

**RESOLUTION OF THE PLANNING COMMISSION
OF THE COUNTY OF HUMBOLDT**

Resolution Number 26-015

**Record Number: PLN-2025-19441
ASSESSOR PARCEL NUMBERS 401-112-021 & 401-112-024**

MAKING THE REQUIRED FINDINGS FOR CERTIFYING COMPLIANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND CONDITIONALLY APPROVING EXTENSION OF HUMBOLDT BAY HARBOR, RECREATION & CONSERVATION DISTRICT'S COASTAL DEVELOPMENT PERMIT AND CONDITIONAL USE PERMIT

WHEREAS, the owner of the involved properties submitted an application and evidence in support of approving an extension of the previously approved Coastal Development Permits and Conditional Use Permits authorizing Interim Uses at the former Pulp Mill property known as Redwood Marine Terminal II; 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, as a Responsible Agency under CEQA, the Planning Commission has considered the Initial Study & Mitigated Negative Declaration and Addendums prepared for the project by the Harbor District as Lead Agency (Attachment 1B) and finds that there are no significant impacts to the environment, as mitigated; and

WHEREAS, Attachment 3 in the Planning Division staff report includes evidence in support of making all of the required findings for approving the proposed project for which Extension of the previously approved Coastal Development Permits and Conditional Use Permits have been requested (Case Number PLN-2025-19441); and

WHEREAS, the Humboldt County Planning Commission held a duly-noticed public hearing on March 19, 2026, and reviewed, considered, and discussed the application for Extension of the Coastal Development Permit, Conditional Use Permit request and reviewed and considered all evidence and testimony presented at the hearing; and

NOW, THEREFORE BE IT RESOLVED, that the Planning Commission makes all the following findings:

PROJECT DESCRIPTION

1. FINDING: A three-year extension of two previously approved Coastal Development and Conditional Use Permits (CUP-16-062/CDP-16-09, CUP-18-048/CDP-18-041) which authorized a variety of interim uses at Redwood Marine Terminal II (RMT II) for a 7-year period (2019 thru 2026). Owned and operated by the Harbor District, Redwood Marine Terminal occupies the site of the former pulp mill and hosts an assortment of existing commercial and industrial buildings. Water service is provided through the Humboldt Bay Municipal Water District (HBMWD) and wastewater is handled by an existing on-site wastewater treatment system.

- EVIDENCE:**
- a) Project File: PLN-2025-19441
 - b) Site Plans and Floor Plans included under Attachment 1C reflect current tenancy and occupancy of the site by authorized Interim Uses.

CEQA

2. FINDING: CEQA. The requirements of the California Environmental Quality Act have been met. As a Responsible Agency under CEQA, the Planning Commission has considered the Initial Study & Mitigated Negative Declaration and Addendums prepared for the project by the Harbor District as Lead Agency and finds that there are no significant impacts to the environment, as mitigated, as previously determined by the District.

- EVIDENCE:**
- a) As Lead Agency, the Harbor District completed an Initial Study and adopted a Mitigated Negative Declaration for the project (SCH #2015092007) as well as several subsequent Addendums.
 - b) The request to extend the term of the permits authorizing Interim Uses on the property does not result in new environmental impacts not previously considered nor result in worsening of impacts previously evaluated and/or mitigated.

Community Plan Findings – Humboldt Bay Area Plan (HBAP)

Section 3.17 Hazards

3. FINDING: The proposed development is consistent with the provisions of the Humboldt Bay Area Plan (HBAP) governing Hazards.

- EVIDENCE:**
- a) Most areas of the north spit are at elevations vulnerable to inundation from tsunami run-up following a local great Cascadia Subduction Zone earthquake event. On the property are several nearby structures tall enough to provide for refuge during a tsunami event. They include a water tank (120 ft.) and two multi-story buildings associated with the former pulp mill, one approximately 60 feet tall and the other 180 feet in height. The roof of the nearby machine building is approximately 65 feet in height and could also provide a source of refuge.
 - b) A pulp mill operated for over 40 years from the site before closing in 2008. The property was acquired by the Harbor District in August 2013 and months later declared to be a Superfund site, due to the condition of decaying storage vessels containing three million gallons of highly corrosive pulping liquors, 10,000 gallons of sulfuric and hydrochloric acids, and 250 pounds of mercury. While the pulping liquors have been relocated from the site, there still remains hazardous materials and soil contamination. The areas occupied by interim uses are not located near these equipment and facilities.

Section 3.18 Archaeological and Paleontological Resources

4. FINDING: The proposed development is consistent with the provisions of the Humboldt Bay Area Plan (HBAP) governing protection of Archaeological and Paleontological Resources.

- EVIDENCE:**
- a) Referrals were previously circulated to all three tribes with links to Wiyot ancestry, who supported conditional approval with the application of the standard protocol governing inadvertent discovery. No excavation is proposed as part of this permit.
 - b) The project Conditions of Approval include an Informational Note identifying addressing protocol in the event of the inadvertent discovery of cultural resources during project ground disturbance activities.

Section 3.40 Visual Resource Protection Policies and Standards

5. FINDING: The proposed development is consistent with the Visual Resource Protection Policies and Standards of the Humboldt Bay Area Plan (HBAP).

EVIDENCE: a) The parcel has a long history of industrial development. Consequently, it is deliberately excluded from the nearby Coastal View area established along the bay in the vicinity of the project. Furthermore, since the majority of the interim uses are located at the rear of the site and operated from inside existing structures, impacts to the visual signature of the site are unexpected.

FINDINGS APPLICABLE TO ALL PERMITS

6. FINDING: The proposed development is in conformance with the County General Plan.

LAND USE DESIGNATIONS

Industrial/General – MG

The purpose of the MG designation is to protect sites suitable for the development of general industrial uses.

Industrial/Coastal-Dependent – MC

The purpose of the MC designation is to protect and reserve parcels on or near the sea for industrial uses dependent on, or related to, the harbor.

Interim uses that will allow for greater use of underutilized MC lands while at the same time avoiding impacts to their long term coastal-dependent industrial use and other priority uses are conditionally permitted on MC designated lands, including for visitor-serving recreational facilities that require channel access and coastal-related industrial uses.

EVIDENCE: a) The project parcel contains two different land use designations correlated to its bisection by New Navy Base Road (Highway 255). Areas on the west side of New Navy Base Road are planned MG (Industrial/General) while areas on the east side of the road are planned MC (Industrial/Coastal-Dependent). All of the interim

uses and development are located within the MC portion of the property. The MG part is largely undeveloped.

All of the interim uses are conditionally permissible and are being operated from the site in compliance with applicable provisions of the zoning code. Extending the authorization for an additional three years helps generate needed revenue and combat decay of valuable industrial infrastructure on underutilized MC lands while allowing the District to court potential future tenants interested in long term coastal-dependent industrial uses and other priority uses.

7. FINDING:

The proposed development is consistent with the purposes of the existing zone in which the site is located.

PRINCIPAL ZONING DISTRICTS

Industrial General – MG

The MG Zone is intended to protect sites suitable for the development of the general industrial uses. In addition to other requirements of this Division, Industrial Use Types are subject to the Industrial Performance Standards at Section 313-103.1.

Industrial/Coastal-Dependent – MC

The MC Zone is intended to protect and reserve parcels on or near the sea for industrial uses dependent on the harbor or the sea. In addition to other requirements of this Division, Industrial Use Types are subject to the Industrial Performance Standards

The project parcel contains two different land use designations correlated to its bisection by New Navy Base Road (Highway 255). Areas on the west side of New Navy Base Road are zoned MG (Industrial/General) while areas on the east side of the road are zoned MC (Industrial/Coastal-Dependent). All of the interim uses and development are located within the MC portion of the property. The MG part is largely undeveloped.

All of the interim uses are conditionally permissible and are being operated from the site in compliance with applicable provisions of the zoning code. Extending the authorization for an additional three years helps generate needed revenue and combat decay of

valuable industrial infrastructure on underutilized MC lands while allowing the District to court potential future tenants interested in long term coastal-dependent industrial uses and other priority uses.

SPECIAL AREA COMBINING ZONES

Archaeological Resource Area Outside Shelter Cove – A

The purpose of these regulations is to provide for reasonable mitigation measures where development would have an adverse impact upon archaeological and paleontological resources.

- EVIDENCE:**
- a) The project involves the continued adaptive reuse of interior space within existing buildings on a developed property in the Samoa area. While the property is located within an area sensitive for cultural resources, impacts are not anticipated as new ground disturbance is not required by any of the interim uses.
 - b) Furthermore, the project Conditions of Approval include an Informational Note reinforcing the protocol in the event of the inadvertent discovery of cultural resources during future ground disturbance activities.

- 8. FINDING:** The proposed development conforms with all applicable standards and requirements of these regulations applicable to the type of development proposed and zoning districts in which the project is located.

- EVIDENCE:**
- a) The project involves a 3-year extension of interim permits authorizing the ongoing uses within existing buildings on an industrially-zoned property. None of the interim uses conflict with applicable development standards and requirements of the zoning code.

COASTAL ZONING CODE – INTERIM USE PERFORMANCE STANDARDS

- 9. FINDING:** The proposed development conforms with applicable Zoning Regulations governing Interim Uses in the Industrial/Coastal-Dependent Zoning District; the interim uses do not have a detrimental impact on

existing coastal-dependent industrial uses or other priority uses, nor on the future long-term use of MC zoned land for coastal-dependent industrial uses or other priority uses

EVIDENCE:

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| a) 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 | The site currently hosts three different Coastal Dependent Industrial uses associated with Oyster production and Sea Salt harvesting. The mixture of commercial and industrial uses currently authorized to operate from the site as interim uses do not interfere with the ongoing operation of these three uses. |
| b) 104.1.3.1.2 allow the site where they are located to be converted back to a coastal-dependent industrial use when the site is needed for such use | Areas occupied by interim uses primarily consist of storage of materials equipment, and vehicles. Conversion to coastal-dependent industrial uses in the future would therefore not be difficult. |
| c) 104.1.3.1.3; 104.1.3.7 use 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. | Lease agreements with two of the interim use tenants allow for erection of fencing and screening of their lease areas using temporary chain link fencing. No other improvements for interim uses are authorized or contemplated at this time. The salt harvesting operation erected a 720 ft. ² carport type structure in 2018/2019. |
| d) 104.1.3.1.4 in addition to complying with subsection 104.1.3.3, 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; | All of the interim uses are located within existing large commercial buildings. There is no information to suggest that the interim uses occupy portions of these buildings that are likely to be needed to a current or future coastal-dependent industrial uses. Both of these structures |

already host coastal-dependent uses and also include unoccupied vacant space.

- e) 104.1.3.1.5 only provide those site improvements that are nonpermanent, and removable or relocatable in a feasible manner, or such improvements that would preserve or enhance the utility of the project site for future coastal-dependent industrial use, if new improvements are required; and
With the exception of temporary fencing installed by two of the interim tenants, no improvements are anticipated to be needed by the interim uses.
- f) 104.1.3.1.6 not inhibit the eventual use of MC zoned land for coastal-dependent industrial use or other priority use.
None of the interim uses conducted inhibit the site's potential for eventually hosting priority uses.
- g) 104.1.3.2.1 the amount of area required for an interim use
Information provided by the applicant reveals that approximately 34,550 ft.² (.79 acres) is currently committed to Interim Uses while nearly an acre of the site is occupied with Coastal Dependent uses tied to aquaculture and sea salt harvesting. Space dedicated to interim uses ranges from 11%, 33%, and 43% amongst the three buildings occupied at the site. This serves to ensure the majority of these buildings remain occupied and useable by preferred non-interim/CDI uses.
- h) 104.1.3.2.2 the type, intensity and location of the interim use
Areas occupied by interim uses primarily consist of storage of materials equipment, and vehicles. None of the uses are of an intensity or type that might interfere with or prevent occupation of the site by preferred coastal-dependent uses.

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| i) | 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. | None of the interim uses interfere with existing internal road networks or docks along the bay frontage. |
| j) | 104.1.3.2.4 the priority rating of the site for coastal dependent industrial development pursuant to section 3.14.B.3.a. of the Humboldt Bay Area Plan | The site qualifies for Priority 1 rating since it contains existing facilities and infrastructure that can accommodate new coastal dependent uses with only minor alteration or expansion. None of the current interim uses affect the priority rating of the site. |
| k) | 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 | Besides the project parcel, only one other property is approved for Interim Uses (APN 401-112-030). All other CDI-zoned lands are available for use at this time, unless occupied by legal non-conforming uses. |
| l) | 104.1.3.2.6 the cost and amortization period of investments associated with the proposed use | There are few physical improvement associated with the interim uses so cost and amortization are not a factor. |
| m) | 104.1.3.2.7 the lead time necessary to return the site to coastal-dependent industrial use. | Since areas occupied by interim uses primarily consist of storage of materials equipment, and vehicles. Returning the site to coastal-dependent uses would not be time-intensive. |
| n) | 104.1.3.3 Interim uses shall be located in upland areas, shall not be allowed to fill wetlands or coastal waters, shall be located at least one hundred (100) feet from environmentally sensitive | The interim uses are primarily located within existing structures on the property. The center of the nearest dock is located |

habitat areas, and shall not be located on any dock or within one hundred (100) feet of a dock as measured from the center of the dock at the point where the dock joins the shore.

over 250 feet from the nearest interim use (Ontrac).

Permit Term

- o) 104.1.3.4.2 The permit term for interim uses shall be limited to two (2) years if:
- 340 acres of MC-zoned land is occupied by County authorized interim uses
 - 170 acres of MC-zoned land that either currently supports or has supported coastal-dependent industrial development is occupied by County authorized interim uses

It is estimated that there are between 1 and 2 acres of land currently approved for Interim Uses. Therefore, permit term restrictions are not applicable at this time.

- p) 104.1.3.4.3 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:

The property owner is requesting that the two previously approved interim permits receive the maximum possible extension of three (3) years. The suite of interim uses on the property have shown they can coexist with existing coastal dependent industrial uses currently operating from the site. Rents from these users help fund property upkeep by the District while preserving its viability for a new large CDI use. It is therefore appropriate to extend the permit for the maximum amount.

104.1.3.4.3.1 interim uses that can coexist with existing or future coastal-dependent industrial uses and other priority uses.

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

COASTAL ZONING CODE – INDUSTRIAL PERFORMANCE STANDARDS

- 10. FINDING:** The proposed development complies with minimum performance standards applicable to the operation of industrial development found in 313-103.1

EVIDENCE:

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| a) 103.1.3.1 Noise. All noise generating operations shall be buffered so that they do not exceed the exterior ambient noise level by more than 5 dB(A). | Nearly all of the interim uses occur indoors. None involve activities or operations which result in significant noise generation exceeding ambient levels by 5 decibels. |
| b) 103.1.3.2 Lights. All lights shall be directed on-site and shielded to reduce glare to adjacent residential areas. | No new lighting is proposed. |
| c) 103.1.3.3 Traffic. New development shall demonstrate that it will not substantially increase truck traffic on residential streets. | Based on information from the applicant, parking for up to 9 employees is required by the assemblage of interim uses. |
| d) 103.1.3.4 Vibrations. No perceptible vibrations shall be permitted off the building site. | There are no interim uses that involve activities that would generate vibrations. |
| e) 103.1.3.5 Electronic Interference. No visual or audible interference of radio or television reception by operations shall be permitted. | None of the interim uses would create visual or audible interference of radio or television signals. |
| f) 103.1.3.6 Dust Control. All areas used for parking, traffic circulation and material storage shall be surfaced with asphalt concrete. | All parking areas used are paved. |
| g) 103.1.3.7 All manufacturing and fabricating areas shall be enclosed in buildings. | None of the interim uses involve manufacturing or fabricating activities. All of the interim uses occur within enclosed buildings. |

312-23.1 *Hazardous Industry*

11. FINDING: The project includes mitigation measures sufficient to offset increased risks to adjacent human populations and risks have been adequately mitigated by approved disaster response plans

EVIDENCE: a) A pulp mill operated for over 40 years from the site before closing in 2008. Acquired by the Harbor District in August 2013, months later the property was declared to be a Superfund site, due to the condition of decaying storage vessels containing three million gallons of highly corrosive pulping liquors, 10,000 gallons of sulfuric and hydrochloric acids, and 250 pounds of mercury. While the pulping liquors have been relocated from the site, there still remains hazardous materials and soil contamination. The areas occupied by interim uses are not located near these equipment and facilities.

312-39.5 *Coastal View Areas*

12. FINDING: To the maximum extent feasible, the project is sited so as not to interfere with public views to and along the ocean from public roads and recreation areas.

EVIDENCE: a) The project consists of the extension of Coastal Development Permits and Conditional Use Permits authorizing Interim Uses on a property in the Samoa area. All of the interim uses are being operated within existing structures at the site so impacts to coastal views are avoided. Though located between the first public road and the sea, the property is not located within a mapped Coastal Scenic or Coastal view area. Areas along New Navy Base Road (Highway 255) west of the project are mapped within the Coastal View area and provide uninterrupted views of the coast.

13. FINDING: The proposed project will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.

EVIDENCE: a) The property owner is requesting that the two previously approved interim permits receive the maximum possible extension of three (3) years. The suite of interim uses on the

property have shown they can coexist with existing coastal dependent industrial uses currently operating from the site. Rents from these users help fund property upkeep by the District while preserving its viability for a new large CDI use.

14. FINDING:

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.

EVIDENCE:

- a) No residential development is proposed and the parcel is not planned or zoned for residential development. Therefore, no reduction in targeted residential density will result from implementation of the project.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Humboldt County Planning Commission does hereby:

1. Adopt the findings set forth in this resolution; and
2. Approve the Extension of the Coastal Development Permits and Conditional Use Permits for 3 years (Record Number: PLN-2025-19441) subject to the Conditions of Approval attached hereto as Attachment 1A.

Adopted after review and consideration of all the evidence on **March 19, 2026**

The motion was made by COMMISSIONER JEROME QIRIAZI and second by COMMISSIONER TODD FULTON and the following vote:

AYES: COMMISSIONERS: Sarah West, Jerome Qiriazzi, Todd Fulton, Noah Levy, Peggy O'Neill

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS: Iver Skavdal, Lorna McFarlane

ABSTAIN: COMMISSIONERS:

DECISION: Motion carries 5/0

I, John H. 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
Planning and Building Department