

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

Resolution Number: 25-062

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; and

WHEREAS, the Humboldt County Planning Commission continued the project to the hearing of October 2, 2025.

WHEREAS, the Humboldt County Planning Commission revised the Conditions of Approval for the project as proposed on September 4, 2025.

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 eight (8) signs totaling approximately 1,225 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 one (1) sign totaling 45 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 (CNDDB), 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 eight (8) signs totaling approximately 1,225 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 one (1) sign totaling 45 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 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 eight (8) signs totaling approximately 1,225 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 one (1) sign totaling 45 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 eight (8) signs totaling approximately 1,225 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 one (1) sign totaling 45 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 eight (8) signs totaling approximately 1,225 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 one (1) sign totaling 45 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 **October 2, 2025**.

The motion was made by COMMISSIONER LORNA MCFARLANE and seconded by COMMISSIONER IVER SKAVDAL and the following vote:

AYES: Commissioners: Peggy O'Neill, Lorna McFarlane, Iver Skavdal,

NOES: Commissioners: Thomas Mulder

ABSTAIN: Commissioners:

ABSENT: Commissioners: Jerome Qiriazzi, Sarah West, Noah Levy

DECISION: Motion carried 3/1

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

ATTACHMENT 1A
CONDITIONS OF APPROVAL
PLN-2024-19002

APPROVAL OF THE CONDITIONAL USE PERMIT MODIFICATION IS CONDITIONED ON THE FOLLOWING TERMS AND REQUIREMENTS:

A. General Conditions

1. All development shall conform to the approved plan. Applicant must submit a revised plan, consistent with changes approved at the October 2, 2025, Planning Commission hearing. Specific changes required from the originally proposed project include the removal of all signs on the U-Haul South building south side including three 8-foot by 8-foot fake storage doors and the 12.5 foot by 76-foot panel with aluminum window displays. Also, on the U-Haul South building middle portion, the two ATAS Rigid Wall panels must not exceed the existing roof line. Lettering for "Your Storage Place" and "Drive-In Storage" must not exceed 36- inches in height. On the U-Haul North building north side, all signs are removed except the 5-foot by 9-foot back lit U-Haul logo sign.
2. All window display signs must not be more than twenty-five (25) percent of glass per façade, not including seasonal displays or decorations.
3. All required grading, building, plumbing, electrical and mechanical permits are obtained.
4. The Applicant is required to pay for permit processing on a time and material basis as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors. The Department will provide a bill to the Applicant after the Planning Commission 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 Division, 3015 "H" Street, Eureka.

Informational Notes:

1. If cultural resources are encountered during any 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.

The Native American Heritage Commission (NAHC) can provide information

regarding the appropriate Tribal point(s) of contact for a specific area; the NAHC can be reached at 916-653-4082. Prehistoric materials may include obsidian or chert flakes, tools, locally darkened midden soils, ground stone 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

The applicant is ultimately responsible for ensuring compliance with this condition.

2. The applicant is responsible for receiving all necessary permits and/or approvals from other state and local agencies.
3. The Condition Use Permit Modification shall expire and become null and void at the expiration of two (2) years 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 312-11.3 of the Humboldt County Code.

