

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

**Resolution Number 26-**

**Record Number: PLN-2025-19337  
ASSESSOR PARCEL NUMBER 501-241-033**

**MAKING THE REQUIRED FINDINGS FOR CERTIFYING COMPLIANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND CONDITIONALLY APPROVING THE BRACUT INDUSTRIAL PARK COASTAL DEVELOPMENT PERMIT AND CONDITIONAL USE PERMIT**

**WHEREAS**, the owners of the involved properties submitted an application and evidence in support of approving a Coastal Development Permit and Conditional Use Permit for after-the-fact approval of a Caretaker's Residence and commercial signage totaling approximately 1,500 square feet; 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 Planning Division, the lead Department pursuant to Section 202 of Resolution No. 77-29 of the Humboldt County Board of Supervisors, has determined the project to be exempt from environmental review pursuant to 15301 and 15303 of the State CEQA Guidelines; 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 a Coastal Development Permit and Conditional Use Permit have been requested (Case Number PLN-2025-19337); and

**WHEREAS**, the Humboldt County Planning Commission held a duly-noticed public hearing on February 19, 2026, and reviewed, considered, and discussed the application for 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 Conditional Use Permit (CUP) and a Coastal Development Permit (CDP) for after-the-fact authorization of an approximately 650 square foot caretaker's unit built between 1988-2000. The project also includes a request to allow commercial signage cumulatively exceeding the base amounts allowed under the Zoning Regulations (313-87.3.3.4.4). Known today as "The Bracut Industrial Park", since 1952 the property has primarily been occupied by a series of lumber products and building supply businesses. Current signage on the property totals approximately 1,455 square feet, approximately 485 square feet greater than historical levels. It is requested that up to 1,500 square feet of total signage be allowed, to accommodate the needs of a more diverse mixture of commercial and industrial tenants now operating from the site following the relocation of The Mill Yard from the property in 2010.

**EVIDENCE:** a) Project File: PLN-2025-19337

## CEQA

- 2. FINDING:** CEQA. The requirements of the California Environmental Quality Act have been met. The Humboldt County Planning Commission finds the project categorically exempt from environmental review.

**EVIDENCE:** a) The project has been found to be categorically exempt from environmental review pursuant to sections 15301 and 15303 of the State CEQA Guidelines.

b) The Class 1 Exemption (15301) covers the operation, repair, permitting, or minor alteration of existing public or private structures involving negligible or no expansion of existing or former use. The signage component of the project is flush mounted to existing structures and has no effect on the footprint or intensity of uses being operated from the site.

c) The Class 3 exemption (15303) covers new construction and location of new small facilities or structures including accessory (appurtenant) structures. The Caretaker's Unit is accessory and appurtenant to the established commercial

and industrial uses on the property.

### 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) The property is located within the outer limits of land vulnerable to inundation from tsunami run-up following a local great Cascadia Subduction Zone earthquake event.
  - b) Section 3.17(B)3 of the LCP requires new development projects resulting in one or more additional dwelling units within a potential tsunami run-up area to submit a tsunami vulnerability report and be subject to specific standards and requirements.
  - c) Historical records on file with the county show there have been prior Caretaker's Units on the property, tied to earlier commercial and industrial uses at the site.
  - d) The newest Caretaker's Unit does not constitute an "additional" dwelling unit and is therefore not subject to compliance with the tsunami policy governing new residential development projects & subdivisions.
  - e) The closest refuge / evacuation point lies approximately 1,600 feet southeast of the property and is accessible by crossing Highway 101 and crossing through the nearby KOA campground located on the east side of the freeway. This forested parcel lies at the northern end of Antrim Lane and rises to over 70 feet above sea level.
  - f) According to the latest FEMA mapping, western portions of the property are located within the 100-year flood zone (VE), which applies to coastal areas with a 1% or greater chance of flooding and an additional hazard associated with storm waves. The Caretaker's Unit is located 143 feet east of the closest area of potential flooding and is over 5 feet higher in elevation.

*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 circulated to all three tribes with links to Wiyot ancestry. The Tribal Historical Preservation Officer (THPO) for the Wiyot Tribe supported conditional approval with the application of the standard protocol governing inadvertent discovery. The Blue Lake Rancheria did not provide a response and the Bear River Band of the Rohnerville Rancheria supported approval of the project but cautioned that use of Cultural Monitor would be needed if excavation were to occur within the southeastern portion of the property. 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.
  - c) An additional Condition of Approval has also been included requiring that a Development Plan be prepared and filed with the Department to help provide construction notice to future owners concerning the parcels sensitivity and the potential need for monitoring during future ground disturbance within certain portions of the site.

*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 commercial and industrial development. Consequently, it is deliberately excluded from the nearby Coastal View area established along the bay in the vicinity of the project. The signage is flush mounted to buildings and of a size and scale in keeping with the overall bulk and massing of the structures. The

relatively large size of the property further serves to lessen the overall effect of the aggregate signage. The Caretaker's Unit is blocked from view by existing commercial structures.

*Section 3.50 Public Access Policies and Standards*

- 6. FINDING:** The proposed development is consistent with the Public Access Policies and Standards of the Humboldt Bay Area Plan (HBAP).
- a) The certified LCP does not designate any public access points within the industrial park. However, such access is designated for the Bracut Marsh Restoration Area, just north of the Bracut Industrial Park, and this access is open and available to the public.
  - b) Though the proposed project does not have any direct impact on public access, it does include signage for discouraging trespass and unauthorized parking within the Industrial Park. Signs of this sort could discourage access to bona fide access points such as the nearby Restoration Area. For that reason, the project includes a request to install directional signage to help channel and divide access between the central and southern portions of the industrial park and northerly restoration site. Through this careful approach, both objectives can be realized and these neighboring uses can coexist in harmony.

**FINDINGS APPLICABLE TO ALL PERMITS**

- 7. 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.

- EVIDENCE:**
- a) The project includes the permitting of existing commercial signage and a Caretaker's Unit designed to support established commercial and industrial uses at the site.

**8. 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.

**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 includes the after-the-fact permitting of existing commercial signage and a Caretaker’s Unit designed to support established commercial and industrial uses at the site. New ground disturbance is not anticipated to occur.
- b) Large portions of the property were formed by diking and filling a section of the bay using spoils sourced from nearby grading/flattening/removal of Brainard’s Point and dredging in Humboldt Bay. Discovery of Cultural Resources within western portions of the site are therefore unlikely since they were previously tideland within Humboldt Bay.
- c) 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.
- d) An additional Condition of Approval has also been included requiring that a Development Plan be prepared and filed with the Department to help provide construction notice to future owners concerning the parcels sensitivity and the potential need for monitoring during future ground disturbance within certain portions of the site.

**9. 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) Caretakers units are conditionally permitted in most Commercial and Industrial zones, including the Industrial General (MG) Zoning where the project parcel is located. Review of historical aerial photography reveals that the existing Caretaker's Unit was erected sometime between 1988 and 2000. Approximately 650 square feet in size, the structure is strategically located near the center of the property adjacent to the largest structure and assemblage of tenants on the property.

COASTAL ZONING CODE - SIGN REGULATIONS

b) Appurtenant signs are permitted on parcels planned and zoned for Commercial or Industrial Uses. The project parcel is planned and zoned for General Industrial uses.

c) The Coastal Sign Regulations include base allowances for wall-mounted appurtenant signs as follows:

**Quantity:** Not Specified

**Area:** Two (2) square foot per linear foot of Façade (not exceeding one hundred (100) square feet per facade)

**Width:** Ninety (90) percent of the width of Façade

**Height:** Roof line or parapet of the structure

**Depth / Projection:** Eighteen (18) inches maximum

**Clearance:** Seven (7) feet to sign edge minimum

d) The Coastal Sign Regulations allow signage to exceed the base allowances with a Conditional Use Permit. Existing and proposed signage at the site exceeds the maximum area allowance and a Conditional Use Permit has been requested.

e) A total of approximately 1,225 feet of highway-facing façade currently exists on the parcel which cumulatively translates to a base allowance of 1,150 square feet of signage divided among 13 different facades.

- f) A total of approximately 1,455 square feet of commercial signage is currently on display at the site, divided between 6 tenants.
- g) This is approximately 485 square feet more signage than existed on the property in 1993 when The Mill Yard was the principal tenant.
- h) The Department recognizes the 970 square feet of signage found at the site in 1993 as “legal nonconforming” since it exceeds base allowances but traces back to lawful development predating modern signage limits.
- i) The applicant is requesting that the site be authorized to host up to 1,500 square feet of total signage, to be divided amongst tenants based on the size of their respective lease areas.
- j) Existing and proposed signage is confined to three (3) structures and four (4) facades.
- k) The southernmost signed structure (address: 4051) currently hosts approximately 845 square feet of signage for one tenant (Franz Bakery). Signage is located along the northern and eastern façades. With wall lengths of approximately 90 and 110 feet, a maximum of 100 square feet on each façade is principally permitted. The majority of the signage is located along the eastern façade. A total of 720 square feet of signage is being sought under the permit request.
- l) The northernmost signed structure (address: 4061) currently hosts approximately 439 square feet of signage divided between two tenants (Bayside Garden Supply & Sempervirens Landscaping). Signage is located along one of the eastern façades. With a wall length of approximately 125 feet, a maximum of 100 square feet is principally permitted. A total of 440 square feet is being sought under the permit request.
- m) The westernmost signed structure (address: 4059) currently hosts approximately 168 square feet of signage for one tenant (Bayside Garden Supply). The single sign is located along the eastern façade. With a wall length of approximately 150 feet,

a maximum of 100 square feet is principally permitted. A total of 200 square feet is being sought under the permit request.

- n) Increases in signage are warranted given the greater diversity of tenants operating from the site.
- o) The commercial signage is flush mounted to buildings and of a size and scale in keeping with the overall bulk and massing of the structures. The relatively large size of the property further serves to lessen the overall effect of the aggregate signage.
- p) Under the proposed Master Signage Plan tenants will be allowed to maintain their current signs exceeding allowances being sought under the permit, until their current lease agreements expire. New agreements and tenants will be required to conform to proportional maximum signage allowances. The Landowner commits to track all site appurtenant signage areas to ensure the cumulative total of 1,500 is not exceeded.
- q) The existing and requested increases in signage are warranted given the greater diversity of tenants operating from the site.
- r) The commercial signage is flush mounted to buildings and of a size and scale in keeping with the overall bulk and massing of the structures. The relatively large size of the property and buildings further serves to lessen the overall effect of the aggregate signage.

## SUPPLEMENTAL COASTAL RESOURCE PROTECTION IMPACT FINDINGS

### 312-39.1 *Anadromous Fish Streams*

**10. FINDING:** The project will comply with all of the following findings applicable to Anadromous Fish Streams:

39.1.1 Minimum stream flows necessary to protect the anadromous stream population will be maintained;

39.1.2 Environmentally sensitive habitat areas will be protected against any significant disruption of habitat values; and

39.1.3 Channelizations, dams, or other substantial

alterations of rivers and streams will incorporate the best mitigation measures feasible.

**EVIDENCE:** a) The project parcel is located immediately south of where streams from Rocky & Washington gulches come together and enter Humboldt Bay. The project involves after-the-fact permitting of an existing Caretaker's Unit sited on a parcel with a history of prior development and disturbance tied to diking and filling a section of the bay. The majority of the property is paved or graveled and the area where the residence was built had previously been domesticated/disturbed in conjunction with the longstanding commercial and industrial uses at the site.

312-39.4 *Coastal Streams and Riparian Areas*

**11. FINDING:** The project will comply with all of the following findings applicable to Coastal Streams and Riparian Areas:

39.4.1 There are no significant adverse affects on habitat areas;

39.4.2 There is no less environmentally damaging feasible alternative; and

39.4.3 The best mitigation measures feasible have been provided to minimize adverse environmental effects.

**EVIDENCE:** a) No adverse impacts to environmentally sensitive habitat areas are expected to result from the proposal. The area where the Caretaker's Unit was built had previously been domesticated/disturbed in conjunction with the longstanding commercial and industrial uses at the site.

312-39.8 *Coastal Natural Drainage Courses*

**12. FINDING:** Natural Drainage Courses, including ephemeral streams, will be retained and protected from development which would impede the natural drainage pattern or have a significant adverse effect on water quality or wildlife habitat.

**EVIDENCE:** a) The project parcel is located immediately south of where streams from Rocky & Washington gulches come together and enter Humboldt Bay. The existing Caretaker's Unit is located over 1350 feet away from this feature 160 feet from the

nearest wetlands/tidelands.

312-39.14 *Coastal Wetlands*

**13. FINDING:** The project will comply with all of the following findings applicable to Coastal Wetlands:

39.14.1.1 There is no less environmentally damaging feasible alternative;

39.14.1.2 The best mitigation measures feasible have been provided to minimize adverse environmental effects.

**EVIDENCE:** a) The project parcel is located immediately south of where streams from Rocky & Washington gulches come together and enter Humboldt Bay. The Caretaker's Unit was built had previously been domesticated/disturbed in conjunction with the longstanding commercial and industrial uses at the site. The structure is located over 160 feet from the nearest wetlands/tidelands.

312-39.5 *Coastal View Areas*

**14. 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 after-the-fact permitting of signage increases and a Caretaker's residence within an existing industrial park located just west of Highway 101 in the Bracut area. While the signage is visible to northbound and southbound traffic on Highway 101, the residence is largely blocked from the road by intervening structures. Neither the signage nor the residence obstruct views of the Bay from the highway that are not already substantially blocked. The signage and structure are both appurtenant to permitted uses and visually compatible with the character of the surrounding area. 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 west of Highway 101 to the north and south are mapped, and provide uninterrupted views of the bay.

**15. 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 project includes the permitting of existing commercial signage and a Caretaker's Unit designed to support established commercial and industrial uses at the site. The applicant is requesting an approximately 500 square foot increase in commercial signage above prior historical levels. The increase is warranted given the changes in tenancy that have occurred in recent years and the resulting signage of a size and scale in keeping with the overall bulk and massing of existing structures at the site. Furthermore, the relatively large size of the property further serves to lessen the overall effect of the aggregate signage. There is no evidence to suggest these changes to the site would create a nuisance of be detrimental to neighboring landowners or the general public.

**16. 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 Coastal Development Permit and Conditional Use Permit (Record Number: PLN-2025-19337) subject to the Conditions of Approval attached hereto as Attachment 1A.

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

The motion was made by COMMISSIONER \_\_\_\_\_ and second by COMMISSIONER \_\_\_\_\_ and the following vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

DECISION:

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.

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John H. Ford, Director  
Planning and Building Department