

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

**Resolution Number: 25-**

**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 \_\_\_\_\_ and second by COMMISSIONER \_\_\_\_\_ and the following vote:

AYES:        COMMISSIONERS:  
NOES:       COMMISSIONERS:  
ABSENT:    COMMISSIONERS:  
ABSTAIN:   COMMISSIONERS:  
DECISION:

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.

---

John H. Ford, Director  
Planning and Building Department