

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

**Resolution Number: 25-002**

**Record Number: PLN-2024-19084**

**Assessor's Parcel Numbers: 516-111-064**

**Resolution by the Planning Commission of the County of Humboldt certifying compliance with the California Environmental Quality Act and approving the Lock Box Storage LLC Conditional Use Permit for a Self-Storage Facility.**

**WHEREAS, Lock Box Storage LLC** submitted an application and evidence in support of approving the Conditional Use Permit for the Self-Storage Facility; 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 lead agency prepared an Addendum to the Mitigated Negative Declaration (MND) prepared for the Glendale Cannabis Facility adopted by the Humboldt County Planning Commission on September 5, 2019, and the Planning Commission considered the Addendum and the MND. The proposed project does not present substantial changes that would require major revisions to the previous MND. No new information of substantial importance that was not known and could not be known at the time was presented as described by §15162(c) of CEQA Guidelines

**WHEREAS,** the Humboldt County Planning Commission held a duly-noticed public hearing on **February 6, 2025**, and reviewed, considered, and discussed the application for a Conditional Use Permit, and reviewed and considered all evidence and testimony presented at the hearing.

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

**1. FINDING:**

**Project Description:** The proposed Lock Box Storage LLC Self-Storage Facility project includes a Conditional Use Permit for the construction and operation of a mini-storage center in unincorporated Humboldt County in the Glendale area. The proposed footprint is 30,290 square feet, comprised of two two-story 15,145 square foot buildings, one of which would include a

small office space with a restroom. This area would be equivalent to a lot-area coverage of less than 40 percent on the 1.75 acre lot. The building appearance would be typical of other existing mini-storage companies in the Humboldt Bay area. The property is located within the Fieldbrook Community Services District for water and sewer. The parcel has historically been served electricity by PG&E. The proposed operating hours are 7 am to 9 pm.

**EVIDENCE:** a) Project File: PLN-2024-19084

**2. FINDING:** **CEQA.** The project complies with the requirements of the California Environmental Quality Act. The Humboldt County Zoning Administrator has considered the Mitigated Negative Declaration previously adopted for the Glendale Cannabis Facility as well as the Addendum to the Mitigated Negative Declaration that was prepared for the project pursuant to Section 15164 of the CEQA guidelines.

**EVIDENCE:**

- a) An Initial Study & Mitigated Negative Declaration (IS/MND) for a similarly scaled project on the property was adopted on September 5, 2019.
- b) Addendum prepared for the proposed project.
- c) The proposed project does not present substantial changes that would require major revisions to the previous MND. No new information of substantial importance that was not known and could not be known at the time was presented as described by §15162(c) of CEQA Guidelines.
- d) The impacts associated with the proposed project are at or below the levels assessed by the Initial Study and Mitigated Negative Declaration for the previous project.
- e) A self-storage facility is not prone to production of odors, unlike a cultivation and manufacturing facility, so impacts to air quality would be reduced in comparison to those analyzed in the IS/MND.

- f) The Lock Box LLC self-storage facility will have only one employee, compared to the 22 employees that were proposed for the Glendale Cannabis Facility. The self-storage facility will have customers, however, but is overall still likely to generate less than the 60 daily vehicle trips that were estimated for the cannabis facility, so the estimated impact from greenhouse gas emissions would be reduced.
- g) A self-storage facility does not require the use of as many hazardous materials as a cannabis cultivation and manufacturing facility would, such as fertilizers, pesticides, and solvents. The only potentially hazardous materials a self-storage facility would utilize are cleaning agents. The hazardous materials associated with construction, such as fuels, lubricants, and paints, are still likely to be utilized. The estimated impact from hazards and hazardous materials would be reduced.
- h) Self-service storage facilities lack the association with greater security related demands that are attributed to cannabis related facilities, therefore, the impact to public services would be reduced in comparison to those analyzed in the IS/MND.
- i) The project is overall likely to generate less than the 60 daily vehicle trips that were estimated for the cannabis facility, so the estimated impact from transportation would be reduced in comparison to that analyzed in the IS/MND.
- j) A self-service storage facility requires significantly less water than a manufacturing and cultivation facility.

#### **FINDINGS FOR CONDITIONAL USE PERMIT**

**3. FINDING:** The proposed development is in conformance with the County General Plan, Open Space Plan and Open Space Action Program.

**EVIDENCE:**

- a) Warehousing, Storage, and Distribution is a use type permitted in the Commercial Services (CS) land use designation.
- b) The Commercial Services (CS) land use is not a designated Open Space area in the Open Space Action Program and the parcel is

already paved, so development of the parcel will not impact the goals of the Open Space Action Program.

- 4. FINDING:** The proposed development is consistent with the purposes of the existing Unclassified (U) zone in which the site is located.

- EVIDENCE:**
- a) All other uses aside from residences and general agriculture may be permitted within Unclassified zones upon the granting of a Use Permit. This resolution will result in the granting of a Use Permit.
  - b) The U zone requires a minimum of 20 feet between major buildings; the two storage buildings are proposed to be 25 feet apart.
  - c) The U zone has a maximum ground coverage of 40%; 30,290 square feet, as proposed, on a 1.75 acre lot is less than 40%.

- 5. FINDING:** The proposed development conforms with all applicable standards and requirements of these regulations.

- EVIDENCE:**
- a) The project proposes four standard parking spaces and one ADA-conforming parking space. Self-storage facilities do not have a standard parking space requirement in Humboldt County Code. Per Section 314-109.1.2.9, parking space requirements for uses not set forth in the code shall be fixed by the Director and be based upon available studies and standards for the most comparable use. Parking standards are often dependent upon estimated peak customer use plus number of employees. The project will utilize only one employee, and the applicant estimates a maximum of three customers at any given time during operating hours, therefore the five parking spaces should be appropriate for the given use.
  - b) The project is within the State Responsibility Area for CalFIRE, within the Blue Lake Fire Protection District, and mapped as a Moderate Fire Hazard Severity. The proposal will conform with CalFIRE regulations and obtained an Exception to the CalFIRE 30 foot setback on the eastern and western property lines.

- c) The project has been conditioned to ensure the driveways will meet Public Works standards and regulations.
- d) Commercial Building standards will be complied with as part of the Building Permitting process.
- e) The project complies with the Streamside Management Area (SMA) Ordinance. The nearest stream or wetland is over 300 feet away from the edge of the parcel.

**6. FINDING:** The proposed development 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 property or improvements in the vicinity.

- EVIDENCE:**
- a) The site is located on a road that will be able to safely accommodate the amount of traffic generated by the self-storage facility.
  - b) There is no evidence that indicates that the proposed use will produce effects, such as sound, light, or odor that would be able to impact sensitive receptors or the neighboring community. The project is conditioned such that if any such effects do impact the neighboring community there is a path to remedy the effects.

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

- EVIDENCE:**
- a) The project does not include any residential development and is located on a parcel with Land Use and zoning designations of Commercial Services (CS) and Unclassified (U). The parcel was not included in the housing inventory of Humboldt County's 2019 Housing Element.

## DECISION

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

- Adopt the findings set forth in this resolution; and
- Conditionally approve the Conditional Use Permit (Record Number: PLN-2024-19084) based on the approved project description and site plan on file, and subject to the conditions of approval, each of which are included as attachments to this resolution and are incorporated by reference.

Adopted after review and consideration of all the evidence on **February 6, 2025**.

The motion was made by COMMISSIONER NOAH LEVY and seconded by COMMISSIONER THOMAS MULDER and the following vote:

AYES: Commissioners: Noah Levy, Thomas Mulder, Peggy O'Neill, Jerome Qiriaz, Iver Skavdal

NOES: Commissioners:

ABSTAIN: Commissioners:

ABSENT: Commissioners: Lorna McFarlane

DECISION: Motion carried 5/0

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.



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John H. Ford, Director  
Planning and Building Department

## **CONDITIONS OF APPROVAL**

### **APPROVAL OF THE CONDITIONAL USE PERMIT IS CONDITIONED ON THE FOLLOWING TERMS AND REQUIREMENTS WHICH MUST BE SATISFIED FOR THE LIFE OF THE PROJECT**

1. The applicant is responsible for obtaining all necessary County and State permits and licenses and for meeting all requirements set forth by other regulatory agencies.
2. The applicant is required to pay for permit processing on a time-and-materials basis as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors. The Planning and Building Department will provide a bill to the applicant after the decision. Any and all outstanding planning fees to cover the processing of the application to decision by the Hearing Officer shall be paid to the Humboldt County Planning and Building Department, 3015 H Street, Eureka.
3. The grading plan shall be designed to ensure disturbance does not exceed four feet in depth at the rear of the parcel.
4. The applicant shall submit a landscaping plan meeting the requirements of HCC§314-109.1.5.2 for the review and approval of the Planning Director. That the plan shall be implemented prior to issuance of occupancy. In accordance with Section 314-109.1.5.2, the landscaping material shall be appropriately placed and shall be equivalent to at least 2% of the total area devoted to off-street parking areas and associated drives or aisles. Plant materials used for landscaping shall be regionally appropriate native species and shall not be pyrophytic. The landscaping plan shall include a maintenance plan that specifies the person or agency responsible for maintenance and shall address pruning, weeding, cleaning, fertilization and watering. Whenever necessary, planting shall be replaced in-kind with similar plant materials to ensure continued compliance with the landscaping requirements. All screening shall be in sound functional condition and repaired and replaced when necessary.
5. The applicant shall secure an encroachment permit from the Department of Public Works. Plans shall be submitted to the Department and approved before construction commences. The plans shall address how storm water is discharged from the parking lot, construction of a curb, gutter, and sidewalk, the commercial driveways, and any gates or fencing that will be installed. A letter or similar communication from the Department of Public Works Land Use Division verifying that the improvements have been completed will satisfy this condition.

6. A portion of the subject parcel is identified as being in an area subject to liquefaction on the County WebGIS application. An R-2 soils report shall be conducted by a registered professional prior to application of building permits to identify the extent of the potentially unstable soils and recommend engineering solutions for project construction.
7. An automatic fire suppression system shall be incorporated into the structures, as recommended and enforced by the Building Department.
8. The applicant shall submit a lighting plan and a materials plan for review and approval of the Planning Director prior to issuance of building permit. The lighting plan shall demonstrate the proposed facilities will not deliver or have the potential to deliver light pollution, during hours of sunset to sunrise, which may affect adjoining residential properties, or fish and wildlife directly or from a distance; and, outdoor lighting shall be compatible with the existing setting and directed within the property boundaries. Additionally, the lighting plan shall comply with design standards outlined in the Humboldt County Code §314-109.1.2.7. The materials plan shall demonstrate that the exterior of the proposed buildings shall not be made of reflective materials that would introduce a new source of glare.
9. The following shall be implemented during construction activities:
  - a. The operation of tools or equipment used in construction, drilling, repair, alteration, or demolition shall be limited to the hours between 8 A.M. and 5 P.M., Monday through Friday, and between 9 A.M. and 5 P.M. on Saturdays.
  - b. No heavy-equipment-related construction activities shall be allowed on Sundays or holidays.
  - c. All stationary and construction equipment shall be maintained in good working order and fitted with factory-approved muffler systems.
10. The applicant must comply with the following conditions with oversight from the Humboldt County Public Works Department:
  - a. A Licensed Land Surveyor or Registered Civil Engineer shall prepare a Sidewalk Survey and submit curb staking plans to the Public Works Department prior to the start of any concrete form work.
  - b. Applicant must construct a portland cement concrete (PCC) Caltrans Type A2-6 curb and gutter with a curb-adjacent 5 foot sidewalk along Glendale Drive, fronting the subject property. The back of curb shall be located 20 feet from

the center line of the road right of way. An encroachment permit from the Public Works Department must be obtained prior to this development.

- c. Applicant shall dedicate an easement 3 feet in width from the existing public right-of-way on order to support full planned buildout of the right-of-way.
- d. The two commercial driveways must meet County Urban No. 1 standards, which comprise a minimum width of 12 feet, a maximum width of 29 feet, and 3 additional feet on either side at the intersection.
- e. Site visibility must be maintained at all driveway entrances and the County-maintained road in conformance with County Code.
- f. Site topography indicates drainage may be directed towards the County roadway; therefore, drainage must be contained onsite in an oil/water filtration system, then piped under the sidewalk to the County road surface. Storm water runoff from the commercial parking lot and building site shall not be channeled or directed to flow across the sidewalk or traveled section of the County roadway.

Owner shall be responsible for maintenance of the oil/water filtration system.

Applicant shall be responsible to correct any involved drainage problems related to or created by the subject project to the satisfaction of the Public Works Department.

- g. Gates are not permitted across private access roads and driveways fronting County-maintained roadways without review and approval. Typically, gates are set back at least 25 feet from the existing edge of the County road. Gates must be set back sufficiently from the road so that a vehicle can completely pull off the right-of-way while opening or closing the gate.

11. The applicant shall cooperate with the neighboring property owners to ensure that the drainage ditches flowing to the storm drain at the southwest corner of APN 516-111-006 are maintained and shall pay their fair-share cost associated with work necessary for that maintenance or their improvement.

12. Signage shall be compatible and not distract from the surrounding uses in the area.

13. The project shall provide the name and telephone number of an on-site representative of the project to whom one can provide notice if there are operating problems associated with the facility, to the Planning Director or their designee, the Sheriff, and all neighboring property owners within 300 feet of the establishment, and shall post that contact information onsite. The project shall make every good faith effort to

encourage neighbors to call this contact person to try and solve problems, if any, before calls or complaints are made to the Sheriff or Planning Director. Should problems arise that cannot be adequately resolved in this group-setting, the disgruntled party can petition the Planning Commission to initiate the process of permit revocation per §312-14, Humboldt County Code.

14. If cultural resources are encountered during construction activities, the contractor on site shall cease all work in the immediate area and within a 50-foot buffer of the discovery location. A qualified archaeologist as well as the appropriate Tribal Historic Preservation Officer(s) are to be contacted to evaluate the discovery and, in consultation with the applicant and lead agency, develop a treatment plan in any instance where significant impacts cannot be avoided.

Prehistoric materials may include obsidian or chert flakes, tools, locally darkened midden soils, groundstone artifacts, shellfish or faunal remains, and human burials. If human remains are found, California Health and Safety Code 7050.5 requires that the County Coroner be contacted immediately at 707-445-7242. If the Coroner determines the remains to be Native American, the NAHC will then be contacted by the Coroner to determine appropriate treatment of the remains pursuant to PRC 5097.98. Violators shall be prosecuted in accordance with PRC Section 5097.99.

**Operation Restrictions:**

15. The hours of operation for the Lock Box Storage LLC facility shall be within 7:00 AM to 9:00 PM.
16. The project will provide adequate security on the premises, including lighting, alarms and law enforcement notification, to ensure the safety of persons and to protect the premises from theft.
17. All lighting shall remain compliant with an approved lighting plan per Condition of approval A8 above. Lighting shall be directed downward and within the property boundaries. All lighting over 7 feet off the ground shall be shielded so as to minimize the glare of the bulb(s).

**Informational Notes:**

1. This permit shall expire and become null and void at the expiration of one (1) year after all appeal periods have lapsed (see "Effective Date"); except where construction under a valid building permit or use in reliance on the permit has commenced prior to such anniversary date. The period within which construction or use must be

commenced may be extended as provided by Section 312-10.5 of the Humboldt County Code.

2. The County Road, Glendale Drive, is not constructed to allow on-street parking.

### PROJECT DESCRIPTION

DRAFT/PERSON: ELIZABETH L JIROCK  
 ENGINEER: PAIDING AFFILIATES, RAVAS SCHNEIDER  
 PROJECT ADDRESS: 1695 GLENDALE DR  
 BLUE LAKE, CA 95625  
 ZONING: UNCLASSIFIED  
 APP # 516-11-064  
 WATER/SEWER: PUBLIC  
 GAS: SUTTER  
 ALCOHOL-PROHIB: NO  
 100-YR FLOOD ZONE: NO  
 SRA: YES  
 TREES TO BE REMOVED: 0  
 ADJUT/FILL: 0 CUT/FILL: NO  
 NO KNOWN HISTORICAL BUILDINGS LOCATED ON  
 SITE/KNOW HAZARDOUS AREAS LOCATED WITHIN  
 400 FT. OF SUBJECT SITE

2007 RELEASE UNDER E.O. 14176

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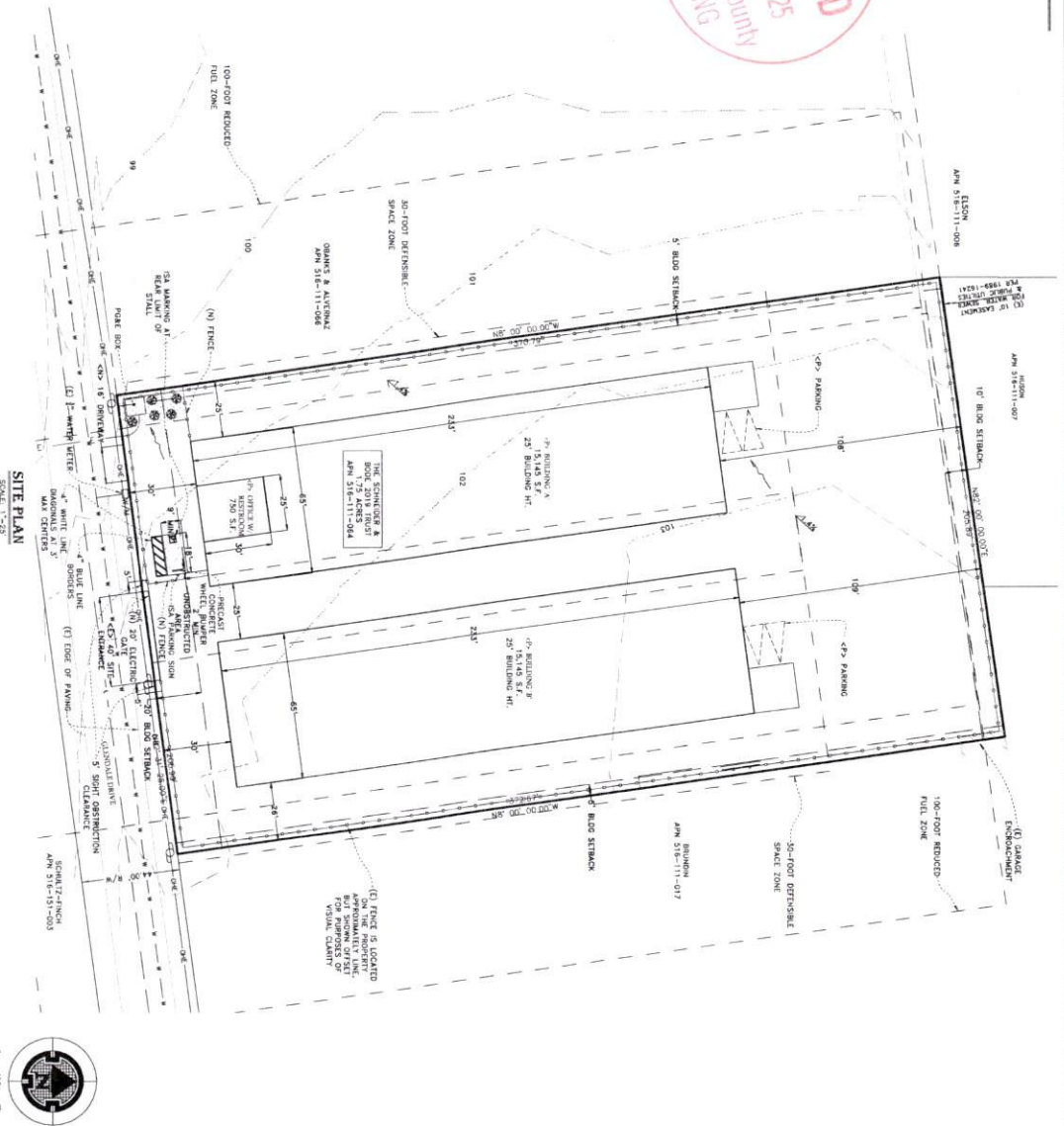
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|-------|-------------------------|
| EX    | EXISTING                |
| NEW   | NEW                     |
| BUILD | BUILDING                |
| HT    | HEIGHT                  |
| SF    | SQUARE FOOT             |

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## 7

VICINITY MAP  
SCALE: N.T.S.



**SITE PLAN**  
SCALE: 1"=25'

14



0 12.5 25  
SCALE IN FEET  
1" = 25'

### SITE PLAN

## SCHNEIDER MINI STORAGE

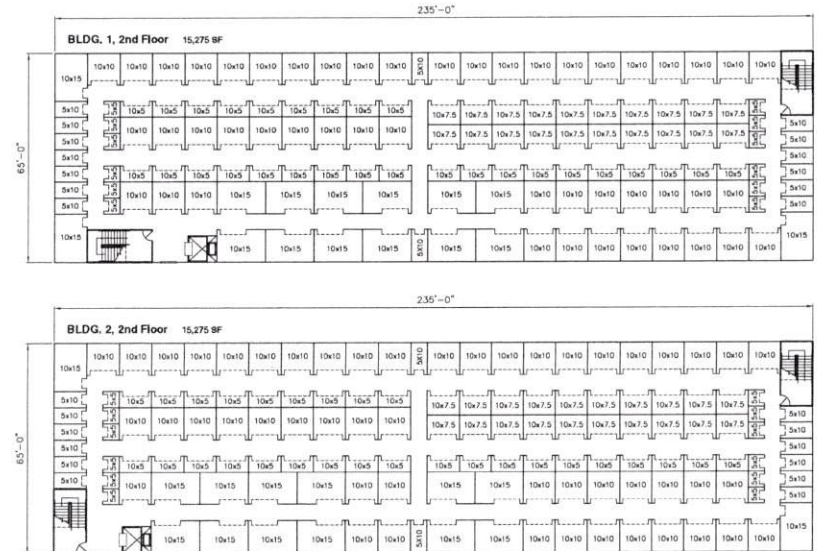
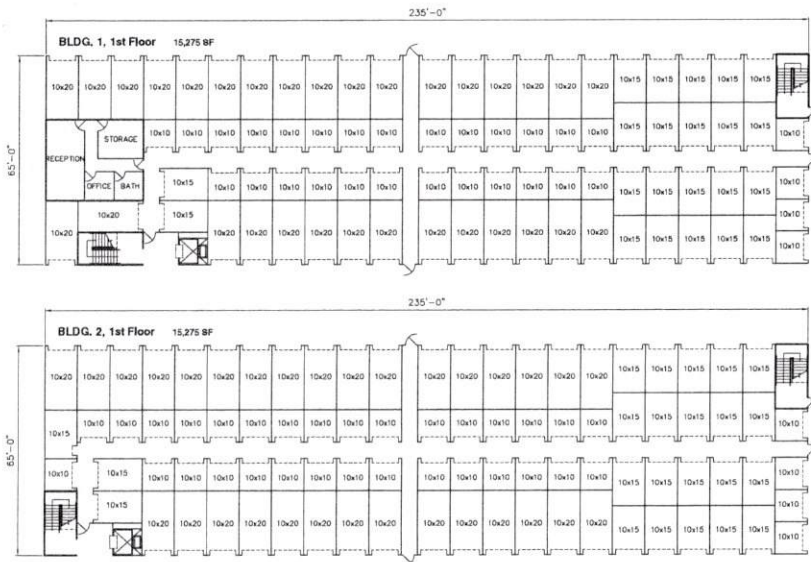
1695 GLENDALE DR  
BLUE LAKE, CA 95525  
APN 516-111-064

DATE: MAY 31, 2023	DESIGN: PER PLAN	DRAWN BY: EJ
SHEET NUMBER: C-1		
JOB NUMBER: 23-NA		



**PACIFIC AFFILIATES**  
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GLENDAL STORAG  
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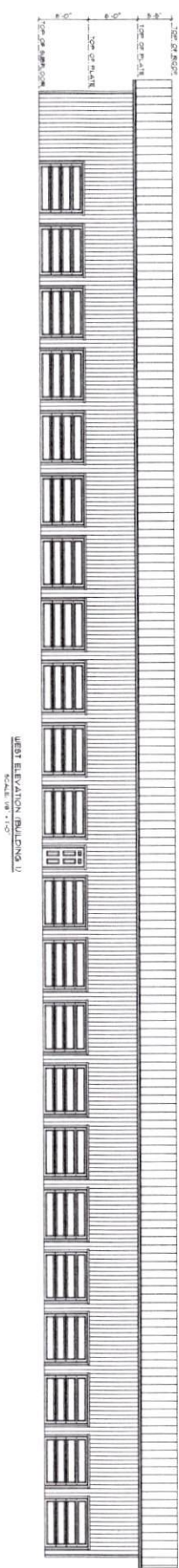
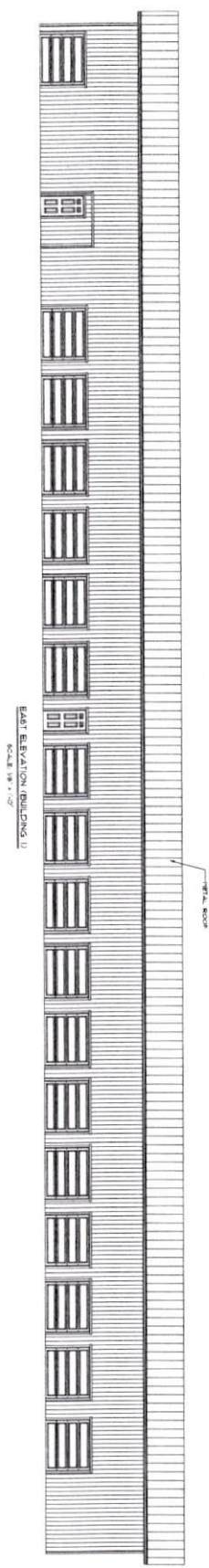
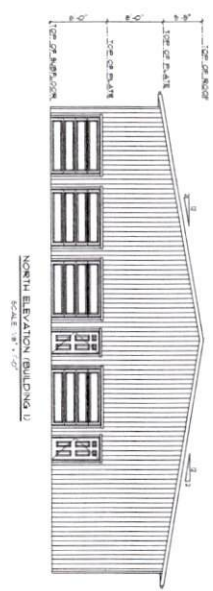
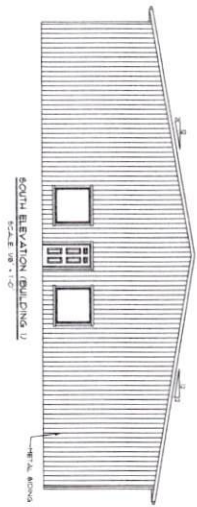
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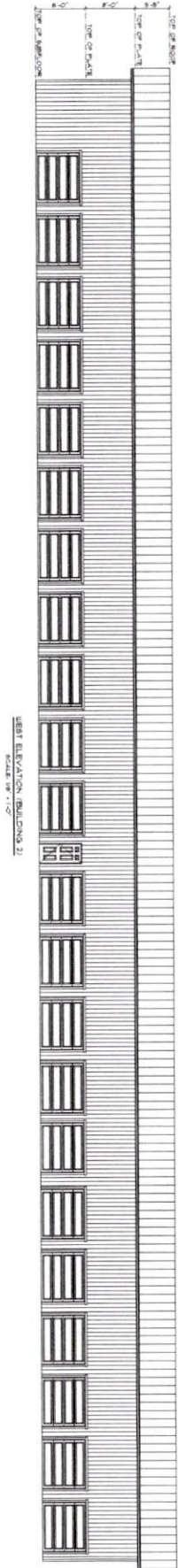
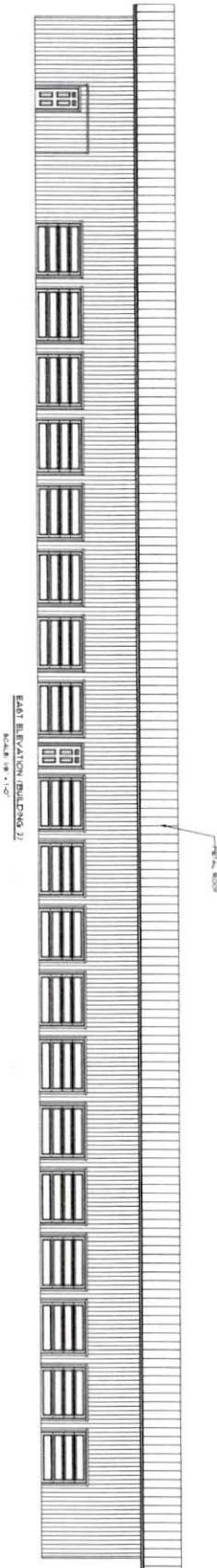
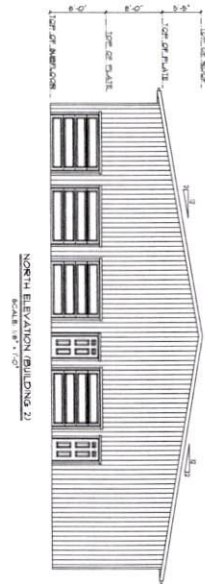
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REVISION: 00



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