



COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT
CURRENT PLANNING DIVISION

3015 H Street • Eureka CA 95501
Phone: (707) 445-7541 • Fax: (707) 268-3792

Hearing Date: July 19, 2018

To: John H. Ford, Humboldt County Zoning Administrator

From: Steve Werner, Supervising Planner

Subject: **Sequoia Investments X LLC. Coastal Development Permit/Conditional Use Permit**
Application Number 14137
Case Numbers: CDP-18-020/CUP-18-018
Assessor Parcel Numbers 401-301-016; 401-311-001
2200 Bendixsen Street, Fairhaven area

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Please contact Michael Wheeler at (707) 268-3730, or by e-mail at mwheeler@co.humboldt.ca.us, if you have any questions about the scheduled public hearing item.

cc: Applicant, Agent, California Coastal Commission

AGENDA ITEM TRANSMITTAL

Hearing Date: July 19, 2018	Subject: Coastal Development Permit & Conditional Use Permit	Contact: Michael Wheeler
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Project Description: A Coastal Development Permit and Conditional Use Permit to allow non-coastal dependent industrial interim uses for a maximum permit term of ten (10) years within existing facilities, as defined in Chapter 3, Section 313-3.4 of the Humboldt County Zoning Code. The existing facilities were formerly the site of the Simpson Pulp Mill which operated from 1955 to 1993. All existing on-site infrastructure, including storage and distribution warehouses, processing and industrial equipment, administrative buildings, employee facilities, paved and unpaved lease areas, and roads were developed during this time. At the height of operations, the pulp mill processed nearly 1,000 tons of paper pulp per day and employed close to 300 people. The facilities vacated by Simpson are located in the Coastal Dependent Industrial zone and are now proposed to be permitted for interim uses. Proposed interim uses will be required to meet the performance standards outlined in HCC Chapter 3, Section 313-104.1. Interim uses will include the following: Fox Farm Fertilizer (207,133 s.f.); Humboldt Bay Packers (12,000 s.f.); Jim Groeling Architecture (43,500 s.f. outdoor reclaimed wood storage and carpentry); 101 Net Link (40 s.f. internet antenna atop building 4); Aaron Newman Storage (1,480 s.f.); Cunhas Creations (1,825 s.f.); Greg Lysander Pottery (880 s.f.); McBurn Firewood (1,890 s.f.); Sunlight Supply (44,800 s.f. warehousing, storage and distribution); Frazel & McLean (1,870 s.f. warehousing, storage and distribution); Sequoia Investments X (no s.f. given, warehousing, storage and distribution). All uses will be located in existing facilities and utilize existing on-site wastewater system(s) and domestic water connections. All uses will be conducted solely within the jurisdictional area of the County for Coastal Development permitting.

Project Location: In Humboldt County, in the Fairhaven area, on both sides of Bendixsen Street, just south of the intersection of Bendixsen Street with Comet Street on property known as 2200 Bendixsen Street.

Present Plan Designations: Industrial/Coastal-Dependent (MC); Humboldt Bay Area Plan (HBAP)

Density: N/A

Slope Stability: Relatively Stable (0),

Present Zoning: (MC/A) Industrial/Coastal-Dependent (MC), Archaeological Resource Area Outside Shelter Cove (A)

Case Numbers: CDP-18-020/CUP-18-018

Application Number: 14137

Assessor Parcel Numbers: 401-301-016-000, 401-311-001-000

Applicant

Sequoia Investments X, LLC
Attn: Tim Callison
PO Box 1028
Eureka, CA 95502

Owner

Sequoia Investments X LLC
323 5Th St
Eureka, CA 95501

Agent

Praj White
Northpoint Consulting
P. O. Box 44
Eureka, CA 95502

Environmental Review: Yes

Major Issues: None

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

EXECUTIVE SUMMARY

Sequoia Investments X LLC Coastal Development Permit/Conditional Use Permit
Case Numbers: CDP-18-020/CUP-18-018; File No.: APNs 401-301-016, 401-311-001

Recommended Commission Action

1. Describe the application at a public hearing;
2. Request that staff present the project;
3. Open the public hearing and receive testimony; and
4. Close the hearing and take the following action:

Move to make adopt the Mitigated Negative Declaration and make all of the required findings for approval of the Coastal Development Permit and Conditional Use Permit based on evidence in the staff report and any public testimony, and adopt the Resolution approving the proposed Sequoia Investments X LLC project subject to the recommended conditions of approval.

Executive Summary: Sequoia Investment X LLC is applying for a Coastal Development Permit and Conditional Use Permit to allow non-coastal dependent industrial interim uses for a maximum permit term of ten (10) years within existing facilities, as defined in Chapter 3, Section 313-3.4 of the Humboldt County Zoning Code. The existing facilities were formerly the site of the Simpson Pulp Mill which operated from 1955 to 1993. All existing on-site infrastructure, including storage and distribution warehouses, processing and industrial equipment, administrative buildings, employee facilities, paved and unpaved lease areas, and roads were developed during this time. At the height of operations, the pulp mill processed nearly 1,000 tons of paper pulp per day and employed close to 300 people. The facilities vacated by Simpson are located in the Coastal Dependent Industrial zone and are now proposed to be permitted for interim uses. Proposed interim uses will be required to meet the performance standards outlined in HCC Chapter 3, Section 313-104.1. Interim uses will include the following: Fox Farm Fertilizer (207,133 s.f.); Humboldt Bay Packers (12,000 s.f.); Jim Groeling Architecture (43,500 s.f. outdoor reclaimed wood storage and carpentry); 101 Net Link (40 s.f. internet antenna atop building 4); Aaron Newman Storage (1480 s.f.); Cunhas Creations (1,825 s.f.); Greg Lysander Pottery (880 s.f.); McBurn Firewood (1,890 s.f.); Sunlight Supply (44,800 s.f. warehousing, storage and distribution); Frazel & McLean (1,870 s.f. warehousing, storage and distribution); Sequoia Investments X (no s.f. given, warehousing, storage and distribution). These are more fully described in the Plot Plan, Master Lease Area Map and Building Floor Plan detail sheets provided. Operation Plans for each interim use is provided in Attachment 3. All uses will be located in existing facilities and utilize existing on-site wastewater system(s) and domestic water connections. All uses will be conducted solely within the jurisdictional area of the County for Coastal Development permitting.

There is a substantial inventory of vacant and underutilized land zoned MC, Coastal-Dependent Industrial around Humboldt Bay. Until such time as there is a higher demand for the use of MC zoned land for its designated purpose of supporting coastal-dependent industrial uses, defined as uses which require a maintained navigable channel to function, it is desirable and beneficial to generate revenues that can be used to maintain and improve infrastructure for future coastal-dependent industrial use. This is accomplished by increasing the variety of conditionally permitted uses in the MC zone district by allowing noncoastal-dependent interim uses, thereby increasing the potential for the use of vacant and underutilized MC zoned land.

The purpose of the interim use regulations is to establish minimum standards for interim noncoastal-dependent development in the MC zone district while simultaneously protecting the current and long term use of MC zoned land for coastal-dependent industrial use as defined in 104.1.3.1, and other priority uses conditionally permitted in the MC zone district including coastal-

dependent recreation, coastal-related, and coastal access facilities. To allow greater use of underutilized MC zoned lands, certain uses allowed in the ML, Light Industrial and MG, Industrial General zone districts not otherwise allowed in the MC zone district may be allowed in the MC district as conditionally permitted interim uses ("interim uses") subject to the interim use performance standards which avoid detrimental impacts to the long term coastal-dependent industrial use, or other priority use, of MC zoned lands.

The applicant proposes to comply with the interim use performance standards as follows:

1. The site will not inhibit the continued or eventual use of MC zoned land for Coastal-Dependent Industrial (CDI) use or other priority use due to the lease agreement allowing for termination within six months. The site can then be converted to CDI use.
2. The site will be compliant with subsection 104.1.3.3 and is located greater than 100 ft. from environmentally sensitive habitat, and greater than 100 ft. from the dock.
3. Existing improvements will be utilized, however, if new improvements are required they will be non-permanent or enhance the project site for future CDI use. The 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.
4. The applicant will maintain all priority access roads for circulation and access to bay frontage and infrastructure for coastal-dependent and priority uses.
5. The applicant has spent approximately \$2,000,000.00 on maintaining, repairing, and upkeeping of existing buildings and infrastructure as a result of non-CDI tenants. Allowing "interim uses" to continue on the subject site buildings will result in continued maintenance and upkeep, maintaining the buildings for future CDI uses.
6. The "interim use" permit does not entitle the land owner or tenants to long-term "interim uses" beyond the permit expiration date and shall expire on the date agreed on by the hearing officer. The interim uses will commence within one (1) year upon project approval.
7. No development will occur on the property besides maintenance and upgrades to existing facilities including: electrical, mechanical, septic, and road improvements. Section 313-103.1 of the Coastal Zoning Regulations shall apply to all Interim Conditionally Permitted Uses. The interim use will comply with all applicable policies of the HBAP.

The term of the requested Interim Use Permit is ten (10) years. Section 104.1.3.4.1 authorizes the Hearing Officer to set the term of the permit, with the normal term to be between one (1) and seven (7) years. The requested additional three (3) years of permit term may be considered under limited circumstances. In addition to the findings in Section 104.1.3.4.2 used to set the initial 1. to 7 year term, a longer term may be considered for:

- 1) interim uses that can coexist with existing or future coastal development industrial uses (CDI) and other priority uses.
- 2) interim uses that provide for structural repair, maintenance or upgrades of existing infrastructure, or install new infrastructure, that supports coastal-dependent industrial uses.

In this case, the majority of the existing buildings and open yard area on the land zoned MC will be leased out to Interim Uses. An open question exists as to how well the interim uses can coexist with a future CDI use, as few buildings will remain available for this purpose and the largest unoccupied yard area is labeled on the Plot Plan as "ruin and rubble". It would appear that other than access to the dock, a future CDI use may need to invoke the lease termination provision for one or more of the proposed tenant uses to provide the building and yard area necessary to function. With respect to the second consideration of providing for repair,

maintenance or upgrades through the interim use, this consideration is already an element of the determination used to set the initial 1 to 7 year term. Staff believes that if this consideration is used to support extending the permit to the 10 year maximum term, the applicant should demonstrate a commitment to structural repairs, maintenance or upgrades of existing infrastructure over and above that for the "normal" project. This expression of the applicant's intent may already exist but the details are not known to staff. If the Planning Commission determines that approval of the additional term is dependent on this particular consideration, the applicant could be asked to clarify or present additional documentation prior to taking action on the request. A continuance of the public hearing may be appropriate in that event.

Based on the on-site inspection, a review of Planning Division reference sources, and comments from all involved referral agencies, the Department believes that the applicant has submitted evidence in support of making all of the required findings for adopting the Mitigated Negative Declaration and approving the proposed Coastal Development Permit and Conditional Use Permit.

Alternatives: The Planning Commission could elect not to approve the project, or to require the applicant to submit further evidence, or modify the project. These alternatives could be implemented if your Commission is unable to make all of the required findings.

**RESOLUTION OF THE PLANNING COMMISSION
OF THE COUNTY OF HUMBOLDT
Resolution Number 18-_____**

**MAKING THE REQUIRED FINDINGS FOR CERTIFYING COMPLIANCE WITH THE CALIFORNIA
ENVIRONMENTAL QUALITY ACT AND CONDITIONALLY APPROVING THE SEQUOIA INVESTMENTS X
LLC COASTAL DEVELOPMENT PERMIT AND CONDITIONAL USE PERMIT APPLICATION: CASE NUMBERS
CDP-18-020/CUP-18-018: File No.: APNs 401-301-016**

WHEREAS, Sequoia Investments X LLC submitted an application and evidence in support of approving a CDP/CUP for interim uses within an area zoned for coastal dependent industrial uses on the Samoa Peninsula; and

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 project is not exempt from environmental review under CEQA. A Mitigated Negative Declaration has been prepared for the Planning Commission's adoption; and

WHEREAS, Attachment 1 in the Planning Division staff report includes evidence in support of making all of the required findings for approving the Coastal Development Permit and Conditional Use Permit for the proposed project (Case Numbers: CDP-18-020/CUP-18-018);

WHEREAS, based on the staff report and testimony from the public hearing on July 19, 2018, the Planning Commission finds that:

NOW, THEREFORE, be it resolved, determined, and ordered by the Planning Commission that:

1. The Planning Commission approves the proposed Mitigated Negative Declaration in Attachment 4 as required by Section 15074 (b) of the CEQA Guidelines, and finds that there is no substantial evidence that the proposed project will have a significant effect on the environment.
2. The findings in Attachment 2 of the Planning Division staff report support approval of Case No.: CDP-18-020/CUP-18-018 based on the submitted evidence; and
3. Case Nos.: CDP-18-020/CUP-18-018 is approved as recommended and conditioned in Attachment 1.

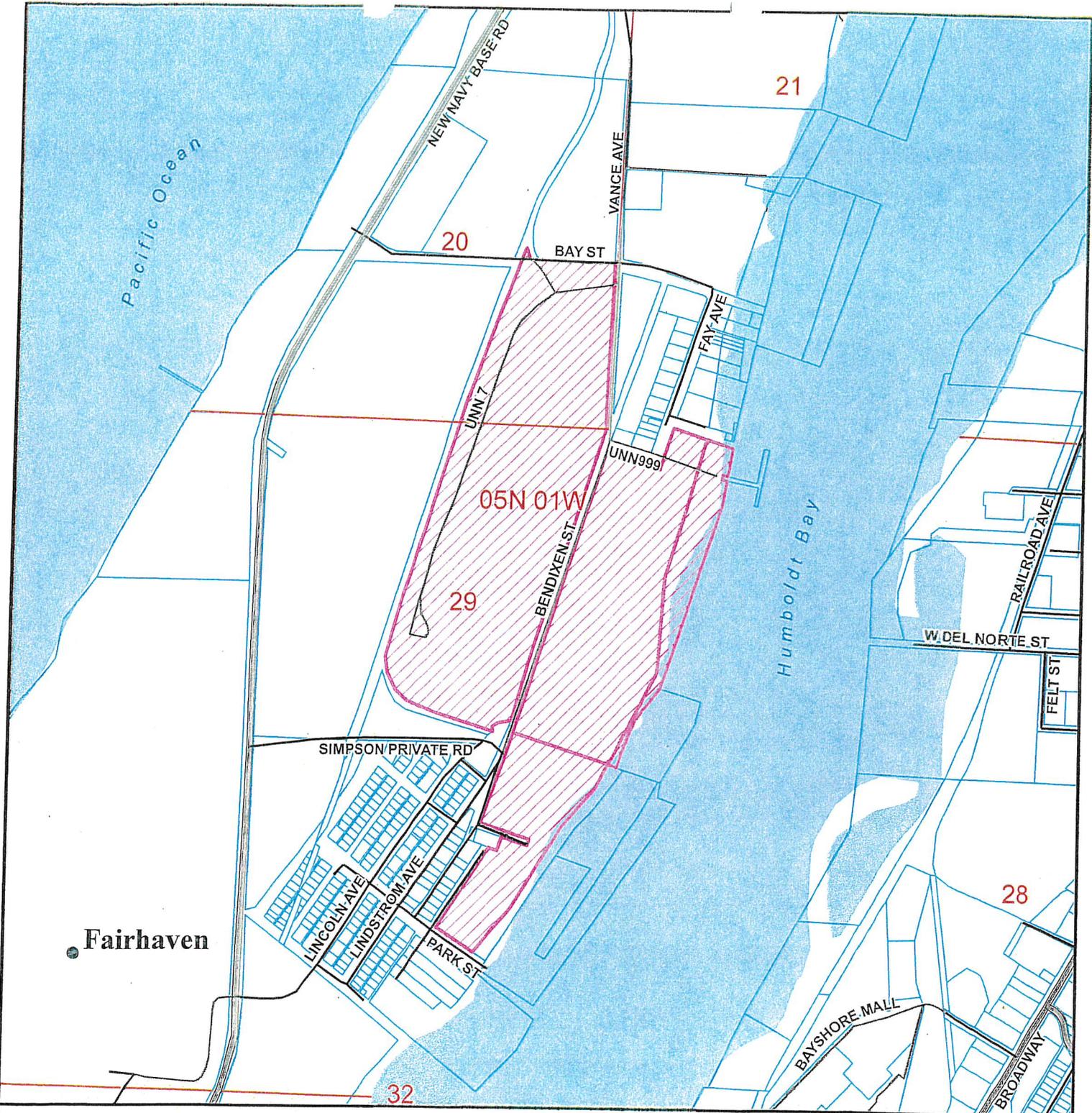
Adopted after review and consideration of all the evidence on July 19, 2018.

The motion was made by COMMISSIONER _____, second by COMMISSIONER _____, and the following vote:

AYES: Commissioners:
NOES: Commissioners:
ABSTAIN: Commissioners:
ABSENT: Commissioners:

I, John Ford, Secretary to the Planning Commission 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 Commission at a meeting held on the date noted above.

John H. Ford
Director of Planning and Building



LOCATION MAP

PROPOSED SEQUOIA X LLC CDP/CUP
 Interim Uses in Coastal Dependent Industrial Zone
 FAIRHAVEN AREA

CDP-18-020/CUP-18-018

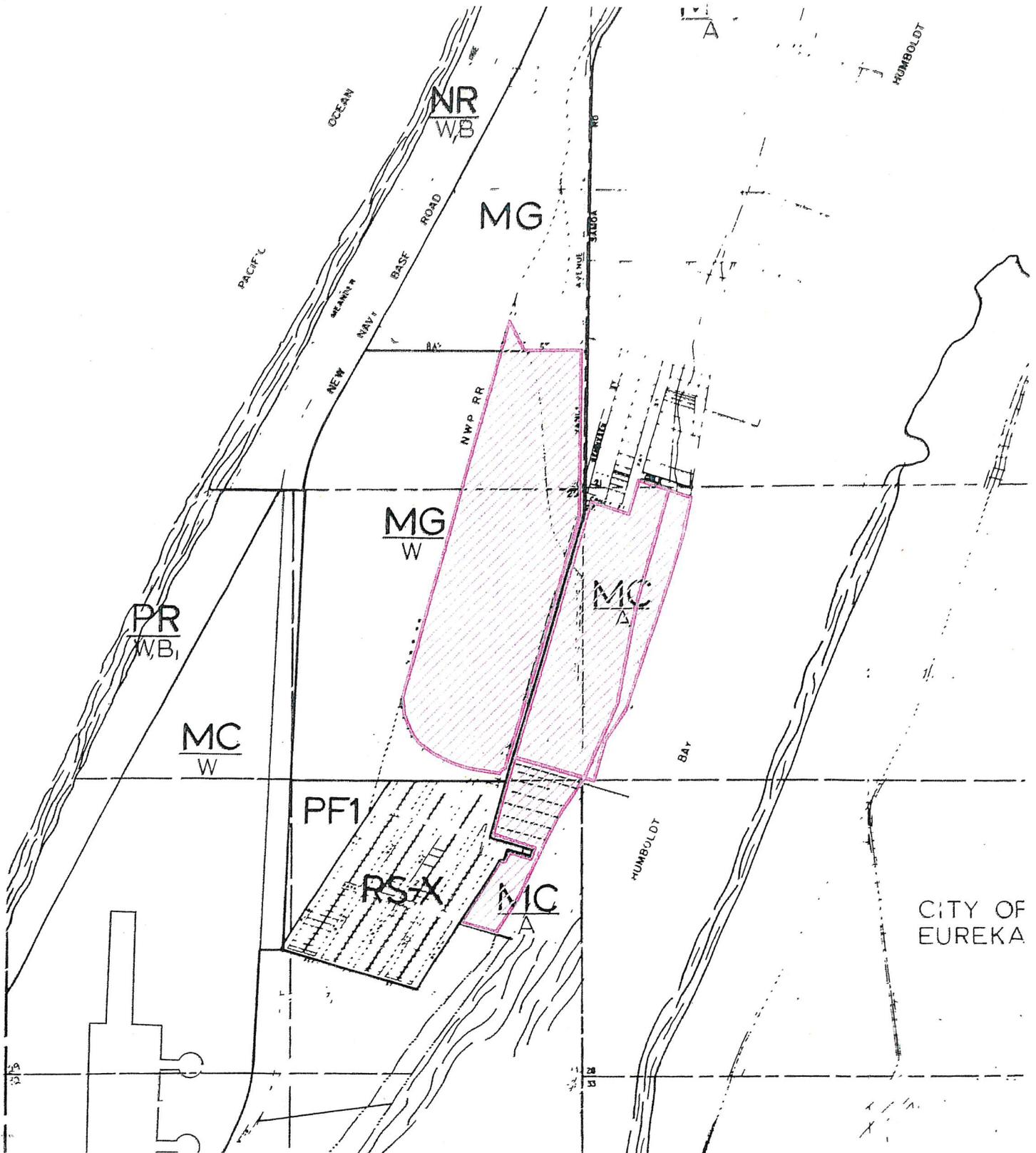
APN:401-301-005 et seq

T05N R01W S20,28,29 HB&M (Eureka)

Project Area = 

This map is intended for display purposes and should not be used for precise measurement or navigation. Data has not been completely checked for accuracy.





ZONING MAP

PROPOSED SEQUOIA X LLC CDP/CUP

Interim Uses in Coastal Dependent Industrial Zone

FAIRHAVEN AREA

CDP-18-020/CUP-18-018

APN:401-301-005 et seq

T05N R01W S20,28,29 HB&M (Eureka)

PROJECT AREA = 



MAP NOT TO SCALE

CDP 18-020 Sequoia Investments X LLC 14137

July 19, 2018

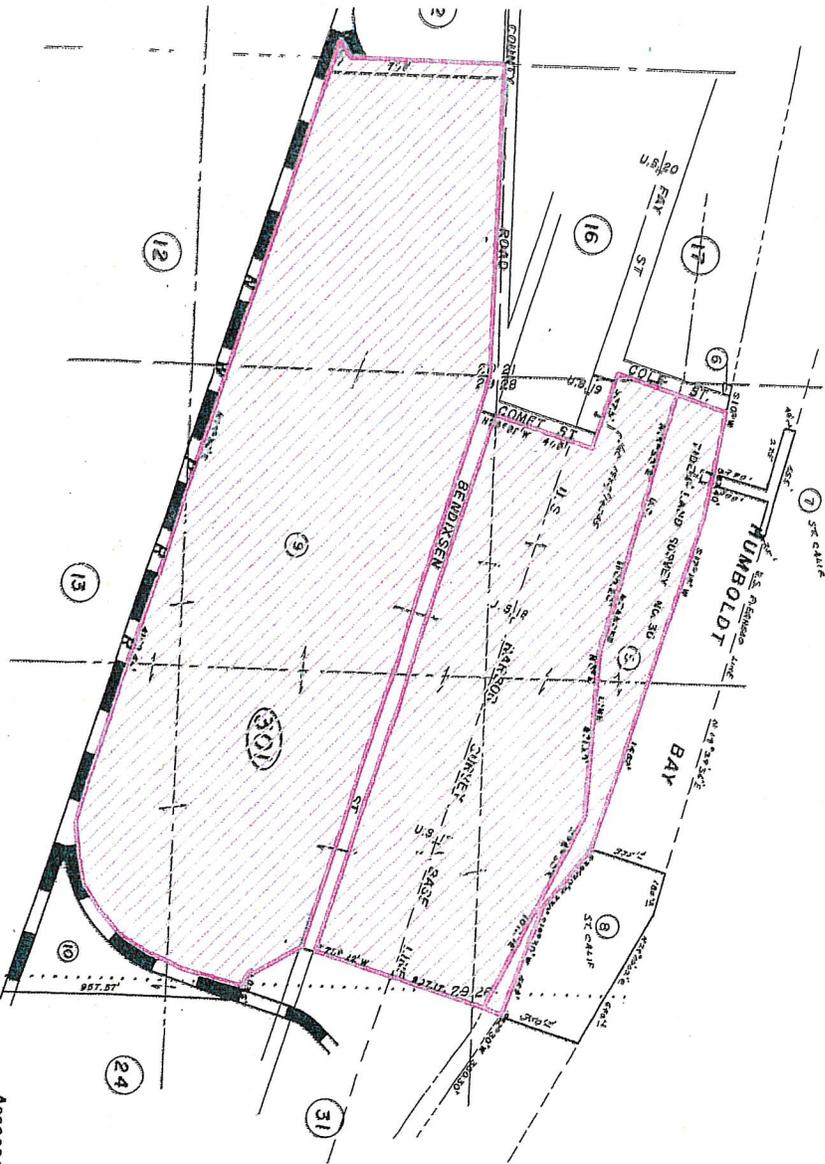
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POR. SECS. 20, 21, 28 & 29 T5N R1W

401-30



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 L.S. 18 Pg. 18
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 L.S. 24 Pg. 50 & 51



NOTE - Assessor's Block Numbers Shown in Ellipses
 Assessor's Parcel Numbers Shown in Circles

Assessor's Maps Bk. 401 - Pg. 30
 County of Humboldt, Calif.

ELC

ASSESSOR PARCEL MAP

PROPOSED SEQUOIA X LLC CDP/CUP

Interim Uses in Coastal Dependent Industrial Zone

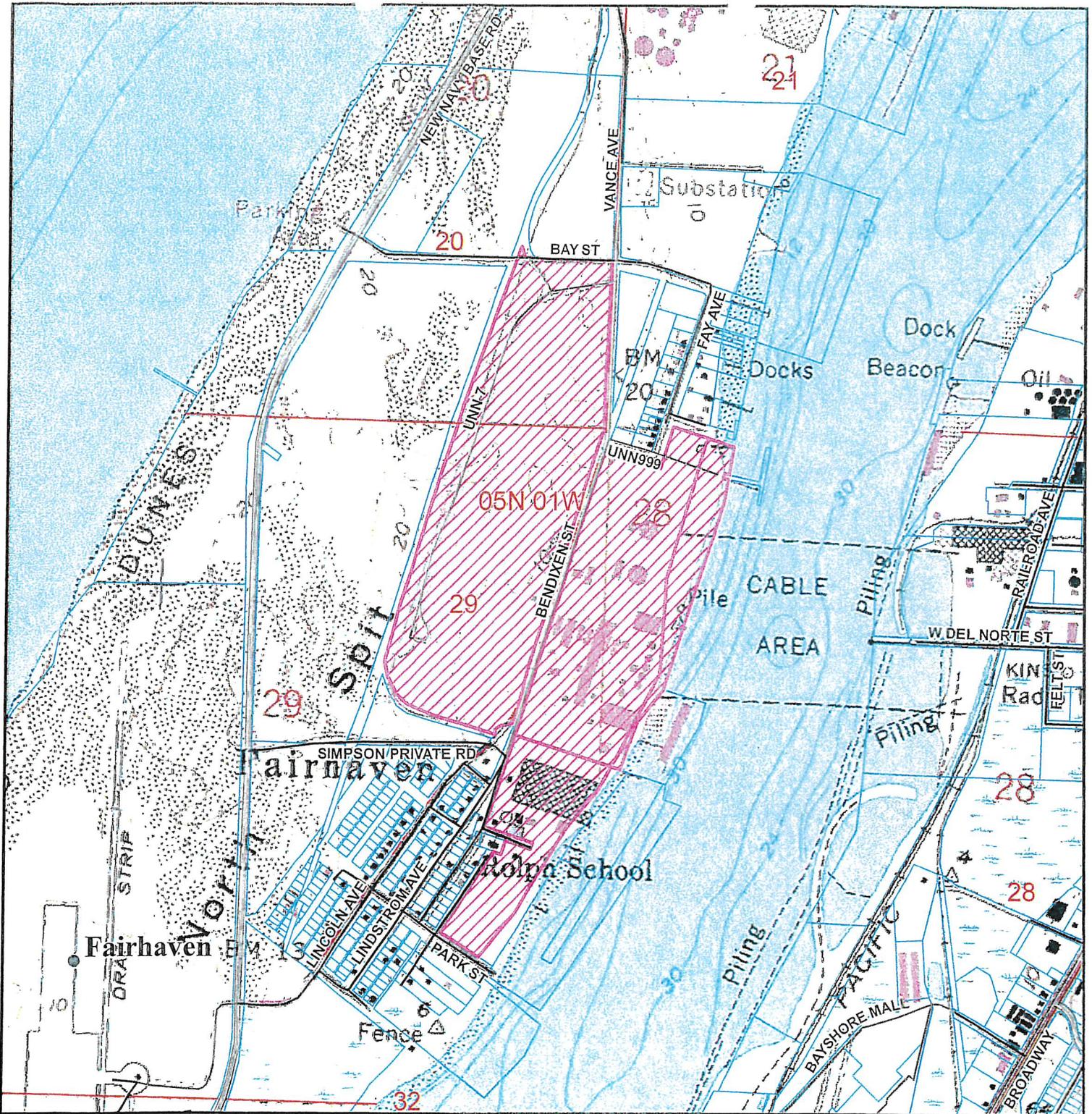
FAIRHAVEN AREA

CDP-18-020/CUP-18-018

APN:401-301-005 et seq

T05N R01W S20,28,29 HB&M (Eureka)

PROJECT SITE = 



TOPO MAP

PROPOSED SEQUOIA X LLC CDP/CUP
 Interim Uses in Coastal Dependent Industrial Zone
 FAIRHAVEN AREA

CDP-18-020/CUP-18-018

APN:401-301-005 et seq

T05N R01W S20,28,29 HB&M (Eureka)

Project Area = 

This map is intended for display purposes and should not be used for precise measurement or navigation. Data has not been completely checked for accuracy.





AERIAL MAP

PROPOSED SEQUOIA X LLC CDP/CUP

Interim Uses in Coastal Dependent Industrial Zone

FAIRHAVEN AREA

CDP-18-020/CUP-18-018

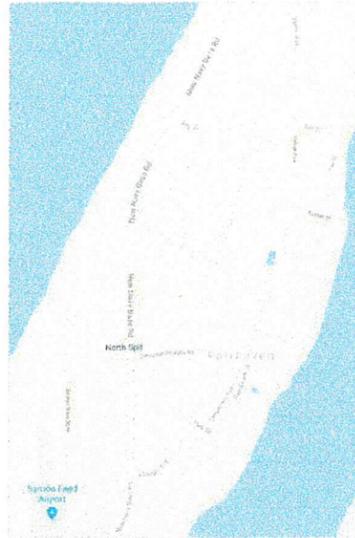
APN:401-301-005 et seq

T05N R01W S20,28,29 HB&M (Eureka)

Project Area = 

This map is intended for display purposes and should not be used for precise measurement or navigation. Data has not been completely checked for accuracy.



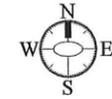


VICINITY MAP
NOT TO SCALE

DIRECTIONS TO SITE:
FROM EUREKA, CA
- TAKE US-101 NORTHBOUND
- TAKE EXIT CA-255 N and NEW NAVY BASE RD TO BAY IN SAMOA (5.1mi)
- TURN LEFT ONTO BENDIXION ST (0.8 mi)

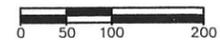
FOX FARM & SEQUOIA INVESTMENT X, LLC

"INTERIM USES" CONDITIONAL USE PERMIT & COASTAL DEVELOPMENT PERMIT APPLICATION



PLOT PLAN

22x34 SHEET: 1"=100'



LEGEND

- PAVED ROADWAY
- CONCRETE
- RUINS / RUBBLE
- PAVEMENT
- ROCKED AREA
- APPROXIMATE LIMITS OF CALIFORNIA COASTAL COMMISSION PERMIT JURISDICTION
- HUMBOLDT BAY
- FEMA FLOOD LINE
- APPEAL & STATE JURISDICTION LINE
- ENFORCEMENT AGREEMENT LINE



PROJECT INFORMATION:

APPLICANT:
SEQUOIA INVESTMENT X, LLC
P.O. BOX 1028
EUREKA, CA 95502

OWNERS AGENT:
NORTHPOINT CONSULTING GROUP, INC
P.O. BOX 44
EUREKA, CA 95502

SITE ADDRESS:
APN: 401-311-001 / 401-301-016
1920 VANCE AVE. & 1904 GASS STREET
EUREKA, CA 95564

APN 401-311-001

- TREES TO BE REMOVED = NONE
- EARTHWORK = NONE
- WATER = PUBLIC (HBMWD)
- SEWER = PRIVATE
- PARCEL SIZE = ±138 ACRES
- ZONE: = MC/A
- PLAN: = MC
- COMMUNITY PLAN: = HBAP
- BUILDING SETBACKS:**
- FRONT & REAR = 50'
- SIDE = 25'
- SRA AREA: = NO
- IN COASTAL ZONE: = YES (APPEAL PERMIT JURISDICTION)
- IN 100 YR FLOOD ZONE = YES

APN 401-301-016

- TREES TO BE REMOVED = NONE
- EARTHWORK = NONE
- WATER = PUBLIC (HBMWD)
- SEWER = PRIVATE
- PARCEL SIZE = ±138 ACRES
- ZONE: = MC/A (IN PROJECT LIMITS)
- PLAN: = MC (IN PROJECT LIMITS)
- COMMUNITY PLAN: = HBAP
- * PROJECT IS LOCATED WITHIN MC ZONE AND APPEAL JURISDICTION OF CALIFORNIA COASTAL COMMISSION
- BUILDING SETBACKS:**
- FRONT & REAR = 50'
- SIDE = 25'
- SRA AREA: = NO
- IN COASTAL ZONE: = YES (APPEAL PERMIT JURISDICTION)
- IN 100 YR FLOOD ZONE = YES

NOTES:

THESE DRAWING WERE PREPARED USING A SURVEY PROVIDED BY KELLY O'HERN ASSOCIATES. THE SURVEY IS BASED ON A PRO FORMA POLICY BY FIRST AMERICAN TITLE INSURANCE CO, POLICY NUMBER NCS-748411-SF RECEIVED OCTOBER 27, 2015.

PROJECT DESCRIPTION:

THE PROJECT WOULD ALLOW EXISTING AND PROPOSED NON-COASTAL DEPENDENT INDUSTRIAL INTERIM USES FOR A PERIOD OF UP TO 10-YEARS, WITHIN EXISTING FACILITIES, AS DEFINED IN CHAPTER 3, SECTION 313-3.4 OF THE HUMBOLDT COUNTY ZONING REGULATIONS AND THAT MEET THE REQUIRED PERFORMANCE STANDARDS OUTLINED IN CHAPTER 3, SECTION 313-104.1 OF THE HUMBOLDT COUNTY ZONING REGULATIONS. INTERIM USES ALLOWED UNDER SECTION 313-104.1 INCLUDE CERTAIN USES ALLOWED IN THE LIGHT INDUSTRIAL (ML) AND INDUSTRIAL GENERAL (MG) ZONE DISTRICTS NOT OTHERWISE ALLOWED IN THE MC ZONE.

TABLE OF CONTENTS:

- 1 = COVER PAGE
- 2 = PLOT PLAN
- 3 = MASTER LEASE AREA
- 4 = FOX FARM BUILDING 1A, 2, & 3 FLOOR PLAN
- 5 = FOX FARM BUILDING 8 FLOOR PLAN
- 6 = FOX FARM BUILDING 10 & 10A FLOOR PLAN
- 7 = FOX FARM BUILDING 11 FLOOR PLAN
- 8 = FOX FARM BUILDING 12 FLOOR PLAN
- 9 = FOX FARM BUILDING 20 FLOOR PLAN
- 10 = SUN LIGHT SUPPLY BUILDING 1 FLOOR PLAN
- 11 = WESTERN WEB BUILDING 5, 6FL1, & 6A FIRST FLOOR PLAN
- 12 = WESTERN WEB BUILDING 5 SECOND FLOOR PLAN
- 13 = CUNHAS CREATIONS BUILDING 6B FLOOR PLAN
- 14 = SEQUOIA INVESTMENT X, LLC. BLDG 6C & 6F1B FLOOR PLAN
- 15 = TED FRAZEL & RON MCLEAN BUILDING 6D FLOOR PLAN
- 16 = HUMBOLDT BAY PACKERS BUILDING 10B FLOOR PLAN
- 17 = SEQUOIA INVESTMENT X, LLC. BUILDING 10D FLOOR PLAN
- 18 = SEQUOIA INVESTMENT X, LLC. BUILDING 7 FLOOR PLAN
- 19 = ARRON NEWMAN BUILDING 26A FLOOR PLAN
- 20 = GREG LYSANDER POTTERY BUILDING 26B FLOOR PLAN
- 21 = REGGIE OSBURN BUILDING 4 FLOOR PLAN



FOX FARM & SEQUOIA INVESTMENT X, LLC INTERIM USE PERMIT
SAMOA CA, 95502- APN: 401-311-001 & 401-301-016
COVER PAGE

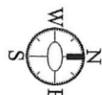
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18-060

FOX FARM & SEQUOIA INVESTMENT X, LLC

"INTERIM USES" CONDITIONAL USE PERMIT & COASTAL DEVELOPMENT PERMIT APPLICATION

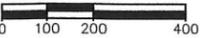
LEGEND

-  PAVED ROADWAY
-  CONCRETE
-  RUINS / RUBBLE
-  PAVEMENT
-  ROCKED AREA
-  APPROXIMATE LIMITS OF CALIFORNIA COASTAL COMMISSION PERMIT JURISDICTION
-  HUMBOLDT BAY
-  FEMA FLOOD LINE
-  APPEAL & STATE JURISDICTION BOUNDARY
-  ENFORCEMENT AREA BOUNDARY
-  CHAIN LINK FENCE
-  LEGAL PROPERTY LIMITS
-  DEED LINES
-  CIRCULATION PATTERN



PLOT PLAN

11x17 SHEET: 1"=400'
 22x34 SHEET: 1"=200'



DRAWN BY	
REVISIONS	
DATE	



FOX FARM & SEQUOIA INVESTMENT X, LLC INTERIM USE PERMIT
 SAMCO CA, 95502- APN: 401-311-001 & 401-301-016
PLOT PLAN

PROJ. NO.	POW
DRAWN BY	PBS
DATE	5-15-18
SCALE	AS SHOWN
SHEET	
2	
18-060	

FOX FARM & SEQUOIA INVESTMENT X, LLC

"INTERIM USES" CONDITIONAL USE PERMIT & COASTAL DEVELOPMENT PERMIT APPLICATION



- LEGEND**
- FOX FARM
 - SUN LIGHT SUPPLY
 - WESTERN WEB
 - HUMBOLDT BAY PACKERS
 - CUNHAS CREATIONS
 - ARRON NEWMAN
 - GARY LYSANDER POTTERY
 - REGGIE OSBURN
 - SEQUOIA INVESTMENT X, LLC
 - TED FRAZEL & RON MCLEAN
 - JIM ORELING

PROPERTY LIMITS
BASED ON
LEGAL DEEDS
(SHOWN IN DASHED AREA)

LEGAL DEED:
TRACT D - PARCEL ONE
WHICH IS PORTION OF
APN: 401-311-001

LEGAL DEED:
TRACT D - PARCEL ONE-TWO
WHICH IS PORTION OF
APN: 401-311-001, 401-311-003,
401-311-004, & 401-311-005

LEGAL DEED:
TRACT D - PARCEL FOUR
WHICH IS PORTION OF
APN: 401-311-001, 401-311-003,
401-311-004, & 401-311-005

LEGAL DEED:
TRACT D - PARCEL THREE
WHICH IS PORTION OF
APN: 401-311-004, & 401-311-005

LEGAL DEED:
TRACT D - PARCEL THREE
WHICH IS PORTION OF
APN: 401-311-001

TOP RADIUS FOR
BEGINNING OF DOCK

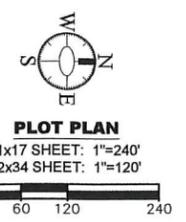
ENFORCEMENT
AGREEMENT AREA
(SHOWN IN DASHED AREA)

LEGAL DEED:
TRACT A - PARCEL FIVE
WHICH IS PORTION OF
APN: 401-301-016 & 401-301-013

PROPERTY LIMITS
BASED ON
LEGAL DEEDS
(SHOWN IN DASHED AREA)

ENFORCEMENT
AGREEMENT AREA
(SHOWN IN DASHED AREA)

WORKING FRESH WATER
PERCOLATION POND

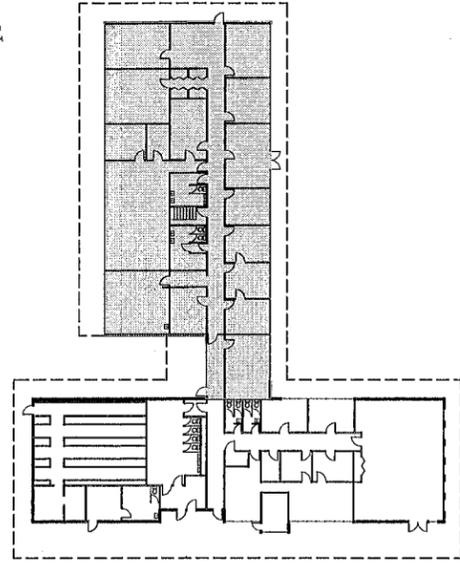


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REVISIONS	



FOX FARM & SEQUOIA INVESTMENT X, LLC INTERIM USE PERMIT
SAMOA CA, 95502- APN: 401-311-001 & 401-301-016
MASTER LEASE AREAS

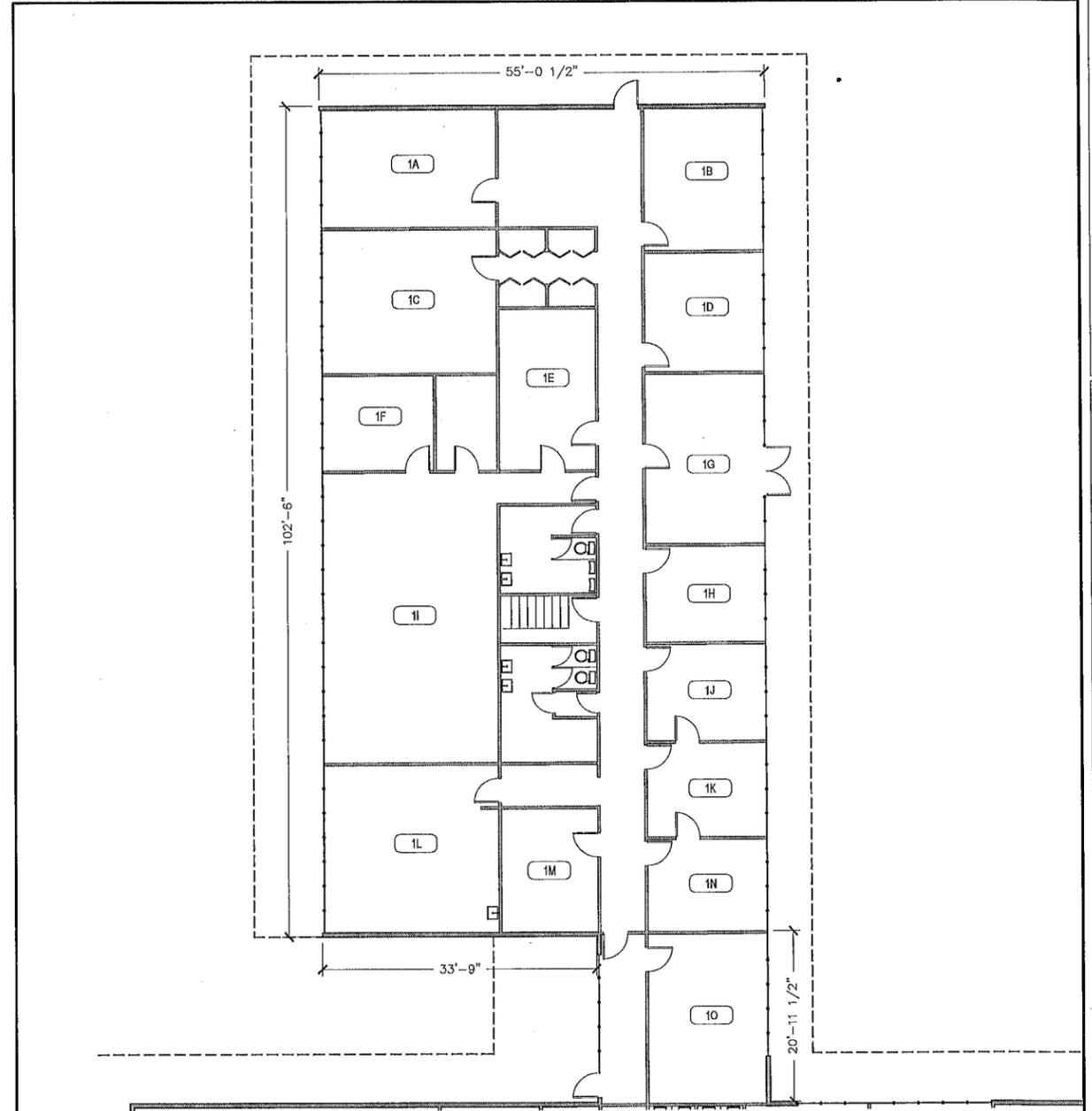
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SHEET	3
18-060	



**BUILDING 7 & 8
FLOOR PLAN**
N.T.S.

FOX FARM BUILDING 8 FLOOR PLAN

BUILDING 8				
ROOM NUMBER	USE	TOTAL SQUARE FOOT	PARKING/USE	PARKING REQUIRED
1A-1I	OFFICE/ACCESSORY	6,080	1/300 SF	20



FOX FARMS BUILDING 8 FLOOR PLAN

SCALE: 1"= 10' (11x17 SHEET: 1"= 20')

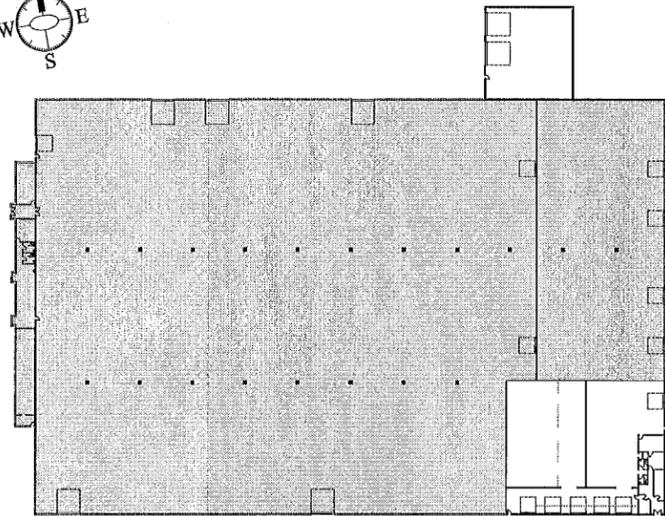
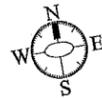
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FOX FARM & SEQUOIA INVESTMENT X, LLC INTERIM USE PERMIT
SAMOA CA, 95502- APN: 401-311-001 & 401-301-016
FOX FARM BUILDING 8 FLOOR PLAN

PROJECT NO.	POW
DRAWN BY	TJS
DATE	5-15-18
SCALE	AS SHOWN
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18-060	

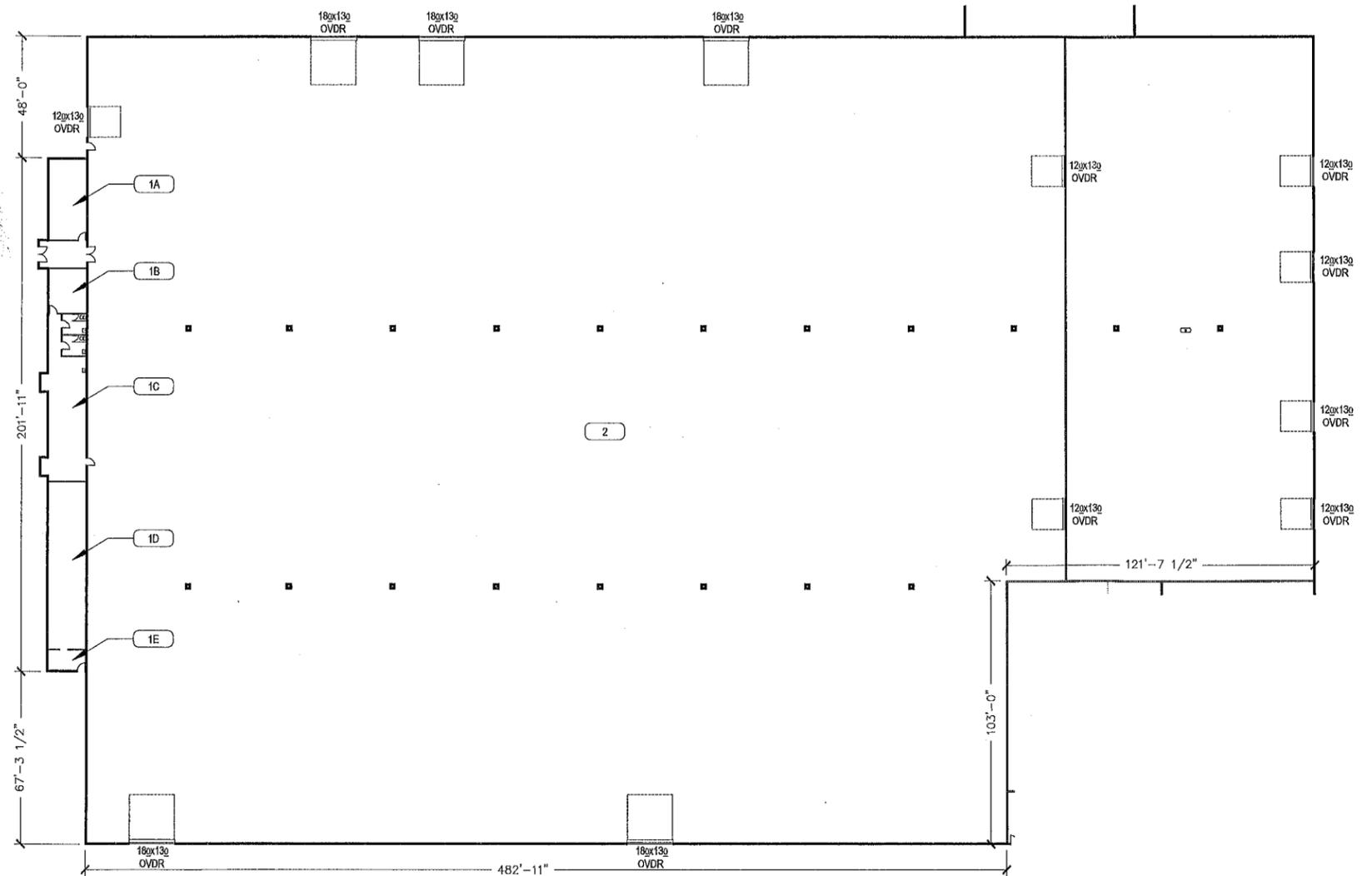
May 18, 2018 - 13:33 - Draw Name: P:\18-060 - Sequoia Investments X - Foxfarm - Business Park (CAD)\Foxfarm - Buildings - Updated By: Phil Stovall



**BUILDING 10
FLOOR PLAN**
N.T.S.

FOX FARM BUILDING 10 & 10A FLOOR PLAN

BUILDING 10 & 10A				
ROOM NUMBER	USE	TOTAL SQUARE FOOT	PARKING/USE	PARKING REQUIRED
1A-1E	OFFICE/ACCESSORY	3,200	1/300 SF	11
2	MANUFACTURING	140,238	1/1500 SF	93



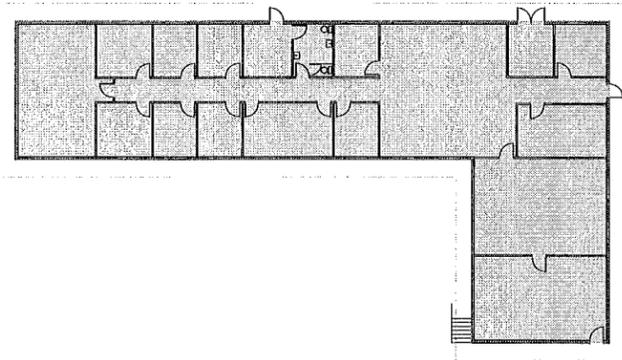
FOX FARMS BUILDING 10 & 10A FLOOR PLAN

SCALE: 1"= 30' (11x17 SHEET: 1"= 60')



FOX FARM & SEQUOIA INVESTMENT X, LLC INTERIM USE PERMIT
SAMOA CA, 95502- APN: 401-311-001 & 401-301-016
FOX FARM BUILDING 10 & 10A FLOOR PLAN

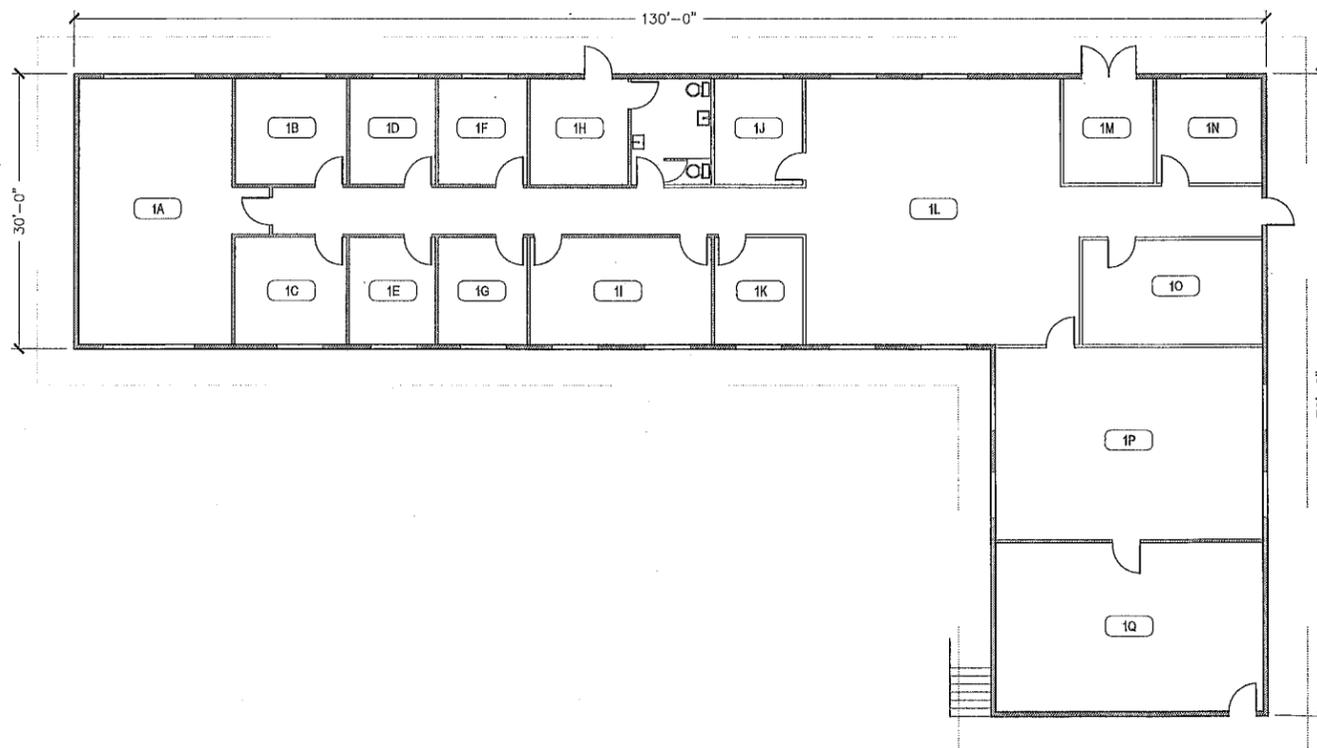
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DRAWN BY: TJS
DATE: 5-15-18
SCALE: AS SHOWN
6
18-060



**BUILDING 12
FLOOR PLAN**
N.T.S.

FOX FARM BUILDING 12 FLOOR PLAN

BUILDING 7				
ROOM NUMBER	USE	TOTAL SQUARE FOOT	PARKING/USE	PARKING REQUIRED
1A-1Q	OFFICE/ACCESSORY	5,016	1/300 SF	17



FOX FARMS BUILDING 12 FLOOR PLAN

SCALE: 1"= 10' (11x17 SHEET: 1"= 20')

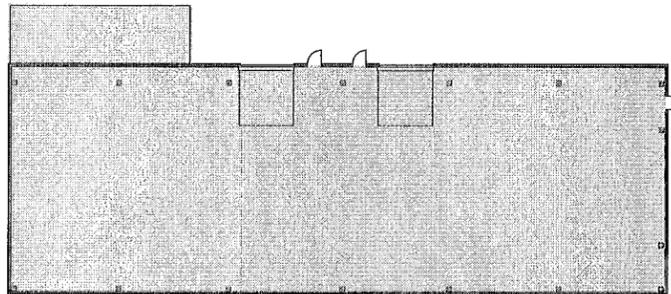


FOX FARM & SEQUOIA INVESTMENT X, LLC INTERIM USE PERMIT
SAMOA CA, 95502- APN: 401-311-001 & 401-301-016
FOX FARM BUILDING 12 FLOOR PLAN

PROJECT: FOX FARM
DRAWN BY: TJS
DATE: 5-15-18
SCALE: AS SHOWN
SHEET
8
18-060

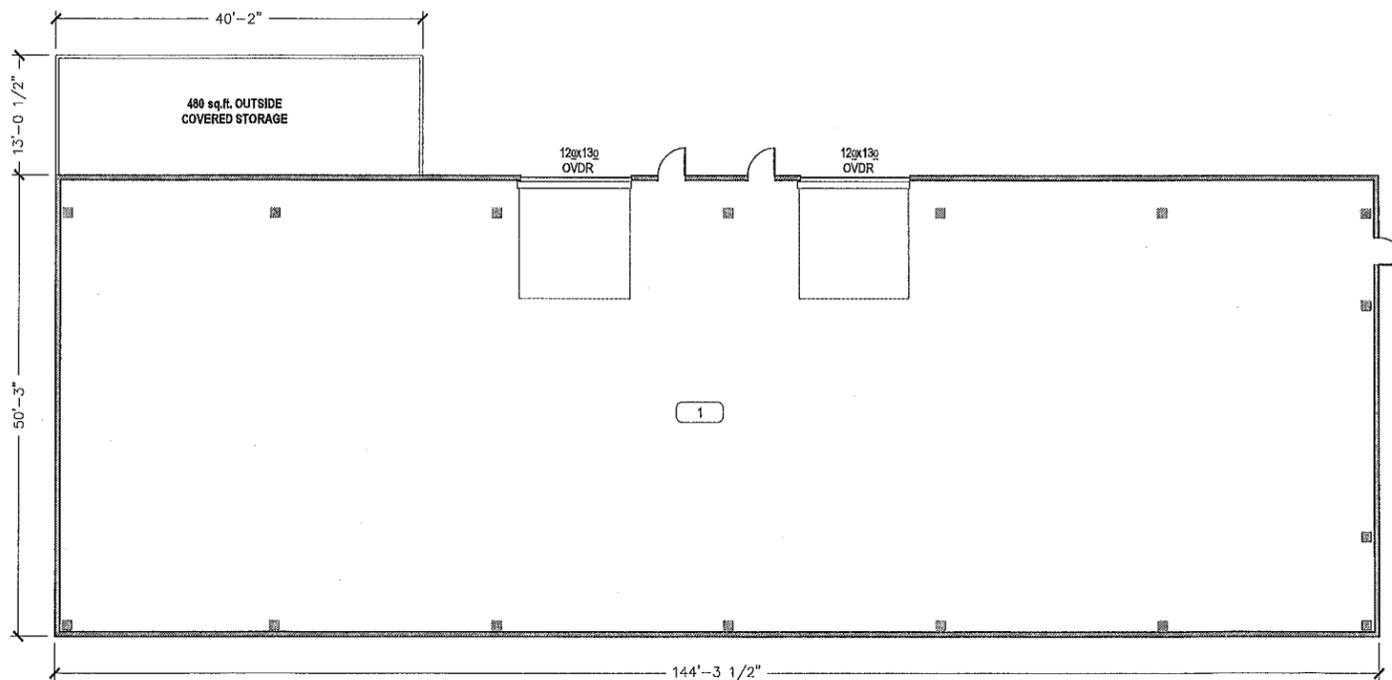


FOX FARM BUILDING 20 FLOOR PLAN



**BUILDING 20
FLOOR PLAN**
N.T.S.

BUILDING 20				
ROOM NUMBER	USE	TOTAL SQUARE FOOT	PARKING/USE	PARKING REQUIRED
1	WAREHOUSE	7,253	1/2500 SF	3



FOX FARMS BUILDING 20 FLOOR PLAN

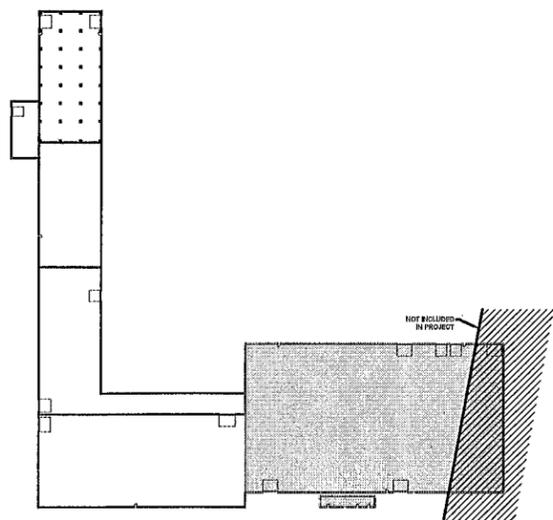
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REVISION	



FOX FARM & SEQUOIA INVESTMENT X, LLC INTERIM USE PERMIT
SAMOA CA, 95502- APN: 401-311-001 & 401-301-016
FOX FARM BUILDING 20 FLOOR PLAN

PROJ. NO.	POW
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DATE	5-15-18
SCALE	AS SHOWN
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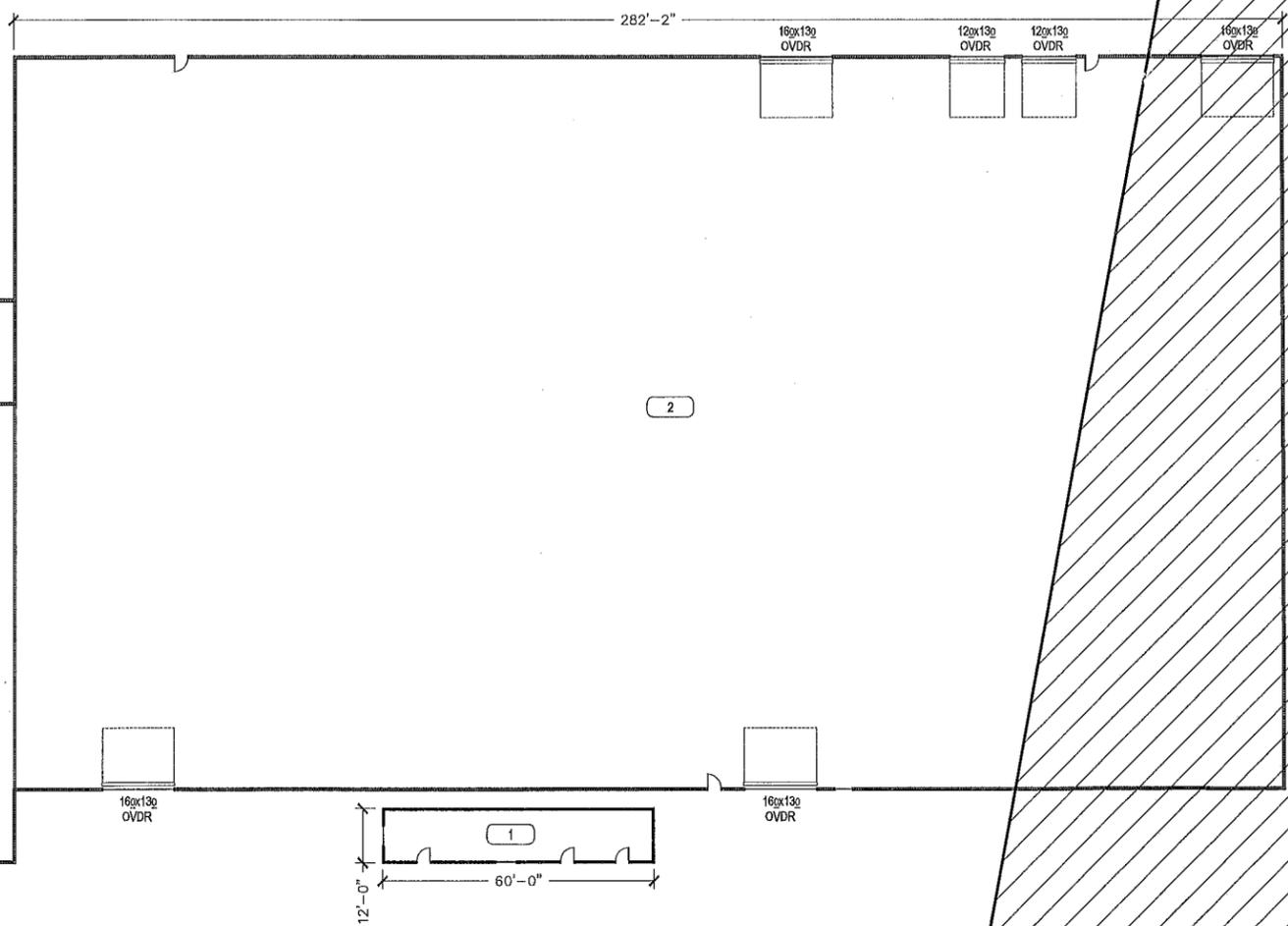
**BUILDING 1, 1A, 2, 3, 4
FLOOR PLAN**
N.T.S.

SUN LIGHT SUPPLY

BUILDING 1 FLOOR PLAN

BUILDING 1				
ROOM NUMBER	USE	TOTAL SQUARE FOOT	PARKING/USE	PARKING REQUIRED
1	OFFICE	720	1/300 SF	3
2	WAREHOUSE	44,800	1/2500 SF	18

NOT INCLUDED
IN PROJECT



May 18, 2018 - 13:13 Draw Name: P:\18-060 - Sequoia Investments X - Equipment Buildings - Building 1.dwg User: P:\18-060 - Sequoia Investments X - Equipment Buildings - Building 1.dwg

SUN LIGHT SUPPLY BUILDING 1 FLOOR PLAN

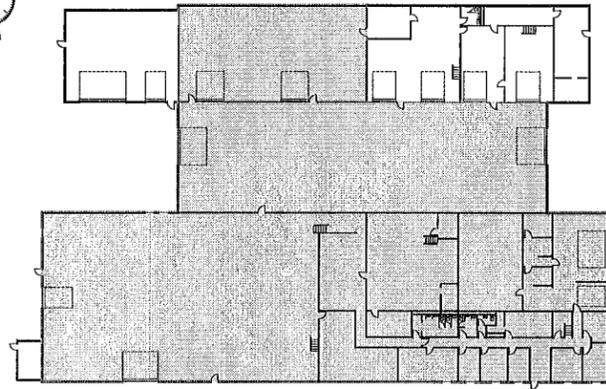
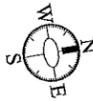
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FOX FARM & SEQUOIA INVESTMENT X, LLC INTERIM USE PERMIT
 SAMOA CA, 95502- APN: 401-311-001 & 401-301-016
SUN LIGHT SUPPLY BUILDING 1 FLOOR PLAN

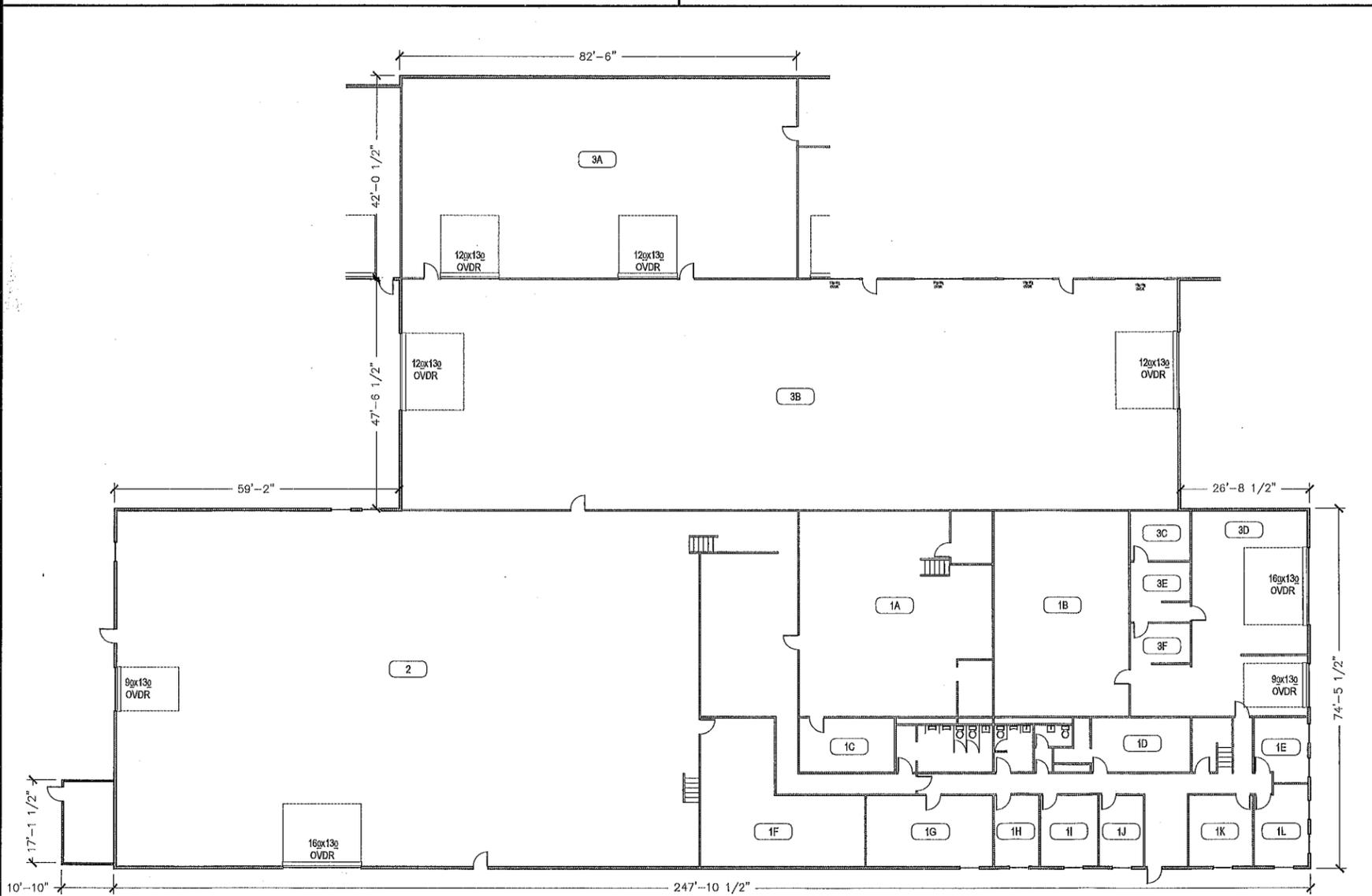
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DATE	5-15-18
SCALE	AS SHOWN
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**BUILDING 5 & 6
FIRST FLOOR PLAN**
N.T.S.

WESTERN WEB BUILDING 5, 6FL1, & 6A FIRST FLOOR PLAN

BUILDING 5, 6FL1, & 6A FIRST FLOOR				
ROOM NUMBER	USE	TOTAL SQUARE FOOT	PARKING/USE	PARKING REQUIRED
1A-1L	OFFICE/ACCESSORY	7,700	1/300 SF	26
2	MANUFACTURING	8,940	1/1500 SF	6
3A-3F	WAREHOUSE	12,760	1/2500 SF	5



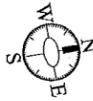
WESTERN WEB BUILDING 5, 6FL1, & 6A FIRST FLOOR PLAN

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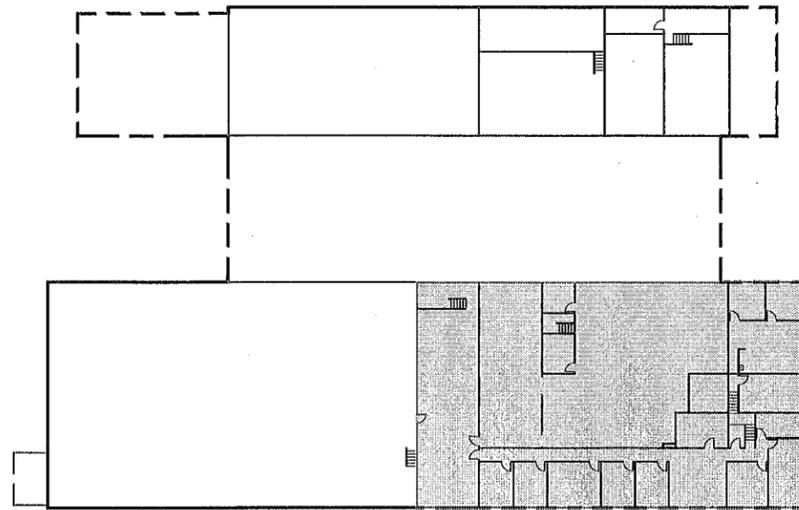


FOX FARM & SEQUOIA INVESTMENT X, LLC INTERIM USE PERMIT
SAMOA CA, 95502- APN: 401-311-001 & 401-301-016
WESTERN WEB BUILDING 5, 6FL1, & 6A FIRST FLOOR PLAN

FINAL MARK: POW
DRAWN BY: TJS
DATE: 5-15-18
SCALE: AS SHOWN
SHEET
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18-060

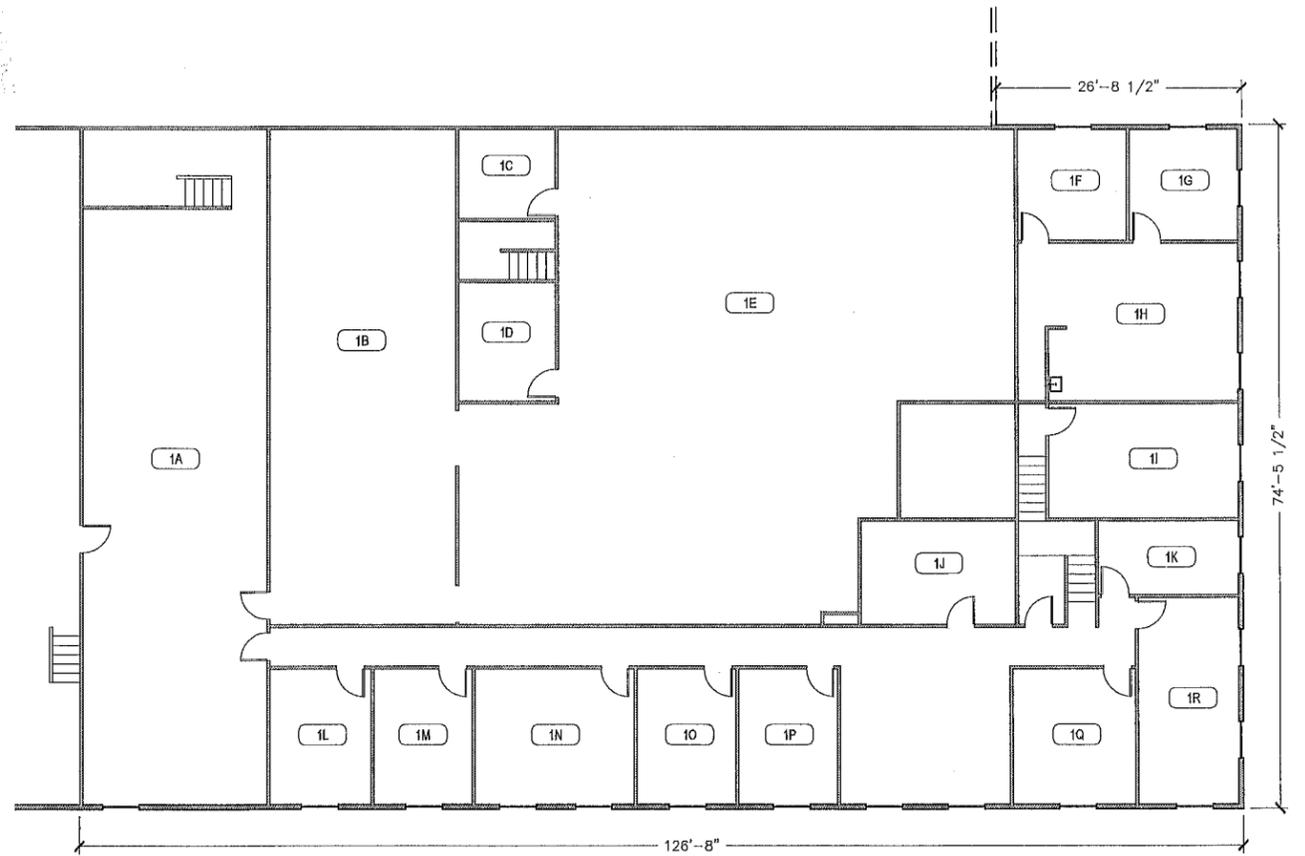


WESTERN WEB BUILDING 5 SECOND FLOOR PLAN



**BUILDING 5 & 6
SECOND FLOOR PLAN**
N.T.S.

BUILDING 5 SECOND FLOOR				
ROOM NUMBER	USE	TOTAL SQUARE FOOT	PARKING/USE	PARKING REQUIRED
1A-1R	OFFICE/ACCESSORY	9,410	1/300 SF	31



WESTERN WEB BUILDING 5 SECOND FLOOR PLAN

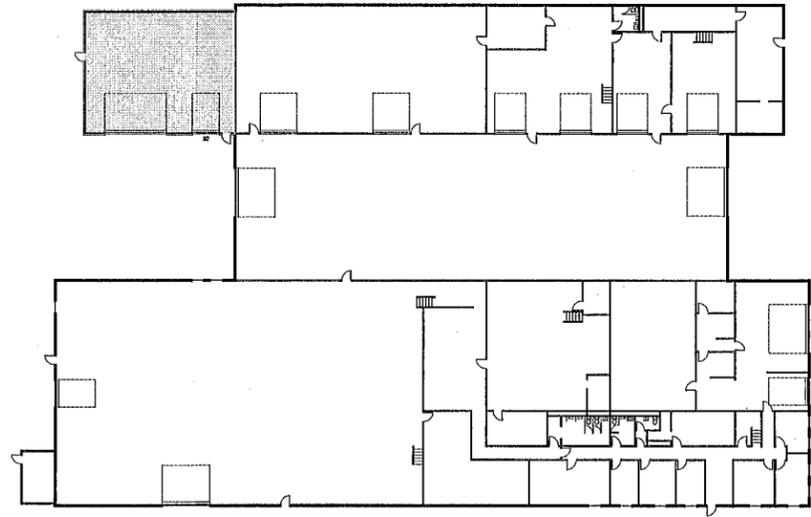
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DATE	



FOX FARM & SEQUOIA INVESTMENT X, LLC INTERIM USE PERMIT
SAMOA CA, 95502- APN: 401-311-001 & 401-301-016
WESTERN WEB BUILDING 5 SECOND FLOOR PLAN

PRIN. MAIL:	POW
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DATE:	5-15-18
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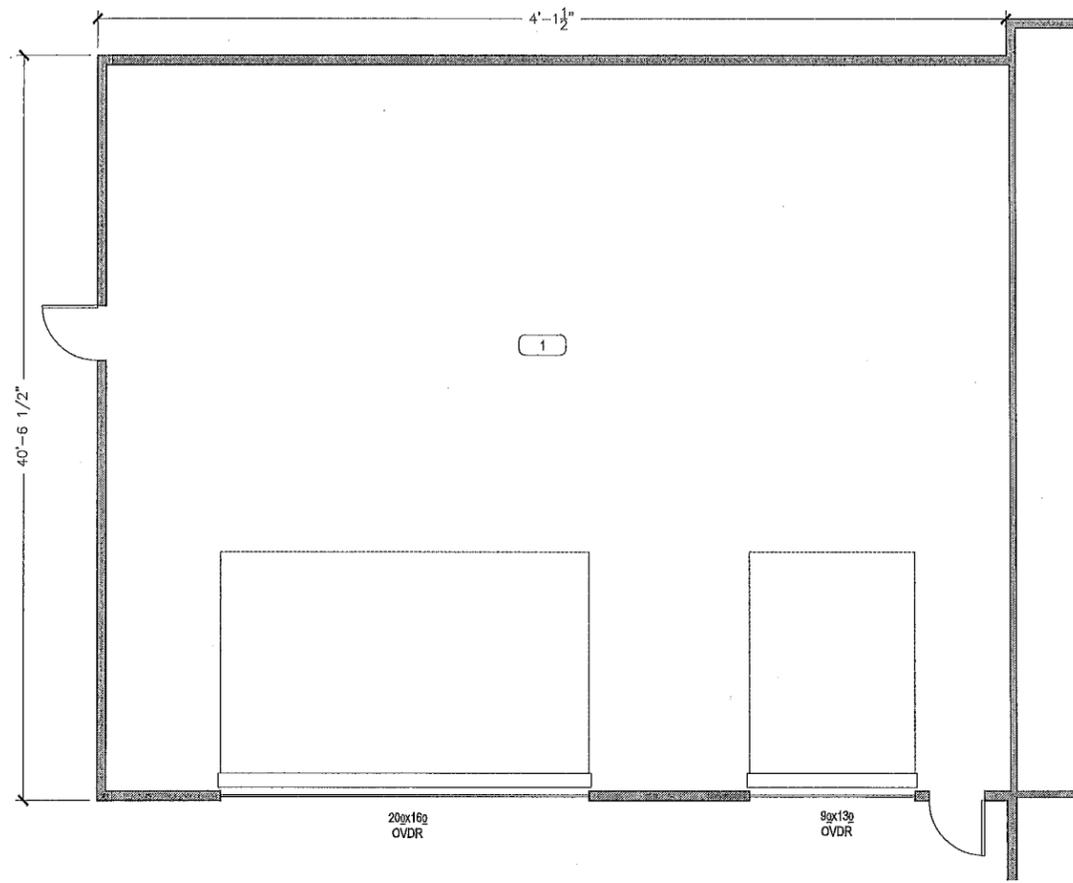
**BUILDING 5 & 6
FIRST FLOOR PLAN**
N.T.S.

CUNHAS CREATIONS

BUILDING 6B

FLOOR PLAN

BUILDING 6B				
ROOM NUMBER	USE	TOTAL SQUARE FOOT	PARKING/USE	PARKING REQUIRED
1	MANUFACTURING	720	1/1500 SF	1



CUNHAS CREATIONS BUILDING 6B FLOOR PLAN

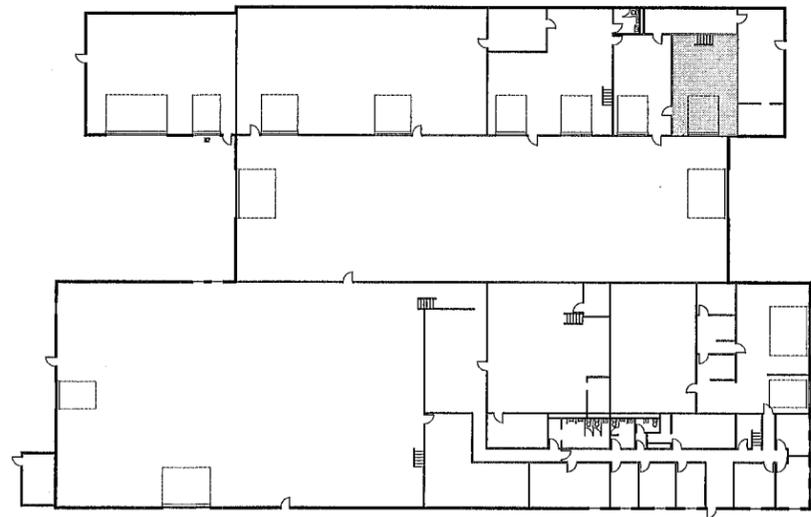
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REVISIONS	



FOX FARM & SEQUOIA INVESTMENT X, LLC INTERIM USE PERMIT
 SAMOA CA, 95502- APN: 401-311-001 & 401-301-016
 CUNHAS CREATIONS BUILDING 6B FLOOR PLAN

PROJ. MGR.	PCW
DRAWN BY	TJS
DATE	5-15-18
SCALE	AS SHOWN
SHEET	
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18-060	

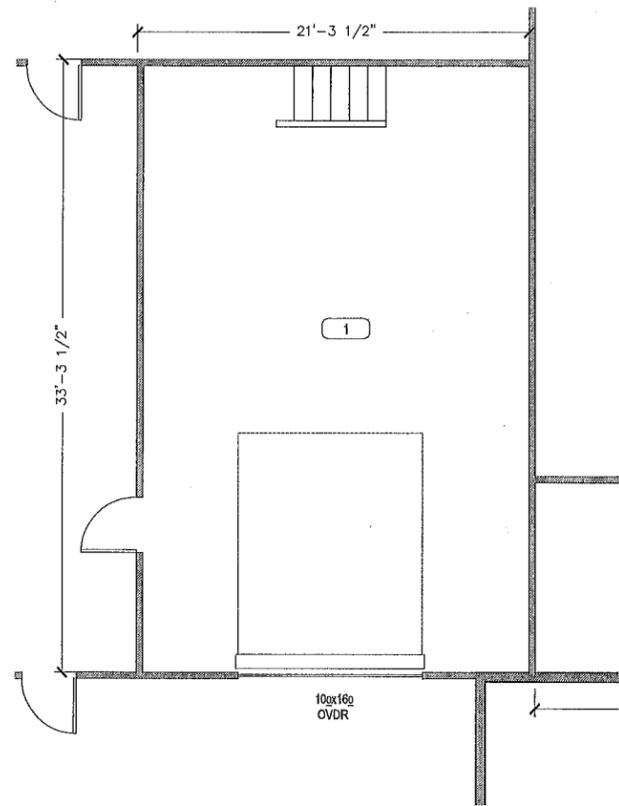


**BUILDING 5 & 6
FIRST FLOOR PLAN**
N.T.S.

TED FRAZEL & RON MCLEAN

BUILDING 6D FLOOR PLAN

BUILDING 6D				
ROOM NUMBER	USE	TOTAL SQUARE FOOT	PARKING/USE	PARKING REQUIRED
1	WAREHOUSE	690	1/2500 SF	1



TED FRAZEL & RON MCLEAN BUILDING 6D FLOOR PLAN

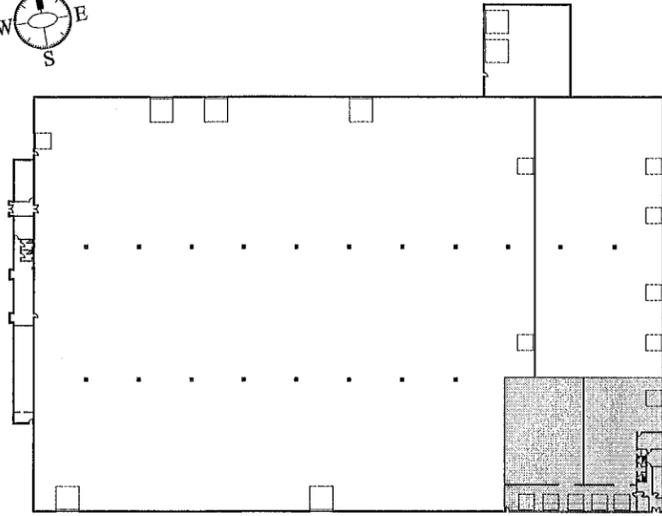
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REVISIONS	



FOX FARM & SEQUOIA INVESTMENT X, LLC INTERIM USE PERMIT
 SAMOA CA, 95502- APN: 401-311-001 & 401-301-016
 TED FRAZEL & RON MCLEAN BUILDING 6D FLOOR PLAN

PROJ. MGR.	PCW
DRAWN BY	TJS
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SCALE	AS SHOWN
SHEET	
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18-060	



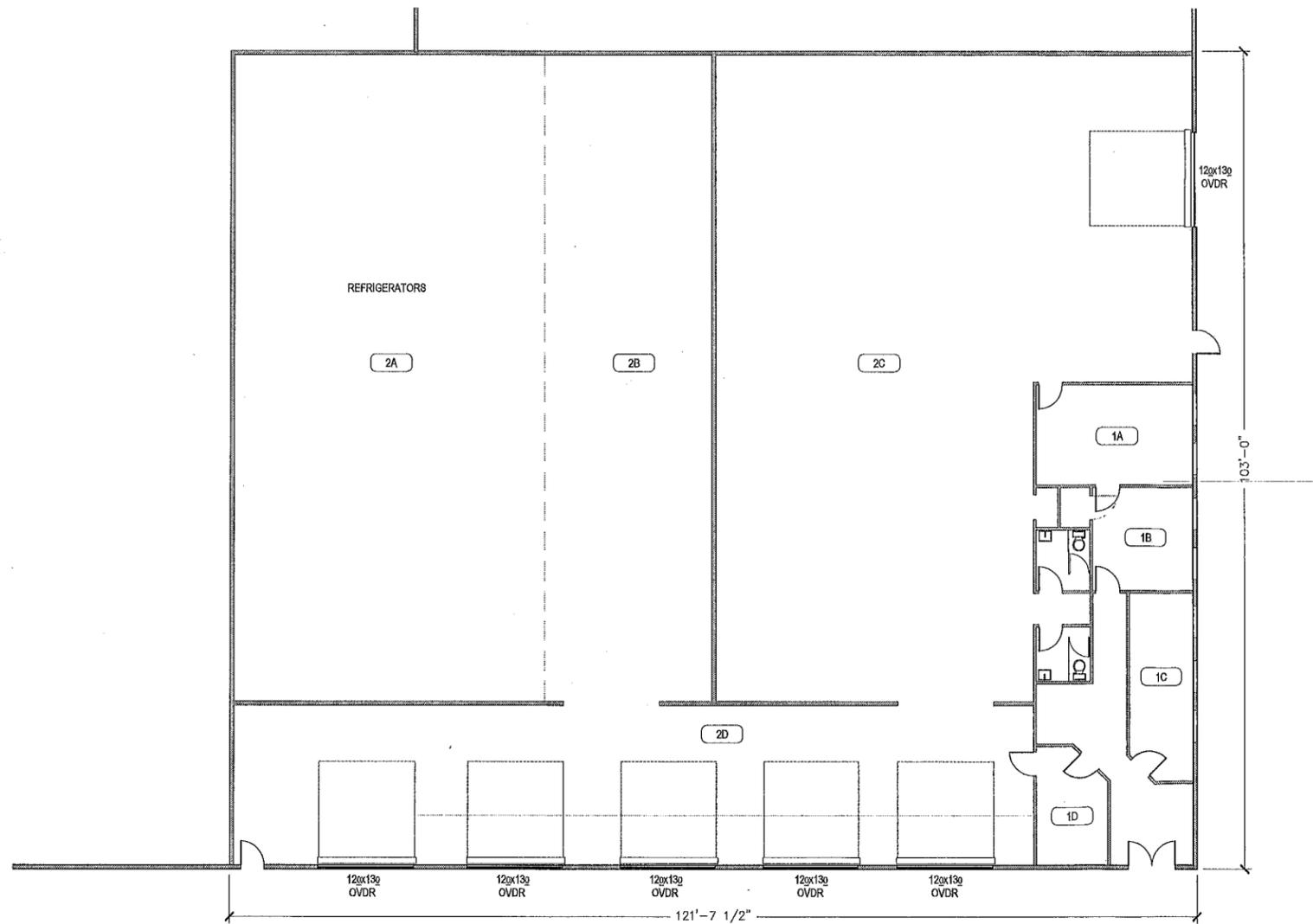
**BUILDING 10
FLOOR PLAN**
N.T.S.

HUMBOLDT BAY PACKERS

BUILDING 10B

FLOOR PLAN

BUILDING 10B				
ROOM NUMBER	USE	TOTAL SQUARE FOOT	PARKING/USE	PARKING REQUIRED
1A-1D	OFFICE/ACCESSORY	1,220	1/300 SF	4
2A-2D	WAREHOUSE	10,780	1/2500 SF	5



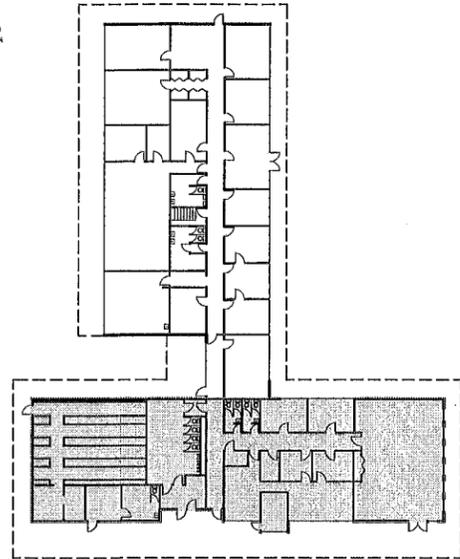
HUMBOLDT BAY PACKERS BUILDING 10B FLOOR PLAN

SCALE: 1"= 10' (11x17 SHEET: 1"= 20')



FOX FARM & SEQUOIA INVESTMENT X, LLC INTERIM USE PERMIT
SAMOA CA, 95502- APN: 401-311-001 & 401-301-016
HUMBOLDT BAY PACKERS BUILDING 10B FLOOR PLAN

PROJ. MGR: POW
DRAWN BY: TJS
DATE: 5-18-18
SCALE: AS SHOWN
SHEET 16
18-060



**BUILDING 7 & 8
FLOOR PLAN**
N.T.S.

SEQUOIA INVESTMENT X, LLC.

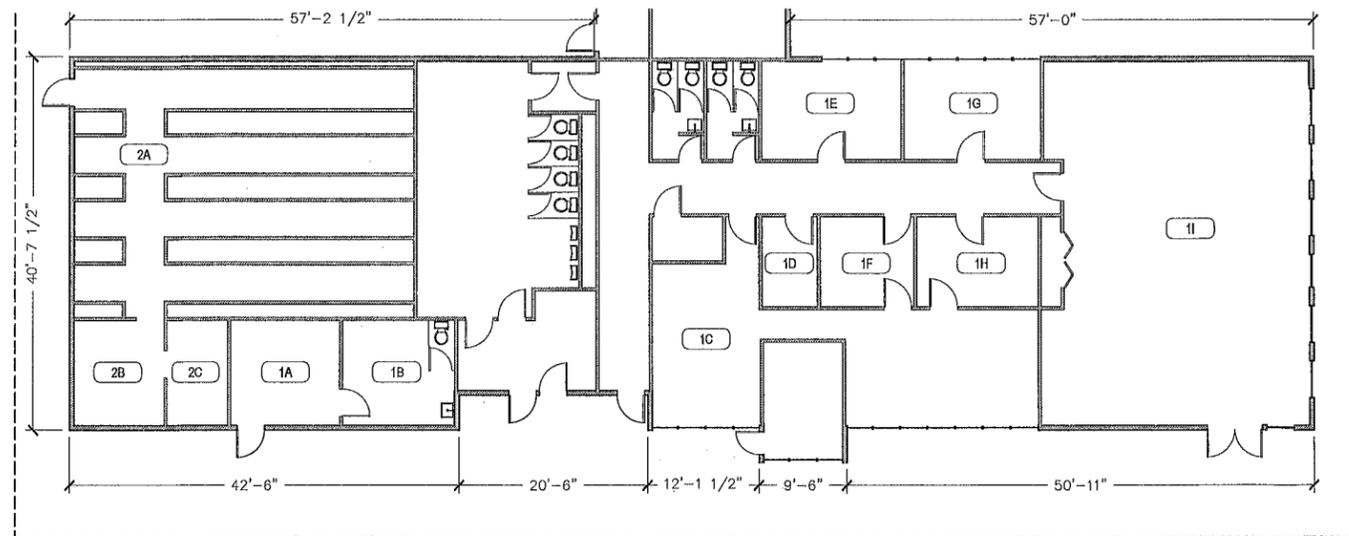
BUILDING 7 FLOOR PLAN

BUILDING 7				
ROOM NUMBER	USE	TOTAL SQUARE FOOT	PARKING/USE	PARKING REQUIRED
1A-1I	OFFICE/ACCESSORY	4,130	1/300 SF	14
2A-2C	WAREHOUSE	1,260	1/2500 SF	1



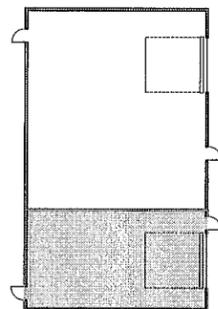
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SAMOA CA, 95502- APN: 401-311-001 & 401-301-016
SEQUOIA INVESTMENT X, LLC. BUILDING 7 FLOOR PLAN

PROJ. MGR: POW
DRAWN BY: TJS
DATE: 5-15-18
SCALE: AS SHOWN
SHEET
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18-060



SEQUOIA INVESTMENT X, LLC. BUILDING 7 FLOOR PLAN

SCALE: 1"= 10' (11x17 SHEET: 1"= 20')



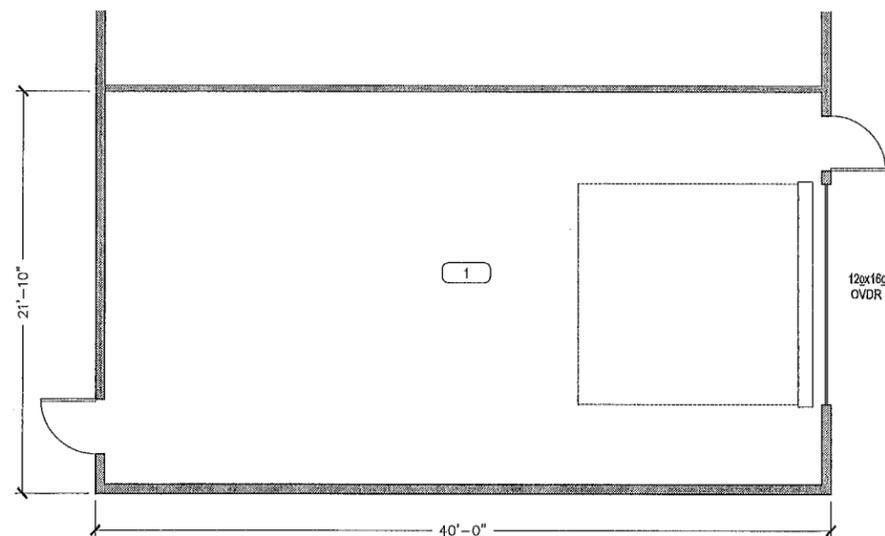
**BUILDING 24A & 24B
FIRST FLOOR PLAN**
N.T.S.

GREG LYSANDER POTTERY

BUILDING 26B

FLOOR PLAN

BUILDING 26B				
ROOM NUMBER	USE	TOTAL SQUARE FOOT	PARKING/USE	PARKING REQUIRED
1	MANUFACTURING	880	1/1500 SF	1



GREG LYSANDER POTTERY BUILDING 26A FLOOR PLAN

SCALE: 1"= 5' (11x17 SHEET: 1"= 10')

REVISIONS	DATE



FOX FARM & SEQUOIA INVESTMENT X, LLC INTERIM USE PERMIT
 SAMOA CA, 95502- APN: 401-311-001 & 401-301-016
 GREG LYSANDER POTTERY BUILDING 26B FLOOR PLAN

PROGRAM: POW
 DRAWN BY: TJS
 DATE: 5-15-18
 SCALE: AS SHOWN

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 18-060

ATTACHMENT 1

Conditions of Approval

APPROVAL OF THE COASTAL DEVELOPMENT PERMIT AND CONDITIONAL USE PERMIT IS
CONDITIONED ON THE FOLLOWING TERMS AND REQUIREMENTS WHICH MUST BE SECURED BEFORE
A BUILDING PERMIT MAY BE ISSUED:

The following conditions must be satisfied prior to initiation of the interim uses:

1. The applicant shall provide verification of coverage under the Statewide General Permit for Storm Water Discharges Associated with Construction Activities. This includes the development of a Storm Water Pollution Prevention Plan (SWPPP). (CA Water Resources Board)
2. Pursuant to Health and Safety Code, Chapter 6.95, a Hazardous Materials Business Plan shall be required if hazardous materials are stored at or above threshold quantities for 30 days, consecutively or non-consecutively. (DEH)
3. **Within five (5) working days of the effective date of this permit approval**, the applicant shall submit a check to the Planning Division payable to the Humboldt County Recorder in the amount of \$2,280.75. Pursuant to Section 711.4 of the Fish and Game Code, the amount includes the Department of Fish and Wildlife (DFW) fee plus a \$50 document handling fee. This fee is effective through December 31, 2018 at such time the fee will be adjusted pursuant to Section 713 of the Fish and Game Code. Alternatively, the applicant may contact DFW by phone at (916) 651-0603 or through the DFW website at www.dfg.ca.gov for a determination stating the project will have *no effect* on fish and wildlife. If DFW concurs, a form will be provided exempting the project from the \$2,280.75 fee payment requirement. In this instance, only a copy of the DFW form and the \$50.00 handling fee is required.
Note: If a required filing fee is not paid for the project, the project will not be operative, vested or final and any local permits issued for the project will be invalid (Section 711.4(c)(3) of the State Fish and Game Code).
4. The General Plan User Fee of \$650 for Industrial Development must be paid to the Humboldt County Community Development Services Department.
5. 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. The Development Plan shall also map the location and identify the ground coverage for each building, allocated open yard area, and off-street parking and loading spaces for each Interim Use subject to the Conditional Use Permit. This information will be used to track the total land area zoned MC occupied for Interim Uses to determine consistency with the provisions in section 104.1.3.4 of the Zoning Regulations.
6. The applicant shall submit a letter to the Department of Public Works in support of terminating maintenance of the County Roads at the gate.
7. The applicant shall either: a) remove the perpendicular parking striping and use parallel parking, or b) submit a letter requesting that the Board of Supervisors adopt an ordinance to allow perpendicular parking in this area.

8. The applicant shall remove all "no parking" signs. The applicant may submit a letter requesting that the Board of Supervisors adopt an ordinance to allow for the establishment of a no parking zone.
9. The applicant shall contact the City of Eureka to determine if the subject property is required to dedicate an avigation or overflight easement to the City of Eureka for the benefit of Samoa Field.
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 each lease showing compliance with this provision shall be provided to the Planning Division prior to permit issuance.
11. All parking spaces shall be delineated by striping.

On-Going Requirements/Development Restrictions Which Must Continue to be Satisfied for the Life of the Project:

1. The applicant shall carry out the project in accordance with the approved Mitigation Monitoring and Reporting Program.
2. The Project shall be conducted in accordance with the Project Description and Plans of Operations included as Attachment 3 of the Planning Commission's Staff Report. For lease space held by Sequoia Investments X and not presently allocated, Operations Plans for each proposed tenant/lessee shall be submitted for conformance review to the Planning Director. If the Planning Director is unable to find conformance, the request may be pursued as a project modification.
3. All new and existing outdoor lighting shall be compatible with the existing setting and directed within property boundaries.
4. Storage and parking of construction equipment and debris must not cause any soil or water contamination. Secondary containment may be required to prevent petroleum products from leaking onto the soil and into water sources. (DEH)
5. All storage, handling and disposal of hazardous materials must comply with local, state and federal laws. (DEH)
6. All releases and spills of hazardous materials must be reported immediately to the Division of Environmental Health at (707) 445-6215 or the Sheriff's Dispatch at (707) 445-7251. (DEH)
7. All hazardous waste handling shall be in conformance with the Hazardous Waste Control Law (Health and Safety Code, Chapter 6.5) and California Code of Regulations, Title 22. (DEH)
8. Applicant shall ensure that noise generated by the operations shall not exceed 70 dB at all property lines.
9. The County's Industrial Performance Standards found in §313-103.1 of the HCC, shall be adhered to.

10. The applicant shall ensure that the former Simpson building to be used as a tsunami evacuation site is accessible for workers of the interim use areas and contains sufficient area to constitute a refuge for the workers at the Fairhaven Business Park.
11. No new development involving ground disturbing activities is allowed under this permit. All lease activities shall avoid the sensitive area for a Wiyot village site mapped in this area (site 17 on the cultural resource report).
12. The applicant shall maintain an adequate on-site sewage disposal system to the satisfaction of the Division of Environmental Health and/or the Regional Water Quality Control Board.
13. The term of the interim permit is ten (10) years.

Informational Notes:

1. The applicant is responsible for receiving all necessary permits and/or approvals from other state and local agencies.
2. If buried archaeological or historical resources are encountered during construction activities, the contractor on-site shall call all work in the immediate area to halt temporarily, and a qualified archaeologist is to be contacted to evaluate the materials. Prehistoric materials may include obsidian or chert flakes, tools, locally darkened midden soils, groundstone artifacts, dietary bone, and human burials. If human burial is found during construction, state law requires that the County Coroner be contacted immediately. If the remains are found to be those of a Native American, the California Native American Heritage Commission will then be contacted by the Coroner to determine appropriate treatment of the remains. The applicant is ultimately responsible for ensuring compliance with this condition.
3. The interim use authorized by this Coastal Development Permit and Conditional Use Permit 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").
4. NEW DEVELOPMENT TO REQUIRE PERMIT. Any new development as defined by Section 313-139 of the Humboldt County Code (H.C.C.), shall require a coastal development permit or permit modification, except for Minor Deviations from the Plot Plan as provided under Section 312-11.1 of the Zoning Regulations.
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.
6. The Coastal Development Permit and Conditional Use Permit for Interim Uses does not authorize any uses or development within the jurisdictional area of the California Coastal Commission, nor does it authorize any uses or development on those portions of the property that are not zoned for Industrial Coastal Dependent uses.

ATTACHMENT 2
Staff Analysis of the Evidence Supporting the Required Findings

Required Findings: To approve this project, the Planning Commission must determine that the applicants have submitted evidence in support of making all of the following required findings.

Required Findings

The Coastal Zoning Ordinance, Section 312-17.1 of the Humboldt County Code (Required Findings for All Discretionary Permits) specifies the findings that are required to grant a Coastal Development Permit and Conditional Use Permit. Basically, the Hearing Officer may grant the Coastal Development Permit and a Conditional Use Permit if, on the basis of the application, investigation and submitted evidence, the following findings are made:

1. The proposed development is in conformance with the General Plan; and
2. That the use is consistent with the purposes of the zone in which the site is located; and
3. The proposed development conforms with all applicable standards and requirements of these regulations; and
4. That the proposed location of the use and 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; and
5. 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 (the midpoint of the density range specified in the plan designation) unless the following written findings are made supported by substantial evidence: 1) the reduction is consistent with the adopted general plan including the housing element; and 2) the remaining sites identified in the housing element are adequate to accommodate the County share of the regional housing need; and 3) the property contains insurmountable physical or environmental limitations and clustering of residential units on the developable portions of the site has been maximized; and
6. Interim Uses in the Industrial/Coastal-Dependent Zone must comply with the Performance Standards per Humboldt County Code Zoning Regulations Section 313-104.1; and
7. The interim use does not have a detrimental impact on existing coastal-dependent industrial uses or other priority uses, nor on the long term future use of MC zoned land for coastal-dependent industrial uses of other priority uses; and
8. Finally, the California Environmental Quality Act (CEQA) states that one of the following findings must be made prior to approval of any development which is subject to the regulations of CEQA:
 - a) is categorically or statutorily exempt; or
 - b) has no substantial evidence that the project will have a significant effect on the environment and a negative declaration has been prepared; or

c) has had an environmental impact report (EIR) prepared and all significant environmental effects have been eliminated or substantially lessened, or the required findings in Section 15091 of the CEQA Guidelines have been made.

Staff Analysis:

1. General Plan Consistency: The following section identifies the evidence which supports finding that the proposed project is in conformance with all applicable policies and standards in found in the Humboldt Bay Area Plan (HBAP).

Relevant Plan Section(s)	Summary of Applicable Goals, Policies or Standards	Summary of Evidence
Industrial/Coastal Dependent (MC) §4.10 HBAP	<p>Industrial/Coastal - Dependent (MC), sites for industrial uses dependent on water -borne traffic. Land use density not specified.</p> <p>Uses include Interim Uses of lands designated Industrial/Coastal Dependent (MC).</p>	<p>The project includes Interim uses to be allowed under the interim use provisions of the Humboldt Bay Area Plan and which will include the following: Fox Farm Fertilizer (207,133 s.f.); Humboldt Bay Packers (12,000 s.f.); Jim Groeling Architecture (43,500 s.f. outdoor reclaimed wood storage and carpentry); 101 Net Link (40 s.f. internet antenna atop building 4); Aaron Newman Storage (1,480 s.f.); Cunhas Creations (1,825 s.f.); Greg Lysander Pottery (880 s.f.); McBurn Firewood (1,890 s.f.); Sunlight Supply (44,800 s.f. warehousing, storage and distribution); Frazel & McLean (1,870 s.f. warehousing, storage and distribution); Sequoia Investments X (no s.f. given, warehousing, storage and distribution). These are more fully described in the Plot Plan, Master Lease Area Map and Building Floor Plan detail sheets provided. Operation Plans for each interim use is provided in Attachment 3. All uses will be located in existing facilities and utilize existing on-site wastewater system(s) and domestic water connections. All uses will be conducted solely within the jurisdictional area of the County for Coastal Development permitting.</p>
Hazards §3.17(B) HBAP	Minimize risks to life and property in areas of high geologic, flood, and fire hazard for new development.	
Geologic:	New development shall be consistent with the adopted Humboldt County Safety and Seismic Safety element of the General Plan.	The parcel is located within an area of low – moderate slope instability and is not located in area of known seismic hazards. Under the statutory exemption to CEQA, the applicant has determined that the proposed project will have a less than significant impact in terms of geologic hazards.
Tsunami:	Limits the types of new development permitted below the 100-year tsunami run-up elevation.	The subject property is within a tsunami run-up zone. The applicant is indicated that they will prepare a safe evacuation route to the former Simpson Building site which is located above the tsunami flood elevation. With this requirement it has been determined that the proposed project will have a less than significant impact in terms of tsunami hazards.

Relevant Plan Section(s)	Summary of Applicable Goals, Policies or Standards	Summary of Evidence
Flood:	No critical facilities should be permitted within the 100 year flood plain.	As the parcel abuts the bay, a portion of it is within the 100-year flood zone. However, according to the FEMA Flood Insurance Rate Map (060060 0775C, effective August 5, 1986), the project site itself is located outside the 100-year flood plain; in flood zone "C". The applicant has determined that the proposed project will have a less than significant impact in terms of flood hazards.
Fire:	Implementation of recognized fire protection practices.	The project site has a low fire hazard rating according to the General Plan Flooding and Fire Hazard map.
Archaeological / Paleontological Resources §3.18 HBAP	Where development would adversely impact archaeological resources, reasonable mitigation measures should be required.	The proposed project does not include ground-disturbing activities in areas that have previously been undisturbed. The Wiyot Tribe has indicated that many significant cultural sites are located around Humboldt Bay, however if no ground disturbing activities are proposed then they recommend approval. Furthermore, the regular condition requiring all ground disturbing activities to halt in the case of the discovery of artifacts and/or remains has been added to the Informational Notes section of the Conditions of Approval.
Natural Resource Protection §3.30 HBAP	Protection of environmentally sensitive habitat areas from any significant disruption of habitat values.	A review of the Humboldt Bay Area Plan Resource Protection Maps indicate no resource protection policies affecting the project site. The project is to occur solely within existing facilities areas.

2. The proposed development is consistent with the purposes of the existing zone in which the site is located; and 3. The proposed development conforms with all applicable standards and requirements of these regulations. The following table identifies the evidence which supports finding that the proposed development is in conformance with all applicable policies and standards in the Humboldt County Coastal Zoning Regulations.

Zoning Section	Summary of Applicable Requirement	Evidence
Industrial/Coastal Dependent (MC)		
Principal & Conditionally Permitted Uses: §313-3.4	The zone conditionally allows heavy industrial uses, including the alteration, improvement and relocation of existing facilities. Interim uses are allowed per Humboldt County Code Zoning Regulations Section 313-104.1	The project includes non-coastal dependent industrial interim uses for a maximum permit term of ten (10) years within existing facilities, as defined in Chapter 3, Section 313-3.4 of the Humboldt County Zoning Code

Zoning Section	Summary of Applicable Requirement	Evidence
Development Standards		
Minimum Lot Size:	10,000 square feet	MC Zoned Portion: APN 401-301-16: 47.3 acres APN 401-311-01: 20.3 acres
Min. Lot Width:	n/a	n/a.
Max. Lot Depth:	n/a	n/a
Yard Setbacks:		
The minimum yard setbacks shall be as designated by the Development Standard Combining Zone regulations (§313-34.1, HCC). None are currently specified for this parcel.		
Structure Height:	75 feet	No new structures are proposed
Max. Coverage:	n/a	The applicant proposes to use only a portion of the previously developed mill site area.
§313-16.2 "A" Archaeological Resource Areas Outside Shelter Cove	To provide reasonable mitigation where development may impact archaeological/pale-ontological resources.	The proposed activities will not impact any known or unknown sites as no new ground disturbing activities are proposed.
§313-109.1 Off-Street Parking	Provide for on-site, off-street parking in accordance with uses, square footage, and number of employees.	307 parking spaces are provided in accordance with specified uses and parking requirements (see Parking Worksheet and Plot Plan). The project conditions of approval require that parking spaces be striped.

Zoning Section	Summary of Applicable Requirement	Evidence
§312-35.1 Coastal Dependent Industry Impact Findings	The proposal is for a site ranked 1 (highest priority) or 2.	The project includes non-coastal dependent industrial interim uses for a maximum permit term of ten (10) years within existing facilities, as defined in Chapter 3, Section 313-3.4 of the Humboldt County Zoning Code. This is a Priority 1 site with existing facilities suitable, with minor alteration, to accommodate a proposed coastal dependent industrial use, or that could accommodate the proposed use through expansion (HBAP, §3.14B3). Principal to this status is access to a 38 foot deep channel and the Fairhaven Terminal containing a 500' x 66' wharf trestle. In accordance with the interim use regulations, the interim uses must be vacated if a coastal dependent use for the site arises in the future.

4. Public Health, Safety and Welfare: The following table identifies the evidence which supports finding that the proposed location of the use and 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.

Finding	Summary of Applicable Requirement	Evidence
§312-17.1.4	The proposed development will not be detrimental to the public health, safety and welfare, and will not be materially injurious to properties or improvements in the vicinity.	<p>The Department finds that the proposed project will not be detrimental to the public health, safety and welfare since all reviewing referral agencies have approved or conditionally approved the proposed project design. The project as proposed and conditioned is consistent with the general plan and zoning ordinances; and the proposed project will not cause significant environmental damage.</p> <p>Staff supports the finding that the project will not impact the public's health, safety and welfare, nor will it be injurious to properties or improvements in the vicinity provided that the Conditions of Approval and Mitigations are adhered to.</p>

5. Residential Density Target: The following table identifies the evidence which supports finding that the proposed project will 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.

Code Section	Summary of Applicable Requirement	Evidence that Supports the Required Finding
312-17.1.5 Housing Element Densities	The proposed development shall 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 (the midpoint of the density range specified in the plan designation), except where: 1) the reduction is consistent with the adopted general plan including the housing element; and 2) the remaining sites identified in the housing element are adequate to accommodate the County share of the regional housing need; and 3) the property contains insurmountable physical or environmental limitations and clustering of residential units on the developable portions of the site has been maximized.	<p>The existing parcel is currently zoned Industrial/Coastal Dependent. As such the parcel was not included in the Housing Inventory. The proposed Interim Uses will have no impact on determining compliance with Housing Element law.</p> <p>Therefore, the project is in conformance with the standards in the Housing Element.</p>

6. and 7. Interim Use Permit Term and Finding

Interim Use Permit Term	
<p>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.</p>	<p>The applicant is requesting a 10 year permit term under the provisions of 104.1.3.4.3.</p>
<p>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.</p>	<p>As this is the first Interim Use CDP to go through the approval process, no other permitted interim uses occupy MC zoned areas.</p>
<p>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:</p> <p>104.1.3.4.4.1 interim uses that can coexist with existing or future coastal-dependent industrial uses.</p> <p>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.</p>	<p>The applicant is requesting the additional 3 years for a 10 year term. The applicant presented evidence in the form of the Plot Plan and Master Lease Areas identifying the buildings and ground area to be used by the tenants. The map shows that the access to the dock will remain open for future CDI uses such as import/export. Limitations as to the available open yard area and unoccupied building space do apply but the lease terms require that should future CDI uses arise that the lease may be terminated. As such, findings can be made that the interim uses can coexist with existing or future coastal dependent uses. The occupancy of buildings that would otherwise not be used pending a future CDI use does show that the interim uses will provide structural repair, maintenance or upgrades of existing infrastructure. The lease agreement will require that the applicant maintain the structures and grounds in an useable condition. No specific plans for upgrades to existing infrastructure or new infrastructure have been</p>

	presented at this time.
<p>104.1.4 (Finding)</p> <p>The interim use does not have a detrimental impact on existing coastal-dependent industrial uses or other priority uses, nor on the long term future use of MC zoned land for coastal-dependent industrial uses or other priority uses; and</p>	<p>The proposed project will adhere to all performance standards and the term of the permit will not exceed ten (10) years. No current CDI use is being displaced and the property will retain access to the existing dock facility. Long term benefits to future CDO uses will result from the repair, maintenance and upgrades to existing buildings and infrastructure.</p>

6. Interim Uses in the Industrial/Coastal-Dependent Zone Performance Standards per Humboldt County Code Zoning Regulations Section 313-104.1

#	104.1.3	Performance Standards	Performance Measure
	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:	See following table as cross-referenced below.
1	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;	a
2	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;	a
3	104.1.3.1.3	use existing improvements where feasible;	c
4	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;	b
5	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	c
6	104.1.3.1.6	not inhibit the eventual use of MC zoned land for coastal dependent industrial use or other priority use.	A
	104.1.3.2	Compliance with Section 104.1.3.1 shall be determined considering at a minimum all of the following factors:	-
7	104.1.3.2.1	the amount of area required for an interim use; XX SF	e
8	104.1.3.2.2	the type, intensity and location of the interim use;	e
9	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.	D

10	104.1.3.2.4	the priority rating of the site pursuant to section 3.14.B.3.a. of the Humboldt Bay Area Plan; Priority 1.	E
	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;	-
11	104.1.3.2.6	the cost and amortization period of investments associated with the proposed use;	f
12	104.1.3.2.7	the lead time necessary to return the site to coastal-dependent industrial use or other priority use.	A
13	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.	B
	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:	-
14	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.	E
15	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.	E
16	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.	E
	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:	

17	104.1.3.4.4.1	interim uses that can coexist with existing or future coastal-dependent industrial uses.	B
18	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.	C
19	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 term of the interim use, 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.	a
20	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.	G
21	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").	G

22	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.	C
23	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.	H
24	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.	A
25	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.	A

26	104.1.3.11	The Coastal-Dependent Industrial Development regulations contained in Section 313-45.1 of the Coastal Zoning Regulations shall continue to apply to coastal-dependent industrial development in the MC zone district, but shall not apply to noncoastal- dependent industrial interim uses.	H
27	104.1.3.12	The Industrial Performance Standards as provided in Section 313-103.1 of the Coastal Zoning Regulations shall apply to all Interim Conditionally Permitted Uses.	H
28	104.1.3.13	An Interim use must demonstrate the ability to comply with all applicable policies of the Humboldt Bay Area Plan, including, but not limited to, development policies related to adequacy of facilities for the treatment and disposal of wastewater discharges for both domestic and non-domestic wastewater (Section 3.14-b-1 of the Humboldt Bay Area Plan)	h

Fairhaven Tenant Performance Measures

	Performance Measures to Satisfy Performance Standards	Performance Number Met by Performance Measure Standard
A	The site will not inhibit the continued or eventual use of MC zoned land for Coastal-Dependent Industrial (CDI) use or other priority use due to the lease agreement allowing for termination within six months. The site can then be converted to CDI use.	1, 2, 6, 12, 19, 24, 25
B	The site will be compliant with subsection 104.1.3.3 and is located greater than 100 ft from environmentally sensitive habitat, and greater than 100 ft from the dock. The parcel has plenty of space available for CDI activities.	4, 13, 17
C	Existing improvements will be utilized, however, if new improvements are required they will be non-permanent or enhance the project site for future CDI use. The 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.	3, 5, 18, 22
D	Sequoia X maintains all priority access roads for circulation and access to bay frontage and infrastructure for coastal-dependent and priority uses.	9

E	Refer to site plans and operation plans for the area, type, intensity, and location of the interim use. The priority rating for the site is designated as Priority 1 according HBAP.	7, 8, 10, 14, 15, 16
F	Approximately \$2,000,000.00 has been spent on maintaining, repairing, and upkeeping of existing buildings and infrastructure as a result of non-CDI tenants. Allowing "interim uses" to continue on the subject site buildings will result in continued maintenance and upkeep, maintaining the buildings for future CDI uses.	11
G	The "interim use" permit does not entitle the land owner or tenants to long-term "interim uses" beyond the permit expiration date and shall expire on the date agreed on by the hearing officer. The interim uses will commence within one (1) year upon project approval.	20, 21
H	No development will occur on the property besides maintenance and upgrades to existing facilities including: electrical, mechanical, septic, and road improvements. Section 313-45.1 of the Coastal Zoning Regulations shall not apply to non-CDI interim uses. Section 313-103.1 of the Coastal Zoning Regulations shall apply to all Interim Conditionally Permitted Uses. The interim use will comply with all applicable policies of the HBAP.	23, 26, 27, 28

8. **Environmental Impact:** The following table identifies the evidence which supports finding that the proposed location of the use and conditions under which it may be operated or maintained will not adversely impact the environment

Finding	Summary of Applicable Requirement	Evidence
CEQA	Review required per the State CEQA guidelines.	<p>Please see the attached draft Mitigated Negative Declaration (Attachment 5).</p> <p>As required by the California Environmental Quality Act, the draft mitigated negative declaration conducted by the Planning Division evaluated the project for any adverse effects on the environment. Based on a site inspection, information in the application, and a review of relevant references in the Department, staff has determined that there is no evidence before the Department that the project will have any potential adverse effect, either individually or cumulatively, on the environment. The environmental document on file in the Department includes a detailed discussion of all relevant environmental issues.</p>

ATTACHMENT 3
Applicant's Evidence In Support of the Required Findings

The applicant has submitted the following written evidence in support of making the required findings, and copies of relevant are attached.

1. Application [in file]
2. Project Description and Plans of Operations [attached]
3. Parking Requirements and Provided Parking Plan [attached]
4. Plot Plan checklist [in file]
5. Plot Plan [attached]
6. Title and Lease Information [on file]
7. Plan of Operations [attached]

1. Background

Project Title

Sequoia Investments X, LLC. Interim Conditional Use Permit and Coastal Development Permit: APNs 401-311-001 and 401-311-016.

Lead Agency Name and Address: Humboldt County Planning & Building Department, 3015 H Street, Eureka, CA 95501-4484; Phone: (707) 445-7541; Fax: (707) 445-7446

Contact person and phone number: Michael Wheeler, Senior Planner (707) 268-3708; fax: 707-445-7446; email: mwheeler@co.humboldt.ca.us

Project Location: The project site is located at 2200 Bendixen Street, Samoa, Humboldt County, California at Latitude 40.790°N and Longitude 124.197°W. The project site is associated with assessor parcel numbers (APNs) 401-311-001 and 401-311-016.

Project sponsor's name and address:

Applicant	Owner	Agent
Sequoia Investments X, LLC P.O. Box 1028 Eureka, CA 95524	Sequoia Investments X, LLC P.O. Box 1028 Eureka, CA 95524	NorthPoint Consulting Group P.O. Box 44 Eureka, CA 95502 (707) 798-6438

General Plan Designation: Industrial/Coastal Dependent (MC) as identified in the Humboldt General Plan (HGP) 2040.

Zoning: Industrial/Coastal-Dependent, Archaeological Resource Area (MC/A).

Description of Project: The proposed project includes the following County discretionary actions:

- Interim Conditional Use Permit (CUP) and Coastal Development Permit (CDP)

The project would allow existing and proposed non-coastal dependent industrial interim uses for a period of up to 10-years, within existing facilities, as defined in Chapter 3, Section 313-3.4 of the Humboldt County Zoning Regulations and that meet the required performance standards outlined in Chapter 3, Section 313-104.1 of the Humboldt County Zoning Regulations. Interim uses allowed under Section 313-104.1 include certain uses allowed in the Light Industrial (ML) and Industrial General (MG) zone districts not otherwise allowed in the MC zone.

Surrounding land uses and setting: The too be filled in.

Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.) Locally, permits from Humboldt County Building Division, Planning Department, and/or Division of Environmental Health may be required as part of maintenance of existing facilities. A more detailed list is available in Section 3.5, *Other Public Agencies*.

3. Project Description

3.1. PROJECT OVERVIEW

This Initial Study (IS) has been prepared to identify and evaluate potential environmental impacts associated with Humboldt County's (County) approval of a Conditional Use Permit (CUP) and Coastal Development Permit (CDP) to allow interim non-Coastal Dependent Industrial uses within the Industrial/Coastal-Development (MC) zone at Fairhaven Business Park located in the community area of Samoa in Humboldt County, California. The project would allow existing and proposed non-coastal dependent industrial interim uses for a period of up to 10-years, within existing facilities.

The project site is located at 2200 Bendixen Street, Samoa, Humboldt County, California, approximately one-mile east of the City of Eureka.

Under Chapter 3, Section 313-3.4, of the Humboldt County Zoning Regulations, certain uses that are Principally and Conditionally permitted in Section 313.3.2 Light Industrial (ML) and Section 313-3.3 Industrial General (MG) could be conditionally permitted on an interim basis, up to 10-years, if they meet the performance standards identified in Section 313-104.1 of the Humboldt County Zoning Regulations.

3.2. REGULATORY BACKGROUND

3.2.1. STATE REGULATORY BACKGROUND

Coastal Zone information

3.2.2. COUNTY REGULATORY BACKGROUND

Chapter 3, Section 313-3.4 of the Humboldt County Zoning Regulations allows projects that meet the required performance standards outlined in Chapter 3, Section 313-104.1 of the Humboldt County Zoning Regulations. Interim uses allowed under Section 313-104.1 include certain uses allowed in the Light Industrial (ML) and Industrial General (MG) zone districts not otherwise allowed in the MC zone.

3.3. PROJECT LOCATION AND ENVIRONMENTAL SETTING

3.3.1. REGIONAL LOCATION

Humboldt County is California's 14th largest county in land area and encompasses approximately 3,570 square miles (approximately 2.3 million acres). This rural county is located on California's northern coast and is heavily forested, with approximately 75 percent of the County being forested coastal mountains. Of the total County land area, approximately 30 percent is public land, including Redwood National and State Park, Six Rivers National Forest, the King Range National Conservation Area, and Humboldt Redwoods State Park, and approximately 5 percent is tribal land. In addition, Humboldt County includes portions of several

watersheds, including the Klamath River, Trinity River, Mad River, Van Duzen River, Mattole River, Eel River, Bear River, and Redwood Creek, and their tributaries. As of January 1, 2017, the total population in Humboldt County was estimated to be 136,953 people, with 72,914 people living in unincorporated Humboldt County and 64,039 people living within incorporated areas (Department of Finance [DOF], 2017).

Humboldt County is bounded by Del Norte County on the north; Trinity and Siskiyou counties on the east; Mendocino County on the south; and the Pacific Ocean on the west (Sheet C1). Humboldt County includes seven incorporated cities: Trinidad, Eureka, Arcata, Blue Lake, Fortuna, Ferndale, and Rio Dell. These seven cities occupy approximately 24,040 acres, or one percent of the total land area of the County. The County contains Intestates (I), U.S. Routes (US), and State Routes (SR). The major freeways servicing Humboldt County include US-101, SR-299, SR-96, and SR-36.

3.3.2. PROJECT SITE

The project site is located at 2200 Bendixen Street, on the eastern portion of the Samoa Peninsula in Humboldt County, California. The project site is bounded on the east by Humboldt Bay and on the west by Bendixen Street. The project area is approximately 44-acres and is located on APN 401-311-001 and portions of APN 401-311-016. The project site is zoned Industrial/Coastal-Dependent, Archaeological Resource Area (MC/A) (Figure 3). The site is accessed from either Eureka or Arcata via Old Navy Base Road. There are existing interior roads throughout the project site.

The buildings predate the California coastal act by more than twenty years, they were not designed nor have they ever been used for Coastal dependent uses nor are they expected to be suitable to coastal dependent uses in the foreseeable future. However, the operations of non-CDI uses have not impacted the ability for coastal dependent uses on the project site.

From 1955 to 1993, the site was the home of the Simpson Pulp Mill, owned and operated by the Simpson Paper Company. All existing on-site infrastructure, including storage and distribution warehouses, processing and industrial equipment, administrative buildings, employee facilities, paved and unpaved lease areas, and roads, was developed during this time. At the height of operations, the pulp mill processed nearly 1,000 tons of paper pulp per day and employed close to 300 people.

In 2005, the property was purchased by Sequoia Investments X, LLC. Sequoia Investments X, LLC currently leases the property to thirteen (13) tenants, including FoxFarm, with vacancies for additional tenants.



Figure 1: The project is located on the eastern side of the Samoa Peninsula approximately one-mile east of City of Eureka in Humboldt County, Northern California.

Sheet 2 and Sheet 3 of the attached site plan shows the project is located at APNs 401-311-001 and portions of 401-311-016. The property is characterized as industrial/coastal dependent, with Humboldt Bay marking the eastern boundary Bendixen Street representing the western boundary. Existing Zone Classifications and Existing General Plan Land Use Designations acquired from the Humboldt GIS Portal.

3.3.3. SURROUNDING LAND USES

The project site is located on the Samoa Peninsula adjacent to Humboldt Bay, in Humboldt County, California (Sheet 2). Surrounding Land Uses include Industrial/Coastal-Dependent (MC), Industrial General (MG), and Residential Single Family (RS).

3.4. PROPOSED PROJECT

Sequoia Investments X, LLC is seeking a Conditional Use Permit (CUP) and Coastal Development Permit (CDP) to allow interim non-Coastal Dependent Industrial uses on APN 401-311-001 and portions of APN 401-311-016 located in the community area of Samoa, Humboldt County, California (Project). The Project

**Interim Uses in the Industrial/Coastal-Dependent Zoning Performance Standards per Humboldt County Code
Zoning Regulations Section 313-104.1**

#	104.1.3	Performance Standards	Performance Measure
	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:	
1	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;	a
2	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;	a
3	104.1.3.1.3	use existing improvements where feasible;	c
4	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;	b
5	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	c
6	104.1.3.1.6	not inhibit the eventual use of MC zoned land for coastal dependent industrial use or other priority use.	a
	104.1.3.2	Compliance with Section 104.1.3.1 shall be determined considering at a minimum all of the following factors:	-
7	104.1.3.2.1	the amount of area required for an interim use; XX SF	e
8	104.1.3.2.2	the type, intensity and location of the interim use;	e
9	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.	d

Exhibit C: Performance Standards and Measures

10	104.1.3.2.4	the priority rating of the site pursuant to section 3.14.B.3.a. of the Humboldt Bay Area Plan; Priority 1.	e
	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;	-
11	104.1.3.2.6	the cost and amortization period of investments associated with the proposed use;	f
12	104.1.3.2.7	the lead time necessary to return the site to coastal-dependent industrial use or other priority use.	a
13	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.	b
	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:	-
14	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.	e
15	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.	e
16	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.	e

	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:	
17	104.1.3.4.4.1	interim uses that can coexist with existing or future coastal-dependent industrial uses.	b
18	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.	c
19	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 term of the interim use, 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.	a
20	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.	g
21	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").	g

22	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.	c
23	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.	h
24	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.	a

25	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.	a
26	104.1.3.11	The Coastal-Dependent Industrial Development regulations contained in Section 313-45.1 of the Coastal Zoning Regulations shall continue to apply to coastal-dependent industrial development in the MC zone district, but shall not apply to noncoastal-dependent industrial interim uses.	h
27	104.1.3.12	The Industrial Performance Standards as provided in Section 313-103.1 of the Coastal Zoning Regulations shall apply to all Interim Conditionally Permitted Uses.	h
28	104.1.3.13	An Interim use must demonstrate the ability to comply with all applicable policies of the Humboldt Bay Area Plan, including, but not limited to, development policies related to adequacy of facilities for the treatment and disposal of wastewater discharges for both domestic and non-domestic wastewater (Section 3.14-b-1 of the Humboldt Bay Area Plan)	h

Fairhaven Tenant Performance Measures		
	Performance Measures to Satisfy Performance Standards	Performance Standard Number Met by Performance Measure
A	The site will not inhibit the continued or eventual use of MC zoned land for Coastal-Dependent Industrial (CDI) use or other priority use due to the lease agreement allowing for termination within six months. The site can then be converted to CDI use.	1, 2, 6, 12, 19, 24, 25
B	The site will be compliant with subsection 104.1.3.3 and is located greater than 100 ft from environmentally sensitive habitat, and greater than 100 ft from the dock. The parcel has plenty of space available for CDI activities.	4, 13, 17
C	existing improvements will be utilized, however, if new improvements are required they will be non-permanent or enhance the project site for future CDI use.	3, 5, 18, 22
D	Sequoia X maintains all priority access roads for circulation and access to bay frontage and infrastructure for coastal-dependent and priority uses.	9
E	Please refer to site plans and operation plans for the area, type, intensity, and location of the interim use. The priority rating for the site is designated as Priority 1 according HBAP.	7, 8, 10, 14, 15, 16
F	Approximately \$2,000,000.00 has been spent on maintaining, repairing, and upkeeping of existing buildings and infrastructure as a result of non-CDI tenants. Allowing "interim uses" to continue on the subject site buildings will result in continued maintenance and upkeep, maintaining the buildings for future CDI uses.	11
G	The "interim use" permit does not entitle the land owner or tenants to long-term "interim uses" beyond the permit expiration date and shall expire on the date agreed on by the hearing officer. The interim uses will commence within one (1) year upon project approval.	20, 21
H	No development will occur on the property besides maintenance and upgrades to existing facilities including: electrical, mechanical, septic, and road improvements. Section 313-45.1 of the Coastal Zoning Regulations shall not apply to non-CDI interim uses. Section 313-103.1 of the Coastal Zoning Regulations shall apply to all Interim Conditionally Permitted Uses. The interim use will comply with all applicable policies of the HBAP.	23, 26, 27, 28

Exhibit D

EXHIBIT A, CONTINUED

TIE (A) TO (B): S 1°57'50"W 1977.61

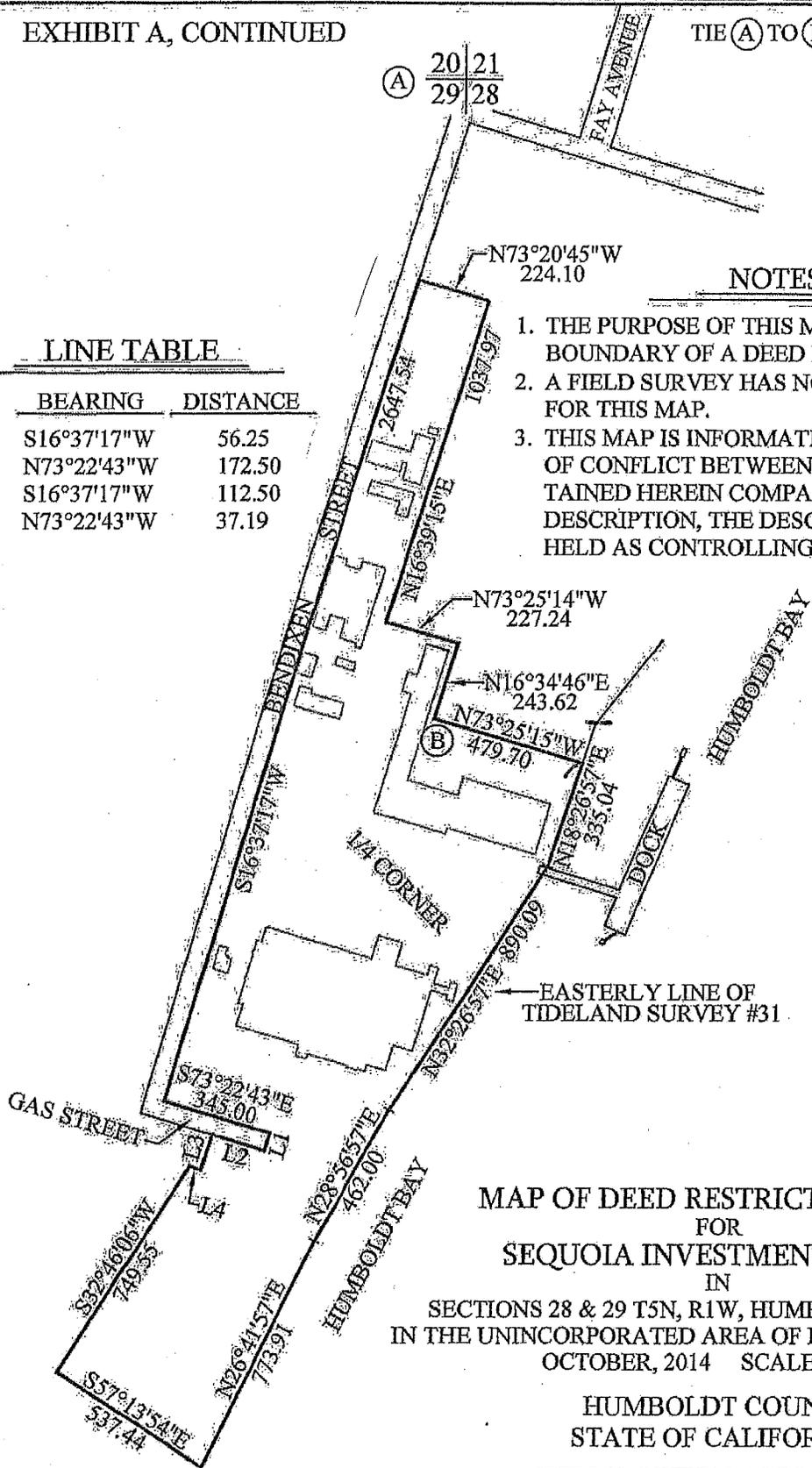
(A) $\frac{20}{29}$ | $\frac{21}{28}$

LINE TABLE

	BEARING	DISTANCE
L1	S16°37'17"W	56.25
L2	N73°22'43"W	172.50
L3	S16°37'17"W	112.50
L4	N73°22'43"W	37.19

NOTES

1. THE PURPOSE OF THIS MAP IS TO SHOW THE BOUNDARY OF A DEED RESTRICTION AREA.
2. A FIELD SURVEY HAS NOT BEEN PERFORMED FOR THIS MAP.
3. THIS MAP IS INFORMATIONAL. IN THE EVENT OF CONFLICT BETWEEN THE DATA CONTAINED HEREIN COMPARED WITH THE DESCRIPTION, THE DESCRIPTION IS TO BE HELD AS CONTROLLING.



MAP OF DEED RESTRICTION AREA FOR SEQUOIA INVESTMENTS X, LLC IN

SECTIONS 28 & 29 T5N, R1W, HUMBOLDT MERIDIAN
IN THE UNINCORPORATED AREA OF HUMBOLDT COUNTY
OCTOBER, 2014 SCALE 1" = 350'

HUMBOLDT COUNTY
STATE OF CALIFORNIA
KELLY-O'HERN ASSOCIATES
EUREKA, CALIFORNIA

Space	Tenant	Activity	Use	Qualifies for Interim Use Principally Permitted in ML/MG	Lease Agreement With Priority Kicker	Lease Square footage
Ant1	101 Net link	Net Link 101 Internet Antenna on top Build #4	Minor Utility	Y	X	40
Build #26a	Arron Newman	Storage	Warehousing Storage and Distribution	Y	X	1,480
Dock #50	Coast Oyster	Aquaculture	Aquaculture	Not part of project	dock	
Build #14	Common area	Dock Breakroom, Coastal use workers	Coastal Dependent	Not part of project	dock	
Dock #50	Coas Bay Tug	2 Tug Boats moored	Coastal Dependent	Not part of project	dock	
Build #6b	Cunhas Creations	Metal Working Shop	Light Industrial	Y	X	1,825
Build #1a	Fox Farms	Dry storage	Warehousing Storage and Distribution	Y	X	22,300
Build #2	Fox Farms	Breezeway	Warehousing Storage and Distribution	Y	X	
Build #3	Fox Farms	Dry Storage	Warehousing Storage and Distribution	Y	X	22,837
Build #8	Fox Farms	Administration Office	Light Industrial	Y	X	5,613
Build #10	Fox Farms	Production/Mixing/Bagging and shipping	Light Industrial	Y	X	137,560
Build #10a	Fox Farms	Rest Rooms and Break Room, office space	Light Industrial	Y	X	3,200
Build #11	Fox Farms	Sales and Operations, shipping office	Light Industrial	Y	X	3,364
Build #12	Fox Farms	Quality Control and Testing	Light Industrial	Y	X	5,016
Build #20	Fox Farms	Maintenance Shop	Light Industrial	Y	X	7,253
Build #23	Fox Farms	Storage	Light Industrial	Y	na	
Build 26b	Greg Lysander Pottery	Pottery Production	Light Industrial	Y	X	880
Build #10b	Humboldt Bay Pkrs	Wholesale Meat, Produce Sales and Operations	Warehousing Storage and Distribution	Y	X	10,780
Build #10b	Humboldt Bay Pkrs	Wholesale Meat, Produce Sales and Operations	Office	Y	X	1,220
Land 4	Jim Groeling Architecture	Outdoor Reclaimed Wood storage and carpentry	Light Industrial	Y	x	43,560
Build #9	No Tenant	Non operational Old bleach plant	Legal non conforming	Not part of project	na	
Build #4	Reggie Osburn, McBurn Firewood	Warehouse storage	Warehousing Storage and Distribution	Y	X	1,890
Build #4a	Sequoia Investments X, LLC	Warehouse storage	Warehousing Storage and Distribution	Y		
Build #6c	Sequoia Investments X, LLC	Warehouse storage	Light Industrial	Y	na	
Build #6F1B	Sequoia Investments X, LLC	Warehouse storage	Light Industrial	Y	na	
Build #7	Sequoia Investments X, LLC	Office Building	Light Industrial	Y	na	
Build #10d	Sequoia Investments X, LLC	Storage	Warehousing Storage and Distribution	Y		
Build #1	Sun Light Supply	Wholesale distribution of horticulture supplies	Warehousing Storage and Distribution	Y	X	44,800
Build #6d	Ted Frazel and Ron McLean	storage	Warehousing Storage and Distribution	Y	X	1,870
Land XX	Toys for Tots	Storage	Warehousing Storage and Distribution	Y	X	
Build #5	Western Web	Printing Press, Produces news papers, Flyers, ect	Light Industrial	Y	X	1,110
build #6	Western Web	Paper storage, rental storage	Warehousing Storage and Distribution	Y	X	12,441
Build #6a, 6FL1	Western Web	loading and common area	Warehousing Storage and Distribution	Y	X	12,442

Table A: Fairhaven Tenants and Uses

is zoned MC and is located within the State of California Coastal Zone. The project area is that part of Fairhaven Business Park (FBP) defined by the existing Enforcement Agreement Area established by EA# 14-001 (Exhibit D), excepting the portions within 100-feet of the south dock as measured from the center of the dock at the point where the dock joins the shore and any portions within the State Permit Jurisdiction of the California Coastal Commission (CCC). The Project area is completely within the jurisdiction of Humboldt County.

The purpose of this Project is to allow existing and proposed non-coastal dependent industrial interim uses for a period of up to 10-years, within existing facilities, as defined in Chapter 3 Section 313-3.4 of the Humboldt County Zoning Regulations and that meet the required performance standards outlined in Chapter 3 Section 313-104.1 of the Humboldt County Zoning Regulations. No development would occur on the property besides maintenance and upgrades to existing facilities including: electrical, mechanical, septic, and road improvements.

Sequoia Investments X, LLC currently leases to thirteen (13) tenants with vacancies for additional tenants and is seeking for a CDP and CUP for these uses, on an interim basis for up to 10-years. The existing facilities that are currently leased or are available to lease include light industrial warehouses, wholesale storage and distribution warehouses, administration offices, and paved and unpaved land lease areas. The interim uses include the businesses and lease areas identified in the attached Table and lease area map (Exhibit A).

FoxFarm Soil and Fertilizer Company (FoxFarm), Sunlight Supply, and Western Web are the most intensive tenants. The additional tenants and available tenant areas included in this project have a much smaller footprint of the site.

Please refer to Sheet 2 and 3 for the layout of buildings and leases.

3.5. OTHER PUBLIC AGENCIES

Future activities related to the project site include maintenance, building system upgrades, and tenant improvements that meet the performance standards. The specific responsible agencies may vary, depending upon the nature of the planned activity, and location. A list of potentially responsible and trustee agencies is provided below.

- Humboldt County
 - Public Works Department
 - Planning Department
- Humboldt County Health and Human Services – Environmental Health Division
 - Sewage disposal system permitting
- North Coast Regional Water Quality Control Board (North Coast RWQCB)
 - National Pollutant Discharge Elimination System (NPDES) Industrial General Permit

Space	Tenant	Activity	Use	Qualifies for Interim Use Principally Permitted in ML/MG	Lease Agreement With Priority Kicker	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	Parking Provided
Ant1	101 Net link	Net Link 101 Internet Antenna on top Build #4	Minor Utility	Y	X	40	-	-	1	1	1
Build #26a	Arron Newman	Storage	Warehousing Storage and Distribution	Y	X	1,753	1/2500	1	1	1	2
Dock #50	Coast Oyster	Aquaculture	Aquaculture	Not part of project	dock	-	-	-	-	-	-
Build #14	Common area	Dock Breakroom, Coastal use workers	Coastal Dependent	Not part of project	dock	-	-	-	-	-	-
Dock #50	Coos Bay Tug	2 Tug Boats moored	Coastal Dependent	Not part of project	dock	-	-	-	-	-	-
Build #6b	Cunhas Creations	Metal Working Shop	Light Industrial	Y	X	720	1/1500	1	1	1	1
Build #1a, #2, #3	Fox Farms	Dry storage	Warehousing Storage and Distribution	Y	X	47,500	1/2500	19			
Build #8	Fox Farms	Administration Office	Office	Y	X	6,080	1/300	20			
Build #10	Fox Farms	Production/Mixing/Bagging and shipping	Light Industrial	Y	X	140,238	1/1500	93			
Build #10a	Fox Farms	Rest Rooms and Break Room, office space	Office	Y	X	3,200	1/300	11			
Build #11	Fox Farms	Sales and Operations, shipping office	Office	Y	X	3,364	1/300	12			
Build #12	Fox Farms	Quality Control and Testing	Office	Y	X	5,016	1/300	17			
Build #20	Fox Farms	Maintenance Shop	Warehousing Storage and Distribution	Y	X	7,253	1/2500	3			
Build #23	Fox Farms	Storage	Light Industrial	Y	na						
SUBTOTAL						212,651		175	62	62	88
Build 26b	Greg Lysander Pottery	Pottery Production	Light Industrial	Y	X	880	1/1500	1	1	1	1
Build #10b	Humboldt Bay Pkrs	Wholesale Meat, Produce Sales and Operations	Warehousing Storage and Distribution	Y	X	10,780	1/2500	5			
Build #10b	Humboldt Bay Pkrs	Wholesale Meat, Produce Sales and Operations	Office	Y	X	1,220	1/300	4			
SUBTOTAL						12,000		9	8	8	9
Land 4	Jim Groeling Architecture	Outdoor Reclaimed Wood storage and carpentry	Light Industrial	Y	x	43,560	-	1	1	1	2
Build #9	No Tenant	Non operational Old bleach plant	Legal non conforming	Not part of project	na						
Build #4	Reggie Osburn, McBurn Firewood	Warehouse storage	Warehousing Storage and Distribution	Y	x	1,890	1/2500	1	1	1	1
Build #4a	Sequoia Investments X, LLC	Warehouse storage	Warehousing Storage and Distribution	Y		9,600	1/2500	4			
Build #6c	Sequoia Investments X, LLC	Warehouse storage	Office	Y	na	1,000	1/300	4			
Build #6c	Sequoia Investments X, LLC		Warehousing Storage and Distribution	Y	na	630	1/2500	1			
Build #6F1B	Sequoia Investments X, LLC	Warehouse storage	Warehousing Storage and Distribution	Y	na	2,650	1/2500	1			
Build #7	Sequoia Investments X, LLC	Office Building	Office	Y	na	4,130	1/300	14			
Build #7	Sequoia Investments X, LLC		Warehousing Storage and Distribution	Y	na	1,260	1/2500	1			
Build #10d	Sequoia Investments X, LLC	Storage	Warehousing Storage and Distribution	Y		4,750	1/2500	2			
SUBTOTAL						24,020		27	4	4	31
Build #1	Sun Light Supply	Wholesale distribution of horticulture supplies	Warehousing Storage and Distribution	Y	X	44,800	1/2500	18			
Build #1	Sun Light Supply	Wholesale distribution of horticulture supplies	Office	Y	X	720	1/300	3			
SUBTOTAL						45,520		21	15	15	21
Build #6d	Ted Frazel and Ron McLean	storage	Warehousing Storage and Distribution	Y	x	690	1/2500	1	1	1	1
Land XX	Toys for Tots	Storage	Warehousing Storage and Distribution	Y	X	-	-	1	1	1	2
Build #5 (First Floor)	Western Web		Manufacturing	Y	X	8,940	1/1500	6			
Build #5 (First Floor)	Western Web		Warehousing Storage and Distribution	Y	X	1,560	1/2500	1			
Build #5 (First Floor)	Western Web		Office	Y	X	7,700	1/300	26			
Build #5 (Second Floor)	Western Web	Printing Press, Produces news papers, Flyers, ect	Office	Y	X	9,410	1/300	31			
build #6a	Western Web	loading and common area	Warehousing Storage and Distribution	Y	X	7,780	1/2500	3			
Build #6FL1	Western Web	loading and common area	Warehousing Storage and Distribution	Y	X	3,420	1/2500	1			
SUBTOTAL						38,810		68	19	19	19
Common											123
TOTALS								307	116	116	307

Tenant Improvements: Restoration for Coastal Dependent Industrial (CDI) Uses						
Space	Tenant	Activity	Use	Existing or Proposed Improvements to Tenant Space?	Description of Tenant Improvements*	Restoration Required for Future CDI Uses
Ant1	101 Net link	Net Link 101 Internet Antenna on top Build #4	Minor Utility	N	N/A	N/A
Build #26a	Arron Newman	Storage	Warehousing Storage and Distribution	N	N/A	N/A
Dock #50	Coast Oyster	Aquaculture	Aquaculture	N	N/A	N/A
Build #14	Common area	Dock Breakroom, Coastal use workers	Coastal Dependent	N	N/A	N/A
Dock #50	Coos Bay Tug	2 Tug Boats moored	Coastal Dependent	Y	Improvements to dock lighting have increased safety for current and future CDI use.	N/A
Build #6b	Cunhas Creations	Metal Working Shop	Light Industrial	N	N/A	
Build #1a	Fox Farms	Dry storage	Warehousing Storage and Distribution	N	N/A	N/A
Build #2	Fox Farms	Breezeway	Warehousing Storage and Distribution	N	N/A	N/A
Build #3	Fox Farms	Dry Storage	Warehousing Storage and Distribution	Y	Improvements include: roof replacement with new gutters and downspouts, and minor building repairs. These improvements allow for the safe continued use of the building for future CDI use.	No restoration required, improvements limited to maintenance and repairs only.
Build #8	Fox Farms	Administration Office	Light Industrial	Y	Improvements include: wood siding replacement, and minor building repairs. These improvements allow for the safe continued use of the building for future CDI use.	No restoration required, improvements limited to maintenance and repairs only.
Build #10	Fox Farms	Production/Mixing/Bagging and shipping	Light Industrial	Y	Improvements include: Exterior paint, road maintenance, and fire sprinkler renovations. These improvements allow for the safe continued use of the building and increases accessibility for future CDI use.	No restoration required, improvements limited to maintenance and repairs only.
Build #10a	Fox Farms	Rest Rooms and Break Room, office space	Light Industrial	Y	Improvements include minor office space and bathroom accessibility repairs. These improvements increase the value for future CDI use on site. Exterior paint has also helped maintain the building for future CDI use.	No restoration required, improvements limited to maintenance and repairs only.
Build #11	Fox Farms	Sales and Operations, shipping office	Light Industrial	Y	Improvements include: roadway maintenance and a landscape irrigation system. These improvements allow for the safe continued use of the building for future CDI use.	
Build #12	Fox Farms	Quality Control and Testing	Light Industrial	Y	Improvements include: wood siding replacement, and minor building repairs. These improvements allow for the safe continued use of the building for future CDI use.	No restoration required, improvements limited to maintenance and repairs only.
Build #20	Fox Farms	Maintenance Shop	Light Industrial	N	N/A	N/A
Build #23	Fox Farms	Storage	Light Industrial	N	N/A	N/A
Build 26b	Greg Lysander Pottery	Pottery Production	Light Industrial	N	N/A	N/A
Build #10b	Humboldt Bay packers	Wholesale Meat, Produce Sales and Operations	Warehousing Storage and Distribution	Y	Improvements include: two temperature refrigeration units. These improvements can assist future CDI use as cold storage for goods.	These improvements have increased the value of this space and is more attractive for future CDI tenants. The refrigeration units are easily removable modules that are non-permanent.
Build #10b	Humboldt Bay packers	Wholesale Meat, Produce Sales and Operations	Office	N	N/A	N/A
Land 4	Jim Groeling Architecture	Outdoor Reclaimed Wood storage and carpentry	Light Industrial	N	N/A	N/A
Build #9	No Tenant	Non operational Old bleach plant	Legal non conforming	N	N/A	N/A
Build #4	Reggie Osburn, McBurn Firewood	Warehouse storage	Warehousing Storage and Distribution	N	N/A	N/A
Build #4a	Sequoia Investments X, LLC	Warehouse storage	Warehousing Storage and Distribution	N	N/A	N/A
Build #6c	Sequoia Investments X, LLC	Warehouse storage	Light Industrial	N	N/A	N/A
Build #6F1B	Sequoia Investments X, LLC	Warehouse storage	Light Industrial	N	N/A	N/A
Build #7	Sequoia Investments X, LLC	Office Building	Light Industrial	Y	Improvements include: wood siding replacement, and minor building repairs. These improvements allow for the safe continued use of the building for future CDI use.	No restoration required, improvements limited to maintenance and repairs only.
Build #10d	Sequoia Investments X, LLC	Storage	Warehousing Storage and Distribution	N	N/A	N/A
Build #1	Sun Light Supply	Wholesale distribution of horticulture supplies	Warehousing Storage and Distribution	Y	Improvements include new gutters and downspouts. These improvements allows for the safe continued use of the building future CDI use.	No restoration required, improvements limited to maintenance and repairs only.
Build #6d	Ted Frazel and Ron McLean	storage	Warehousing Storage and Distribution	N	N/A	N/A
Land XX	Toys for Tots	Storage	Warehousing Storage and Distribution	N	N/A	N/A
Build #5	Western Web	Printing Press, Produces news papers, Flyers, etc.	Light Industrial	Y	Improvements include a new roof for the structure. This improvement allows for the safe continued use of the building for future CDI use.	No restoration required, improvements limited to maintenance and repairs only.
Build #6	Western Web	Paper storage, rental storage	Warehousing Storage and Distribution	N	N/A	N/A
Build #6a, 6FL1	Western Web	loading and common area	Warehousing Storage and Distribution	N	N/A	N/A

*Tenants have business specific storage racks, shelving, packaging and printing equip, etc. that belong to the business and will be removed when non-CDI tenants vacate lease areas.

**SEQUOIA INVESTMENT X, LLC
PLAN OF OPERATION REPORT
HUMBOLDT COUNTY, CA**

Prepared For:



May 2018

Plan of Operations Report

for

Sequoia Investment X, LLC

Proposed Non-Coastal Dependent Light Industrial Activity

APN. 401-301-016, 401-311-001

Building # 4a, 6c, 6F1b, 7, 10d

Lead Agency:



Humboldt County Planning Department

3015 H Street

Eureka, CA 95501

Prepared By:



NorthPoint Consulting Group, Inc.

P.O. Box 44

Eureka, CA 95501

1 Project Summary

Sequoia Investments X, LLC is seeking a Conditional Use Permit (CUP) and Coastal Development Permit (CDP) to allow interim non-Coastal Dependent Industrial uses on APN 401-311-001 and portions of APN 401-311-016 located in the community area of Samoa in Humboldt County, California. This Plan of Operations is specific to Sequoia Investments X.

The project would allow existing and proposed non-coastal dependent industrial interim uses for a period of up to 10-years, within existing facilities, as defined in Chapter 3, Section 313-3.4 of the Humboldt County Zoning Regulations and that meet the required performance standards outlined in Chapter 3, Section 313-104.1 of the Humboldt County Zoning Regulations. Interim uses allowed under Section 313-104.1 include certain uses allowed in the Light Industrial (ML) and Industrial General (MG) zone districts not otherwise allowed in the MC zone. This project would allow for continued use of underutilized MC-zoned lands (i.e. maintaining infrastructure) without permanently impacting future coastal-dependent use.

1.1 Project Area and Background

The project area is in the Fairhaven Business Park (FBP) on Samoa Peninsula on zoned MC: Coastal-Dependent Industrial (40.7927, -124.1988), within the Appeal Permit Jurisdiction of the California Coastal Commission. The project involves APN 401-311-001 and a portion of APN 401-311-016 (See Fox Farms and Sequoia Investment X, LLC Interim Use Permit drawings).

The site has historic heavy industrial usage. From 1955 to 1993, the site was the home of the Simpson Pulp Mill, owned and operated by the Simpson Paper Company. All existing on-site infrastructure, including storage and distribution warehouses, processing and industrial equipment, administrative buildings, employee facilities, paved and unpaved lease areas, and roads, was developed during this time. At the height of operations, the pulp mill processed nearly 1,000 tons of paper pulp per day and employed close to 300 people. In 2005, the property was purchased by Sequoia Investments X, LLC. Today, Sequoia Investments X, LLC leases the two properties to thirteen tenants.

1.2 Project Description

Sequoia Investment X, LLC, requires office space as well as indoor warehouse storage.

Sequoia Investment X, LLC leases Buildings 4a, 6c, 6F1b, 7, 10d. Please refer to Table 1 for building use type summary.

Sequoia Investment X, LLC is applying for the following interim use on the subject parcel: Warehousing, Storage, and Distribution. Warehousing, Storage, and Distribution use types are principally permitted use types of MG and ML zone districts.

Warehousing, Storage, and Distribution use includes open-air or enclosed wholesaling, storage, distribution, and handling of materials and equipment (excluding plants and live animals). This use type is compatible with the interim uses allowed in the Industrial/Coastal Dependent zone because it is a principally permitted use in MG and ML zone districts and meets all performance criteria.

Fox Farm Activity	Building / Area #(s)	APN	Permitted Use Type	Allowable Zone
Warehouse storage	4a	401-311-001	Warehousing, Distribution, and Storage	Yes – Principally Permitted in ML & MG
Warehouse storage	6c	401-311-001	Accessory Facility for Warehousing, Distribution, and Storage	Yes – Principally Permitted in ML & MG
Warehouse storage	6F1B	401-311-001	Warehousing, Distribution, and Storage	Yes – Principally Permitted in ML & MG
Administrative Office	7	401-311-001	Warehousing, Distribution, and Storage	Yes – Principally Permitted in ML & MG
Warehouse storage	10d	401-311-001	Warehousing, Distribution, and Storage	Yes – Principally Permitted in ML & MG

1.3 Hours of Operation and Employee Plan

Sequoia Investment X, LLC operates year-round maintaining the warehouses and office space. The facility currently employs 0 people. Parking requirements are summarized on the attached Exhibit B.

2 By-Products

No by-products are generated from HBP’s wholesale distribution operation.

2.1 Hazardous Materials

No Hazardous materials are kept or stored on site, therefore no disposal is necessary.

3 Discharge

No discharge will be generated from this project. Sequoia Investments X activities are contained within existing buildings. No stormwater discharge occurs as part of Sequoia Investments X activities.

Sequoia Investments X is located within Fairhaven Business Park owned by Sequoia Investments X, LLC. Sequoia Investments X, LLC has implemented a long-term solution for stormwater management on the site. To prevent stormwater discharges associated with industrial activities from entering Humboldt Bay, runoff is collected transferred to a stormwater basin where it percolates into the sandy soils.

Individual responsible for stormwater management at Fairhaven Business Park:

Tim Callison, Property Owners Agent, (707) 476-2706

Fairhaven Business Park (WDID# 12|021905) is also covered under the Statewide General Permit for Stormwater Discharges Associated with Industrial Activities, Order 2014-0057-DWQ, which regulates discharges associated with industrial activities.

4 Noise levels

No noise generating activities occur on site currently.

The site is historically prone to heightened levels of noise. For decades, the Samoa Pulp Mill supported 200+ of employees and dozens of trucks taking raw and processed product to and from the project area daily. Sequoia Investment X, LLC will ensure that no more than 60 dBs are audible at the property line. The nearest residence is located 300-feet from the closest facility. Performance requirements require no more than 60 dBs to be audible at the property line. Noise complaints should be made to the responsible party listed below. If a noise complaint is received, the responsible party will visit the facility and identify and implement mitigation measures if necessary.

Individual responsible for responding to noise complaints:

Tim Callison, Property Owners Agent, (707) 476-2706

5 Public facilities (roads, water, sewer)

5.1 Roads

The site can be accessed from either Eureka or Arcata via Old Navy Base Road. Old Navy Base Road is maintained by Humboldt County and serves as access to the communities of Samoa and Fairhaven. Within the project area, roads are maintained by Sequoia Investments X, LLC.

Sequoia Investments X, LLC maintains all priority access roads used for circulation and access to bay frontage and infrastructure for coastal-dependent and priority uses in the vicinity.

5.2 Water and Wastewater

Water is supplied through the Humboldt Bay Municipal Water District (HBMWD). HBMWD supplies water to the greater Humboldt Bay Area.

The existing facilities are served by two on site-water treatment systems. The southernmost septic system (septic area B) serves building 10 and 11, and the northern septic system (septic area A) provided on site wastewater treatment for all other buildings. The systems have been in place for decades and historically provided treatment for a much greater demand during the operational period of the pulp mill

THEODORE FRAZEL AND RONALD MCLEAN
PLAN OF OPERATION REPORT
HUMBOLDT COUNTY, CA

Prepared For:



May 2018

Plan of Operation Report

for

Theodore Frazel and Ronald McLean

Proposed Non-Coastal Dependent Warehousing, Distribution, and Storage Activity

APN. 401-301-016, 401-311-001

Building #6d

Lead Agency:



Humboldt County Planning Department

3015 H Street

Eureka, CA 95501

Prepared By:



NorthPoint Consulting Group, Inc.

P.O. Box 44

Eureka, CA 95501

1 Project Summary

Sequoia Investments X, LLC is seeking a Conditional Use Permit and Coastal Development Permit to allow interim non-Coastal Dependent Industrial uses on APN 401-311-001 and portions of APN 401-311-016 located in the community area of Samoa in Humboldt County. This Plan of Operation is specific to Theodore Frazel and Ronald McLean, joint tenants who leases one (1) building from Sequoia Investments X, LLC. This Plan of Operation includes a project description of typical activities on the site.

The project would allow existing and proposed non-coastal dependent industrial interim uses for a period of up to 10-years, within existing facilities, as defined in Chapter 3, Section 313-3.4 of the Humboldt County Zoning Regulations and that meet the required performance standards outlined in Chapter 3, Section 313-104.1 of the Humboldt County Zoning Regulations. Interim uses allowed under Section 313-104.1 include certain uses allowed in the Light Industrial (ML) and Industrial General (MG) zone districts not otherwise allowed in the MC zone.

This project would allow for continued use of underutilized MC-zoned lands (i.e. maintaining infrastructure) without permanently impacting future coastal-dependent use.

1.1 Project Area and Background

The project area is in the Fairhaven Business Park (FBP) on Samoa Peninsula on zoned MC: Coastal-Dependent Industrial (40.7927, -124.1988), within the Appeal Permit Jurisdiction of the California Coastal Commission. The project involves APN 401-311-001 and a portion of APN 401-311-016 (See Fox Farms and Sequoia Investment X, LLC Interim Use Permit drawings). Theodore Frazel and Ronald McLean's storage building is located only on APN: 401-311-016.

The site has historic heavy industrial usage. From 1955 to 1993, the site was the home of the Simpson Pulp Mill, owned and operated by the Simpson Paper Company. All existing on-site infrastructure, including storage and distribution warehouses, processing and industrial equipment, administrative buildings, employee facilities, paved and unpaved lease areas, and roads, was developed during this time. At the height of operations, the pulp mill processed nearly 1,000 tons of paper pulp per day and employed close to 300 people. In 2005, the property was purchased by Sequoia Investments X, LLC, who has owned and leased the property ever since. Sequoia Investments X, LLC currently leases the property to eleven (11) tenants, including Theodore Frazel and Ronald McLean, with vacancies for additional tenants.

1.2 Project Description

Theodore Frazel and Ronald McLean lease a single building (#6d) for general warehouse storage. They are applying for a single use type: Warehousing, Storage, and Distribution. The Warehousing, Storage, and Distribution use type includes enclosed storage 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 a principally permitted use in MG and ML zone districts (See Table 1 for more details).

Theodore Frazel and Ronald McLean Activity	Building / Area #(s)	APN	Permitted Use Type	Qualifies for Interim Use Permitted in ML/MG zones?
General warehouse storage	6d	401-301-016	Warehousing, Distribution, and Storage	Y – Principally Permitted in ML & MG

1.3 Hours of Operation and Employee Plan

Theodore Frazel and Ronald McLean are two individuals who are joint tenants of a storage warehouse. There is no business in this facility and are therefore no employees. Theodore Frazel and Ronald McLean visit the site infrequently, typically on weekdays during daylight hours. There is no commercial retail aspect to this project and the public does not visit the site. Parking for this facility is summarized on Exhibit B.

2 By-Products, Waste, and Hazardous Materials

Vehicle exhaust is generated from the tenants entering and existing the facility. Diesel and gasoline products are sometimes used or stored on-site. These fuels are kept in secondary containment indoors and are handled with care during use. No other byproducts, waste, or hazardous materials are produced from enclosed general storage.

3 Discharge

No discharge of surface or groundwater is expected as a result of this project.

Tenant activities are contained within existing buildings. No stormwater discharge occurs as part of the Tenant’s activities.

The project site is located within Fairhaven Business Park owned by Sequoia Investments X, LLC. Sequoia Investments X, LLC has implemented a long-term solution for stormwater management on the site. To prevent stormwater discharges associated with industrial activities from entering Humboldt Bay, runoff is collected transferred to a stormwater basin where it percolates into the sandy soils.

Individual responsible for stormwater management at Fairhaven Business Park:

Tim Callison, Property Owners Agent, (707) 476-2706

Fairhaven Business Park (WDID# 12|021905) is also covered under the Statewide General Permit for Stormwater Discharges Associated with Industrial Activities, Order 2014-0057-DWQ, which regulates discharges associated with industrial activities.

4 Noise

Noise-generating activities resulting from this project include vehicle traffic entering and exiting the site. The site is historically prone to heightened levels of noise. For decades, the Samoa Pulp Mill supported 200+ of employees and dozens of trucks taking raw and processed product to and from the project area daily. Current operations produce noise well below the historic base levels and Theodore Frazel and Ronald McLean will ensure that no more than 60 dBs are audible at the property line. Noise complaints should be made to the responsible party listed below. If a noise complaint is received, the responsible party will visit the facility and identify and implement mitigation measures if necessary.

Individual responsible for responding to noise complaints:

Tim Callison, Property Owners Agent, (707) 476-2706

5 Public Facilities

5.1 Roads

The site can be accessed from either Eureka or Arcata via Old Navy Base Road. Old Navy Base Road is maintained by Humboldt County and serves as access to the communities of Samoa and Fairhaven. Within the project area, roads are maintained by Sequoia Investments X, LLC.

Sequoia Investments X, LLC maintains all priority access roads used for circulation and access to bay frontage and infrastructure for coastal-dependent and priority uses in the vicinity.

5.2 Water and Wastewater

Water is supplied through the Humboldt Bay Municipal Water District (HBMWD). HBMWD supplies water to the greater Humboldt Bay Area.

The existing facilities are served by two on site-water treatment systems. The southernmost septic system (septic area B) serves building 10 and 11, and the northern septic system (septic area A) provided on site wastewater treatment for all other buildings. The systems have been in place for decades and historically provided treatment for a much greater demand during the operational period of the pulp mill

WESTERN WEB
PLAN OF OPERATION REPORT
HUMBOLDT COUNTY, CA

Prepared For:



May 2018

Plan of Operations Report

for

Western Web

Proposed Non-Coastal Dependent Light Industrial Activity

APN. 401-301-016, 401-311-001

Building # 5, 6, 6a, 6FL1

Lead Agency:



Humboldt County Planning Department

3015 H Street

Eureka, CA 95501

Prepared By:



NorthPoint Consulting Group, Inc.

P.O. Box 44

Eureka, CA 95501

1 Project Summary

Sequoia Investments X, LLC is seeking a Conditional Use Permit and Coastal Development Permit to allow interim non-Coastal Dependent Industrial uses on APN 401-311-001 and portions of APN 401-311-016 located in the community area of Samoa in Humboldt County. This Plan of Operations is specific to Western Web, and includes a complete project description of typical activities on the site.

The project would allow existing and proposed non-coastal dependent industrial interim uses for a period of up to 10-years, within existing facilities, as defined in Chapter 3, Section 313-3.4 of the Humboldt County Zoning Regulations and that meet the required performance standards outlined in Chapter 3, Section 313-104.1 of the Humboldt County Zoning Regulations. Interim uses allowed under Section 313-104.1 include certain uses allowed in the Light Industrial (ML) and Industrial General (MG) zone districts not otherwise allowed in the MC zone.

This project would allow for continued use of underutilized MC-zoned lands (i.e. maintaining infrastructure) without permanently impacting future coastal-dependent use.

1.1 Project Area and Background

The project area is in the Fairhaven Business Park (FBP) on Samoa Peninsula on zoned MC: Coastal-Dependent Industrial (40.7927, -124.1988), within the Appeal Permit Jurisdiction of the California Coastal Commission. The project involves APN 401-311-001 and a portion of APN 401-311-016 (See Fox Farms and Sequoia Investment X, LLC Interim Use Permit drawings).

The site has historic heavy industrial usage. From 1955 to 1993, the site was the home of the Simpson Pulp Mill, owned and operated by the Simpson Paper Company. All existing on-site infrastructure, including storage and distribution warehouses, processing and industrial equipment, administrative buildings, employee facilities, paved and unpaved lease areas, and roads, was developed during this time. At the height of operations, the pulp mill processed nearly 1,000 tons of paper pulp per day and employed close to 300 people. In 2005, the property was purchased by Sequoia Investments X, LLC. Today, Sequoia Investments X, LLC leases the two properties to thirteen tenants.

1.2 Project Description

Western Web, requires indoor warehouse storage and light industrial use. The business entails printing regional pamphlets, newspapers, and add brochures using a printing press. All materials are packaged on pallets and forklifted to storage areas and loaded on and off trucks.

Western Web leases Building 5, 6, 6a, and 6FL1 as stated in the lease agreement. Please refer to Table 1 for building use type summary.

Western Web is applying for the following interim use on the subject parcel: Light Industrial use, Warehousing, Storage, and Distribution. Light industrial and Warehousing, Storage, and Distribution use

types are principally permitted use types of MG and ML zone districts.

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

Warehousing, Storage, and Distribution use includes open-air or enclosed wholesaling, storage, distribution, and handling of materials and equipment (excluding plants and live animals). This use type is compatible with the interim uses allowed in the Industrial/Coastal Dependent zone because it is a principally permitted use in MG and ML zone districts and meets all performance criteria.

Table 1: Western Web Activity, Location, and Compatible Use Type

Fox Farm Activity	Building / Area #(s)	APN	Permitted Use Type	Allowable Zone
Printing Press	5	401-311-001	Light Industrial	Yes – Principally Permitted in ML & MG
Warehouse/Storage	6	401-311-001	Warehousing, Distribution, and Storage	Yes – Principally Permitted in ML & MG
Common Area Breezeway	6a	401-311-001	Warehousing, Distribution, and Storage	Yes – Principally Permitted in ML & MG
Warehouse/Storage	6FL1	401-311-001	Warehousing, Distribution, and Storage	Yes – Principally Permitted in ML & MG

1.3 Hours of Operation and Employee Plan

Western Web operates year-round between 8:00 am to 3:00 am, Monday through Friday. The facility currently employs 19 people. These employees typically work in two shifts: Shift #1 is 8:00 am to 5:00 pm and Shift #2 is from 6:00pm to 3:00 am. Parking requirements are summarized on the attached Exhibit B.

2 By-Products

Wasted paper is the only by-product produced at Western Web, which is recycled. Solid waste is hauled to Humboldt Waste Management Authority.

2.1 Hazardous Materials

Diesel fuel, gasoline, and liquefied petroleum gas are used on-site for trucks and forklifts. Dry ink, mixed waste oil, and wet ink are also stored on-site. Western Web disposes of hazardous waste in approved containers and hauls them to Humboldt Waste Management Authority.

3 Discharge

No discharge will be generated from this project.

Western Web is located within Fairhaven Business Park owned by Sequoia Investments X, LLC. Sequoia Investments X, LLC has implemented a long-term solution for stormwater management on the site. To prevent stormwater discharges associated with industrial activities from entering Humboldt Bay, runoff is collected transferred to a stormwater basin where it percolates into the sandy soils.

Individual responsible for stormwater management at Fairhaven Business Park:

Tim Callison, Property Owners Agent, (707) 476-2706

Fairhaven Business Park (WDID# 12|021905) is also covered under the Statewide General Permit for Stormwater Discharges Associated with Industrial Activities, Order 2014-0057-DWQ, which regulates discharges associated with industrial activities.

4 Noise levels

Noise-generating activities on-site include truck and vehicle traffic, forklifts and other transportation equipment.

The site is historically prone to heightened levels of noise. For decades, the Samoa Pulp Mill supported 200+ of employees and dozens of trucks taking raw and processed product to and from the project area daily. With 19 employees and minimal industrial processing, current operations produce noise well below the historic base levels. Western Web will ensure that no more than 60 dBs are audible at the property line. Noise complaints should be made to the responsible party listed below. If a noise complaint is received, the responsible party will visit the facility and identify and implement mitigation measures if necessary.

Individual responsible for responding to noise complaints:

Tim Callison, Property Owners Agent, (707) 476-2706

5 Public facilities (roads, water, sewer)

5.1 Roads

The site can be accessed from either Eureka or Arcata via Old Navy Base Road. Old Navy Base Road is maintained by Humboldt County and serves as access to the communities of Samoa and Fairhaven. Within the project area, roads are maintained by Sequoia Investments X, LLC.

Sequoia Investments X, LLC maintains all priority access roads used for circulation and access to bay frontage and infrastructure for coastal-dependent and priority uses in the vicinity.

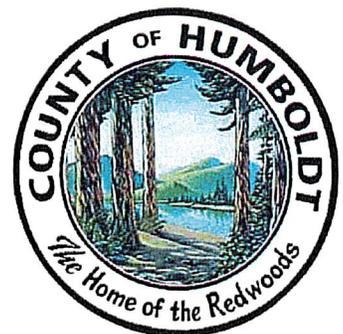
5.2 Water and Wastewater

Water is supplied through the Humboldt Bay Municipal Water District (HBMWD). HBMWD supplies water to the greater Humboldt Bay Area.

The existing facilities are served by two on site-water water treatment systems. The southernmost septic system (septic area B) serves building 10 and 11, and the northern septic system (septic area A) provided on site wastewater treatment for all other buildings. The systems have been in place for decades and historically provided treatment for a much greater demand during the operational period of the pulp mill.

SUNLIGHT SUPPLY, INC.
PLAN OF OPERATION REPORT
HUMBOLDT COUNTY, CA

Prepared For:



May 2018

Plan of Operations Report

for

Sunlight Supply Inc.

Proposed Non-Coastal Dependent Light Industrial Activity

APN. 401-301-016, 401-311-001

Building # 1

Lead Agency:



Humboldt County Planning Department

3015 H Street

Eureka, CA 95501

Prepared By:



NorthPoint Consulting Group, Inc.

P.O. Box 44

Eureka, CA 95501

1 Project Summary

Sequoia Investments X, LLC is seeking a Conditional Use Permit and Coastal Development Permit to allow interim non-Coastal Dependent Industrial uses on APN 401-311-001 and portions of APN 401-311-016 located in the community area of Samoa in Humboldt County. This Plan of Operations is specific to Sunlight Supply, Inc., and includes a complete project description of typical activities on the site.

The project would allow existing and proposed non-coastal dependent industrial interim uses for a period of up to 10-years, within existing facilities, as defined in Chapter 3, Section 313-3.4 of the Humboldt County Zoning Regulations and that meet the required performance standards outlined in Chapter 3, Section 313-104.1 of the Humboldt County Zoning Regulations. Interim uses allowed under Section 313-104.1 include certain uses allowed in the Light Industrial (ML) and Industrial General (MG) zone districts not otherwise allowed in the MC zone.

This project would allow for continued use of underutilized MC-zoned lands (i.e. maintaining infrastructure) without permanently impacting future coastal-dependent use.

1.1 Project Area and Background

The project area is in the Fairhaven Business Park (FBP) on Samoa Peninsula on zoned MC: Coastal-Dependent Industrial (40.7927, -124.1988), within the Appeal Permit Jurisdiction of the California Coastal Commission. The project involves APN 401-311-001 and a portion of APN 401-311-016 (See Fox Farms and Sequoia Investment X, LLC Interim Use Permit drawings).

The site has historic heavy industrial usage. From 1955 to 1993, the site was the home of the Simpson Pulp Mill, owned and operated by the Simpson Paper Company. All existing on-site infrastructure, including storage and distribution warehouses, processing and industrial equipment, administrative buildings, employee facilities, paved and unpaved lease areas, and roads, was developed during this time. At the height of operations, the pulp mill processed nearly 1,000 tons of paper pulp per day and employed close to 300 people. In 2005, the property was purchased by Sequoia Investments X, LLC. Today, Sequoia Investments X, LLC leases the two properties to thirteen tenants.

1.2 Project Description

Sunlight Supply, Inc., requires indoor warehouse storage and outdoor gravel lot storage at project site. The business entails the delivery of materials, storage, repackaging, and distribution to the community. All materials are packaged on pallets and forklifted to storage areas and loaded on and off trucks.

Sunlight Supply, Inc. leases Building 1 as well as the gravel lot known as the Temporary Storage Space, as stated in the lease agreement. Please refer to Table 1 for building use type summary.

Sunlight Supply, Inc. is applying for the following interim use on the subject parcel: Warehousing, Storage, and Distribution. The Warehousing, Storage, and Distribution use type is a principally permitted use type of MG and ML zone districts.

Warehousing, Storage, and Distribution use includes open-air or enclosed wholesaling, storage, distribution, and handling of materials and equipment (excluding plants and live animals). This use type is compatible with the interim uses allowed in the Industrial/Coastal Dependent zone because it is a principally permitted use in MG and ML zone districts and meets all performance criteria.

Table 1: Sunlight Supply Inc. Activity, Location, and Compatible Use Type				
Activity	Building / Area #(s)	APN	Permitted Use Type	Allowable Zone
Warehousing, Storage, Distribution	1	401-311-001	Wholesale Distribution and Horticulture supplies	Yes – Principally Permitted in ML & MG

1.3 Hours of Operation and Employee Plan

Sunlight Supply, Inc. operates year-round between 6:30 am to 6:30 pm, Monday through Friday. The facility is closed between 6:30 pm and 6:30 am on weekdays and is closed on weekends. The facility currently employs 15 people. These employees typically work in two shifts. All employees have access to toilet and handwashing facilities which connect to onsite septic system “B”. Parking requirements are summarized on the attached Exhibit B.

2 By-Products

No by-products will be generated in this storage facility; therefore, no method of disposal is necessary. Solid waste is hauled to Humboldt Waste Management Authority.

2.1 Hazardous Materials

Diesel fuel, acetylene, gasoline, and liquefied petroleum gas are used on-site for trucks and forklifts. Used oil, oil filters, and oil absorbents are also stored on-site. Sunlight Supply, Inc. disposes of hazardous waste in approved containers and disposed of properly. Please see attached sheet of MSDS’s stored on site. Diesel fuel is stored in a double-walled tank and is only used to fuel on-site diesel trucks.

3 Discharge

Western Web is located within Fairhaven Business Park owned by Sequoia Investments X, LLC. Sequoia Investments X, LLC has implemented a long-term solution for stormwater management on the site. To prevent stormwater discharges associated with industrial activities from entering Humboldt Bay, runoff is collected transferred to a stormwater basin where it percolates into the sandy soils.

Individual responsible for stormwater management at Fairhaven Business Park:

Tim Callison, Property Owners Agent, (707) 476-2706

Fairhaven Business Park (WDID# 12|021905) is also covered under the Statewide General Permit for Stormwater Discharges Associated with Industrial Activities, Order 2014-0057-DWQ, which regulates discharges associated with industrial activities.

4 Noise levels

Noise-generating activities on-site include truck and vehicle traffic, forklifts and other transportation equipment.

The site is historically prone to heightened levels of noise. For decades, the Samoa Pulp Mill supported 200+ of employees and dozens of trucks taking raw and processed product to and from the project area daily. With 15 employees, current operations produce noise well below the historic base levels. Sunlight Supply will ensure that no more than 60 dBs are audible at the property line. Noise complaints should be made to the responsible party listed below. If a noise complaint is received, the responsible party will visit the facility and identify and implement mitigation measures if necessary.

Individual responsible for responding to noise complaints:

Tim Callison, Property Owners Agent, (707) 476-2706

5 Public facilities (roads, water, sewer)

5.1 Roads

The site can be accessed from either Eureka or Arcata via Old Navy Base Road. Old Navy Base Road is maintained by Humboldt County and serves as access to the communities of Samoa and Fairhaven. Within the project area, roads are maintained by Sequoia Investments X, LLC.

Sequoia Investments X, LLC maintains all priority access roads used for circulation and access to bay frontage and infrastructure for coastal-dependent and priority uses in the vicinity.

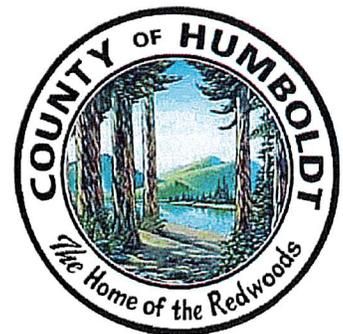
5.2 Water and Wastewater

Water is supplied through the Humboldt Bay Municipal Water District (HBMWD). HBMWD supplies water to the greater Humboldt Bay Area.

The existing facilities are served by two on site-water treatment systems. The southernmost septic system (septic area B) serves building 10 and 11, and the northern septic system (septic area A) provided on site wastewater treatment for all other buildings. The systems have been in place for decades and historically provided treatment for a much greater demand during the operational period of the pulp mill.

**MCBURN FIREWOOD
PLAN OF OPERATION REPORT
HUMBOLDT COUNTY, CA**

Prepared For:



May 2018

Plan of Operation Report

for

McBurn Firewood

Proposed Non-Coastal Dependent Warehousing, Distribution, and Storage Activity

APN. 401-301-016, 401-311-001

Building #4

Lead Agency:



Humboldt County Planning Department

3015 H Street

Eureka, CA 95501

Prepared By:



NorthPoint Consulting Group, Inc.

P.O. Box 44

Eureka, CA 95501

1 Project Summary

Sequoia Investments X, LLC is seeking a Conditional Use Permit (CUP) and Coastal Development Permit (CDP) to allow interim non-Coastal Dependent Industrial uses on APN 401-311-001 and portions of APN 401-311-016 located in the community area of Samoa in Humboldt County, California. This Plan of Operations is specific to McBurn Firewood, a tenant who leases buildings from Sequoia Investments X, LLC, and includes a complete project description of typical activities on the site.

The project would allow existing and proposed non-coastal dependent industrial interim uses for a period of up to 10-years, within existing facilities, as defined in Chapter 3, Section 313-3.4 of the Humboldt County Zoning Regulations and that meet the required performance standards outlined in Chapter 3, Section 313-104.1 of the Humboldt County Zoning Regulations. Interim uses allowed under Section 313-104.1 include certain uses allowed in the Light Industrial (ML) and Industrial General (MG) zone districts not otherwise allowed in the MC zone. This project would allow for continued use of underutilized MC-zoned lands (i.e. maintaining infrastructure) without permanently impacting future coastal-dependent use.

1.1 Project Area and Background

The project area is in the Fairhaven Business Park (FBP) on Samoa Peninsula on zoned MC: Coastal-Dependent Industrial (40.7927, -124.1988), within the Appeal Permit Jurisdiction of the California Coastal Commission. The project involves APN 401-311-001 and a portion of APN 401-311-016 (See Fox Farms and Sequoia Investment X, LLC Interim Use Permit drawings). McBurn Firewood's storage building is located only on APN: 401-311-016.

The site has historic heavy industrial usage. From 1955 to 1993, the site was the home of the Simpson Pulp Mill, owned and operated by the Simpson Paper Company. All existing on-site infrastructure, including storage and distribution warehouses, processing and industrial equipment, administrative buildings, employee facilities, paved and unpaved lease areas, and roads, was developed during this time. At the height of operations, the pulp mill processed nearly 1,000 tons of paper pulp per day and employed close to 300 people. In 2005, the property was purchased by Sequoia Investments X, LLC. Sequoia Investments X, LLC currently leases the property to thirteen tenants, including McBurn Firewood, with vacancies for additional tenants.

1.2 Project Description

McBurn Firewood, a small firewood bundling and storage business, leases a single building (#4) for storage of old cars. Aaron Newman is applying for a single use type: Warehousing, Storage, and Distribution. The Warehousing, Storage, and Distribution use type includes enclosed storage 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 a principally permitted use in MG and ML zone districts (See Table 1 for more details).

Table 1: McBurn Firewood Activity, Location, and Compatible Use Type				
McBurn Firewood Activity	Building / Area #(s)	APN	Permitted Use Type	Qualifies for Interim Use Permitted in ML/MG zones?
Storage of Bundled Firewood	4	401-301-016	Warehousing, Distribution, and Storage	Y – Principally Permitted in ML & MG

1.3 Hours of Operation and Employee Plan

McBurn Firewood is a small business with one employee named Reggie Osborn. Reggie Osborn typically visits Building #4 on weekdays during daylight hours. There is no commercial retail aspect to this project and the public does not typically visit the site. All employees have access to toilet and handwashing facilities which connect to onsite septic system “B”. Parking requirements are summarized on the attached Exhibit B.

2 By-Products, Waste, and Hazardous Materials

Vehicle exhaust is generated from the sole employee entering and existing the facility. Diesel and gasoline products are sometimes used or stored on-site. These fuels are kept in secondary containment indoors and are handled with care during use. Reggie Osborn visits the building regularly and performs general husbandry tasks to prevent spills and to ensure the site is clean. No other byproducts, waste, or hazardous materials are produced from storing bundled firewood.

3 Discharge

No discharge of surface or groundwater is expected as a result of this project.

McBurn Firewood is located within Fairhaven Business Park owned by Sequoia Investments X, LLC. Sequoia Investments X, LLC has implemented a long-term solution for stormwater management on the site. To prevent stormwater discharges associated with industrial activities from entering Humboldt Bay, runoff is collected transferred to a stormwater basin where it percolates into the sandy soils.

Individual responsible for stormwater management at Fairhaven Business Park:

Tim Callison, Property Owners Agent, (707) 476-2706

Fairhaven Business Park (WDID# 12|021905) is also covered under the Statewide General Permit for Stormwater Discharges Associated with Industrial Activities, Order 2014-0057-DWQ, which regulates discharges associated with industrial activities.

4 Noise

Noise-generating activities resulting from this project include vehicle traffic entering and exiting the site. The site is historically prone to heightened levels of noise. For decades, the Samoa Pulp Mill supported 200+ of employees and dozens of trucks taking raw and processed product to and from the project area daily. Current operations produce noise well below the historic base levels and McBurn Firewood will ensure that no more than 60 dBs are audible at the property line. If a noise complaint is received, the responsible party will visit the facility and identify and implement mitigation measures if necessary.

Individual responsible for responding to noise complaints:

Tim Callison, Property Owners Agent, (707) 476-2706

5 Public Facilities

5.1 Roads

The site can be accessed from either Eureka or Arcata via Old Navy Base Road. Old Navy Base Road is maintained by Humboldt County and serves as access to the communities of Samoa and Fairhaven. Within the project area, roads are maintained by Sequoia Investments X, LLC.

Sequoia Investments X, LLC maintains all priority access roads used for circulation and access to bay frontage and infrastructure for coastal-dependent and priority uses in the vicinity.

5.2 Water and Wastewater

Water is supplied through the Humboldt Bay Municipal Water District (HBMWD). HBMWD supplies water to the greater Humboldt Bay Area.

The existing facilities are served by two on site-water treatment systems. The southernmost septic system (septic area B) serves building 10 and 11, and the northern septic system (septic area A) provided on site wastewater treatment for all other buildings. The systems have been in place for decades and historically provided treatment for a much greater demand during the operational period of the pulp mill.

**CUNHAS CREATIONS
PLAN OF OPERATION REPORT
HUMBOLDT COUNTY, CA**

Prepared For:



May 2018

Plan of Operations Report

for

Cunhas Creations

Proposed Non-Coastal Dependent Light Industrial Activity

APN. 401-301-016, 401-311-001

Building # 6b

Lead Agency:



Humboldt County Planning Department

3015 H Street

Eureka, CA 95501

Prepared By:



NorthPoint Consulting Group, Inc.

P.O. Box 44

Eureka, CA 95501

1 Project Summary

Sequoia Investments X, LLC is seeking a Conditional Use Permit and Coastal Development Permit to allow interim non-Coastal Dependent Industrial uses on APN 401-311-001 and portions of APN 401-311-016 located in the community area of Samoa in Humboldt County. This Plan of Operations is specific to Cunhas Creations includes a complete project description of typical activities on the site.

The project would allow existing and proposed non-coastal dependent industrial interim uses for a period of up to 10-years, within existing facilities, as defined in Chapter 3, Section 313-3.4 of the Humboldt County Zoning Regulations and that meet the required performance standards outlined in Chapter 3, Section 313-104.1 of the Humboldt County Zoning Regulations. Interim uses allowed under Section 313-104.1 include certain uses allowed in the Light Industrial (ML) and Industrial General (MG) zone districts not otherwise allowed in the MC zone.

This project would allow for continued use of underutilized MC-zoned lands (i.e. maintaining infrastructure) without permanently impacting future coastal-dependent use.

1.1 Project Area and Background

The project area is in the Fairhaven Business Park (FBP) on Samoa Peninsula on zoned MC: Coastal-Dependent Industrial (40.7927, -124.1988), within the Appeal Permit Jurisdiction of the California Coastal Commission. The project involves APN 401-311-001 and a portion of APN 401-311-016 (See Fox Farms and Sequoia Investment X, LLC Interim Use Permit drawings).

The site has historic heavy industrial usage. From 1955 to 1993, the site was the home of the Simpson Pulp Mill, owned and operated by the Simpson Paper Company. All existing on-site infrastructure, including storage and distribution warehouses, processing and industrial equipment, administrative buildings, employee facilities, paved and unpaved lease areas, and roads, was developed during this time. At the height of operations, the pulp mill processed nearly 1,000 tons of paper pulp per day and employed close to 300 people. In 2005, the property was purchased by Sequoia Investments X, LLC. Today, Sequoia Investments X, LLC leases the two properties to thirteen tenants.

1.2 Project Description

Cunhas Creations uses the project site as a metal shop for artwork. This activity requires tools and welding equipment.

Cunhas Creations leases Building 6b as stated in the lease agreement. Please refer to Table 1 for building use type summary.

Cunhas Creations is applying for the following interim use on the subject parcel: Light Industrial. Light industrial use types are principally permitted use types of MG and ML zone districts.

Light Industrial use includes low-impact manufacturing activities. This use type is compatible with the interim uses allowed in the Industrial/Coastal Dependent zone because it is a principally permitted use in MG and ML zone districts and meets all performance criteria.

Table 1: Cunhas Creations Activity, Location, and Compatible Use Type				
Activity	Building / Area #(s)	APN	Permitted Use Type	Allowable Zone
Metal Shop	6b	401-311-001	Light Industrial	Yes – Principally Permitted in ML & MG

1.3 Hours of Operation and Employee Plan

Cunhas Creations operates year-round at his own discretion as he is the only user of this facility.

2 By-Products

By-products produced by the Maintenance/Metal shop include welding gasses. Any fuel storage tanks will be secured and maintained by a service professional for refilling and tank replacement.

2.1 Hazardous Materials

The project is expected to generate welding gasses that disperse into the atmosphere at negligible rates, therefore no method of disposal is required. Any storage tanks will be secured and maintained by a service professional for refilling and tank replacement. Diesel fuel is stored in a double-walled tank and is only used to fuel on-site diesel trucks.

3 Discharge

No discharge will be generated from this project.

Cunhas Creations activities are contained within existing buildings. No stormwater discharge occurs as part of Cunhas Creations activities.

Cunhas Creations is located within Fairhaven Business Park owned by Sequoia Investments X, LLC. Sequoia Investments X, LLC has implemented a long-term solution for stormwater management on the site. To prevent stormwater discharges associated with industrial activities from entering Humboldt Bay, runoff is collected transferred to a stormwater basin where it percolates into the sandy soils.

Individual responsible for stormwater management at Fairhaven Business Park:

Tim Callison, Property Owners Agent, (707) 476-2706

Fairhaven Business Park (WDID# 12|021905) is also covered under the Statewide General Permit for Stormwater Discharges Associated with Industrial Activities, Order 2014-0057-DWQ, which regulates discharges associated with industrial activities.

4 Noise levels

Noise-generating activities on-site include truck, vehicle traffic, shop power tools and welding equipment.

The site is historically prone to heightened levels of noise. For decades, the Samoa Pulp Mill supported 200+ of employees and dozens of trucks taking raw and processed product to and from the project area daily. Cunhas Creations will ensure that no more than 60 dBs are audible at the property line. The nearest residence is located 300-feet from the closest facility. Performance requirements require no more than 60 dBs to be audible at the property line. Noise complaints should be made to the responsible party listed below. If a noise complaint is received, the responsible party will visit the facility and identify and implement mitigation measures if necessary.

Individual responsible for responding to noise complaints:

Tim Callison, Property Owners Agent, (707) 476-2706

5 Public facilities (roads, water, sewer)

5.1 Roads

The site can be accessed from either Eureka or Arcata via Old Navy Base Road. Old Navy Base Road is maintained by Humboldt County and serves as access to the communities of Samoa and Fairhaven. Within the project area, roads are maintained by Sequoia Investments X, LLC.

Sequoia Investments X, LLC maintains all priority access roads used for circulation and access to bay frontage and infrastructure for coastal-dependent and priority uses in the vicinity.

5.2 Water and Wastewater

Water is supplied through the Humboldt Bay Municipal Water District (HBMWD). HBMWD supplies water to the greater Humboldt Bay Area.

The existing facilities are served by two on site-water treatment systems. The southernmost septic system (septic area B) serves building 10 and 11, and the northern septic system (septic area A) provided on site wastewater treatment for all other buildings. The systems have been in place for decades and historically provided treatment for a much greater demand during the operational period of the pulp mill.

**HUMBOLDT BAY PACKERS
PLAN OF OPERATION REPORT
HUMBOLDT COUNTY, CA**

Prepared For:



May 2018

Plan of Operations Report

for

Humboldt Bay Packers

Proposed Non-Coastal Dependent Light Industrial Activity

APN. 401-301-016, 401-311-001

Building # 10b

Lead Agency:



Humboldt County Planning Department

3015 H Street

Eureka, CA 95501

Prepared By:



NorthPoint Consulting Group, Inc.

P.O. Box 44

Eureka, CA 95501

1 Project Summary

Sequoia Investments X, LLC is seeking a Conditional Use Permit and Coastal Development Permit to allow interim non-Coastal Dependent Industrial uses on APN 401-311-001 and portions of APN 401-311-016 located in the community area of Samoa in Humboldt County. This Plan of Operations is specific to Humboldt Bay Packers (HBP) and includes a complete project description of typical activities on the site.

The project would allow existing and proposed non-coastal dependent industrial interim uses for a period of up to 10-years, within existing facilities, as defined in Chapter 3, Section 313-3.4 of the Humboldt County Zoning Regulations and that meet the required performance standards outlined in Chapter 3, Section 313-104.1 of the Humboldt County Zoning Regulations. Interim uses allowed under Section 313-104.1 include certain uses allowed in the Light Industrial (ML) and Industrial General (MG) zone districts not otherwise allowed in the MC zone.

This project would allow for continued use of underutilized MC-zoned lands (i.e. maintaining infrastructure) without permanently impacting future coastal-dependent use.

1.1 Project Area and Background

The project area is in the Fairhaven Business Park (FBP) on Samoa Peninsula on zoned MC: Coastal-Dependent Industrial (40.7927, -124.1988), within the Appeal Permit Jurisdiction of the California Coastal Commission. The project involves APN 401-311-001 and a portion of APN 401-311-016 (See Fox Farms and Sequoia Investment X, LLC Interim Use Permit drawings).

The site has historic heavy industrial usage. From 1955 to 1993, the site was the home of the Simpson Pulp Mill, owned and operated by the Simpson Paper Company. All existing on-site infrastructure, including storage and distribution warehouses, processing and industrial equipment, administrative buildings, employee facilities, paved and unpaved lease areas, and roads, was developed during this time. At the height of operations, the pulp mill processed nearly 1,000 tons of paper pulp per day and employed close to 300 people. In 2005, the property was purchased by Sequoia Investments X, LLC. Today, Sequoia Investments X, LLC leases the two properties to thirteen tenants.

1.2 Project Description

HBP, requires office space as well as indoor warehouse storage and distribution. The business entails receiving, repackaging and delivering of wholesale meat, produce, and food products. The facility owns warehouse storage for palletized food products, as well as two refrigerator storage units.

HBP leases Building 10b as stated in the lease agreement. Please refer to Table 1 for building use type summary.

HBP is applying for the following interim use on the subject parcel: Warehousing, Storage, and Distribution. Warehousing, Storage, and Distribution use types are principally permitted use types of

MG and ML zone districts.

Warehousing, Storage, and Distribution use includes open-air or enclosed wholesaling, storage, distribution, and handling of materials and equipment (excluding plants and live animals). This use type is compatible with the interim uses allowed in the Industrial/Coastal Dependent zone because it is a principally permitted use in MG and ML zone districts and meets all performance criteria.

Activity	Building / Area #(s)	APN	Permitted Use Type	Allowable Zone
Warehouse storage	10b	401-311-001	Warehousing, Distribution, and Storage	Yes – Principally Permitted in ML & MG
Administrative Office	10b	401-311-001	Accessory Facility for Warehousing, Distribution, and Storage	Yes – Principally Permitted in ML & MG

1.3 Hours of Operation and Employee Plan

HBP operates year-round between 7:00 am to 3:00 pm, Monday through Saturday. The facility currently employs 8 people. Parking requirements are summarized on the attached Exhibit B.

2 By-Products

No by-products are generated from HBP’s wholesale distribution operation.

2.1 Hazardous Materials

No Hazardous materials are kept or stored on site, therefore no disposal is necessary.

3 Discharge

No discharge will be generated from this project.

HPB is located within Fairhaven Business Park owned by Sequoia Investments X, LLC. Sequoia Investments X, LLC has implemented a long-term solution for stormwater management on the site. To prevent stormwater discharges associated with industrial activities from entering Humboldt Bay, runoff is collected transferred to a stormwater basin where it percolates into the sandy soils.

Individual responsible for stormwater management at Fairhaven Business Park:

Tim Callison, Property Owners Agent, (707) 476-2706

Fairhaven Business Park (WDID# 12|021905) is also covered under the Statewide General Permit for Stormwater Discharges Associated with Industrial Activities, Order 2014-0057-DWQ, which regulates discharges associated with industrial activities.

4 Noise levels

Noise-generating activities on-site include truck and vehicle traffic, forklifts and other transportation equipment.

The site is historically prone to heightened levels of noise. For decades, the Samoa Pulp Mill supported 200+ of employees and dozens of trucks taking raw and processed product to and from the project area daily. With 8 employees, current operations produce noise well below the historic base levels. HBP will ensure that no more than 60 dBs are audible at the property line. Noise complaints should be made to the responsible party listed below. If a noise complaint is received, the responsible party will visit the facility and identify and implement mitigation measures if necessary.

Individual responsible for responding to noise complaints:

Tim Callison, Property Owners Agent, (707) 476-2706

5 Public facilities (roads, water, sewer)

5.1 Roads

The site can be accessed from either Eureka or Arcata via Old Navy Base Road. Old Navy Base Road is maintained by Humboldt County and serves as access to the communities of Samoa and Fairhaven. HBP ships approximately 10 truckloads per day. Within the project area, roads are maintained by Sequoia Investments X, LLC.

Sequoia Investments X, LLC maintains all priority access roads used for circulation and access to bay frontage and infrastructure for coastal-dependent and priority uses in the vicinity.

5.2 Water and Wastewater

Water is supplied through the Humboldt Bay Municipal Water District (HBMWD). HBMWD supplies water to the greater Humboldt Bay Area.

The existing facilities are served by two on site-water treatment systems. The southernmost septic system (septic area B) serves building 10 and 11, and the northern septic system (septic area A) provided on site wastewater treatment for all other buildings. The systems have been in place for decades and historically provided treatment for a much greater demand during the operational period of the pulp mill.

JIM GROELING
PLAN OF OPERATION REPORT
HUMBOLDT COUNTY, CA

Prepared For:



May 2018

Plan of Operation Report

for

Jim Groeling

Proposed Non-Coastal Dependent Light Industrial Activity

APN. 401-301-016, 401-311-001

Land 4

Lead Agency:



Humboldt County Planning Department

3015 H Street

Eureka, CA 95501

Prepared By:



NorthPoint Consulting Group, Inc.

P.O. Box 44

Eureka, CA 95501

1 Project Summary

Sequoia Investments X, LLC is seeking a Conditional Use Permit and Coastal Development Permit to allow interim non-Coastal Dependent Industrial uses on APN 401-311-001 and portions of APN 401-311-016 located in the community area of Samoa in Humboldt County. This Plan of Operations is specific to Jim Groeling, an individual tenant who leases an area of land from Sequoia Investments X, LLC.

The project would allow existing and proposed non-coastal dependent industrial interim uses for a period of up to 10-years, within existing facilities, as defined in Chapter 3, Section 313-3.4 of the Humboldt County Zoning Regulations and that meet the required performance standards outlined in Chapter 3, Section 313-104.1 of the Humboldt County Zoning Regulations. Interim uses allowed under Section 313-104.1 include certain uses allowed in the Light Industrial (ML) and Industrial General (MG) zone districts not otherwise allowed in the MC zone.

This project would allow for continued use of underutilized MC-zoned lands (i.e. maintaining infrastructure) without permanently impacting future coastal-dependent use.

1.1 Project Area and Background

The project area is in the Fairhaven Business Park (FBP) on Samoa Peninsula on land zoned MC: Coastal-Dependent within the Appeal Permit Jurisdiction of the California Coastal Commission. The project involves APN 401-311-001 and a portion of APN 401-311-016 (See Fox Farms and Sequoia Investment X, LLC Interim Use Permit drawings).

The site has historic heavy industrial usage. From 1955 to 1993, the site was the home of the Simpson Pulp Mill, owned and operated by the Simpson Paper Company. All existing on-site infrastructure, including storage and distribution warehouses, processing and industrial equipment, administrative buildings, employee facilities, paved and unpaved lease areas, and roads, was developed during this time. At the height of operations, the pulp mill processed nearly 1,000 tons of paper pulp per day and employed close to 300 people. In 2005, the property was purchased by Sequoia Investments X, LLC. Sequoia Investments X, LLC currently leases the property to thirteen tenants, including Jim Groeling, with vacancies for additional tenants.

Jim Groeling leases Land 4 (40.784833°, -124.199621°), an area of approximately 43,500 square feet (at right).



1.2 Project Description

Jim Groeling is an Architect and who leases Land Area 4 from Sequoia Investments X, LLC for reclaimed lumber storage and milling. Jim Groeling is applying for a Research/Light Industrial use type, which allows for non-nuisance, low-impact manufacturing activities, including lumber yards. This use type is compatible with the interim uses allowed in the Industrial/Coastal Dependent zone because it is a principally permitted use in MG and ML zone districts (See Table 1).

Jim Groeling Activity	Land Area #	APN	Permitted Use Type	Qualifies for Interim Use Principally or Conditionally Permitted in ML/MG zones?
Storage and milling of reclaimed lumber	4	401-301-016	Research/Light Industrial	Y – Principally Permitted in ML & MG

1.3 Hours of Operation and Employee Plan

The tenant utilizes Land Area 4 for lumber storage and milling. Jim Groeling is the sole employee and regular visitor to the lumber yard, typically operating during daylight hours on weekdays. There is no commercial retail aspect to this project and the public does not typically visit the site. All employees have access to toilet and handwashing facilities which connect to onsite septic system “B”. Parking requirements are summarized on the attached Exhibit B.

2 By-Products, Waste, and Hazardous Materials

Vehicle exhaust is generated from the Jim Groeling, the sole employee, entering and existing the facility. Diesel and gasoline products are sometimes used or stored on-site. These fuels are kept in secondary containment indoors and are handled with care during use. Sawdust generated from milling activities is collected and regularly disposed of at the Humboldt Waste Management Authority. Jim Groeling visits the building regularly and performs general husbandry tasks to prevent spills and to ensure the site is clean. No other byproducts, waste, or hazardous materials are produced from the storage and milling of reclaimed lumber.

3 Discharge

No discharge of surface or groundwater is expected as a result of this project.

Jim Groeling is located within Fairhaven Business Park owned by Sequoia Investments X, LLC. Sequoia Investments X, LLC has implemented a long-term solution for stormwater management on the site. To prevent stormwater discharges associated with industrial activities from entering Humboldt Bay, runoff is collected transferred to a stormwater basin where it percolates into the sandy soils.

Individual responsible for stormwater management at Fairhaven Business Park:

Tim Callison, Property Owners Agent, (707) 476-2706

Fairhaven Business Park (WDID# 12|021905) is also covered under the Statewide General Permit for Stormwater Discharges Associated with Industrial Activities, Order 2014-0057-DWQ, which regulates discharges associated with industrial activities.

4 Noise

Noise-generating activities resulting from this project include lumber processing and vehicle and truck traffic entering and exiting the site. The site is historically prone to heightened levels of noise. For decades, the Samoa Pulp Mill supported 200+ of employees and dozens of trucks taking raw and processed product to and from the project area daily. Current operations produce noise well below the historic base levels and Jim Groeling will ensure that no more than 60 dBs are audible at the property line. Noise complaints should be made to the responsible party listed below. If a noise complaint is received, the responsible party will visit the facility and identify and implement mitigation measures if necessary.

Individual responsible for responding to noise complaints:

Tim Callison, Property Owners Agent, (707) 476-2706

5 Public Facilities

Old Navy Base Road is used to access the site from Eureka or Arcata. Old Navy Base Road exceeds Category 4 Road Standards and has seen higher levels of traffic historically. Within the project area, Sequoia X maintains all priority access roads for circulation and access to bay frontage and infrastructure for coastal-dependent and priority uses. The facility is connected on an onsite septic system.

5.1 Roads

The site can be accessed from either Eureka or Arcata via Old Navy Base Road. Old Navy Base Road is maintained by Humboldt County and serves as access to the communities of Samoa and Fairhaven. Within the project area, roads are maintained by Sequoia Investments X, LLC.

Sequoia Investments X, LLC maintains all priority access roads used for circulation and access to bay frontage and infrastructure for coastal-dependent and priority uses in the vicinity.

5.2 Water and Wastewater

Water is supplied through the Humboldt Bay Municipal Water District (HBMWD). HBMWD supplies water to the greater Humboldt Bay Area.

The existing facilities are served by two on site-water treatment systems. The southernmost septic system (septic area B) serves building 10 and 11, and the northern septic system (septic area A) provided on site wastewater treatment for all other buildings. The systems have been in place for decades and historically provided treatment for a much greater demand during the operational period of the pulp mill.

GREG LYSANDER
PLAN OF OPERATION REPORT
HUMBOLDT COUNTY, CA

Prepared For:



May 2018

Plan of Operations Report

for

Greg Lysander

Proposed Non-Coastal Dependent Light Industrial Activity

APN. 401-301-016, 401-311-001

Building # 26b

Lead Agency:



Humboldt County Planning Department

3015 H Street

Eureka, CA 95501

Prepared By:



NorthPoint Consulting Group, Inc.

P.O. Box 44

Eureka, CA 95501

1 Project Summary

Sequoia Investments X, LLC is seeking a Conditional Use Permit and Coastal Development Permit to allow interim non-Coastal Dependent Industrial uses on APN 401-311-001 and portions of APN 401-311-016 located in the community area of Samoa in Humboldt County. This Plan of Operations is specific to Greg Lysander and includes a complete project description of typical activities on the site.

The project would allow existing and proposed non-coastal dependent industrial interim uses for a period of up to 10-years, within existing facilities, as defined in Chapter 3, Section 313-3.4 of the Humboldt County Zoning Regulations and that meet the required performance standards outlined in Chapter 3, Section 313-104.1 of the Humboldt County Zoning Regulations. Interim uses allowed under Section 313-104.1 include certain uses allowed in the Light Industrial (ML) and Industrial General (MG) zone districts not otherwise allowed in the MC zone.

This project would allow for continued use of underutilized MC-zoned lands (i.e. maintaining infrastructure) without permanently impacting future coastal-dependent use.

1.1 Project Area and Background

The project area is in the Fairhaven Business Park (FBP) on Samoa Peninsula on zoned MC: Coastal-Dependent Industrial (40.7927, -124.1988), within the Appeal Permit Jurisdiction of the California Coastal Commission. The project involves APN 401-311-001 and a portion of APN 401-311-016 (See Fox Farms and Sequoia Investment X, LLC Interim Use Permit drawings).

The site has historic heavy industrial usage. From 1955 to 1993, the site was the home of the Simpson Pulp Mill, owned and operated by the Simpson Paper Company. All existing on-site infrastructure, including storage and distribution warehouses, processing and industrial equipment, administrative buildings, employee facilities, paved and unpaved lease areas, and roads, was developed during this time. At the height of operations, the pulp mill processed nearly 1,000 tons of paper pulp per day and employed close to 300 people. In 2005, the property was purchased by Sequoia Investments X, LLC. Today, Sequoia Investments X, LLC leases the two properties to eleven tenants.

1.2 Project Description

Greg Lysander uses the project site as a pottery studio. This activity requires light machinery and a kiln to produce pottery at the site.

Greg Lysander leases Building 26b as stated in the lease agreement. Please refer to Table 1 for building use type summary.

Greg Lysander is applying for the following interim use on the subject parcel: Light Industrial. Light industrial use types are principally permitted use types of MG and ML zone districts.

Light Industrial use includes low-impact manufacturing activities. This use type is compatible with the interim uses allowed in the Industrial/Coastal Dependent zone because it is a principally permitted use in MG and ML zone districts and meets all performance criteria.

Table 1: Greg Lysander Activity, Location, and Compatible Use Type				
Fox Farm Activity	Building / Area #(s)	APN	Permitted Use Type	Allowable Zone
Pottery Studio	26b	401-311-001	Light Industrial	Yes – Principally Permitted in ML & MG

1.3 Hours of Operation and Employee Plan

Greg Lysander operates year-round at his own discretion as he is the only user of this facility.

2 By-Products

No by-products are generated from Greg Lysander’s Pottery studio.

2.1 Hazardous Materials

No Hazardous materials are kept or stored on site, therefore no disposal is necessary.

3 Discharge

No discharge will be generated from this project.

Greg Lysander is located within Fairhaven Business Park owned by Sequoia Investments X, LLC. Sequoia Investments X, LLC has implemented a long-term solution for stormwater management on the site. To prevent stormwater discharges associated with industrial activities from entering Humboldt Bay, runoff is collected transferred to a stormwater basin where it percolates into the sandy soils.

Individual responsible for stormwater management at Fairhaven Business Park:

Tim Callison, Property Owners Agent, (707) 476-2706

Fairhaven Business Park (WDID# 12 | 021905) is also covered under the Statewide General Permit for Stormwater Discharges Associated with Industrial Activities, Order 2014-0057-DWQ, which regulates discharges associated with industrial activities.

4 Noise levels

Noise-generating activities on-site include truck and vehicle traffic, as well as light machinery.

The site is historically prone to heightened levels of noise. For decades, the Samoa Pulp Mill supported 200+ of employees and dozens of trucks taking raw and processed product to and from the project area daily. Current operations produce noise well below the historic base levels. Greg Lysander will ensure that no more than 60 dBs are audible at the property line. Noise complaints should be made to the responsible party listed below. If a noise complaint is received, the responsible party will visit the facility and identify and implement mitigation measures if necessary.

Individual responsible for responding to noise complaints:

Tim Callison, Property Owners Agent, (707) 476-2706

5 Public facilities (roads, water, sewer)

5.1 Roads

The site can be accessed from either Eureka or Arcata via Old Navy Base Road. Old Navy Base Road is maintained by Humboldt County and serves as access to the communities of Samoa and Fairhaven. Within the project area, roads are maintained by Sequoia Investments X, LLC.

Sequoia Investments X, LLC maintains all priority access roads used for circulation and access to bay frontage and infrastructure for coastal-dependent and priority uses in the vicinity.

5.2 Water and Wastewater

Water is supplied through the Humboldt Bay Municipal Water District (HBMWD). HBMWD supplies water to the greater Humboldt Bay Area.

The existing facilities are served by two on site-water treatment systems. The southernmost septic system (septic area B) serves building 10 and 11, and the northern septic system (septic area A) provided on site wastewater treatment for all other buildings. The systems have been in place for decades and historically provided treatment for a much greater demand during the operational period of the pulp mill.

FOX FARM SOIL AND FERTILIZER COMPANY
PLAN OF OPERATION REPORT
HUMBOLDT COUNTY, CA

Prepared For:



May 2018

Plan of Operation Report

for

Fox Farm Soil and Fertilizer Company

Proposed Non-Coastal Dependent Light Industrial Activity

APN. 401-301-016, 401-311-001

Building #s 1a, 2, 3, 8, 10, 10a, 11, 12, 20, 23

Lead Agency:



Humboldt County Planning Department

3015 H Street

Eureka, CA 95501

Prepared By:



NorthPoint Consulting Group, Inc.

P.O. Box 44

Eureka, CA 95501

1 Project Summary

Sequoia Investments X, LLC is seeking a Conditional Use Permit (CUP) and Coastal Development Permit to allow interim non-Coastal Dependent Industrial uses on APN 401-311-001 and portions of APN 401-311-016 located in the community area of Samoa in Humboldt County, California. This Plan of Operations is specific to FoxFarm Soil & Fertilizers Company (FoxFarm), a tenant who leases buildings from Sequoia Investments X, LLC, and includes a complete project description of typical activities on the site.

The project would allow existing and proposed non-coastal dependent industrial interim uses for a period of up to 10-years, within existing facilities, as defined in Chapter 3, Section 313-3.4 of the Humboldt County Zoning Regulations and that meet the required performance standards outlined in Chapter 3, Section 313-104.1 of the Humboldt County Zoning Regulations. Interim uses allowed under Section 313-104.1 include certain uses allowed in the Light Industrial (ML) and Industrial General (MG) zone districts not otherwise allowed in the MC zone.

This project would allow for continued use of underutilized MC-zoned lands (i.e. maintaining infrastructure) without permanently impacting future coastal-dependent use.

1.1 Project Area and Background

The project area is in the Fairhaven Business Park (FBP) on Samoa Peninsula on zoned MC: Coastal-Dependent Industrial (40.7927, -124.1988), within the Appeal Permit Jurisdiction of the California Coastal Commission. The project involves APN 401-311-001 and a portion of APN 401-311-016 (See Fox Farms and Sequoia Investment X, LLC Interim Use Permit drawings).

The site has historic heavy industrial usage. From 1955 to 1993, the site was the home of the Simpson Pulp Mill, owned and operated by the Simpson Paper Company. All existing on-site infrastructure, including storage and distribution warehouses, processing and industrial equipment, administrative buildings, employee facilities, paved and unpaved lease areas, and roads, was developed during this time. At the height of operations, the pulp mill processed nearly 1,000 tons of paper pulp per day and employed close to 300 people. In 2005, the property was purchased by Sequoia Investments X, LLC. Sequoia Investments X, LLC currently leases the property to thirteen (13) tenants, including FoxFarm, with vacancies for additional tenants.

1.2 Project Description

FoxFarm ("FoxFarm") is a wholesale soil manufacturer that produces a wide variety of soils, fertilizers, and other garden products. FoxFarm was founded in 1985 and is headquartered in Samoa with retail locations across the nation. FoxFarm leases Buildings 1a, 2, 3, 8, 10, 10a, 11, 12, and 20 from Sequoia Investments X, LLC on the two project parcels (APN 401-311-001 and a portion APN 401-301-016). FoxFarm also utilizes area 17 located on portion of APN 401-301-009, which is not included as part of this application because it is outside of the coastal dependent MC zone.

FoxFarm imports, processes, stores, and distributes soil, soil amendments, soil conditioners, nutrients, fertilizers, and pest control products. Specifically, FoxFarm imports bulk quantities of raw materials, such as soil, perlite, bone meal, worm castings, etc., and receives them on-site. Dry raw materials (such as perlite, bone meal, worm castings, etc.) are stored in Buildings 1 and 3 on APN 401-301-016, and wet materials (such as organic soil mediums), are stored in open-air storage in Area 17 on APN 401-301-016. Materials ready for processing are trucked to Building 10 on APN 401-311-001 for mixing, treatment, and bagging. Once bagged, the products are trucked back to Area 17 for wrapping, palletizing, and storage until distribution. Fox Farm also leases four accessory facilities: Building 8 for an administrative office, Building 11 for a sales and shipping coordination office, Building 12 for a quality control and design testing research center, and Building 20 for a maintenance workshop (See Table 1 for more details).

Two interim use types on the subject parcels: Research/Light Industrial, and Warehousing, Storage, and Distribution. Warehousing, Storage, and Distribution use type and Research/Light Industrial use type are permitted use types of MG and ML zone districts.

Research/Light Industrial use includes low-impact manufacturing activities, such as product testing and analysis and industrial research. This use type is compatible with the interim uses allowed in the Industrial/Coastal Dependent zone because it is a principally permitted use in MG and ML zone districts and meets all performance criteria.

Warehousing, Storage, and Distribution use includes open-air or enclosed 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 a principally permitted use in MG and ML zone districts and meets all performance criteria.

Table 1: FoxFarm Activity, Location, and Compatible Use Type				
Activity	Building / Area #(s)	APN	Permitted Use Type	Qualifies for Interim Use Principally or Conditionally Permitted in ML/MG zones?
Storage of Dry Raw Materials	1a, 3	401-301-016	Warehousing, Distribution, and Storage	Y – Principally Permitted in ML & MG
Breezeway	2	401-301-016	Warehousing, Distribution, and Storage	Y – Principally Permitted in ML & MG
Processing/Mixing/Bagging of Materials	10	401-311-001	Research/Light Industrial	Y – Conditionally Permitted in MG
Employee Facilities (rest rooms, break room)	10a	401-301-016	Accessory Facility for Heavy Industrial	Y – Principally Permitted in ML & MG
Administrative Office	8	401-301-016	Accessory Facility for Warehousing, Distribution, and Storage	Y – Principally Permitted in ML & MG
Sales, Operations, and Shipping Office	11	401-301-016	Accessory Facility for Warehousing, Distribution, and Storage	Y – Principally Permitted in ML & MG
Quality Control and Design Testing	12	401-301-016	Research/Light Industrial	Y – Principally Permitted in ML & MG
Maintenance Workshop	20	401-301-016	Accessory Facility for Heavy Industrial	Y – Principally Permitted in ML & MG

1.3 Hours of Operation and Employee Plan

FoxFarm operates year-round between 6:00 am to 11:30 pm, Monday through Friday. The facility is closed between 11:30 pm and 6:00 am on weekdays and is usually closed on weekends, though during peak seasons, the facility may operate on a Saturday. There is no commercial retail aspect to this project. On rare occasions tours of the facility are given to small groups of the public. All employees have access to toilet and handwashing facilities which connect to onsite septic system “B”. Parking requirements are summarized on the attached Exhibit B.

The facility currently employs 62 people. These employees typically work in two shifts: Shift #1 is 6:00 am to 2:30 pm and Shift #2 is from 3:00pm to 11:30 pm.

2 By-Products, Waste, and Hazardous Materials

FoxFarm is committed to environmental protection and therefore attempts to minimize by-products when possible. Vehicle exhaust is generated from employees and from transporting materials around the site, and some exhaust is generated from the processing/mixing equipment.

Trash and other debris is generated during the import and processing of raw materials (plastic wrapping, cartons, etc.). FoxFarm re-uses recycled materials whenever possible. The administrative offices and accessory facilities generate a typical amount of business waste. All generated waste is hauled off-site to the Humboldt Waste Management Authority at least twice monthly. As mentioned above, a licensed hazardous waste disposal contractor is hired to remove used oil and used oil filters.

2.1 Hazardous Materials

Diesel fuel, acetylene, gasoline, and liquefied petroleum gas are used on-site for trucks and processing machinery. Used oil, oil filters, and oil absorbents are also stored on-site. FoxFarm hires licensed hazardous waste disposal contractors to remove used oil, used oil filters, and used oil absorbent when necessary. Diesel fuel is stored in a double-walled tank and is only used to fuel on-site diesel trucks.

Other hazardous materials used and stored on-site include potassium hydroxide solution, liquid insecticide concentrate, and liquid insecticide preservative. Potassium hydroxide is used in the production of FoxFarm's trademarked "Gringo Rasta pH Up" nutrient solution to raise the pH. The liquid insecticide concentrates, and preservatives are used in their pest control products.

Material Safety Data Sheets for the aforementioned hazardous materials used and stored on-site are kept accessible in the project area. Employees working with these materials are trained on proper safety techniques and are provided with necessary safety gear.

3 Discharge

FoxFarm's activities are contained within existing buildings. No stormwater discharge occurs as part of the activities.

FoxFarm is located within Fairhaven Business Park owned by Sequoia Investments X, LLC. Sequoia Investments X, LLC has implemented a long-term solution for stormwater management on the site. To prevent stormwater discharges associated with industrial activities from entering Humboldt Bay, runoff is collected transferred to a stormwater basin where it percolates into the sandy soils.

Individual responsible for stormwater management at Fairhaven Business Park:

Tim Callison, Property Owners Agent, (707) 476-2706

Fairhaven Business Park (WDID# 12|021905) is also covered under the Statewide General Permit for Stormwater Discharges Associated with Industrial Activities, Order 2014-0057-DWQ, which regulates discharges associated with industrial activities.

4 Noise

Noise-generating activities on-site include truck and vehicle traffic, forklifts and other transportation equipment, and manufacturing / mixing processing equipment.

The site is historically prone to heightened levels of noise. For decades, the Samoa Pulp Mill supported 200+ of employees and dozens of trucks taking raw and processed product to and from the project area on a daily basis.

FoxFarm currently operates with only 62 employees and minimal industrial processing, current operations produce noise well below the historic base levels. The nearest residence is located 300-feet from FoxFarm. Performance requirements require no more than 60 dBs to be audible at the property line. Noise complaints should be made to the responsible party listed below. If a noise complaint is received, the responsible party will visit the facility and identify and implement mitigation measures if necessary.

Individual responsible for responding to noise complaints:

Vicky Childs, FoxFarm Operations Manager, (707) 443-4369

5 Public Facilities

5.1 Roads

The site can be accessed from either Eureka or Arcata via Old Navy Base Road. Old Navy Base Road is maintained by Humboldt County and serves as access to the communities of Samoa and Fairhaven. FoxFarm produces and ships approximately 30 truckloads of product out each day. Within the project area, roads are maintained by Sequoia Investments X, LLC.

Sequoia Investments X, LLC maintains all priority access roads used for circulation and access to bay frontage and infrastructure for coastal-dependent and priority uses in the vicinity.

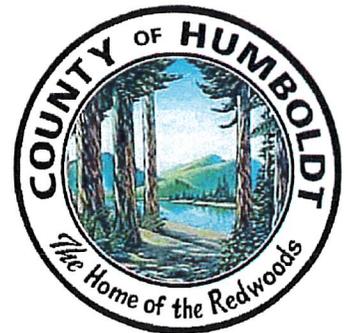
5.2 Water and Wastewater

Water is supplied through the Humboldt Bay Municipal Water District (HBMWD). HBMWD supplies water to the greater Humboldt Bay Area.

The existing facilities are served by two on site-water treatment systems. The southernmost septic system (septic area B) serves building 10 and 11, and the northern septic system (septic area A) provided on site wastewater treatment for all other buildings. The systems have been in place for decades and historically provided treatment for a much greater demand during the operational period of the pulp mill.

AARON NEWMAN
PLAN OF OPERATION REPORT
HUMBOLDT COUNTY, CA

Prepared For:



May 2018

Plan of Operation Report

for

Aaron Newman

Proposed Non-Coastal Dependent Warehousing, Distribution, and Storage Activity

APN. 401-301-016, 401-311-001

Building #: 26a

Lead Agency:



Humboldt County Planning Department

3015 H Street

Eureka, CA 95501

Prepared By:



NorthPoint Consulting Group, Inc.

P.O. Box 44

Eureka, CA 95501

1 Project Summary

Sequoia Investments X, LLC is seeking a Conditional Use Permit and Coastal Development Permit to allow interim non-Coastal Dependent Industrial uses on APN 401-311-001 and portions of APN 401-311-016 located in the community area of Samoa in Humboldt County. This Plan of Operation is specific to Aaron Newman, a tenant who leases one (1) building from Sequoia Investments X, LLC. This Plan of Operation includes a project description of typical activities on the site.

The project would allow existing and proposed non-coastal dependent industrial interim uses for a period of up to 10-years, within existing facilities, as defined in Chapter 3, Section 313-3.4 of the Humboldt County Zoning Regulations and that meet the required performance standards outlined in Chapter 3, Section 313-104.1 of the Humboldt County Zoning Regulations. Interim uses allowed under Section 313-104.1 include certain uses allowed in the Light Industrial (ML) and Industrial General (MG) zone districts not otherwise allowed in the MC zone.

This project would allow for continued use of underutilized MC-zoned lands (i.e. maintaining infrastructure) without permanently impacting future coastal-dependent use..

1.1 Project Area and Background

The project area is in the Fairhaven Business Park (FBP) on Samoa Peninsula on zoned MC: Coastal-Dependent Industrial (40.7927, -124.1988), within the Appeal Permit Jurisdiction of the California Coastal Commission. The project involves APN 401-311-001 and a portion of APN 401-311-016 (See Fox Farms and Sequoia Investment X, LLC Interim Use Permit drawings). Aaron Newman's storage building is located only on APN: 401-311-016.

The site has historic heavy industrial usage. From 1955 to 1993, the site was the home of the Simpson Pulp Mill, owned and operated by the Simpson Paper Company. All existing on-site infrastructure, including storage and distribution warehouses, processing and industrial equipment, administrative buildings, employee facilities, paved and unpaved lease areas, and roads, was developed during this time. At the height of operations, the pulp mill processed nearly 1,000 tons of paper pulp per day and employed close to 300 people. In 2005, the property was purchased by Sequoia Investments X, LLC. Sequoia Investments X, LLC currently leases the property to thirteen tenants, including Aaron Newman, with vacancies for additional tenants.

1.2 Project Description

Aaron Newman is an individual who leases a single building (#26a) for storage of old cars. Aaron Newman is applying for a single use type: Warehousing, Storage, and Distribution. The Warehousing, Storage, and Distribution use type includes enclosed storage of materials and equipment. This use type is compatible with the interim uses allowed in the Industrial/Coastal Dependent zone because it is a principally permitted use in MG and ML zone districts (See Table 1 for more details).

Warehousing, Storage, and Distribution use includes open-air or enclosed 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 a principally permitted use in MG and ML zone districts and meets all performance criteria.

Table 1: Aaron Newman Activity, Location, and Compatible Use Type				
Aaron Newman Activity	Building / Area #(s)	APN	Permitted Use Type	Qualifies for Interim Use Permitted in ML/MG zones?
Storage of old cars	26a	401-301-016	Warehousing, Distribution, and Storage	Y – Principally Permitted in ML & MG

1.3 Hours of Operation and Employee Plan

Aaron Newman is a sole individual and does not run a business out of the rented building. There are no employees. Aaron Newman visits the storage unit during daylight hours on various days (including weekends). There is no commercial retail aspect to this project and the public does not typically visit the site. All employees have access to toilet and handwashing facilities which connect to onsite septic system “B”. Parking requirements are summarized on the attached Exhibit B.

2 By-Products, Waste, and Hazardous Materials

Vehicle exhaust is generated from Aaron Newman entering and existing the facility. Diesel and gasoline products are sometimes used or stored on-site. These fuels are kept in secondary containment indoors and are handled with care during use. Aaron Newman visits the building regularly and performs general husbandry tasks to prevent spills and to ensure the site is clean. No other byproducts, waste, or hazardous materials are produced from the storage of cars in Building 26b.

3 Discharge

No discharge of surface or groundwater is expected as a result of this project.

Aaron Newman is located within Fairhaven Business Park owned by Sequoia Investments X, LLC. Sequoia Investments X, LLC has implemented a long-term solution for stormwater management on the site. To prevent stormwater discharges associated with industrial activities from entering Humboldt Bay, runoff is collected transferred to a stormwater basin where it percolates into the sandy soils.

Individual responsible for stormwater management at Fairhaven Business Park:

Tim Callison, Property Owners Agent, (707) 476-2706

Fairhaven Business Park (WDID# 12|021905) is also covered under the Statewide General Permit for Stormwater Discharges Associated with Industrial Activities, Order 2014-0057-DWQ, which regulates discharges associated with industrial activities.

4 Noise

Noise-generating activities resulting from this project include vehicle traffic entering and exiting the site. The site is historically prone to heightened levels of noise. For decades, the Samoa Pulp Mill supported 200+ of employees and dozens of trucks taking raw and processed product to and from the project area daily. Current operations produce noise well below the historic base levels and Aaron Newman will ensure that no more than 60 dBs are audible at the property line. Noise complaints should be made to the responsible party listed below. If a noise complaint is received, the responsible party will visit the facility and identify and implement mitigation measures if necessary.

Individual responsible for responding to noise complaints:

Tim Callison, Property Owners Agent, (707) 476-2706

5 Public Facilities

5.1 Roads

The site can be accessed from either Eureka or Arcata via Old Navy Base Road. Old Navy Base Road is maintained by Humboldt County and serves as access to the communities of Samoa and Fairhaven. Within the project area, roads are maintained by Sequoia Investments X, LLC.

Sequoia Investments X, LLC maintains all priority access roads used for circulation and access to bay frontage and infrastructure for coastal-dependent and priority uses in the vicinity.

5.2 Water and Wastewater

Water is supplied through the Humboldt Bay Municipal Water District (HBMWD). HBMWD supplies water to the greater Humboldt Bay Area.

The existing facilities are served by two on site-water treatment systems. The southernmost septic system (septic area B) serves building 10 and 11, and the northern septic system (septic area A) provided on site wastewater treatment for all other buildings. The systems have been in place for decades and historically provided treatment for a much greater demand during the operational period of the pulp mill.

**101 NET LINK
PLAN OF OPERATION REPORT
HUMBOLDT COUNTY, CA**

Prepared For:



May 2018

Table 1: 101 Net Link Activity, Location, and Compatible Use Type				
Activity	Building / Area #(s)	APN	Permitted Use Type	Allowable Zone
101 Net Link	4	401-311-001	Minor Utility	Yes – Principally Permitted in ML & MG

1.3 Hours of Operation and Employee Plan

101 Net Link operates year-round and is serviced periodically.

2 By-Products

No by-products are produced from this operation.

2.1 Hazardous Materials

No Hazardous materials are kept or stored on site, therefore no disposal is necessary.

3 Discharge

No discharge will be generated from this project.

101 Net Link is located within Fairhaven Business Park owned by Sequoia Investments X, LLC. Sequoia Investments X, LLC has implemented a long-term solution for stormwater management on the site. To prevent stormwater discharges associated with industrial activities from entering Humboldt Bay, runoff is collected transferred to a stormwater basin where it percolates into the sandy soils.

Individual responsible for stormwater management at Fairhaven Business Park:

Tim Callison, Property Owners Agent, (707) 476-2706

Fairhaven Business Park (WDID# 12|021905) is also covered under the Statewide General Permit for Stormwater Discharges Associated with Industrial Activities, Order 2014-0057-DWQ, which regulates discharges associated with industrial activities.

4 Noise levels

No Noise-generating activities occur on site.

The site is historically prone to heightened levels of noise. For decades, the Samoa Pulp Mill supported 200+ of employees and dozens of trucks taking raw and processed product to and from the project area daily. Current operations produce noise well below the historic base levels. 101 Net Link will ensure that no more than 60 dBs are audible at the property line. Noise complaints should be made to the responsible party listed below. If a noise complaint is received, the responsible party will visit the facility and identify and implement mitigation measures if necessary.

Individual responsible for responding to noise complaints:

Tim Callison, Property Owners Agent, (707) 476-2706

5 Public facilities (roads, water, sewer)

5.1 Roads

The site can be accessed from either Eureka or Arcata via Old Navy Base Road. Old Navy Base Road is maintained by Humboldt County and serves as access to the communities of Samoa and Fairhaven. Within the project area, roads are maintained by Sequoia Investments X, LLC.

Sequoia Investments X, LLC maintains all priority access roads used for circulation and access to bay frontage and infrastructure for coastal-dependent and priority uses in the vicinity.

5.2 Water and Wastewater

Water is supplied through the Humboldt Bay Municipal Water District (HBMWD). HBMWD supplies water to the greater Humboldt Bay Area.

The existing facilities are served by two on site-water treatment systems. The southernmost septic system (septic area B) serves building 10 and 11, and the northern septic system (septic area A) provided on site wastewater treatment for all other buildings. The systems have been in place for decades and historically provided treatment for a much greater demand during the operational period of the pulp mill.

ATTACHMENT 4
Referral Agency Comments and Recommendation

Listed below are all of the agencies that were sent referrals on the project.

Referral Agency	Recommendation	Location
County Building Inspections Division	Approval	file
County Public Works, Land Use Division	Conditional Approval	file
NCIC	Contact local tribes	file
Division of Environmental Health		file
California Coastal Commission		
California Department of Fish & Game		
City of Eureka		file
Samoa Peninsula Fire District		file
City of Eureka		file
Caltrans		
Harbor District		
RWQCB		
Wiyot Tribe	Conditional Approval	file
Blue Lake Rancheria	Conditional Approval	file
Bear River Tribe	No comment	file

ATTACHMENT 5
Draft Mitigated Negative Declaration

MITIGATED NEGATIVE DECLARATION

FOR

SEQUOIA INVESTMENTS X, LLC
COASTAL DEVELOPMENT PERMIT AND CONDITIONAL USE PERMIT
FOR INTERIM USES IN THE COASTAL DEPENDENT INDUSTRIAL ZONE
FAIRHAVEN BUSINESS PARK

May 2018

Lead Agency:
County of Humboldt



Lead Agency Contact:
Michael Wheeler
Senior Planner
County of Humboldt, Planning Division
3015 H Street
Eureka, CA 95501
(707) 268-3730

DRAFT

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APPENDICES

- Appendix A: *Technical Memorandum: Fairhaven Business Park Biological Survey Results* (LACO Associates, March 23, 2015)
- Appendix B: NWIC Records Search Request and Response Letters
- Appendix C: *Technical Memorandum: Preliminary Transportation and Circulation Analysis, Fairhaven Business Park, Fairhaven, California* (LACO Associates, January 15, 2015)
- Appendix D: *Technical Memorandum: Preliminary Internal Circulation Efficiency Analysis, Fairhaven Business Park, Fairhaven, California* (LACO Associates, January 16, 2015)
- Appendix E: Mitigation Monitoring and Reporting Program

I. PROJECT SUMMARY

Date: May 2018

Project Title: Sequoia Investments X Coastal Development Permit and Conditional Use Permit for Interim Uses

Lead Agency: County of Humboldt

Lead Agency Contact: Michael Wheeler
Senior Planner
County of Humboldt, Planning Division
3015 H Street
Eureka, CA 95501
(707) 268-3730

Applicant: Sequoia Investments X, LLC
PO Box 1028
Eureka, CA 95501

Owner: Sequoia Investments X, LLC
PO Box 1028
Eureka, CA 95501

Preparer: Michael Wheeler, Senior Planner
3015 H Street, Eureka, CA 95501
(707) 445-7541

Contact: Michael Wheeler, Senior Planner
3015 H Street, Eureka, CA 95501
(707) 445-7541

Location: 2200 Bendixsen Street, Fairhaven, Humboldt County, California
Latitude: 40.791°N, Longitude: 124.196°W
See Figure 1: Fairhaven Business Park Location and Site Map

Coastal Zone: Site is located within the local (County of Humboldt) jurisdiction of the Coastal Zone

Affected Parcels: Site comprises three Assessor's Parcels: 401-301-005, and 401-301-009

Current General Plan Designation: County of Humboldt

- Industrial/Coastal Dependent (MC)
(Humboldt Bay Area Plan, County of Humboldt, 1995)

Current Zoning: County of Humboldt

- Industrial/Coastal Dependent, Archaeological Resource Area (MC/A)

Required Permits and Approvals:

- 1) Humboldt County adoption of the Mitigated Negative Declaration (MND)
- 2) Humboldt County Coastal Development Permit
- 3) Humboldt County Conditional Use Permit

CEQA Requirement:

The Project is subject to the requirements of the California Environmental Quality Act (CEQA). The Lead Agency is the County of Humboldt (County), per CEQA Guidelines Section 21067. The purpose of this Initial Study (IS) is to provide a basis for determining whether to prepare an Environmental Impact Report (EIR) or a Negative Declaration. This Initial Study is intended to satisfy the requirements of CEQA (Public Resources Code, Div 13, Sec 21000-21177) and the State CEQA Guidelines (California Code of Regulations, Title 14, Sec 15000-15387).

CEQA encourages lead agencies and applicants to modify their projects to avoid potentially significant adverse impacts (CEQA Section 20180[c][2] and State CEQA Guidelines Section 15070[b][2]).

Section 15063(d) of the State CEQA Guidelines states that an IS shall contain the following information in brief form:

- 1) A description of the project including the project location
- 2) Identification of the environmental setting
- 3) Identification of environmental effects by use of a checklist, matrix, or other method, provided that entries on a checklist or other form are briefly explained to provide evidence to support the entries
- 4) Discussion of means to mitigate significant effects identified
- 5) Examination of whether the project would be consistent with existing zoning, plans, and other applicable land use controls
- 6) The name of the person or persons who prepared and/or participated in the IS

II. PROJECT DESCRIPTION

Project Title

Sequoia Investments X, LLC. Interim Use Conditional Use Permit and Coastal Development Permit: APNs 401-311-001 and 401-311-016.

Lead Agency Name and Address: Humboldt County Planning & Building Department, 3015 H Street, Eureka, CA 95501-4484; Phone: (707) 445-7541; Fax (707) 445-7446

Contact person and phone number: Michael Wheeler, Senior Planner (707) 268-3708; fax: 707-445-7446; email: mwheeler@co.humboldt.ca.us

Project Location: The project site is located at 2200 Bendixen Street, Samoa, Humboldt County, California at Latitude 40.790°N and Longitude 124.197°W. The project site is associated with assessor parcel numbers (APNs) 401-311-001 and 401-311-016.

Project sponsor's name and address:

Applicant

Sequoia Investments X, LLC
P.O. Box 1028
Eureka, CA 95524

Owner

Sequoia Investments X, LLC
P.O. Box 1028
Eureka, CA 95524

Agent

NorthPoint Consulting
P.O. Box 44
Eureka, CA 95502
(707) 798-6438

General Plan Designation: Industrial/Coastal Dependent (MC) as identified in the Humboldt General Plan (HGP) 2040.

Zoning: Industrial/Coastal-Dependent, Archaeological Resource Area (MC/A).

Description of Project: The proposed project includes the following County discretionary actions:

- Interim Use Conditional Use Permit (CUP) and Coastal Development Permit (CDP)

The project would allow existing and proposed non-coastal dependent industrial interim uses for a period of up to 7-years, within existing facilities, as defined in Chapter 3, Section 313-3.4 of the Humboldt County Zoning Regulations and that meet the required performance standards outlined in Chapter 3, Section 313-104.1 of the Humboldt County Zoning Regulations. Interim uses allowed under Section 313-104.1 include certain uses allowed in the Light Industrial (ML) and Industrial General (MG) zone districts not otherwise allowed in the MC zone.

Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.) Locally, permits from Humboldt County Building Division, Planning Department, and/or Division of Environmental Health may be required as part of maintenance of existing facilities. Regional Water Quality Control Board for stormwater management.

Background

The Fairhaven Business Park (Site) has been in operation in its current configuration and uses since it was purchased by Sequoia Investments X, LLC (hereinafter, Owner) in 2005. Prior to current uses, the property operated as the Simpson Pulp Mill until the mill's closure in 1992. The Owner currently leases office spaces for several small companies; warehouses for large commercial storage, processing, and shipping; and outdoor storage for raw and packaged materials. Existing and proposed aquaculture facilities also operate at the Site.

There is a substantial inventory of vacant and underutilized land zoned MC: Coastal-Dependent Industrial around Humboldt Bay. Until such time as there is a higher demand for the use of MC zoned land for its designated purpose of supporting coastal-dependent industrial uses, defined as

uses which require a maintained navigable channel to function, it is desirable and beneficial to generate revenues that can be used to maintain and improve infrastructure for future coastal-dependent industrial use. This is accomplished by increasing the variety of conditionally permitted uses in the MC zone district by allowing noncoastal-dependent interim uses, thereby increasing the potential for the use of vacant and underutilized MC zoned land.

The applicant proposes to comply with the interim use performance standards as follows:

1. The site will not inhibit the continued or eventual use of MC zoned land for Coastal-Dependent Industrial (CDI) use or other priority use due to the lease agreement allowing for termination within six months. The site can then be converted to CDI use.
2. The site will be compliant with subsection 104.1.3.3 and is located greater than 100 ft from environmentally sensitive habitat, and greater than 100 ft from the dock.
3. Existing improvements will be utilized, however, if new improvements are required they will be non-permanent or enhance the project site for future CDI use. The 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.
4. The applicant will maintain all priority access roads for circulation and access to bay frontage and infrastructure for coastal-dependent and priority uses.
5. The applicant has spent approximately \$2,000,000.00 on maintaining, repairing, and upkeeping of existing buildings and infrastructure as a result of non-CDI tenants. Allowing "interim uses" to continue on the subject site buildings will result in continued maintenance and upkeep, maintaining the buildings for future CDI uses.
6. The "interim use" permit does not entitle the land owner or tenants to long-term "interim uses" beyond the permit expiration date and shall expire on the date agreed on by the hearing officer. The interim uses will commence within one (1) year upon project approval.
7. No development will occur on the property besides maintenance and upgrades to existing facilities including: electrical, mechanical, septic, and road improvements. Section 313-103.1 of the Coastal Zoning Regulations shall apply to all Interim Conditionally Permitted Uses. The interim use will comply with all applicable policies of the HBAP.

Purpose

The purpose of the interim use regulations is to establish minimum standards for interim noncoastal-dependent development in the MC zone district while simultaneously protecting the current and long term use of MC zoned land for coastal-dependent industrial use as defined in 104.1.3.1, and other priority uses conditionally permitted in the MC zone district including coastal-dependent recreation, coastal-related, and coastal access facilities. To allow greater use of underutilized MC zoned lands, certain uses allowed in the ML-Light Industrial and MG-Industrial General zone districts not otherwise allowed in the MC zone district may be allowed in the MC district as conditionally permitted interim uses ("interim uses") subject to the interim use performance standards which avoid detrimental impacts to the long term coastal-dependent industrial use, or other priority use, of MC zoned lands.

III. PROJECT SETTING AND LOCATION

Project Location and Surrounding Land Uses

The Fairhaven Business Park (Site) is located in the Fairhaven area, an unincorporated community located on the Samoa Peninsula adjacent to Humboldt Bay, in Humboldt County, California (see Figure 1, Fairhaven Business Park Location and Site Map). Fairhaven is located approximately 6 miles driving distance from the City of Eureka. The Site comprises three Assessor's Parcels (401-301-05, 401-301-09, and 401-311-01) that total approximately 167.4 acres, as calculated by the County

of Humboldt WebGIS database. The Site is an active industrial and commercial business park that includes two docks, office space, outdoor storage and processing areas, and industrial warehouses. In addition, there are existing aquaculture facilities nearshore and additional aquaculture facilities currently in the permitting stage.

The Site is located entirely within the coastal zone and governed by both the County of Humboldt and the California Coastal Commission. The California Coastal Commission jurisdiction encompasses the northeast portion of APN 401-301-09 and all of 401-301-05, while the majority of the Site is located within the County appeal jurisdiction, as depicted on Figure 6.

The easternmost portion of the Site borders Humboldt Bay. The property to the northwest, owned by DG Fairhaven Power, LLC, is currently active industrial with some vacant area. Properties to the northeast include vacant lots, developed residential parcels, and two docks. A residential subdivision is located southwest of the Site. Samoa Peninsula Fire District owns the parcel southwest and adjacent to the aforementioned subdivision.

Site Description

The 167.4-acre Fairhaven Business Park was primarily constructed in the 1960's and is characterized by industrial-style warehouses, asphalt parking lots and storage yards, gravel roads and processing yards, and gated chain link fences. The Site contains two buildings that provide approximately 220,000 square feet of covered storage. Approximately 73,000 square feet of buildings housing office and light manufacturing uses exist on the Site as well. The site currently houses FoxFarm Soils & Fertilizer Company's storage, manufacturing, and distribution operation.

The Site also contains an approximately 500-foot by 70-foot dock on the eastern side of the Samoa Peninsula, along the 38-foot shipping channel in Humboldt Bay. This dock (South Dock) has most recently been used to load debarked logs onto barges for overseas transport. The dock facilities are not a part of the current permit application and are within the permit jurisdiction of the California Coastal Commission.

Conditionally-permitted uses in MC-designated areas include, but are not limited to:

- Visitor-serving recreational facilities that require channel access
- Fish waste processing and fish processing and treatment facilities
- Electrical generating facilities
- Other facilities which require an ocean intake, outfall, or pipeline
- Alterations, improvements, and relocations of existing general industrial uses within the MC designation

Conditionally permitted uses for MC-zoned areas include:

- Caretaker's residence
- Solid waste disposal
- Oil and gas pipelines
- Coastal-dependent recreation and coastal-related uses
- Heavy industrial, limited to alteration, improvement, and relocation of existing facilities
- Surface mining
- Oil and gas drilling processing
- Coastal access facilities

Table 1. Permitted Uses under MC and MG General Plan Land Use Designations

GPLU Designation	Principal Uses	Conditional Uses
Coastal Dependent Industrial (MC)	Any coastal-dependent industrial use that requires access to a maintained navigable channel in order to function, including, but not limited to: public docks, water-borne carrier import and export operations, ship building and boat repair, commercial fishing facilities, including berthing and fish receiving, and fish processing when product is for human consumption (fish waste processing and fish processing of products for other than human consumption are considered coastal-related uses) marine oil terminals, OCS service or supply bases, ocean intake, outfall or discharge pipelines and pipelines serving offshore facilities, aquaculture and aquaculture support facilities. <i>(HBAP, Section 4.10)</i>	Visitor-serving recreational facilities that require channel access, including, but not limited to, marinas serving other than solely commercial vessels, fishing piers, and boat launching facilities; coastal-related industrial uses, including, but not limited to, fish waste processing and fish processing and treatment facilities, electrical generating facilities or other facilities which require an ocean intake, outfall, or pipeline. Such facilities shall not be sited on sites with channel access unless associated with a terminal. Alterations, improvements, and relocations of existing general industrial uses within the MC designation. <i>(HBAP, Section 4.10)</i>

Table 2. Permitted Uses under MC Zoning Designations

Zoning Designation	Principally Permitted	Conditionally Permitted	Permitted Main Building Types
Industrial/Coastal-Dependent (MC)	<p>Minor Utilities</p> <p>Coastal-Dependent; subject to the Coastal-Dependent Industrial Development Regulations</p> <p>Aquaculture; subject to the Coastal-Dependent Industrial Regulations</p> <p><i>(County Zoning Regulations, Section 313-3.4)</i></p>	<p>Caretaker's Residence</p> <p>Solid Waste Disposal; subject to the Solid Waste Disposal Regulations</p> <p>Oil and Gas Pipelines; subject to the Oil and Gas Pipelines Regulations</p> <p>Major Electrical Distribution Lines; subject to the Electrical Distribution Lines Regulations</p> <p>Coastal-Dependent Recreation</p> <p>Coastal-Related; subject to the Coastal-Dependent Industrial Regulations</p> <p>Heavy Industrial, limited to alteration, improvement, and relocation of existing facilities</p> <p>Surface Mining - 1; subject to Surface Mining Regulations</p> <p>Surface Mining - 2; subject to Surface Mining Regulations</p> <p>Oil and Gas Drilling Processing; subject to Oil and Gas Drilling and Processing Regulations</p> <p>Coastal Access Facilities</p> <p>Any use not specifically enumerated in this Division, if it is similar to and compatible with the uses permitted in the MC zone. <i>(County Zoning Regulations, Section 313-3.4)</i></p>	<p>Ancillary Residential;</p> <p>Manufactured Home.</p> <p>Unlimited Mixed Residential-</p> <p>Nonresidential.</p> <p>Nonresidential</p> <p>Detached or Multiple/Group.</p>

IV. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by the Project, involving at least one impact that is a **"Potentially Significant Impact"** as indicated by the checklist on the following pages.

Aesthetics	Agriculture Resources	Air Quality
Biological Resources	Cultural Resources	Geology and Soils
Greenhouse Gas Emissions	Hazards and Hazardous Materials	Hydrology and Water Quality
Land Use and Planning	Mineral Resources	Noise
Population and Housing	Public Services	Recreation
Transportation/Traffic	Utilities and Service Systems	Mandatory Findings of Significance

An explanation for all checklist responses is included, and all answers take into account the whole action involved, including off-site as well as on-site; cumulative as well as project-level; indirect as well as direct; and construction as well as operational impacts. The explanation of each issue identifies (a) the significance criteria or threshold, if any, used to evaluate each question; and (b) the mitigation measure identified, if any, to reduce the impact to less than significance. In the checklist the following definitions are used:

"Potentially Significant Impact" means there is substantial evidence that an effect may be significant.

"Potentially Significant Unless Mitigation Incorporated" means the incorporation of one or more mitigation measures can reduce the effect from potentially significant to a less than significant level.

"Less Than Significant Impact" means that the effect is less than significant and no mitigation is necessary to reduce the impact to a lesser level.

"No Impact" means that the effect does not apply to the Project, or clearly will not impact nor be impacted by the Project.

DETERMINATION: (To be completed by the Lead Agency on the basis of this initial evaluation)

<input type="checkbox"/>	<p>I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.</p>
<input checked="" type="checkbox"/>	<p>I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.</p>
<input type="checkbox"/>	<p>I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.</p>
<input type="checkbox"/>	<p>I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.</p>
<input type="checkbox"/>	<p>I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.</p>

Signature

Michael Wheeler, Senior Planner

Date

I. AESTHETICS Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

THRESHOLDS OF SIGNIFICANCE: This Initial Study considers whether the Project would result in significant adverse direct or indirect effects to the following: (a) substantial adverse effect on a mapped or designated scenic vista; (b) substantial damage to scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway; (c) substantial degradation of the existing visual character or quality of the site and its surroundings; or (d) creation of a new source of substantial light or glare, which would adversely affect day or nighttime views in the area.

DISCUSSION: The 167.4-acre Fairhaven Business Park was primarily constructed in the 1960's and is characterized by industrial-style warehouses, asphalt parking lots and storage yards, gravel roads and processing yards, and gated chain link fences (see Appendix C, Site Photos). The Site contains approximately 220,000 square feet of covered warehouse storage over two buildings. Approximately 73,000 square feet of buildings housing office and light manufacturing exist on the Site as well. The site currently houses FoxFarm Soils & Fertilizer Company's storage, manufacturing, and distribution operation. A log debarker was operating on the site for a brief period in 2011; the debarked logs were shipped to China from the Fairhaven Dock (aka South Dock). The debarker was removed from the site in May 2014. Since 2004, a number of pulp processing chemical storage tanks have been removed from the waterfront, as well as an approximately 32,000-square-foot building from the former pulp processing facility. Raw materials for FoxFarm's products are stored on the concrete pads, totaling approximately 780,000 square feet, located on the western side of Bendixsen Street. The Site also contains an approximately 500-foot by 70-foot dock on the eastern side of the Samoa Peninsula, along the 38-foot shipping channel in Humboldt Bay. This dock (South Dock) has most recently been used to load debarked logs onto barges for overseas transport.

Chapter 3 of the Humboldt County Zoning Regulations governs the development standards for properties zoned Industrial/Coastal Dependent (MC) and Industrial General (MG). The permitted main building types (Ancillary Residential; Manufactured Home; Unlimited Mixed Residential – Nonresidential; and Nonresidential Detached or Multiple/Group) are identical for both zoning designations. There is no maximum ground coverage standard for either zoning designation. The maximum structure height for both zoning designations is fifty feet (50') plus one foot (1') for each foot of front yard setback over fifty feet (50') to a maximum of seventy-five feet (75').

I.a,b) The Site is not located within a City- or County-mapped, or designated, scenic vista; within a scenic resources area; or along a state scenic highway (Caltrans, 2015). There are no rock outcroppings at the Site or any historic buildings. No impact would occur.

Mitigated Negative Declaration

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I.c) The Project does not include any proposed new development on the Site. The existing buildings and existing property uses will remain. Aside from permitted reconstruction of a fire-damaged portion of the 160,000 square-foot warehouse on the Site (leased by FoxFarm Soils & Fertilizer Company for its storage, manufacturing, and distribution operation), no new structures or façade construction will occur as part of the Project. The reconstructed warehouse will replicate its previous style and color scheme. Future development under an Industrial General zoning designation would be subject to the development standards as established in Section 313-3.3 of the Humboldt County Zoning Regulations. These development standards are identical to the development standards for properties zoned Industrial/Coastal Dependent (as established in Section 313-3.4 of the Humboldt County Zoning Regulations). A less than significant impact would occur.

I.d) The Site currently contains outdoor illumination for security purposes. No new outdoor illumination or sources of glare are proposed as part of the Project. Future development under a General Industrial zoning designation would be subject to a discretionary Coastal Development Permit review, which would consider the impacts from proposed new sources of illumination or glare. A less than significant impact would occur.

MITIGATION MEASURES: No mitigation required.

FINDINGS: The Project would have a **Less Than Significant Impact** on Aesthetics.

II. AGRICULTURE AND FORESTRY RESOURCES Would the project	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g), timberland (as defined by PRC section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forestland to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

THRESHOLDS OF SIGNIFICANCE: This MND considers whether the Project would result in significant adverse direct or indirect effects to the following: (a) conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use; (b) conflict with existing zoning for agricultural use, or a Williamson Act contract; (c) conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g), timberland (as defined by PRC section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g)); (d) result in the loss of forest land or conversion of forest land to non-forest use; or (e) involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forestland to non-forest use.

DISCUSSION: The Site is not located in the vicinity of forest land, agricultural land, or timber land. The Site is located on a coastal peninsula that is primarily covered with dredged fill, crushed concrete, paved parking lots and storage areas, and pockets of wetland and coastal dune areas. There is no agricultural or industrial or non-industrial forest land use within 1.5 miles of the Site.

II.a,b) The California Department of Conservation has not completed the Farmland Mapping and Monitoring Program for Humboldt County (CDC, 2015). According to Humboldt County WebGIS, there are no prime agricultural soils on or adjacent to the Site. In addition, the Site is not under a Williamson Act contract or zoned for agricultural use. No impact would occur.

II.c,d) The Site and surrounding areas are currently zoned General Industrial (MG), Coastal-Dependent Industrial (MC), Residential Single Family (RS, in the nearby community of Fairhaven), and Natural Resources (NR, over Humboldt Bay) (see Figures 2 and 3). There is no forest land or timberland zoning in the Site or the surrounding area. The Site does not contain forest land and the

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Project would not directly or indirectly result in the loss or conversion of forest land to non-forest land use. No impact would occur.

II.e) The Site does not contain any Farmland or forest land. No impact would occur.

MITIGATION MEASURES: No mitigation required.

FINDINGS: The Project would have **No Impact** on Agriculture and Forestry Resources.

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III. AIR QUALITY: Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations: Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

THRESHOLDS OF SIGNIFICANCE: This MND considers whether the Project would result in significant adverse direct or indirect effects to the following: (a) directly interfere with the attainment of long-term air quality objectives identified by the North Coast Unified Air Quality Management District; (b) contribute pollutants that would violate an existing air quality standard or contribute to a non-attainment of air quality objectives in the Project's air basin; (c) result in a cumulatively considerable net increase of PM₁₀ concentrations in the Project's air basin; (d) produce pollutant loading near identified sensitive receptors that would cause locally significant air quality impacts; or (e) release odors that would affect a substantial number of people.

DISCUSSION: The Project is located within the North Coast Air Basin (NCAB) and is subject to North Coast Unified Air Quality Management District (NCUAQMD) requirements. The NCUAQMD is responsible for monitoring and enforcing local, state, and federal air quality standards in the County of Humboldt. Air quality standards are set for emissions that may include, but are not limited to, visible emission, particulate matter, and fugitive dust. The Humboldt County portion of the NCAB is currently designated as "non-attainment" or in excess of allowable limits for breathable particulate matter of 10 microns or less (PM₁₀) and as "attainment" or within allowable limits with respect to the balance of the criteria pollutants. Because the NCAB is in "nonattainment" for PM₁₀, the NCUAQMD has prepared a draft PM₁₀ Attainment Plan identifying cost effective control measures that can be implemented to bring ambient PM₁₀ levels to within California standards (NCUAQMD, 1995).

The Project does not involve any new development or new source of emissions, as existing property uses will be retained.

Future proposed development under a General Industrial zoning designation would be subject to the same regulations under the NCUAQMD and the draft PM₁₀ Attainment Plan.

III.a-c) According to the NCUAQMD, Humboldt County is considered to be in non-attainment for California's 24-hour PM₁₀ standard (NCUAQMD, 2013). The Project will not involve the construction

or operation of new equipment or source of emissions. Existing property uses, which do create emissions (diesel trucks, loading and unloading equipment [forklifts], materials handling equipment [loaders and bulldozers], and personal vehicles), will be retained on the Site, but the volume of emissions would not increase as a result of the Project.

Under an Industrial/Coastal Dependent zoning designation, potential sources of air emissions under future build-out scenarios include, but are not limited to, the following principal and conditionally-permitted uses:

- Coastal-Dependent and Coastal-Related
- Solid Waste Disposal
- Coastal-Dependent Recreation
- Heavy Industrial
- Surface Mining
- Coastal Access Facilities

Potential future build-out of the site, while not a part of the Project considered in this MND, may introduce additional sources of air emissions, as illustrated by the lists above. Because the Project would not result in a change in total acres available for MC uses, as compared to existing conditions, the Project would not result in an increase in air emission in future build-out conditions. A less than significant impact would occur.

III.d) The nearest residential unit is approximately 75 feet west of the Site boundary. The Project does not involve new development or new sources of potential pollutants. Use of potential pollutants related to the existing property uses (i.e. gasoline, coolants, and petroleum-based lubricants) will not create substantial exposure for nearby residents. Diesel exhaust from freight trucks is quickly dissipated by the near-constant ocean breeze. A less than significant impact would occur.

III.e) The only potentially objectionable odors that would be produced by the Project is diesel exhaust from freight truck and stockpiled organic material used in the manufacture of fertilizer; both of these sources of odor are associated with existing property uses and would not change as a result of the Project. The Site is subject to a near-constant, heavy ocean breeze that would quickly dissipate any exhaust fumes or odors produced by the current property uses. A less than significant impact would occur.

MITIGATION MEASURES: No mitigation required.

FINDINGS: The Project would have a **Less than Significant Impact** on Air Quality.

IV. BIOLOGICAL RESOURCES Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

THRESHOLDS OF SIGNIFICANCE: This MND considers whether the Project would result in significant adverse direct or indirect effects to the following: (a) individuals of any plant or animal species (including fish) listed as rare, threatened, or endangered by the federal or state government, or the habitat of such species; (b) riparian habitat or other sensitive habitat (including wetlands) types identified under federal, state, or local policies; (c) wetlands identified and protected under federal or state criteria; (d) key habitat areas that provide for continuity of movement for resident or migratory fish or wildlife, or impediment to the use of nursery sites; or (e) other biological resources identified in planning policies, ordinances, or plans adopted by the County of Humboldt.

DISCUSSION: The Site features flat to gently sloping ground (<5%), with graveled log decks, road ways, dock facilities, wide-spread drainage infrastructures, and fencing. Soils appear to be primarily of beach dune origin with isolated areas imported fill. Portions of the properties are being or historically were heavily used for industrial purposes (current: soil amendment sorting; historic: lumbering). Natural habitats in the vicinity of the Site include dune forest, dune mat, dune scrub, and dune hollows. Open disturbed dune habitat is the most prevalent habitat on the Site and immediate surroundings, and it appears to consist of graded beach dunes.

On January 15, 2015, the Owner's biological consultant conducted a site visit to evaluate the presence of sensitive species or habitats within Site. Dune mat, dune forest, and dune hollow habitats located in the survey area are sensitive habitats, and, by definition by the California Coastal Act, are recognized environmentally sensitive habitat areas (ESHA). In addition, while not encountered in the Survey Area, a sensitive species from the dune mat vegetation type, dark-eyed gilia (*Gilia millefoliata*) is known to occur within 100 feet of the Survey Area. A Technical Memorandum summarizing the observations from this site visit is attached as Appendix D.

The dominant vegetation within the Survey Area is a disturbed beach dune herbaceous cover comprising primarily non-native, perennial flowering plants European beach grass (*Ammophila arenaria*) and wild radish (*Raphanus sativa*) with widely-scattered, non-native ground cover of velvet grass (*Holcus lanatus*), annual dogtail (*Cynosurus echinatus*), sweet vernal grass (*Anthoxanthum odoratum*), curly dock (*Rumex crispus*), bird's-foot trefoil (*Lotus corniculatus*), and scores of other non-native species. Small isolated native dune forest and shrub habitats consists of beach pine (*Pinus contorta*) and silktassel (*Garrya elliptica*) with widely-scattered, native shrubs of wax myrtle (*Modella californica*), thimbleberry (*Rubus parviflorus*), coyote brush (*Baccharis pilularis*), California figwort (*Scrophularia californica*), twinberry (*Lonicera involucrata*), and sword fern (*Polystichum munitum*). Ruderal herbaceous ground coverage was visually estimated at 5 to 100 percent in various areas.

Significant dune mat vegetation occurs adjacent to the soil amendment sorting operations along the frontage west edge of the properties. Dune mat vegetation is comprised of coast goldenrod (*Solidago spathulata*), dune buckwheat (*Eriogonum latifolia*), bear berry (*Arctostaphylos uva-ursi*), beach strawberry (*Fragaria chiloensis*), dune knotweed (*Polygonum paronychia*), and beach mugwort (*Artemisia pycnocephala*). Dark-eyed gilia (*Gilia millefoliata*) is not found in the Survey Area but occurs in the adjacent railroad property within 100 feet of the Survey Area. Dune hollow vegetation occurs in small pockets and is comprised of Hooker's willow (*Salix hookeriana*), soft rush (*Juncus effusus*), silverweed (*Potentilla anserina*), tall flat-sedge (*Cyperis eragrostis*), creeping bentgrass (*Agrostis stolonifera*), and rabbit s-foot grass (*Polypogon monspelianus*).

IV.d.b) The consulting biologist did not record any sensitive plant species within the Survey Area. Approximately 100 feet outside the Survey Area, a population of dark-eyed gilia (*Gilia millefoliata*), a sensitive plant species, was found. The dune mat, dune forest, and dune hollow habitats located in the survey area are sensitive habitats and, by definition by the California Coastal Act, are recognized environmentally sensitive habitat areas (ESHA). The Project does not involve new development or habitat disturbance. The proposed land use and zoning reconfiguration on the Site would not result in encroachment into or disturbance of those identified sensitive resources. A less than significant impact would occur.

IV.c) According to the U.S. Fish and Wildlife Service (USFWS) National Wetlands Inventory (NWI), the Site contains one 0.67-acre freshwater emergent wetland which is associated with the existing septic leach field that serves the Fairhaven Business Park. In addition, the USFWS classifies Humboldt Bay as an estuarine and marine wetland and deepwater habitat. The Project does not involve direct removal, filling, hydrological interruption, or other impacts to these wetlands. No impact would occur.

IV.d) The Site is not located on a known wildlife corridor or native wildlife nursery site. The developed portions of the Site are located within a historically-heavily-impacted industrial area

that does not contain suitable habitat for native wildlife. The Site is adjacent to Humboldt Bay, which does provide a migratory corridor to anadromous fish, among other species. However, the Project does not involve new development or habitat disturbance; existing property uses will be retained. No impact would occur.

IV.e,f) The Humboldt County General Plan: Humboldt Bay Area Plan (HBAP; County of Humboldt, 1995) establishes Natural Resources Protection Policies and Standards that must be followed during the planning of a new development or operation. Specifically, Section 3.30(B)(6) establishes a 250-foot wetland buffer within which no land use or development shall be permitted if it degrades the wetland or detracts from the natural resource value. The Site, while located adjacent to Humboldt Bay, is located on a historically-heavily-impacted industrial area and on a specific location previously used for wood pulp processing. The Project does not consist of any new development on or off the Site. Therefore, the Project would not substantially impact the adjacent Humboldt Bay wetlands or constitute a conflict with County or resource agency wetland protection ordinances or policies. Potential future development would be subject to the adopted policies in the HBAP. No impact would occur.

MITIGATION MEASURES: No mitigation required.

FINDINGS: The Project would have a **Less than Significant Impact** on Biological Resources.

V CULTURAL RESOURCES: Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

THRESHOLDS OF SIGNIFICANCE: This MND considers whether the Project would result in significant adverse direct or indirect effects to the following: (a) cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5; (b) cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5; (c) directly or indirectly destroy a unique paleontological resource or site or unique geologic feature; or (d) disturb any human remains, including those interred outside of formal cemeteries. In addition, this MND considers to what degree the proposed project would cause impacts to Native American artifacts and sites, including traditional tribal cultural places on both public and private lands for federally and non-federally recognized tribes. A cultural place is a landscape feature, site or cultural resource that has some relationship to particular tribal religious heritage or is an historic or archaeological site of significance or potential significance; the cultural place may be outside a reservation boundary.

DISCUSSION: On April 10, 2013, the Lead Agency's consultant prepared and delivered a Record Search Request to the Northwest Information Center (NWIC) to evaluate the potential to encounter archaeological or historic resources during the operation of the Project. The consultant received the Records Search Results letter from NWIC on May 7, 2013, which did not identify any significant archeological or cultural features on-site. While the letter did recommend further archival and field study of the approximately 60% of the Area of Potential Effect that has not previously been surveyed, the Project would not involve any ground-disturbing activities that have the potential to disturb cultural artifacts or human remains. The response letter is attached as Appendix C. The Record Search Request letter prepared by LACO Associates included an Area of Potential Effect map, which is included herein as Figure 5.

V.a-c) The May 7, 2013 NWIC Records Search Results letter did not identify any historic, archaeological, or paleontological resources within the Area of Potential effect. There are no unique geologic features within the Area of Potential Effect. The Project will not result in ground disturbance in areas where the ground has not already been heavily disturbed through decades of heavy industrial use. No impact would occur.

V.d) The Project will not result in ground disturbance in areas where the ground has not already been heavily disturbed through decades of heavy industrial use. No impact would occur.

MITIGATION MEASURES: No mitigation required.

FINDINGS: The Project would have **No Impact** on Cultural Resources.

VI. GEOLOGY AND SOILS Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

THRESHOLDS OF SIGNIFICANCE: This MND considers whether the Project would result in significant adverse direct or indirect effects to the following: (a) substantial adverse effects, including the risk of loss, injury, or death; (b) soil erosion or loss of topsoil; (c) locate development or people on an unstable geologic unit that may result in damage or loss resulting from landslide, lateral spreading, subsidence, liquefaction, or collapse; (d) locate development or people on expansive soils, creating substantial risks to life or property; or (e) locate septic tanks or other wastewater disposal systems within soils incapable of supporting such systems.

DISCUSSION: The Site is located on the Samoa Peninsula, an approximately 0.8-mile-wide peninsula separating Humboldt Bay from the Pacific Ocean. A geotechnical exploration conducted for a separate project at a location approximately 1,300 feet north of the Site, conducted by LACO Associates in April 2013, revealed that soils within ten feet of the ground surface primarily consist of loose, poorly graded sand. Fill soils were observed beneath the eastern half of the development area in the geotechnical exploration. The fill soils generally consist of loose, gray, poorly graded fine sands with broken shell fragments (estimated to be less than 5%). Fine grain soils observed in the geotechnical exploration contained decomposing woody debris and glass fragments. The fill

has its greatest thickness along the eastern edge of the property and decreased in thickness westerly across the site.

VI.a)

a) i) There are no fault lines or zones, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, located at or near the property (CDC, 2015). No impact would occur.

a) ii). The Site is situated within a seismically-active area and multiple seismic sources capable of producing moderate to strong ground motions exist in the vicinity of the Site. Given the proximity of significant active faults (the Little Salmon fault to the southwest, the Mad River fault to the northeast, and the offshore Cascadia Subduction Zone), as well as other active faults within northern California, this Site will experience ground shaking of some magnitude during the economic life span of any site development. The risk of ground shaking at the Site is high. According to the California Geological Survey (CGS), there is a 10 percent chance that the Site will experience ground shaking of 0.742g or more within the next 50 years (CGS, 2003). The structures on the Site have been subject to multiple small to moderate seismic events since their construction. As the Project does not involve new development or construction, and only retention of existing property uses, it will not increase exposure of people or structures to potential strong seismic ground shaking. The Project would not create an increased risk of damage from strong seismic ground shaking, as the total area available for MC and MG property uses would not change. No impact would occur.

a) iii). As presented on Map S-1 of Special Publication 115 (CDMG, 1995; see Figure 8), the Site is mapped as having a high liquefaction potential. Furthermore, results from previous qualitative liquefaction analyses performed by SHN Consulting Engineers & Geologists, Inc. (SHN) on nearby sites of similar character (2009) provide confirmation that the loose granular soils underlying the Samoa Peninsula are liquefiable.

Based on the high groundwater levels, the seismically active location of the Site, and the results from previous quantitative liquefaction analysis in the vicinity, the liquefaction potential of the site is high. The Project does not involve new development or construction, and existing property uses would be retained. The Project would not create an increased risk of damage from seismic-related ground failure, including liquefaction, as the total area available for MC and MG property uses would not change. No impact would occur.

a) iv). The Site is located on a flat coastal industrial landscape and is not subject to landslides. No impact would occur.

VI.b) Much of the Site is covered with gravel, crushed concrete, and pavement associated with the existing office, manufacturing, warehousing, materials stockpiling, and industrial uses that exist on the Site. The Project does not involve new development or new ground disturbance. No impact would occur.

VI.c) As presented on Map S-1 of Special Publication 115 (see Figure 8), the Site is mapped as having a high liquefaction potential. Furthermore, results from previous qualitative liquefaction analyses performed by SHN on nearby sites of similar character provide confirmation that the loose granular soils underlying the Samoa Peninsula are liquefiable (SHN, 2009).

The Project does not involve new development or construction, and existing property uses would be retained, and it would result in no change in the total area available for MC and MG property uses. Therefore, the Project would not create unstable conditions, nor cause on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse any more than pre-Project conditions. A less than significant impact would occur.

VI.d) The soils encountered during LACO's April 2013 field exploration located approximately 1,300 feet north of the Site consist primarily of granular and/or fine-grain silt soils, which are either non-expansive or have a low expansive potential. Additionally, detrimentally-expansive soils have not been documented within the Samoa Peninsula area in Pleistocene marine deposits. No impact would occur.

VI.e) The Site already contains a functional septic system and associated disposal field that will accommodate the wastewater needs of the Site, which are limited to the existing on-site employee restrooms. The Project does not include any new development that would create additional demand on the existing septic system. No impact would occur.

MITIGATION MEASURES: No mitigation required.

FINDINGS: The Project would have a **Less Than Significant Impact** on Geology and Soils.

VII. GREENHOUSE GAS EMISSIONS Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions (GHG), either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHG?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

THRESHOLDS OF SIGNIFICANCE: This MND considers whether the Project would result in significant adverse direct or indirect effects to the following: (a) generate greenhouse gases that may have a significant impact on the environment; or (b) conflict with an applicable plan, policy, or regulation pertaining to greenhouse gases.

DISCUSSION: California has been developing legislation and regulations over the past nine years to reduce GHG emissions. Below is a summary of the developments that have occurred.

Executive Order S-3-05 (GHG Emissions Reductions): Executed on June 1, 2005, and calls for a reduction in GHG emissions to 1990 levels by the Year 2020. This Executive Order also calls for an eighty (80) percent reduction in GHG emissions to below 1990 levels by the Year 2050 (California Department of Transportation, Executive Order S-3-05. http://www.dot.ca.gov/hq/tpp/offices/orip/climate_change/documents/Caltrans_ClimateChangeRprt-Final_April_2013.pdf. Accessed on January 31, 2015.)

The California Climate Solutions Act of 2006 (AB 32): Executed in September 2006. AB 32 was intended to successfully end the scientific debate in California over the existence and consequences of global warming. AB 32 directs the California Air Resources Board (CARB) to do the following:

- On or before June 30, 2007, publicly make available a list of discrete early action GHG emission reduction measures that can be implemented preceding the adoption of the statewide GHG limit and the measures required to achieve compliance with the statewide limit;
- By January 1, 2008, determine the statewide levels of GHG emissions in 1990 and adopt a statewide GHG emissions limit that is equivalent to the 1990 level, which equates to an approximate twenty-five (25) percent reduction in existing statewide GHG emissions;
- Adopt regulations to implement the early action of GHG emission reduction measures by January 1, 2010;
- Prior to January 1, 2011, adopt quantifiable, verifiable, and enforceable emission reduction measures by regulations that will achieve the statewide GHG emissions limit by 2020, which are to become operative on January 1, 2012. The emission reduction measure may include direct emission reduction measures, alternative compliance mechanisms, and potential monetary and non-monetary incentives that reduce GHG emissions from any sources or categories of sources as CARB deems necessary to achieve the statewide GHG emissions limit; and
- Monitor compliance and enforce any emission reduction measures that are adopted pursuant to AB 32.

Executive Order S-01-07 (Low Carbon Fuel Standard): Implemented on January 18, 2007, and establishes a statewide goal to reduce the carbon intensity of California's transportation fuels by at least ten (10) percent by the Year 2020 through establishment of a Low Carbon Fuel Standard (CEPA, Air Resources Board 2007). Carbon intensity is the amount of carbon dioxide equivalent (CO_{2e}) per unit of fuel energy emitted from each stage of producing, transporting, and using the fuel in a motor vehicle. On April 23, 2009, CARB adopted a regulation to implement the standard (CARB, 2009).

Senate Bill 97: Executed on August 24, 2007, requires the Office of Planning and Research (OPR) to prepare, develop, and transmit to the Resources Agency guidelines for the feasible mitigation of GHG emissions, or the effects of GHG emissions, as required by CEQA, which include, but are not limited to, effects associated with transportation or energy consumption, by July 1, 2009 (State of California OPR, 2007). On April 13, 2009, OPR submitted to the Secretary for Natural Resources its proposed amendments to the State CEQA Guidelines for greenhouse gas emissions. The Resources Agency adopted those guidelines on December 30, 2009, and the guidelines became effective on March 18, 2010. The amendments treat GHG emissions as a separate category of impacts in which they are not to be addressed as part of the air quality impact analysis.

Climate Change Scoping Plan: On December 11, 2008, CARB approved the Climate Change Scoping Plan, pursuant to AB 32 (CARB, 2008). The Climate Change Scoping Plan recommends a wide range of measures to reduce GHG emissions that include, but are not limited to:

- Expanding and strengthening of existing energy efficiency programs;
- Achieving a statewide renewable energy mix of thirty-three (33) percent;
- Developing a GHG emissions cap-and-trade program;
- Establishing targets for transportation related GHG emissions for regions throughout the State in addition to pursuing policies and incentives to meet those targets;
- Implementing existing State laws and policies that include California's clean car standards, goods movement measures, and the Low Carbon Fuel Standard; and
- Targeted fees to fund the State's long-term commitment to administering AB 32.

Section 15064.4 was added to the CEQA guidelines and specifies how the significance of impacts from GHG's is to be determined. The Lead Agency is to make a good faith effort to describe, calculate, or estimate the amount of GHG emissions that will result from a project. The Lead Agency is also to consider the following factors when accessing the impacts of the GHG emissions on the environment:

1. Extent to which the project may increase or reduce GHG emissions, relative to the existing environmental setting;
2. Whether the project emissions exceed a threshold of significance that the Lead Agency determines applies to the project; and
3. Extent to which the project complies with regulations adopted to implement a statewide, regional, or local plan for the reduction or mitigation of GHG emissions.

VII.a) The Project will result in no net increase in available area for MC-designated or zoned space within the Site. As such, there will be no net increase in potential future development in the applicable densities and development types for each zoning designation. Therefore, the potential greenhouse gas emissions from future development would not change from the existing condition. There is no development proposed as part of the Project; the greenhouse gas-related impacts from future development on the Site will be independently evaluated at a future point when the development-specific impacts are analyzed. A less than significant impact would occur.

VII.b) There is currently no adopted plan or policy for the County of Humboldt specifically related to greenhouse gas emissions. The Project would not pose any conflict with the recent list of CARB early action strategies. Additionally, because the Project does not include a proposal for any development on the Site, the Project would not conflict with the State's ability to meet its AB 32 goals, nor would it conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases. A less than significant impact would occur.

MITIGATION MEASURES: No mitigation required.

FINDINGS: The Project would have a **Less than Significant Impact** on Greenhouse Gas Emissions.

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VIII. HAZARDS AND HAZARDOUS MATERIALS: Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site, which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

THRESHOLDS OF SIGNIFICANCE: This MND considers whether the Project would result in significant adverse direct or indirect effects to the following: (a) creation of a significant hazard to the public through the routine transport, use, or disposal of a hazardous material; (b) creation of a significant hazard to the environment or public through a reasonably foreseeable upset or accident involving the release of hazardous materials; (c) emit hazardous emissions or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed public school; (d) would be located on a site that is included on a list pursuant to Government Code Section 65962.5, and that would create a significant hazard to the public or environment; (e) would be located within two miles of a public or public use airport, and would create a safety hazard; (f) would be located within the vicinity of a private airstrip and would create a safety hazard; (g) would impair an adopted emergency response plan; or (h) would increase risk of loss, injury, or death involving wildland fires.

Mitigated Negative Declaration

Sequoia Investments X, LLC
Interim Use in CDI
CDP/CUP

DISCUSSION: According to the California Environmental Protection Agency Geotracker website (<http://geotracker.waterboards.ca.gov/>), the Project is located on a site that is currently undergoing an assessment and interim remedial action for potential groundwater contamination. The site is classified as a Category 1 site, which includes most leaking underground fuel tank sites and many small commercial facilities. Category 1 sites are characterized by soil or groundwater contamination that does not pose an immediate human health threat and does not extend off-site onto neighboring properties.

VIII.a,b) The Project does not involve the routine use, transport, or disposal of hazardous materials, outside of those materials used for the operation of the debarker and vehicular equipment (e.g. motor oil, lubricants, gasoline). All stored fuel, hydraulic fluids, and other necessary petroleum products used in the operation are placed within, or have built-in, secondary spill containment units. These fluids are stored on the concrete pad with the debarker machinery. Spill response kits are stored on-site in the event of an accidental spill. A less-than-significant impact would occur.

VIII.c) The Project is not located within one mile from any existing or proposed school. No impact would occur.

VIII.d) The location of the Project has been checked against the lists of hazardous materials sites maintained by the State of California Environmental Protection Agency (<http://www.calepa.ca.gov/sitecleanup/corteselist/>). The Area of Operations contains a Category 1 open site that is currently undergoing assessment and interim remedial action for potential groundwater contamination. Due to the initial characterization of the contamination, it would not create a significant hazard to the public or the environment. The Project itself would not exacerbate the existing contamination, as it would not involve ground disturbance activities or disruption of the existing assessment activities. A less-than-significant impact would occur.

VIII.e) The Project is located within 0.75 miles of the City of Eureka's Samoa Field airstrip (see Figure 1). Due to the north-south orientation of the public airstrip and the location of the Project 0.75 miles east of the airstrip, there would not be a safety hazard for people working in the Project area. No impact would occur.

VIII.f) The Project is not located within the vicinity of a private airstrip. No impact would occur.

VIII.g) The Project would not have an impact on the County of Humboldt's Emergency Operations Plan (Humboldt County Office of Emergency Services, 2002). No impact would occur.

VIII.h) The Project is located on an open coastal peninsula and is not in an area subject to wildland fires. No impact would occur.

MITIGATION MEASURES: No mitigation required.

FINDINGS: The Project would have a **Less Than Significant Impact** on Hazards or Hazardous Materials.

IX: HYDROLOGY AND WATER QUALITY: Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge, such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level, (e.g. the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water, which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Result in inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

THRESHOLDS OF SIGNIFICANCE: This MND considers whether the Project would result in significant adverse direct or indirect effects to the following: (a) would violate water quality standards or waste discharge requirements; (b) would substantially deplete groundwater supplies or interfere with groundwater discharge exceeding current levels; (c) substantially alter the existing drainage pattern of the site or area; (d) substantially alter the existing drainage pattern of the site or area; (e) create or contribute runoff water exceeding current or planned capacity; (f) otherwise substantially degrade water quality; (g) place housing within a 100-year flood hazard area; (h) place structures within a 100-year flood hazard area; (i) expose people or structures to a significant

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risk of loss, injury or death involving flooding; or (j) result in inundation by seiche, tsunami, or mudflow.

DISCUSSION: The Project is located on the Samoa Peninsula, which lies between the Pacific Ocean and Humboldt Bay. The Site contains an existing storm drain system that drains into a constructed stormwater retention/percolation basin located on APN 401-301-09 just west of Bendixsen Street. There is no off-site discharge or discharge from the Site into Humboldt Bay.

IX.a) The Project will not result in off-site discharge or discharge from the Site into Humboldt Bay. The Project does not include the construction of any new impervious surfaces or create new sources of wastewater. The Project would not result in an increase in waste discharge. A less than significant impact would occur.

IX.b) The Project does not require the use of groundwater supplies. No impact would occur.

IX.c,d) The Area of Operations is currently configured to drain into the existing storm water system, which does not result in off-site discharge. The Project utilizes the existing site conditions, and would thus not result in alteration of existing drainage patterns. The use of groundcovers (gravels and bark mulch) will reduce the potential for surface erosion or siltation. The applicant shall be required to maintain coverage under an industrial stormwater management from the Regional Water Quality Control Board as mitigation. A less than significant impact would occur with this mitigation.

IX.e,f) The Project utilizes existing site conditions, including the existing storm drain system that empties into a constructed leach field and contained wetland. The Site does not drain into Humboldt Bay or any other natural water body. The Project does not involve the construction of new impermeable surfaces and will not generate additional surface water through groundwater pumping. The Project would not result in an increase in runoff water or produce an increased volume of polluted runoff as compared to the existing zoning configuration. No impact would occur.

IX.g-f) While the Site is partially located within the FEMA 100-year flood zone (see Figure 9), the Project does not involve the placement of any housing or other permanent structures within the FEMA flood zone. The Project does not involve the construction of new permanent structures and existing property uses would be retained. No impact would occur.

IX.j) The Project is located on the Samoa Peninsula, which lies between the Pacific Ocean and Humboldt Bay. As illustrated in the California Department of Conservation Tsunami Inundation Map for Emergency Planning (Eureka Quadrangle), the entirety of the Samoa Peninsula south of Bay Street is potentially subject to tsunami-related risks (see Figure 8). The 10 to 20 employees at the Project's Area of Operations would be at substantial risk of tsunami-related inundation. Lori Dengler of the Redwood Coast Tsunami Working Group has identified the evacuation time, for planning purposes, between ground shaking and potential tsunami inundation as ten minutes (personal communication, April 2013). According to Ms. Dengler, there are two tsunami evacuation sites on the Samoa Peninsula in the vicinity of the Project area; one is a knoll roughly west of the Samoa Cookhouse in the town of Samoa (approximately two miles from the Project), and the other is the remnant Simpson Lumber Mill building adjacent to the Area of Operations, accessible through the existing fire escape. To address this potential tsunami risk, Mitigation Measure (HYDRO-1) would be implemented, requiring the placement of tsunami risk and evacuation plan information in a

readily-accessible location within or adjacent to the Area of Operations. With the application of Mitigation Measure HYDRO-1, a less than significant impact would occur.

MITIGATION MEASURES:

HYDRO-1: The Property Owner shall maintain coverage under an industrial stormwater management from the Regional Water Quality Control Board.

HYDRO-2: The Property Owner will post signage within or adjacent to the Area of Operations, identifying tsunami risk and non-vehicular evacuation routes to areas >30 foot in elevation. The Property Owner will designate and identify the existing remnant Simpson Lumber Mill building adjacent to the Area of Operations as a tsunami evacuation site for the Project.

FINDINGS: The Project would have a **Less than Significant Impact with Mitigation** on Hydrology and Water Quality.

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X: LAND USE AND PLANNING Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

THRESHOLDS OF SIGNIFICANCE: This MND considers whether the Project would result in significant adverse direct or indirect effects to the following: (a) would physically divide an established community; (b) would conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project; or (c) would conflict with any applicable habitat conservation plan or natural community conservation plan

DISCUSSION: The Area of Operations is located within a historically-heavily-used industrial park on the Samoa Peninsula. The Area of Operations is zoned Industrial/coastal-Dependent with an Archaeological Resource Area combining zone, and has a General Plan land use designation of Coastal Dependent Industrial under the Humboldt Bay Area Plan (see Figure 2). Based on the Humboldt County General Plan: Humboldt Bay Area Plan, the Area of Operations is located outside of the urban limit line, which applies greater environmental constraints when planning for development.

X.a) The Project utilizes the existing site conditions and will not result in the physical division of the nearby communities of Fairhaven and Samoa. No impact would occur.

X.b) The Area of Operations has a General Plan land use designation of Coastal Dependent Industrial under the Humboldt Bay Area Plan, and is zoned Industrial/coastal-Dependent with an Archaeological Resource Area combining zone (see Figures 2 and 3). The Project is for interim uses allowed in a coastal-dependent, industrial zone and is thus in conformance with General Plan land use and zoning designations. No impact would occur.

X.c) The Humboldt County General Plan: Humboldt Bay Area Plan (1995) establishes Natural Resources Protection Policies and Standards that must be followed during the planning of a new development or operation. Specifically, Section 3.30(B)(6) establishes a 250-foot wetland buffer within which no land use or development shall be permitted if it degrades the wetland or detracts from the natural resource value. The Area of Operations, while located adjacent to Humboldt Bay, is located on a historically-heavily-impacted industrial area and on a specific location previously used for wood pulp processing. The Project consists of interim uses, all of which will utilize existing site conditions and will not require the construction of new facilities. Therefore, the Project would not substantially impact the adjacent Humboldt Bay wetlands and constitute a conflict with County or resource agency wetland protection ordinances or policies. A less than significant impact would occur.

MITIGATION MEASURES: No mitigation required.

FINDINGS: The Project would have **No Impact** on Land Use and Planning.

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XI. MINERAL RESOURCES: Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

THRESHOLDS OF SIGNIFICANCE: This MND considers whether the Project would result in significant adverse direct or indirect effects to the following: (a) result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state; or (b) result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan.

DISCUSSION: There are no known mineral resources of significance on-site that would be made unavailable by the Project.

XI.a,b) The Area of Operations and surrounding areas do not contain mineral resources that are of value locally, to the region, or to residents. The Project would not result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan, as the Area of Operations is not identified as a locally important mineral resource recovery site. No Impact would occur.

MITIGATION MEASURES: No mitigation required.

FINDINGS: The Project would have **No Impact** on Mineral Resources.

XII. NOISE: Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Expose persons to or generate noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Expose persons to or generate excessive ground borne vibration or ground borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

THRESHOLDS OF SIGNIFICANCE: This MND considers whether the Project would result in significant adverse direct or indirect effects to the following: (a) would expose persons to or generate noise levels in excess of standards established in local plans or policies; (b) would expose persons to or generate excessive ground borne vibration or ground borne noise levels; (c) would result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity; (d) would expose people residing or working in the project area to excessive noise levels within two miles of a public or public use airport or within an airport land-use plan; (or) (f) would expose people residing or working in the project area to excessive noise levels within the vicinity of a private airstrip.

DISCUSSION: According to the Humboldt County General Plan, Volume I: Framework Plan (County of Humboldt, 1984), the Environmental Protection Agency identifies a Day-Night Noise Level (Ldn) indoors and 55 Ldn outdoors as the maximum level below which no effects on public health and welfare occur. Ldn is the average sound level in decibels, excluding frequencies beyond the range of the human ear, during a 24-hour period with a 10dB weighting applied to nighttime sound levels. A standard construction wood frame house reduces noise transmission by 15dB. Since interior noise levels for residences are not to exceed 45dB, the maximum acceptable exterior noise level for residences is 60dB without any additional insulation being required. The closest sensitive receptors to the Site are single family residences in the community of Fairhaven, located across Bendixsen Street from the FoxFarm warehouse and storage yard.

XII.a-d) The potential for operational noise, ground borne vibration, and permanent or temporary ambient noise generation from coastal-dependent industrial and general industrial operations is roughly equivalent. There is no new development proposed as part of the Project. The operational

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noise, ground borne vibration, and permanent or temporary ambient noise generation potential from future development on the Site would not change as a result of the reconfiguration. No impact would occur.

XII.b) The Project does not involve any construction or ground disturbance that would generate excessive ground-borne vibrations or noise levels. While the operation of the debarker and heavy equipment may generate occasional small levels of ground-borne vibrations or noise levels, this would not be at a level that would impact neighboring residential parcels approximately 1,500 feet away. A less than significant impact would occur.

XII.c) Noise generated from the Project will be intermittent in nature and will not exceed County standards for the property's MC land use designation (see Appendix D). No permanent increase in ambient noise levels would result from the Project. No impact would occur.

XII.e) The Project is not located in an airport land use plan area, but is located approximately 0.8 miles from the Samoa Field airport. According to Lisa Savage, City of Eureka Property Manager, the airport experiences approximately 48 aircraft operations (arrivals or departures) per week, and is limited to small personal aircraft (personal communication, May 7, 2013). While the airport does produce noise during takeoffs and landings, the Project is located a sufficient distance away and subject to ambient noise levels such that the noise generated from the airport would have a negligible effect. No impact would occur.

XII.f) The Project is not located within the vicinity of a private airstrip. No impact would occur.

MITIGATION MEASURES: No mitigation required.

FINDINGS: The Project would have a **Less than Significant Impact** on Noise.

XIII. POPULATION AND HOUSING Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (e.g., by proposing new homes and/or businesses) or indirectly (e.g., through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

THRESHOLDS OF SIGNIFICANCE: This MND considers whether the Project would result in significant adverse direct or indirect effects to the following: (a) would induce substantial population growth in the area; (b) would displace substantial numbers of existing housing; or (c) would displace substantial numbers of people.

DISCUSSION: Known as the Fairhaven Business Park, the Site supports numerous industrial employers. The Fairhaven Business Park does not contain any housing units. Housing needs for current employees is primarily accommodated in the communities of Samoa or Fairhaven, located nearby, or the City of Eureka, the County seat, which is located approximately 4.75 miles driving distance from the Site.

XIII.a) The Project does not propose new homes or include the extension of roads or other infrastructure. The proposed reconfiguration of MC- and MG-designated properties would not result in a net increase in available area for higher-density industries over existing conditions, nor result in an acute increase in employment and thereby induce a substantial growth in local population. A less than significant impact would occur.

XIII.b,c) This Project is located on an existing industrial site that does not contain any residential units. The Project would not displace any housing, necessitating the construction of replacement housing elsewhere. The Project would not displace any people necessitating the construction of replacement housing elsewhere. No impact would occur.

MITIGATION MEASURES: No mitigation required.

FINDINGS: The Project would have a **Less than Significant Impact** on Population and Housing.

XIV. PUBLIC SERVICES: Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services?	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

THRESHOLDS OF SIGNIFICANCE: This MND considers whether the Project would result in significant adverse direct or indirect effects to the following: would result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities related to (a) fire protection; (b) police protection, (c) schools, (d) parks, or (e) other public facilities.

DISCUSSION: The Project is located within an existing industrial business park that contains large, medium, and small businesses, collectively known as the Fairhaven Business Park. Approximately ten to twenty employees are expected to operate the portable log debarker and associated vehicular equipment during peak volume periods.

XIV.a) The Project is located in the jurisdiction of Fairhaven Fire District. The Project relies on existing facilities and has a hydrant within 430 feet of the debarker site. The Project would not result in a significant increase in demand for services. No impact would occur.

XIV.b) The Project is located in the jurisdiction of the Humboldt County Sheriff's Office. The Fairhaven Business Park employs nighttime private security, and has perimeter fencing to reduce trespass. The Project would not result in a significant increase in demand for police services. No impact would occur.

XIV.c) No residential units will be constructed as part of the Project and the population is not expected to increase due to the additional, intermittent, Project-related employment. The Project will not increase the need for schools or cause alterations to the existing school services. No impact would occur.

XIV.d) No residential units will be constructed as part of the Project and the population is not expected to increase due to the Project. The Project will not increase the usage of parks or necessitate the construction of additional parks. No impact would occur.

XIV.e) The Project does not involve the construction of new residential units or proposed changes in use which would necessitate new public facilities or the physical alteration of any existing public facilities. The existing water and on-site septic systems were sized for a full-production pulp and plywood mill that employed over 900 people at one point; the Fairhaven Business Park currently employs approximately 150 people. The existing employee restrooms at the Fairhaven Business Park are connected to the on-site septic system. Potable water is supplied by the Humboldt Bay

Municipal Water District (HBMWD). The small increase in employee facilities use will not require physical alteration to the existing septic or water distribution system. No impact would occur.

MITIGATION MEASURES: No mitigation required.

FINDINGS: The Project would have a **No Impact** on Public Services.

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XV. RECREATION Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

THRESHOLDS OF SIGNIFICANCE: This MND considers whether the Project would result in significant adverse direct or indirect effects to the following: (a) would increase the use of existing neighborhood and regional parks or other recreational facilities; or (b) would include recreational facilities or require the construction or expansion of recreational facilities.

DISCUSSION: The Project preserves existing uses and employment levels at the Site. The Project does not involve the development of new structures or the addition of new sources of employment. Any changes to leaseholders within the Fairhaven Business Park would be limited by allowed uses within the MC and MG plan designations and zones.

XV.a,b) The Project will not result in an increased demand for existing neighborhood and regional parks or other recreational facilities, nor does it involve the construction of new recreational parks or facilities. The proposed reconfiguration of MC- and MG-designated properties would not result in a net increase in available area for higher-density industries over existing conditions. No impact would occur.

MITIGATION MEASURES: No mitigation required.

FINDINGS: The Project would have a **Less Than Significant Impact** on Recreation.

XVI: TRANSPORTATION / TRAFFIC Would the project?	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program including, but not limited to, level of service (LOS) standards and travel demand measures, or other standards established by the county congestions management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

THRESHOLDS OF SIGNIFICANCE: This MND considers whether the Project would result in significant adverse direct or indirect effects to the following: (a) would conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system; (b) would conflict with an applicable congestion management program; (c) would result in a change in air traffic patterns; (d) would substantially increase hazards due to design features or incompatible uses; (e) result in inadequate emergency access; or (f) would conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities.

DISCUSSION: The Site is accessed from major population centers via State Route 255 to New Navy Base Road. The Fairhaven Business Park has been used for industrial purposes for decades, and it and surrounding industrial and commercial operations are accessed via an established road network that was constructed for a level of activity that is far greater than that which is experienced on the Samoa Peninsula today.

A Technical Memorandum: Preliminary Transportation and Circulation Analysis, dated January 15, 2015, (see Appendix F) was prepared. Anticipated traffic impacts that could result from a conceptual 50-percent future build-out on the site following approval of the Project, were analyzed in this Technical Memorandum. The Technical Memorandum provides a qualitative and

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quantitative assessment of the project-related traffic impacts to supplement the Project, determines the current roadway infrastructure operation levels, and provides recommendations for improvements. The Technical Memorandum concludes that because the Project would not modify the development density allowances for the Site, it would not have an effect on the potential traffic volumes generated at the site. Therefore, the Project would not have an impact on the traffic volumes or the Level of Service at the critical intersection of Highway 255 and New Navy Base Road.

A Technical Memorandum Preliminary Internal Circulation Efficiency Analysis, dated January 16, 2015, was prepared (see Appendix H) to evaluate the anticipated internal traffic circulation impacts that could result from the site. This Technical Memorandum included a conceptual analysis and review of the existing internal circulation patterns at the Site and potential impacts to circulation and site efficiency on MC-designated properties, specifically in relation to the accessibility of the South Dock.

Humboldt Bay has seen a drastic decrease in ocean shipping traffic, from approximately 110-120 ships per year in 1988 to approximately 10 ships per year in recent years (Capt. John Powell, Humboldt Bay Bar Pilot, personal communication, 2013). The Project will not have a positive or negative impact on water-borne traffic, as the South Dock and receiving MC-designated areas of the Site, would remain available for ocean-based import and export.

XVI.a,b) According to the Technical Memorandum: Preliminary Transportation and Circulation Analysis, the Project will not result in an increase in peak hourly traffic levels and associated wait times at the critical intersection of State Route 255 and New Navy Base Road. Therefore, the Level of Service at this intersection will not change as a result of the Project. Although a conceptual 50-percent build-out of the Site would result in a reduction to LOS B at this intersection, the Project does not include any proposed development and the conceptual build-out scenario was used solely to compare allowable development densities between existing and proposed zoning configurations.

XVI.c) The Project does not involve air traffic or transport of goods by air and will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. No impact would occur.

XVI.d) The Site and does not involve any modifications, nor does it introduce incompatible uses, to the existing transportation system. No impact would occur.

XVI.e) The headquarters of the Samoa Peninsula Fire District, which provides fire protection as well as safety and first aid services to the Fairhaven community, is located adjacent to the Site. The Project does not involve modification of existing access points to the Site for emergency vehicles, nor does it create new barriers for emergency vehicle access to the surrounding community. No impact would occur.

XVI.f) There is currently a striped shoulder on New Navy Base Road that will accommodate bicycles. There is no public transit service to the Fairhaven Business Park. The major roads on the Samoa Peninsula do not have sidewalks or other pedestrian facilities. The Project will not conflict with any local transit policies, plans, or programs, nor will it result in a decrease in the performance or safety of existing bicycle facilities. No impact would occur.

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MITIGATION MEASURES: No mitigation required.

FINDINGS: The Project would have a **Less Than Significant Impact** on Transportation.

XVII. TRIBAL CULTURAL RESOURCES: Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: Potentially Significant Impact Less Than Significant with Mitigation Incorporated Less Than Significant Impact No Impact a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k).	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) include a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

THRESHOLDS OF SIGNIFICANCE: This MND considers whether the Project would result in significant adverse direct or indirect effects to the following: (a) cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: Potentially Significant Impact Less Than Significant with Mitigation Incorporated Less Than Significant Impact No Impact a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k), (b) include a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. In addition, this MND considers to what degree the proposed project would cause impacts to Native American artifacts and sites, including traditional tribal cultural places on both public and private lands for federally and non-federally recognized tribes. A cultural place is a landscape feature, site or cultural resource that

has some relationship to particular tribal religious heritage or is an historic or archaeological site of significance or potential significance; the cultural place may be outside a reservation boundary.

DISCUSSION: On April 10, 2013, the Lead Agency's consultant prepared and delivered a Record Search Request to the Northwest Information Center (NWIC) to evaluate the potential to encounter archaeological or historic resources during the operation of the Project. The consultant received the Records Search Results letter from NWIC on May 7, 2013, which did not identify any significant archeological or cultural features on-site. While the letter did recommend further archival and field study of the approximately 60% of the Area of Potential Effect that has not previously been surveyed, the Project would not involve any ground-disturbing activities that have the potential to disturb cultural artifacts or human remains. The response letter is attached as Appendix C. The Record Search Request letter prepared by LACO Associates included an Area of Potential Effect map, which is included herein as Figure 5.

V.a-c) The May 7, 2013 NWIC Records Search Results letter did not identify any historic, archaeological, or paleontological resources within the Area of Potential effect. There are no unique geologic features within the Area of Potential Effect. The Project will not result in ground disturbance in areas where the ground has not already been heavily disturbed through decades of heavy industrial use. No impact would occur.

V.d) The Project will not result in ground disturbance in areas where the ground has not already been heavily disturbed through decades of heavy industrial use. No impact would occur.

MITIGATION MEASURES: No mitigation required.

FINDINGS: The Project would have **No Impact** on Tribal Cultural Resources.

XVII UTILITIES AND SERVICE SYSTEMS: Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider, which serves the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

THRESHOLDS OF SIGNIFICANCE: This Initial Study considers whether the Project would result in significant adverse direct or indirect effects to the following: (a) would exceed wastewater treatment requirements; (b) would require or result in the construction of new water or wastewater facilities or expansion of existing facilities; (c) would require or result in the construction of storm water drainage facilities or expansion of existing facilities (d) would require new or expanded water supplies; (e) would require additional demand for wastewater facilities, as determined by the wastewater treatment provider; (f) would result in deficient solid waste disposal service; or (g) would not comply with federal, state, and local statutes and regulations related to solid waste.

DISCUSSION: The Fairhaven Business Park, located at the Site, contains an existing on-site septic system designed to accommodate up to 900 employees. There is no municipal sanitary sewer system on the Samoa Peninsula; existing residential, commercial, and industrial developments are served by on-site individual or regional septic systems. The Humboldt Bay Municipal Water District (HBMWD) currently supplies industrial and domestic water to the Samoa Peninsula, including the Site. Solid waste service is currently provided by the Humboldt Waste Management Authority.

XVII.a) Wastewater treatment requirements from the Project will be limited to existing employee restrooms located at the Fairhaven Business Park. The septic system was constructed for up to 900 employees, and the Fairhaven Business Park currently employs approximately 150 people. The Project does not include any new development or new demand on the existing wastewater

system. Because the Project would not result in a change in total acres available for MC and MG uses, as compared to existing conditions, the Project would not result in a significant increase in wastewater system demand under future build-out conditions. No impact would occur.

XVII.b,e) The Project is located in the Fairhaven Business Park, which is serviced by the HBMWD for potable water and an on-site septic system for wastewater. The septic system is sized to accommodate the domestic wastewater needs of up to 900 employees; the Fairhaven Business Park currently employs a total of approximately 150 employees. The Project does not include any new development or new demand on the existing potable water or wastewater systems. Because the Project would not result in a change in total acres available for MC uses, as compared to existing conditions, the Project would not result in an increase in potable water or wastewater system demand under future build-out conditions. No impact would occur.

XVII.c) Under existing conditions, stormwater percolates into the highly permeable soils on the Site while runoff from impervious surfaces enters the existing stormwater system and is directed to an existing constructed wetland. The Project does not include any new development or new impervious surfaces, and, as a result, there will be no increase in impervious surface and stormwater runoff. Because the Project would not result in a change in total acres available for MC uses, as compared to existing conditions, the Project would not result in an increase in stormwater runoff or demand for increased capacity of the existing stormwater system under future build-out conditions. No impact would occur.

XVII.d) Water to the Fairhaven Business Park is provided by HBMWD. Based on current water supply and demand identified in HBMWD's 2009 Municipal Service Review, HBMWD will not require additional or expanded infrastructure under projected growth scenarios within the HBMWD sphere of influence (Humboldt LAFCo, 2009). The Project does not include any new development or new demand for potable water. Because the Project would not result in a change in total acres available for MC uses, as compared to existing conditions, the Project would not result in an increase in potable water system demand under future build-out conditions. No impact would occur.

XVII.f,g) The Humboldt County Public Works Department administers solid waste franchises and facilities. Humboldt Waste Management Authority (HWMA) is a Joint Powers Authority made up of the following municipalities: Arcata, Blue Lake, Eureka, Ferndale, Rio Dell, and Humboldt County. HWMA owns and operates a transfer station that includes garbage drop-off, green waste drop-off, a recycling center, and a household hazardous waste collection facility. HWMA provides services consistent with California Code of Regulations requirements. The Project does not include any new development or new demand for potable water. Because the Project would not result in a change in total acres available for MC uses, as compared to existing conditions, the Project would not result in an increase in demand on the solid waste management system under future build-out conditions. There is no evidence that the Project would not be able to comply with federal, state, and local statutes and regulations related to solid waste. No impact would occur.

MITIGATION MEASURES: No mitigation required.

FINDINGS: The Project would have **No Impact** on Utilities and Service Systems.

XVIII: MANDATORY FINDINGS OF SIGNIFICANCE	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects).	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

THRESHOLDS OF SIGNIFICANCE: This Initial Study considers whether the Project would result in significant adverse direct or indirect effects to the following: (a) would degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory; (b) would have impacts that are individually limited, but cumulatively considerable; or (c) would have environmental effects, which will cause substantial adverse effects on human beings.

DISCUSSION:

XVIII.a) The Project will not degrade the quality of the environment. There is no evidence that the Project will substantially reduce the habitat of a fish or wildlife species or cause a fish or wildlife population to drop below self-sustaining levels. There will be no direct impacts to fish populations as the Project does not alter any riparian areas or drain directly into sensitive wetland or aquatic habitats. While the vicinity supports sensitive habitats and plant species (dark-eyed gilia [*Gilia millefoliata*]), the Project does not propose any new development that would directly or indirectly impact those resources. Therefore the Project will not directly or indirectly threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal. There is no evidence that the Project would eliminate important examples of the major periods of California history or prehistory. A less than significant impact would occur.

XVIII.b) The Project would not contribute to a cumulatively considerable impact. The Site and surrounding areas have experienced a reduced level of use and a reduction in potentially hazardous activities in recent years compared to the Site's timber related industrial history. There are no known Project related activities that would have a cumulatively significant impact. The Project does not propose new development or infrastructure and will retain an equivalent area of Mitigated Negative Declaration

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coastal-dependent industrial and general industrial land use and zoning for existing and future property uses. A less than significant impact would occur.

XVIII.c) The Project does not include new development or infrastructure. The Project will not directly or indirectly impact human beings in a detrimental fashion. No impact would occur.

MITIGATION MEASURES: No mitigation required.

FINDINGS: The Project would have a **Less than Significant Impact** on Mandatory Findings of Significance.

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Appendix A

*Technical Memorandum: Fairhaven Business Park
Biological Survey Results*

Appendix B

NWIC Records Search Request and Response Letters

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Appendix C

Technical Memorandum: Preliminary Transportation and Circulation Analysis, Fairhaven Business Park, Fairhaven, California

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Appendix D

*Technical Memorandum: Preliminary Internal Circulation
Efficiency Analysis, Fairhaven Business Park, Fairhaven,
California*

Appendix E

Mitigation Monitoring and Reporting Program

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Mitigation Monitoring and Reporting Program

Impact Mitigation Measure	Implementation Responsibility	Monitoring/ Reporting Responsibility	Timing
<p>HYDRO-1: The Property Owner shall maintain coverage under an industrial stormwater management from the Regional Water Quality Control Board.</p>	Property Owner	Humboldt County staff	On-going
<p>Hydrology and Water Quality : HYDRO-2: The Property Owner will post signage within or adjacent to the Area of Operations, identifying tsunami risk and non-vehicular evacuation routes to areas >30 foot in elevation. The Property Owner will designate and identify the existing remnant Simpson Lumber Mill building adjacent to the Area of Operations as a tsunami evacuation site for the Project.</p>	Property Owner	Humboldt County staff	Prior to Operation

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