site.

104.1.3.2.5 the current and projected level of demand for coastal- dependent industrial uses, and the land and infrastructure available to accommodate the demand, as determined in consultation with appropriate public and private agencies or organizations, and appropriate publications;

Compliance: The following analysis relies on key coastal industrial sites identified in:

- Port of Humboldt Bay Harbor Revitalization Plan. PB Ports & Marine Inc. 2003.
- Coastal Dependent Industrial Site Inventory Review APNs 401-301-05, 401-301-09, 401-311-01, Technical Memorandum. LACO Associates March 2015.

The Port of Humboldt Bay Harbor Revitalization Plan (Plan) identified 16 key coastal-dependent sites around the Bay and categorized them based on the presence or absence of active cargo terminals or current use. According to the Plan, these 16 key sites comprise all current and potential marine industrial and commercial properties in Humboldt Bay from the Samoa Bridge (SR 255) to the end of the Fields Landing Channel on the mainland and from the Samoa Bridge to the Bay entrance on the Samoa Peninsula.

The Coastal Dependent Industrial Site Inventory Review (Technical Memorandum) evaluated the 16 key sites, based on June 2014 existing conditions. The Technical Memorandum assessed demand growth or decline for coastal dependent properties and associated facilities. The Technical Memorandum concluded “it appears that there has not been a substantive increase in demand for coastal-dependent industrial sites or facilities [since 2003].” However “there appears to be an increased demand for covered storage and warehouses.” It goes on to say that “based on the comparison between facilities and levels of use, there appears to be a surplus of dockside facilities and property on Humboldt Bay.”

104.1.3.2.6 the cost and amortization period of investments associated with the proposed use; and

Compliance: The primary site investments at RMT II by the Harbor District are intended to attract industrial and CDI Uses. Any additional investments associated with the proposed interim use would be the responsibility of lessee with amortization consistent with the lease term. Lease terms would require temporary improvement to be removed if requested by the property owner.

104.1.3.2.7 the lead time necessary to return the site to coastal-dependent industrial use or other priority use.

Compliance: Interim use leases would include a relocation provision and/or temporary improvements removal at lessor’s discretion to accommodate return of CDI / priority uses.

104.1.3.3 Interim uses do not have the priority status of coastal-dependent industrial uses or other priority uses, shall be located in upland areas, shall not be allowed to fill wetlands or coastal waters, shall be located at least 100 feet from environmentally sensitive habitat areas, and shall not be located on any dock or within 100 feet of a dock as measured from the center of the dock at the point where the dock joins the shore.

Compliance: Proposed interim uses would not have priority status, would be located primarily within existing buildings, would not be allowed to fill wetlands or coastal waters, would be located at least 100 feet from environmentally sensitive habitat areas, and non-infrastructure improvements would not be located directly on dock or within 100 feet of dock.

104.1.3.4 Interim uses shall require both a use permit and coastal development permit, the terms of which shall coincide, and shall be subject to the following standards:

104.1.3.4.1 If interim uses occupy seventy-five (75) percent or more of the total land area zoned MC within the Humboldt Bay Area Plan planning area that either currently supports or has supported coastal-dependent industrial development as determined by the Planning Director, no additional permits for interim uses shall be issued.

Compliance: Interim uses occupy zero (0) percent of MC zoned lands in the Humboldt Bay Area Plan. The proposed interim uses would occupy less than 25% of the 72 acre site.

104.1.3.4.2 The Hearing Officer shall set the term for the permits, which shall normally be between one (1) and seven (7) years. The permit term shall be set in consideration of the factors listed in section 104.1.3.2 so as to provide a viable time frame for an interim use while avoiding impacts to long term coastal-dependent industrial uses.

Compliance: All interim use leases issued by the Harbor District will have a maximum term of seven years with extension options as described below.

104.1.3.4.3 If interim uses occupy fifty (50) percent or more of the total land area zoned MC within the Humboldt Bay Area Plan planning area that either currently supports or has supported coastal-dependent industrial development as determined by the Planning Director, the permit term for any subsequent interim use shall be limited to no more than two (2) years.

Compliance: Interim uses occupy zero (0) percent of MC zoned lands in the Humboldt Bay Area Plan. It is not expected that these uses could occupy fifty (50) percent of MC zoned lands in the foreseeable future. If this unlikely event were to occur, additional permit applications for subsequent interim use would be limited to two (2) years.

104.1.3.4.4 A term of between one (1) and three (3) additional years above the maximum seven (7) years (for a total term not to exceed ten (10) years) may be considered under limited circumstances, but shall not be considered for interim uses subject to the permit term established by 104.1.3.4.3. In addition to the factors provided in section 104.1.3.2, the longer term may be considered for:

104.1.3.4.4.1 interim uses that can coexist with existing or future coastal-dependent industrial uses.

104.1.3.4.4.2 interim uses that provide structural repair, maintenance or upgrades of existing infrastructure, or install new infrastructure, that supports coastal-dependent industrial uses.

Compliance: All interim use leases issued by the Harbor District will comply with the extension options described above.

104.1.3.4.5 The existence of a use permit and coastal development permit for an interim use shall not prevent the application for and approval of any required land use permits for a non-interim principally or conditionally permitted use in the MC zone district for the same parcel, even if for the same location on the parcel, subject to the condition that the permits for any non-interim use that would conflict with an interim use shall not become effective until the expiration of the interim use permit term set by the Hearing Officer, the abandonment of the interim use during the permit interim use term, or the rescission of the lease for the interim use and the removal or relocation of the interim use in accordance with Section 104.1.3.10.

Compliance: The Harbor District lease will comply with the terms above.

104.1.3.5 An interim use permit and coastal development permit shall not confer any land use entitlement or property right to the holder of the permits beyond the permit expiration date set forth in the use permit and coastal development permit. Interim permits shall expire at the end of the term set by the Hearing Officer, at which time they become null and void. Interim uses shall cease operation and all permitted development not authorized to remain by permit shall be removed by the permit expiration date. Approval of a new use permit and coastal development permit prior to the expiration date of the existing use permit and coastal development permit authorizing the interim use shall be required in order to continue an interim use uninterrupted beyond the expiration date of the existing permit.

Compliance: All interim use leases issued by the Harbor District for RMT II shall include clause that lessor as permit holder, has no land use entitlement or property right beyond the permit expiration date. The lease shall also include the interim permit expiration date as set by the County Hearing Officer, and a clause stating that the interim uses shall cease operation and all permitted development not authorized to remain by permit shall be removed by the permit expiration date.

104.1.3.6 An interim use must commence within one (1) year after all applicable appeal periods have lapsed. Extensions of the initial permit vesting period (the period by which the interim use must begin) may be approved in accordance with Section 312-11.3 of the Zoning Ordinance (“Extension of a Permit or Variance”).

Compliance: It is expected that interim uses would begin as soon as permit is approved and any appeals period has lapsed. In the unlikely event that this time period is exceeded a permit extension will be requested.

104.1.3.7 Interim uses shall utilize existing improvements where feasible. If new improvements are required, they shall be nonpermanent, and removable or relocatable in a feasible manner, or shall be improvements that would preserve or enhance the utility of the project site for future coastal-dependent industrial use or other priority use. A project site shall be restored to pre-project condition, or to a condition that would preserve or enhance the project site for future coastal-dependent industrial use or other priority use, on or before the expiration date of a use permit and coastal development permit for an interim use. An application for a use permit and coastal development permit for interim uses shall include a plan detailing how and when the project site will be restored. A bond in the amount necessary to complete the required restoration may be required at the discretion of the Hearing Officer.

Compliance: proposed interim uses at RMT II would be accommodated in buildings and on developed areas of the site. These areas will be maintained by the Harbor District for interim and longer term uses, no site restoration plan is necessary.

104.1.3.8 Prior to any development occurring that is authorized by an interim use permit and coastal development permit, a Development Plan shall be submitted for review and approval by the Planning Director, and a Notice of Development Plan shall be recorded on all properties where the interim use permit will be located. The Development Plan shall identify the term and all other applicable development restrictions that apply to the interim use, including the plan

for restoring the project site to pre-project condition, or to a condition that would preserve or enhance the project site for future coastal-dependent industrial use or other priority use.

Compliance: No new permanent development is currently proposed. A Development Plan will be submitted for Planning Director review and approval, and a Notice of Development Plan recorded for the RMT II site as necessary. The Development Plan will identify use term, applicable interim use development restrictions and how the interim use would enhance the project site for future CDI or other priority use.

104.1.3.9 Coastal-dependent industrial uses and other priority uses are considered priority uses pursuant to the County's Local Coastal Program and California Coastal Act and as such, shall be given priority over interim uses in evaluating potential land use conflicts between the two uses. Operation of coastal-dependent industrial uses or other priority uses in conformance with all applicable laws and regulations shall not constitute a nuisance pursuant to the Humboldt County Code of Regulations.

Compliance: All interim uses shall include a clause stating that CDI uses and other priority uses are considered priority uses pursuant to the County's LCP and California Coastal Act and as such, have priority over interim uses in the event of use conflicts. Lessees will agree not to object to CDI or other priority uses operation that are in conformance with all applicable laws and regulations, pursuant to the Humboldt County Code of Regulations.

104.1.3.10 Any lease for an interim use shall include a provision for rescission of the lease and mandatory relocation or removal of the interim use within six months in the event a coastal-dependent industrial use or other priority use is identified by the property owner for the space occupied by an interim use on terms acceptable to the property owner. A copy of the lease showing compliance with this provision shall be provided to the Planning Division prior to permit issuance. A property owner shall prioritize coastal-dependent industrial uses and other priority uses over interim uses and may exercise the lease rescission provision if a coastal-dependent industrial use or other priority use attempting to occupy the site would be prohibited from doing so due to the existence of one or more interim uses.

Compliance: All interim use leases for RMT II shall include a rescission provision and mandatory interim use relocation or removal within six months in the event a CDI use or other priority use is identified for that lease space by the property owner.

104.1.3.11 The Coastal-Dependent Industrial Development regulations contained in Coastal Zoning Regulations Section 313-45.1 shall continue to apply to coastal-dependent industrial development in the MC zone district, but shall not apply to noncoastal- dependent industrial interim uses.

Compliance: It will be conveyed to each interim use lessee that CZR Section 313-45.1 CDI Industrial Development regulations do not apply.

104.1.3.12 The Industrial Performance Standards as provided in Coastal Zoning Regulations Section 313-103.1 shall apply to all Interim Conditionally Permitted Uses.

Compliance: The proposed interim uses would comply with the Industrial Performance Standards as provided in CZR Section 313-103.1.

104.1.4 Findings. In addition to the required findings for all permits and variances pursuant to Chapter 2. Section 312-17 of the Humboldt County Zoning Regulations the Hearing Officer may approve or conditionally approve an application for an interim use permit and coastal development permit only if a finding can be made that the interim use does not have a detrimental impact on existing coastal-dependent industrial uses or other priority uses. Nor on the future long-term use of MZ zoned land for coastal-dependent industrial uses or other priority uses.

Compliance: Proposed CDI uses will support a finding of no detrimental impact on existing coastal-dependent industrial uses or other priority uses. Nor on the future long-term use of MZ zoned land for coastal-dependent industrial uses or other priority uses.

104.1.5 Tribal Cultural Resources. Ground disturbing activities will require review by local Native American tribes and may require a record search, a site visit, and/or an archaeological survey for Tribal cultural resources during the permitting process. If a likelihood of significant resources is identified, project redesign, mitigation. And/or monitoring during ground disturbing activities may be required for areas considered sensitive.

Compliance: Whenever ground disturbing activities will occur archaeological review checks will be initiated for all interested tribes.

104.1.6 Future Applicability. If the County undertakes a reduction of MC zoned land, the continued applicability of these standards shall be reviewed and may potentially be modified as may be appropriate.

Compliance: Should these standards be reviewed and modified, the Harbor District will also review and potentially modify its compliance standards.