

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

Resolution Number: 25-

Record Number: PLN-2024-19002

Assessor's Parcel Number: 508-061-010 and 508-061-008

Making the required findings for certifying compliance with the California Environmental Quality Act and conditionally approves the U-Haul Conditional Use Permit Modification.

WHEREAS, U-Haul provided an application and evidence in support of approving a Conditional Use Permit Modification for additional signage onto existing buildings, in the Community Commercial Zone with combining zones for Planned Development and Noise Impact (C-2, P-N); 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 categorically exempt from environmental review pursuant to Section 15311(a), Accessory Structures- including on premises signs, of the California Environmental Quality Act (CEQA) Guidelines; and

WHEREAS, the Humboldt County Planning Commission held a duly-noticed public hearing on August 7, 2025, and continued the project to the hearing of September 4, 2025; and

WHEREAS, The Humboldt County Planning Commission held a hearing on September 4, 2025, and reviewed, considered, and discussed the application for the Conditional Use Permit Modification, 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:** A Conditional Use Permit (CUP) Modification to authorize additional signage on two existing U-Haul buildings in McKinleyville. The proposed signage is allowable under the original Master Sign Plan for the development of the Mill Creek Marketplace for the Anchor Tenant, which was approved by the Planning Commission in 1992 (CUP-27-912), but requires a Modification under Humboldt County's Sign Ordinance. The U-

Haul South building (APN 508-061-010, former Kmart building) is approximately 100,000 square feet on a 7.72-acre parcel and twelve (12) signs totaling approximately 2,370 square feet of additional signage are proposed. The U-Haul North building (APN 508-061-008, former Ray's market) is approximately 45,000 square feet on a 5.32-acre parcel and four (4) signs totaling approximately 425 square feet on the east façade and six (6) signs totaling 500 square feet on the north façade of additional signage are proposed.

EVIDENCE: a) Project File: PLN-2024-19002.

2. FINDING: **CEQA:** The requirements of the California Environmental Quality Act (CEQA) have been complied with.

EVIDENCE: a) The Department has determined that the proposed project is Categorically Exempt from environmental review pursuant to Section 15311(a), Accessory Structures, of the Guidelines for the Implementation of the California Environmental Quality Act because it involves the construction, or placement of minor structures accessory to existing commercial, industrial, or institutional facilities including on-premises signs.

3. FINDING: The project is consistent with the development policies of the Humboldt County General Plan (HCGP) and the McKinleyville Area Plan (MCCP).

EVIDENCE: a) Land Use (HCGP 4.8): The proposed project is located within the Commercial Services (CS) designation, which is intended to classify lands that because of their location, access and availability of services are suitable for commercial development. The Mill Creek Marketplace shopping center was approved in 1992 with the Conditional Use Permit CUP-27-912. APN 508-061-010 is a 7.72-acre parcel that has the approximately 100,000 square foot U-Haul South building (former Kmart building), and the remaining property is paved with a parking lot. APN 508-061-008 is a 5.32-acre parcel that has the approximately 45,000 square foot U-Haul North building (former Ray's Market), and the

remaining parcel is developed with a parking lot. A Master Sign Plan was approved for the entire Mill Creek Marketplace shopping center in 1992, to coordinate signs and maintain a continuity of aesthetics throughout the shopping center. Due to the criteria within the Master Sign Plan being adhered to and the large square footage of each commercial building, the proposed project is consistent with the intention of the previously approved CUP for the development. Adding signs to existing buildings and commercial businesses is consistent with the CS land use designation under the HCGP.

- b) Hazards 3100 (MCCP): Specific resource values and hazards must be considered in determining principal uses of the land, which include natural hazards such as geologic, flood, fire and man induced hazards such as noise, air quality and industrial hazards. The proposed project location is within an area that is designated as Relatively Stable (D0) and not located within an Alquist-Priolo Fault Hazard Zone or an area of potential liquefaction. The parcel is not located within a 100-year floodplain nor within an Airport Compatibility Zone. The subject parcel is located within the Local Responsibility Area for fire protection where Arcata Fire District provides structural fire protection and emergency services. The subject parcel is within a Community Commercial zone district with a combining zone to regulate noise impacts. No proposed signs are flashing, moving or audible, and therefore noise impacts are not anticipated. Air quality and industrial hazards are also not anticipated as a result of the proposed project to add signs to existing buildings and businesses.
- c) Cultural Resources 10.6 (HCGP). Policies should protect cultural heritage, including historic, prehistoric, and architectural resources. The proposed project is not anticipated to impact any cultural resources or Tribal cultural resources. The project was referred to the Blue Lake Rancheria, NWIC and Wiyot Tribe, and no comments were received. No ground disturbance is proposed as part of the project and no impact to cultural resources are anticipated, however, standard inadvertent discovery protocols are added to the Conditions of Approval.

- d) Housing 2400 (MCCP). Existing and projected housing needs are identified to establish goals, policies, standards and implement measures to preserve, improve and develop housing. The subject parcel is zoned Community Commercial (C-2) and was not included in the 2019 Adopted Housing Element Inventory. The project does not add or subtract from the housing inventory.
- e) Sensitive and Critical Habitats 3420 (MCCP). The protection of sensitive habitat is an important part of planning and environmental assessment for land use development. The proposed project is located on a commercially zoned parcel that is developed with the Mill Creek Marketplace shopping center. According to the California Natural Diversity Database (CNDDDB), the parcel is not located within range of any rare or endangered species. The parcel is located approximately 500 feet away from a Streamside Management area and approximately 600 feet from an identified FEMA flood zone. As the proposed project is for adding signs onto existing commercial buildings, biological resources are not anticipated to be impacted.
- f) Scenic Resources 10.7 (HCGP). This section is for the protection of outstanding scenic resources that may be adversely affected by land use and development. The subject parcel is zoned Community Commercial and is not within a designated scenic area or viewshed. The parcels have been developed with commercial buildings since the shopping center was approved in the 1990's. The U-Haul South building (former Kmart building) is approximately 100,000 square feet on a 7.72-acre parcel and twelve (12) signs totaling approximately 2,370 square feet of additional signage are proposed. The U-Haul North building (former Ray's market) is approximately 45,000 square feet on a 5.32-acre parcel and four (4) signs totaling approximately 425 square feet on the east facade and six (6) signs totaling approximately 500 square feet on the north façade of additional signage are proposed. The U-Haul South building is approximately 500 feet from Central Avenue right-of-way and is not visible from most of Central Avenue due to the slope of land, vegetation, and the position of other businesses. The U-Haul North building is also approximately 500 feet from Central Avenue's right-of-way and approximately 50 feet from the right-of-way of School Road. Visibility of the U-Haul North building is

obscured approximately 250 feet along Central Avenue due to the position of other businesses as well. For approximately 250 feet along Central Avenue and approximately 500 feet along School Road from the intersection of Central Avenue, the two U-Haul commercial buildings and the proposed signs would be visible from the public rights-of-way. No outstanding scenic resources are anticipated to be impacted as a result of the proposed project.

4. FINDING: The proposed development is consistent with the Humboldt County Zoning Code.

EVIDENCE: a) The proposed project is to increase signage on two existing U-Haul commercial buildings in the Mill Creek Marketplace shopping center in McKinleyville. The original Master Sign Plan was approved by the Planning Commission in 1992 with a Conditional Use Permit (CUP) for the development of the shopping center. The original Master Sign Plan stated that for Anchor Tenants (Major or Chain Store Tenants), occupants were able to have their usual identification signs on their buildings, as the same exists from time to time on similar buildings operated by them in California. Also required in the Master Sign Plan for the Anchor Tenants, is that signs are architecturally compatible and approved by the Landlord and any authorizing governmental agency. The applicant has provided evidence showing similar signed buildings owned by U-Haul within the State of California (Attachment 3). The landlord (U-Haul) agrees the proposed signs are architecturally compatible and approve the proposed project. As the governmental agency, Humboldt County's Sign Ordinance states under section 314-87.2.6.4, signs not consistent with the Appurtenant Sign Table (section 314-87.2.6.5) shall be permitted with a Conditional Use Permit. According to the Appurtenant Sign Table, Wall Signs are limited to 100 square feet per façade, regardless of building size, and therefore a Modification to the originally approved CUP is required. The U-Haul South building (former Kmart building) is approximately 100,000 square feet on a 7.72-acre parcel and twelve (12) signs totaling approximately 2,370 square feet of additional signage are proposed. The U-Haul North building (former Ray's market) is approximately 45,000 square feet on a 5.32-acre parcel and

four (4) signs totaling approximately 425 square feet on the east facade and six (6) signs totaling approximately 500 square feet on the north façade of additional signage are proposed. With the approval of the Conditional Use Permit Modification, the project will be consistent with the Humboldt County Zoning code.

5. FINDING: The project conforms with all applicable standards and requirements of these regulations.

EVIDENCE: a) The proposed project is to increase signage on the two existing U-Haul commercial buildings in the Mill Creek Marketplace shopping center in McKinleyville. The original Master Sign Plan was approved by the Planning Commission in 1992 with a Conditional Use Permit (CUP) for the development of the shopping center. The original Master Sign Plan stated that for Anchor Tenants (Major or Chain Store Tenants), occupants were able to have their usual identification signs on their buildings, as the same exists from time to time on similar buildings operated by them in California. Also required in the Master Sign Plan for the Anchor Tenants, is that signs are architecturally compatible and approved by the Landlord and any authorizing governmental agency. The applicant has provided evidence showing similar signed buildings owned by U-Haul within the State of California (Attachment 3). The landlord (U-Haul) agrees the proposed signs are architecturally compatible and approve the proposed project. As the governmental agency, Humboldt County's Sign Ordinance states under section 314-87.2.6.4, signs not consistent with the Appurtenant Sign Table (section 314-87.2.6.5) shall be permitted with a Conditional Use Permit. According to the Appurtenant Sign Table, Wall Signs are limited to 100 square feet per façade, regardless of building size, and therefore a Modification to the originally approved CUP is required. The U-Haul South building (former Kmart building) is approximately 100,000 square feet on a 7.72-acre parcel and twelve (12) signs totaling approximately 2,380 square feet of additional signage are proposed. The U-Haul North building (former Ray's market) is approximately 45,000 square feet on a 5.32-acre parcel and four (4) signs totaling approximately 425 square feet on the east facade and six (6) signs totaling 500 square feet on the north façade of additional signage are proposed. With the approval of the Conditional Use Permit Modification, the project conforms

with all applicable standards and requirements of these regulations.

- 6. FINDING:** The project and the conditions under which it may be operated or maintained will not be detrimental to public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.

EVIDENCE: a) The proposed project is to increase signage on two existing U-Haul commercial buildings in the Mill Creek shopping center in McKinleyville. The subject property is zoned Community Commercial (CS) and developed entirely with commercial businesses and parking lots. Per the original Master Sign Plan for the shopping center, all signs and their installation shall comply with all building codes, electrical codes, other applicable laws, ordinances rules and regulations. Installation of additional signage on two U-Haul buildings is not anticipated to be detrimental to public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.

- 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 subject parcels are zoned Community Commercial (CS) and are not included in the 2019 Adopted Housing Element Inventory. The proposed increase of signage on two existing U-Haul commercial businesses 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.

- 8. FINDING:** The project is consistent with the development policies of the McKinleyville Community Plan (MCCP), which provides a long-range statement of public policy for the use of public and private lands within the McKinleyville community.

EVIDENCE: a) The proposed project is to increase signage on two existing U-Haul commercial buildings in the Mill Creek Marketplace shopping center in McKinleyville. The original Master Sign Plan was approved by the Planning Commission in 1992 with a Conditional Use Permit (CUP) for the development of the shopping center. The original Master Sign Plan stated that for Anchor Tenants (Major or Chain Store Tenants), occupants were able to have their usual identification signs on their buildings, as the same exists from time to time on similar buildings operated by them in California. Also required in the Master Sign Plan for the Anchor Tenants, is that signs are architecturally compatible and approved by the Landlord and any authorizing governmental agency. The applicant has provided evidence of similar signed buildings owned by U-Haul within the state of California (Attachment 3). The landlord (U-Haul) agrees the proposed signs are architecturally compatible and approve the proposed project. As the governmental agency, Humboldt County's Sign Ordinance states under section 314-87.2.6.4, signs not consistent with the Appurtenant Sign Table (section 314-87.2.6.5) shall be permitted with a Conditional Use Permit. According to the Appurtenant Sign Table, Wall Signs are limited to 100 square feet per façade, regardless of building size, and therefore a Modification to the originally approved CUP is required. The U-Haul South building (former Kmart building) is approximately 100,000 square feet on a 7.72-acre parcel and twelve (12) signs totaling approximately 2,370 square feet of additional signage are proposed. The U-Haul North building (former Ray's market) is approximately 45,000 square feet on a 5.32-acre parcel and four (4) signs totaling approximately 425 square feet on the east façade and six (6) signs totaling 500 square feet on the north façade of additional signage are proposed. With the approval of the Modification to the original CUP, the project is consistent with the development policies of the MCCP.

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
- Approve the Conditional Use Permit Modification for the U-Haul building additional signage, based upon the Findings and Evidence and subject to the Conditions of Approval attached hereto as Attachments 1A and incorporated herein by reference.

Adopted after review and consideration of all the evidence on **September 4, 2025**.

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

AYES: Commissioners:

NOES: Commissioners:

ABSTAIN: Commissioners:

ABSENT: 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 Planning Commission at a meeting held on the date noted above.

John H. Ford, Director
Planning and Building Department