

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

Resolution Number: 24-060

Record Number: PLN-2024-19060

Assessor's Parcel Numbers: 015-111-006, 015-111-012, 015-111-013

Resolution by the Planning Commission of the County of Humboldt certifying compliance with the California Environmental Quality Act and approving extension of the Paye Lot Line Adjustment and Conditional Use Permit.

WHEREAS, James Paye submitted an application and evidence in support of approving the Extension to the Lot Line Adjustment and Conditional Use Permit; 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, a timely request for an extension was made by the applicant on August 12, 2024; and

WHEREAS, the Planning Commission Resolution and Board of Supervisors Resolutions for the original approval (Resolution #22-102) include evidence in support of making all of the required findings for approving the proposed Extension to the Lot Line Adjustment and Conditional Use Permit (PLN-2024-19060 / Attachment 1A); and

WHEREAS, the Humboldt County Planning Commission held a duly-noticed public hearing on **September 19, 2024**, and reviewed, considered, and discussed the application for an Extension to the Lot Line Adjustment and 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:** A two-year extension to a previously approved Lot Line Adjustment and Conditional Use Permit (PLN-2024-16400) to allow for redevelopment of three commercially zoned parcels with a proposed Mini Storage Center. The previous approval included a General Plan Amendment and Zone Boundary Adjustment whereby the Apartment

Professional (R-4) zone was reduced and the Neighborhood Commercial (C-1) zone increased by approximately 30,000 square feet, as well as applying a Qualified (Q) zone to the properties allowing for multiple dwellings; this rezoning action has been completed. The previously approved Lot Line Adjustment would result in two parcels of approximately 2.1 acres (Parcel A) and 5,500 ft.² (Parcel B). Proposed Parcel A was approved to be redeveloped with approximately 37,000 square feet of mini-storage units with the Conditional Use Permit. The approved project included a wetland setback reduction for one of the storage buildings and a Wetland Buffer Replanting Plan. Redevelopment of the site as proposed requires removal of up to 25 mature redwood trees as well as minor grading and fill, including engineered fill of a small area (< 2,000 square feet) beyond the break in slope.

EVIDENCE: a) Project File: PLN-2024-19060 & PLN-2020-16400

2. FINDING: **CEQA.** The requirements of the California Environmental Quality Act have been met.

EVIDENCE: a) An Initial Study & Mitigated Negative Declaration (IS/MND) for the project was adopted on September 15, 2022.

FINDINGS FOR EXTENSION

3. FINDING: The development has not changed from that for which the permit or variance was granted.

EVIDENCE: a) The project description and tentative parcel map have not changed since initial Board of Supervisors approval.

4. FINDING: The findings made when the permit or variance was granted can still be made.

EVIDENCE: a) There have been no changes to the applicable regulations. Therefore, the findings made when the permit was granted can still be made.

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 approves the Extension to the Lot Line Adjustment and Conditional Use Permit (Record Number: PLN-2024-19060) 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 **September 19, 2024**.

The motion was made by COMMISSIONER SARAH WEST and second by COMMISSIONER JEROME QIRIAZI and the following vote:

AYES: COMMISSIONERS: Sarah West, Jerome Qiriazzi, Iver Skavdal, Thomas Mulder,
Peggy O'Neill, Lorna McFarlane
NOES: COMMISSIONERS:
ABSENT: COMMISSIONERS: Noah Levy
ABSTAIN: COMMISSIONERS:
DECISION: Motion carried 6/0

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.



John H. Ford, Director
Planning and Building Department

**RESOLUTION OF THE PLANNING COMMISSION OF THE COUNTY OF HUMBOLDT
RECOMMENDING THE BOARD OF SUPERVISORS CERTIFY COMPLIANCE WITH THE CALIFORNIA
ENVIRONMENTAL QUALITY ACT (CEQA)**

Resolution Number 22-102

Record Number PLN-16400-CUP

Assessor's Parcel Number: 015-111-006, 015-111-012, and 015-111-013

WHEREAS, the **Lucas & Myrtle Mini-Storage Center** project submitted an application and evidence in support of approving a Conditional Use Permit (CUP) to develop a mini-storage center;

WHEREAS, the Humboldt County Planning Commission held a duly noticed public hearing on September 15, 2022, and reviewed, considered, and discussed the CEQA document, along with the application for a CUP 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 Lucas & Myrtle Mini-Storage Center (project) includes a lot line adjustment, minor zone boundary adjustment, CUP, and the construction and operation of a mini-storage center in unincorporated Humboldt County in the Myrtletown area of Eureka. The site originally consisted of three parcels. An approved lot line adjustment allowed the parcels to be reconfigured into two parcels in February 2022—a small 5,500-square-foot (sf) residential lot on the northern end of the site and a remaining lot of approximately 2.1 acres to be commercially developed. Associated with the lot line adjustment was the adjustment of the site's zoning boundary between the Neighborhood Commercial zone (C-1/GO) and Apartment Professional residential zone (R-4/GO, Q). The home and garage in the northeast corner would become its own separate parcel. The remaining structures on the project site would be removed and replaced with an office/caretaker building with 1,800 square feet on the first floor and 1,800 square feet on the second floor. The remaining commercial area would be developed and used as a mini-storage center. This area would be equivalent to a lot area coverage of less than 45 percent on the 86,269-sf lot. The building appearance would be typical of other existing mini-storage companies in the Humboldt Bay area.
- EVIDENCE:** a) Project File: PLN-16400-CUP

 b) The project description in the Mitigated Negative Declaration (MND) provides a complete description of all activities associated with the project.
- 2. FINDING:** **Lead Agency:** The County of Humboldt is designated as the lead agency for permitting the Lucas & Myrtle Mini-Storage Center.

 a) For purposes of CEQA, the County of Humboldt was designated as the lead agency per CEQA Guidelines Sections 15050(a) and 15051, for the project because the County is the public agency with the greatest responsibility for supervising or approving the project as a whole.
- 3. FINDING:** **CEQA.** The requirements of CEQA have been complied with. An IS/MND was prepared for the project and circulated for public review. The conclusion of the MND is that there are not any potentially significant impacts that cannot be mitigated.

- EVIDENCE:**
- a) The CEQA document includes an analysis of the proposed project. The IS/MND was circulated for public review from July 15, 2022, to August 13, 2022 (SCH# 2022070274).
 - b) The MND reflects the County's independent judgment and analysis.
 - c) The Planning Commission has considered the proposed MND together with the analysis and all public and agency comments received during the public review process and the whole record.
 - d) The MND includes ten (10) mitigation measures that have been incorporated into a Mitigation Monitoring and Reporting Program which is being adopted as part of the project.

4. FINDING The County has fulfilled the obligations under Assembly Bill (AB) 52 (CEQA 21080.3.1) consulting with tribes to determine if there is the potential for tribal cultural resources associate with the site.

- EVIDENCE**
- a) A letter offering an opportunity for tribal consultation pursuant to AB 52 was sent to all local tribal officials on November 24, 2020. No requests for consultation were received.

5. FINDING **Areas of No Impact.** Based upon the findings of the MND, and as discussed in Chapter 2 of the MND, Agriculture and Forestry, Energy, Hazards and Hazardous Materials (c through g), Hydrology and Water Quality (c[4], d, e), Land Use Planning, Mineral Resources, Noise (c), Population and Housing, Recreation, and Wildfire, were determined to not have any environmental impact and were not evaluated in the MND.

- EVIDENCE**
- a) The project site does not include any farmland, forest land, or timberland, or land zoned for these uses thus there could be no impact.
 - b) No wasteful, inefficient, or unnecessary consumption of energy resources is planned. Because of the nature of the project, it is anticipated that the mini-storage center would use very little energy resources.
 - c) The project would not store, transport, or use hazardous materials. The project site is accessed from either Lucas Street or Myrtle Avenue. The project would not impair or physically affect any adopted emergency response plan or evacuation plan. The project would not require the closure of any public or private streets or roadways and would not impede access of emergency vehicles to the project site or any surrounding areas.
 - d) No aspect of the project would impede or redirect flood flows as the project site is not within a flood zone. There are no conditions associated with the project that would result in a conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.
 - e) With approval of the above-noted discretionary permits the project would not disrupt or divide the physical arrangement of the community, and it was determined that the project would not conflict with any adopted land use plans, policies, or regulations adopted for the purpose of avoiding or mitigating an environmental effect.
 - f) There are no known mineral resources or mining operations in the area and thus there is no impact.

- g) There are no private airstrips in the project area; therefore, the project would not be within the vicinity of a private airstrip.
- h) The project does not include any new homes or new roads or other growth-inducing infrastructure. Therefore, the project would not induce substantial unplanned population growth in the area either directly or indirectly.
- i) Because the project does not propose residential development and would not increase the population in the area, the project would not substantially increase the demand for public parks.
- j) The project site is not located in or near a state responsibility area or lands classified as very high fire hazard severity.

6. FINDING

Environmental Impacts Found to Be Less Than Significant:

The MND determined that there would be a less-than-significant impact on one or more aspects of following resources: Aesthetics, Air Quality, Geology and Soils (a through f), Greenhouse Gas Emissions, Hydrology and Water Quality (a through c[3]), Noise (b), Public Services, Transportation, and Utilities and Service Systems.

EVIDENCE

- a) There would be temporary visual impacts during construction and permanent changes of the character of the site once construction is completed and 25 redwood trees are removed. The storage unit appearance would be typical of other existing mini-storage companies in the Humboldt Bay area (e.g., steel with a stone, white and autumn red color palette). Apart from the western boundary, the project site is in an urbanized area with many existing lighting sources. Lighting is conditioned to comply with county standards for streetlights in the municipal code.
- b) Altogether, the project would develop approximately 0.85 acre of the site (or 43 percent), which is below the maximum development potential (100 percent, as there is no maximum ground coverage in the C-1 zone) that would have been permitted under the existing zoning for the site. Accordingly, the project is consistent with the site's planned density in the General Plan. Therefore, the project would not obstruct implementation of the North Coast Unified Air Quality Management District (NCUAQMD) Attainment Plan for fugitive dust (PM10). NCUAQMD's Rule 110 thresholds. Therefore, construction of the project would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is designated as nonattainment under an applicable federal or state ambient air quality standard.
- c) Since the project area is not traversed by a known active fault and is not within 200 feet of an active fault trace, surface fault rupture is not considered to be a significant hazard for the project site. Therefore, the project would not expose people or structures to substantial adverse effects from a fault rupture. The project site is relatively flat with elevations that range from approximately 59 to 78 feet above mean sea level. The County's Web GIS identifies the seismic safety of the project site as low instability and shows that historic landslides have not occurred in the project area in the past.
- d) The Bay Area Air Quality Management District (BAAQMD) has developed project screening criteria to provide lead agencies and project applicants with a conservative indication of whether a project could result in potentially significant impacts related to Greenhouse Gas (GHG) emissions.

The applicable screening criteria detailed in the MND would not exceed the 1,100 metric tons (MT) of carbon dioxide equivalent (CO₂e)/year GHG threshold established by the BAAQMD for land use projects, other than permitted stationary sources. Due to the limited size of the project, particularly the small number of vehicle trips that would be generated and limited use of energy, there would be no significant sources of GHGs either during construction or during routine operation.

- e) The project area is subject to the State Water Resources Control Board general permit for municipal separate storm sewer systems (MS4 General Permit). Adherence to the MS4 General Permit standards and the requirements described above would ensure that the project would not result in substantial erosion or siltation onsite or offsite.
- f) The project would not involve the use of high-impact activities such as pile driving. The piece of equipment that may produce the highest level of vibration is a roller, which can produce a level of 0.2 inches per second peak particle velocity at a distance of 25 feet. This level of vibration may be perceptible for short period of time when equipment is operated close to the nearest residences, but this would only occur for a small part of the construction period. This level of vibration would not be high enough to cause damage to building structures. Also, because work would be done during daytime hours, there would be no sleep disturbance due to heavy equipment vibration.
- g) The project is required to meet all applicable fire codes set forth by the State Fire Marshal and the county's building code. The project may result in a slight incremental increase in the demand for emergency services; however, the size, location, and type of project would not place an undue hardship on the fire department since they are presently servicing the site as well as areas adjacent to the site.
- h) The project is consistent with the existing General Plan land use designations and zoning and would not generate trips that were not previously anticipated in the county's current countywide traffic model. The project would locate self-storage services in proximity to existing developed areas and would therefore have a neutral or positive impact on Vehicle Miles Traveled.
- i) The project is consistent with the land use and zoning designations for the site and would be required to construct any utilities infrastructure necessary to serve the project, as well as pay fees which fund the operation of the facilities and the construction of major infrastructure. Minor additional infrastructure would be constructed within the project site to tie the project into the major systems, but these facilities would be constructed in locations where site development is already occurring as part of the overall project.

7. FINDING

Environmental Impacts Mitigated to Less Than Significant: The MND identified potentially significant impacts on Biological Resources, Cultural Resources, Noise, Tribal Cultural Resources, and Mandatory Findings of Significance.

EVIDENCE

- a) **Biological Resources and Mandatory Findings.** Potentially significant impacts on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service will be mitigated to a less-than-significant level by adopting the

Mitigation Monitoring and Reporting Program (MMRP) included in Appendix 1b.

No special-status plant surveys were conducted on the project site. However, to ensure that site development does not affect special-status plant or amphibian species, **Mitigation Measure BIO-1** is included in the MMRP. BIO-1 would require seasonally appropriate botanical surveys and preconstruction amphibian surveys be conducted prior to site development and avoidance of special-status plant and wildlife species. **Mitigation Measure BIO-2** would include preconstruction nesting bird surveys and establishment of buffers if necessary ensure removal of 23 conifer trees would have no impacts on nesting raptors and migratory birds protected by federal and state laws. To ensure light pollution to the adjacent Myrtle town gulch wildlife habitat is minimized, light fixtures near to or facing the western boundary to the wetland gulch are to be fully shielded downward-facing light-emitting diode (LED) bulbs under **Mitigation Measure BIO-3**. To ensure that the project's landscaping activities do not affect special-status species through displacement and invasion of wetland habitats, **Mitigation Measure BIO-4, Landscaping with native plants**, is included.

SHN prepared a site-specific wetland delineation report (SHN 2021). Wetlands were delineated within three parcels owned by Jim and Judy Paye (APNs 015-111-006, 015-111-012, and 015-111-013) as well as a portion of the County-owned parcel to the west (APN 015-111-008) for a total study area of approximately 3.3 acres. The report determined and mapped a matrix of three-parameter seasonal and perennial wetlands on the County-owned parcel, west of the project area, a location between 50 and 100 feet from the parcel boundary. The wetland delineation did not specify a hydrological or biological justification that greater buffers were required to protect the resource from the development (SHN 2021). It is not anticipated that the existence and operation of the project facilities on the terrace would significantly affect the continued existence or ecological functioning of the riparian forest as designed and mitigated herein. The project site has up to 25 evergreen trees (mostly redwood, few Sitka spruce and shore-pine) that will be removed as a direct result of the proposed project. These trees are not here considered to be riparian given their location more than 600 feet from the adjacent mapped stream. **Mitigation Measure BIO-5 and BIO-6** are designed to protect riparian habitats and aquatic resources from potential impacts during project construction.

- b) **Cultural Resources and Tribal Cultural Resources.** There are no known significant archaeological or historic-period cultural resources in the limits of the project area, and at this time, no further archaeological studies are recommended for the project, as it is currently proposed. Although discovery of cultural resources during project construction is not anticipated, **Mitigation Measure CUL-1** is included in the MMRP to ensure that potential project impacts on inadvertently discovered cultural resources are eliminated or reduced to a less-than-significant level. Similarly, due to the potential of discovering unknown human remains during proposed construction activities, **Mitigation Measure CUL-2** is included. As required by AB 52, the County sent requests for formal consultation to three local tribes—the Bear River Band of the Rohnerville Rancheria, Wiyot Tribe, and Blue Lake Rancheria. The county did not receive requests for formal consultation from any tribe.

- c) **Noise.** As described in the County's General Plan, heavy equipment and power tools used during construction of permitted structures, which includes the project, are not subject to the County short-term noise standards. Although the project is not technically subject to the noise limits from the General Plan, the project's construction noise could still cause an increase in ambient noise levels at nearby residences. Consequently, to ensure that impacts from construction noise levels are reduced to a less-than-significant level, **Mitigation Measure NOI-1** is incorporated in the MMRP to limit the operation of tools or equipment used in construction, drilling, repair, alteration, or demolition to between the hours of 8 a.m. and 5 p.m. Monday through Friday, and between 9 a.m. and 5 p.m. Saturdays. No heavy equipment related construction activities shall be allowed on Sundays or holidays.

8. FINDING

CEQA Comments from the Public: One comment letter was received as a result of the circulation of the CEQA IS/MND. The County has considered all of the CEQA comments submitted from the public up to this point, including those that were submitted after the comment period established by CEQA. None of the comments change or alter the conclusion of the MND.

EVIDENCE

- a) The one commentor, a neighbor, request that the new mini storage unit have ample on-site parking and does not interfere or increase the burden with regard to public parking areas on Lucas that are used by the businesses and residences on the 1900 block of Myrtle Avenue.
- b) Approximately nine off-street parking spaces would be provided near the office and entrance from Lucas Street. Operationally, many visitors to the facility would conceivably temporarily park in front of their respective rental units before departing the premises and traffic generated by the center is anticipated to be less than the average traffic to and from commercial uses allowed in the neighborhood commercial zone district. The usual traffic for established mini storage facilities is significantly less than for retail, grocery, and restaurant businesses.

9. FINDING

Mitigation Monitoring or Reporting: A Mitigation Monitoring and Reporting Program has been prepared which ensures adequate monitoring of the mitigation measures to avoid and mitigate for potential significant environmental effects.

EVIDENCE

- a) MMRP attached as Attachment 1b.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Humboldt County Planning Commission does hereby recommend that the Humboldt County Board of Supervisors:

- Adopt the findings set forth in this resolution; and
- Adopt the Mitigated Negative Declaration; and
- Adopt the Mitigation Monitoring and Reporting Program included as Attachment 1b.

Adopted after review and consideration of all the evidence on **September 15, 2022**.

The motion was made by COMMISSIONER Noah Levy and second by COMMISSIONER Brian Mitchell and the following ROLL CALL vote:

AYES: COMMISSIONERS: Peggy O'Neill, Melanie McCavour, Brian Mitchell, Alan Bongio, Noah Levy
NOES: COMMISSIONERS:
ABSENT: COMMISSIONERS: Thomas Mulder, Mike Newman
ABSTAIN: COMMISSIONERS:
DECISION: Motion Carries 5/0/2

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 Ford, Director
Planning and Building Department

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

Resolution Number 22-103

Application Number PLN-2020-16400-CUP

Assessor's Parcel Numbers: 015-111-006, 015-111-012, -015-111-013

WHEREAS, the Lucas & Myrtle Mini-Storage Center project submitted an application and evidence in support of approving a General Plan Amendment, Zone Reclassification, Lot Line Adjustment and Conditional Use Permit (CUP) to develop a mini-storage center; and

WHEREAS, the Humboldt County Planning Commission held a duly noticed public hearing on September 15, 2022, and reviewed, considered, and discussed the application and reviewed and considered all evidence and testimony presented at the hearing; and

WHEREAS, the project is a General Plan Amendment, Zone Reclassification, Lot Line Adjustment and Conditional Use Permit. In order to approve the project the following findings must be made:

A. General Plan Amendment

1. Section 65358(a) of the California Government Code requires amendments of the General Plan be in the public interest.
2. Policy G-P8 of the 2017 General Plan requires findings that General Plan Amendments are:
 - a) in the public interest,
 - b) consistent with the Guiding Principles in Section 1.4; and
 - c) consistent with the applicable goals of the Plan.

B. Amendment to the Zoning Map (Zone Reclassification)

Section 312-50.3 of the Zoning Ordinance requires all the following findings for approval of changes to the Zoning Map:

3. The amendment is in the public interest; and
4. The amendment is consistent with the County General Plan; and
5. The amendment 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 (the midpoint of the density range specified in the plan designation) unless certain site-specific findings are made.

C. Lot Line Adjustment

Section 325-5 of the Humboldt County Code requires the following findings to be made to approve a Lot Line Adjustment:

6. The application is complete.
7. The application is consistent with the Subdivision Map Act.
8. The application is consistent with the General Plan.

9. The application is consistent with the Zoning Ordinance and Development Standards
10. The application will not adversely impact the environment and will not be detrimental to the public health, safety or welfare and will not be materially injurious to properties or improvements in the vicinity.

D. Conditional Use Permit

11. The proposed development is in conformance with the County General Plan, Open Space Plan, and the Open Space Action Program.
12. The proposed development is consistent with the purposes of the existing zone in which the site is located.
13. The proposed development is consistent with the requirements of the Zoning Ordinance.
14. The project and the conditions under which it may be operated or maintained will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.
15. 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.

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

1. **FINDING:**

Project Description: The proposed Lucas & Myrtle Mini-Storage Center (project) includes a lot line adjustment, minor zone boundary adjustment, CUP, and the construction and operation of a mini-storage center in unincorporated Humboldt County in the Myrtle town area of Eureka. The site consists of three parcels. A lot line adjustment would allow the parcels to be reconfigured into two parcels—a small 5,500-square-foot (sf) residential lot on the northern end of the site and a remaining lot of approximately 2.1 acres to be commercially developed. Associated with the lot line adjustment is the adjustment of the site's general plan designation boundary between the Commercial General and Medium Family Residential designations and the associated zoning boundary between the Neighborhood Commercial zone (C-1/GO) and Apartment Professional residential zone (R-4/GO, Q). The home and garage in the northeast corner would become its own separate parcel. The remaining structures on the project site would be removed and replaced with an office/caretaker building with 1,800 square feet on the first floor and 1,800 square feet on the second floor. The remaining commercial area would be developed and used as a mini-storage center. This area would be equivalent to a lot area coverage of less than 45 percent on the 86,269-sf lot. The building appearance would be typical of other existing mini-storage companies in the Humboldt Bay area.

EVIDENCE:

Project File: PLN-16400-CUP

2. **FINDING:**

The proposed project is in the public interest.

EVIDENCE:

- a) The Commercial General Land Use Designation and associated Neighborhood Commercial zoning Designation is intended for lands that are suitable for commercial services that are geared towards local neighborhood and regionally needs because of their location and available

access. In this instance the addition of 9,000 square feet of lands to be designated Commercial General and zoned Neighborhood Commercial allow for a consistent commercial designation for the property and facilitates the construction of an important neighborhood and regional service. The area to be designated is on the corner of a major arterial road which provides appropriate access to serve both local and regional needs for storage facilities. It is in the public interest to facilitate such commercial development.

- 3. FINDING:** The proposed project is consistent with the Guiding Principles of Section 1.4 of the General Plan.
- EVIDENCE:** a) The proposed project helps to preserve the diverse character of Humboldt County and promotes the creation of housing as it will enable local residents to store possessions in a secure location without detracting from the more rural and natural setting of many residential areas due to cluttering of possessions on residential lands.
- 4. FINDING** The proposed project is consistent with the County General Plan, Open Space Plan and open Space Action Program
- EVIDENCE**
- a) The project is consistent with the General Plan policies supporting commercial and economic development and providing services to both local and regional populations.
- b) The proposed project is consistent with the Commercial general Land Use designation because it includes services that are easily accessible and serve both local and regional needs.
- c) The project is consistent with the Open Space and the Open Space Action Program because it facilitates commercial development in an area that is designated for commercial services and does not impact any areas designated for open space. The areas of the property that are designated Greenway and open Space will be preserved as open space.
- 5. FINDING** The proposed Lot Line Adjustment application is complete.
- EVIDENCE** a) Project file: PLN-2020-16400.
- 6. FINDING** The Lot Line Adjustment is consistent with the Subdivision Map Act.
- EVIDENCE** a) APN's 015-111-012 and 015-111-013 are two separate legal parcels created through an approved subdivision map filed in Book 9, Page 56 of Parcel Maps. While no determination has been made regarding APN 015-111-006 the proposed lot line adjustment will result in two parcels, meaning that no additional parcels will result other than the number of existing legally created parcels.
- 7. FINDING** The proposed mini-storage center facility is consistent with the C-1 zoning district and with the development standards of the Zoning Ordinance.
- EVIDENCE**
- a) Storage warehouses are permitted in C-1 zone districts with a conditional Use Permit.
- b) The project site is located in a block which is partially in a residential zone on both the Myrtle Avenue frontage and the Lucas Street frontage and the proposed mini-storage facilities will comply with the minimum 20 foot front

yard and exterior side yard setbacks of the residential zones. The proposed mini-storage facility will exceed the required 15-foot rear setback from the northern property line by providing a minimum of 20 feet.

- c) The proposed project will not exceed the building height limit of 45 feet in height.

8. FINDING

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

EVIDENCE

- a) The proposed mini-storage center project will take access off of Lucas Street, which is a lower volume road than Myrtle Avenue.
- b) Approximately nine off-street parking spaces would be provided near the office and entrance from Lucas Street. Operationally, many visitors to the facility would conceivably temporarily park in front of their respective rental units before departing the premises and traffic generated by the center is anticipated to be less than the average traffic to and from commercial uses allowed in the neighborhood commercial zone district. The usual traffic for established mini storage facilities is significantly less than for retail, grocery, and restaurant businesses.
- c) The project was referred to multiple referral agencies including the Department of public Works, Humboldt Bay Fire Protection District and the California Department of Environmental Health and all agencies either had no comment or recommended approval.

9. 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 site was not included in the residential housing inventory utilized for determining compliance with housing element law. The project results in the retention of the existing single-family residence on its own parcel, and the addition of another housing unit through the development of a caretakers residence above the minim storage facility.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Humboldt County Planning Commission does hereby recommend that the Board of Supervisors:

- Adopt the findings set forth in this resolution; and
- Approve the General Plan Amendment and associated Zone Reclassification; and
- Approve the Lot Line Adjustment; and
- Approve the Conditional Use Permit subject to the recommended conditions.

Adopted after review and consideration of all the evidence on **September 15, 2022**.

The motion was made by COMMISSIONER Noah Levy and second by COMMISSIONER Brian Mitchell and the following ROLL CALL vote:

AYES: COMMISSIONERS: Peggy O'Neill, Melanie McCavour, Brian Mitchell, Alan Bongio, Noah Levy
NOES: COMMISSIONERS:
ABSENT: COMMISSIONERS: Thomas Mulder, Mike Newman
ABSTAIN: COMMISSIONERS:
DECISION: Motion Carries 5/0/2

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 Ford, Director
Planning and Building Department

ATTACHMENT 1A

CONDITIONS OF APPROVAL

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

A. General Conditions

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 applicant is responsible for completing and implementing all mitigation measures outlined within the Mitigation Monitoring & Reporting Program (MMRP) which shall be completed as required within the MMRP and shall the applicant/developer/responsible party shall provide all reporting as required in the MMRP.
4. A Notice of Lot Line Adjustment shall be recorded for each resultant parcel. The following information must be submitted to the Planning Department for review prior to recordation:
 - a. A copy of the existing deeds and the deeds to be recorded for the adjusted parcels. If the property is not changing ownership, only the existing deeds are required.
 - b. A Preliminary Title Report regarding ownership of parcels involved. The title report documents must be current at time of submittal. Depending on the date of the report preparation, updating may be necessary.
 - c. A completed "Notice of Lot Line Adjustment and Certificate of Compliance" form for each parcel.
 - d. Document review fees as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors (currently \$427.00 per notice plus \$292.00 for each additional legal description plus applicable recordation fees).
5. A map revision fee as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors (currently \$75.00 per parcel) as required by the County Assessor shall be paid to the Humboldt County Planning Department, 3015 "H" Street, Eureka. The check shall be made payable to the "County of Humboldt". The fee is required to cover the Assessor's cost in updating the parcel boundaries.
6. The applicant shall comply with the provisions of Section 321-14 of the Humboldt County Code concerning reapportionment or payment of special assessments.
7. Applicant shall provide documentation from the County of Humboldt Tax Collector that all property taxes for the parcels involved in the Lot Line Adjustment have been paid in full if payable, or secured if not yet payable, to the satisfaction of the County Tax Collector's Office, and all special assessments on the property must be paid or reapportioned to the satisfaction of the affected assessment district. Please contact the Tax Collector's Office approximately three to four weeks prior to filing the Notice of Lot Line Adjustment to satisfy this condition. Note: The purpose of this condition is to avoid possible title consequences in the event of a tax default and sale affecting the owner's real property interest. If property is acquired as a result of a Lot Line Adjustment and said property has delinquent taxes,

the property cannot be combined for tax purposes. This means, that the owner will receive two or more tax bills, and penalties and interest will continue to accrue against the land which has delinquent taxes. If five or more years have elapsed since the taxes on the subject property were declared in default, such property will be sold by the County Tax Collector for non-payment of delinquent taxes unless the amount required to redeem the property is paid before sale. Property combined by lot line adjustment but "divided" by tax sale will require separate demonstration of subdivision compliance of all resultant parcels prior to the County's issuance of a building permit or other grant of authority to develop the subject properties.

8. The applicant shall abide by the recommendations in the Humboldt Community Services District (HCSD) referral letter dated November 4, 2020 which states:
 - a. GENERAL:
 - i. Water and sewer service for proposed project is available upon payment of applicable fees.
 - ii. Any existing water and sewer services that will not be utilized for this project shall be abandoned per HCSD Standards at applicant's expense.
 - iii. Any needed relocation of existing water and sewer facilities shall be at applicant's expense.
 - iv. Water and sewer services shall not be located in a driveway.
 - v. Applicant shall provide a plumbing fixture unit count of the existing onsite structures to HCSD.
 - b. SEWER:
 - i. Prior to any structures being removed or relocated, they are required to be disconnected from the public sewer system. This disconnection is required to be inspected by this office.
 - ii. Any new sewer connection is required to be installed per HCSD code and be inspected by this office.
 - iii. A sewer lateral clean-out is required to be installed per HCSD code and be inspected by this office.
 - c. WATER:
 - i. A privately owned, maintained, and accessible water shutoff valve is required directly behind the water meter service (behind sidewalk) per HCSD Standards on the existing water services that will remain.
 - ii. Any required fire sprinkler plans are to be submitted to the HCSD.
9. The applicant shall submit a check to the Planning Division payable to the Humboldt County Clerk/Recorder in the amount of \$2,598.00. Pursuant to Section 711.4 of the Fish and Game Code, the amount includes the CDFW fee plus the \$50 document handling fee to the Clerk. This fee is effective through December 31, 2021, at such time the fee will be adjusted pursuant to Section 713 of the Fish and Game Code. Alternatively, the applicant may contact CDFW by phone at (916) 651-0603 or through the CDFW website at www.wildlife.ca.gov for a determination stating the project will have no effect on fish and wildlife. If CDFW concurs, a form will be provided exempting the project from the \$2,598.00 fee payment requirement. In this instance, only a copy of the CDFW form and the \$50.00 handling fee is required.

ATTACHMENT 1B

MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST:

Mitigation Measure BIO-1: Avoidance and protection measures for special-status species. The county shall implement the following measures to ensure no significant impacts on special-status species on the site.

BIO-1a: Prior to site development (e.g., demolition, tree clearing, grading), the County shall ensure that the applicant has a qualified botanist conduct seasonally appropriate botanical surveys throughout the project parcels to evaluate the presence of special-status plant species. The protocol shall follow CDFW guidelines (California Department of Fish and Wildlife 2018¹). Any populations of special-status plant species found on the project site shall be avoided, no impact or mitigation is allowed. The population shall be flagged for avoidance and coordination with CDFW staff will be required prior to site development to protect any special-status plants species found on the site.

BIO-1b: Prior to site development (e.g., demolition, tree clearing, grading), the County shall ensure that the applicant has a qualified biologist conduct red-legged frog amphibian surveys throughout the project parcels to evaluate the presence of red-legged frog. The protocol shall follow USFWS guidance (U.S. Fish and Wildlife Service 2005²). Any individuals found on the project site shall be avoided and construction activities halted until the individual can be corralled toward the wetland habitat to the west. Handling or harassment (i.e., take), may not take place during the survey activities or construction. Take may only be authorized via Section 7 or Section 10 of FESA. Typically, take associated with survey activities is authorized via issuance of Section 10(a)(1)(A) permits.

Implementation Time Frame	Monitoring Frequency	Date Verified	To Be Verified By	Compliance Yes No	Comments / Action Taken
Prior to project operations.	Continuous with annual reporting and monitoring summary to be submitted		HCP&BD*		

* HCP&BD = Humboldt County Planning and Building Department

Mitigation Measure BIO-2: Avoidance and protection measures for nesting birds. The County shall implement the following measures to ensure no significant impacts on native migratory bird species:

1. If vegetation and tree removal occur between March 15 and August 15, the County shall ensure that the applicant has a qualified wildlife biologist conduct preconstruction surveys within the vicinity of the impact area, to check for nesting activity of native birds and to evaluate the site for special-status bird species such as red-tailed hawk, red-shouldered hawk, and American kestrel. The biologist shall conduct a minimum of one preconstruction survey within the 7-day

¹ Available at:

<https://www.google.com/url?sa=t&rct=j&q=&esrc=s&source=web&cd=&ved=2ahUKEwjmqvWY-L5AhUKEmIAHRTbAsQQFnoECBoQAQ&url=https%3A%2F%2Fnm.fwg.ca.gov%2FFileHandler.ashx%3FDocumentID%3D18959&usq=AOvVaw334hC1OBtDvKI-8jy1TF1i>

² Available at:

<https://www.google.com/url?sa=t&rct=j&q=&esrc=s&source=web&cd=&cad=rja&uact=8&ved=2ahUKEwjnuMjwy-L5AhXIFFkFHXicA9wQFnoECBUQAQ&url=https%3A%2F%2Fecos.fws.gov%2Fipac%2Fguideline%2Fsurvey%2Fpopulation%2F205%2Foffice%2F11420.pdf&usq=AOvVaw2UoG1ZN8TaYnrwLoeL6Qxh>

period prior to vegetation removal activities. If vegetation removal work lapses for 7 days or longer during the nesting season, a qualified biologist shall conduct a supplemental avian survey before project work is reinitiated.

2. If an active nest is found, the biologist will determine the extent of an appropriate construction-free buffer zone to be established around the nest and/or operational restrictions in consultation with the CDFW. Buffer zones will be delineated with flagging and maintained until any nestlings have fledged or nesting activity has ceased. Buffer sizes would take into account factors such as (1) roadway and other ambient noise levels, (2) distance from the nest to the roadway and distance from the nest to the active construction area, (3) noise and human disturbance levels at the construction site at the time of the survey and the noise and disturbance expected during the construction activity; (4) distance and amount of vegetation or other screening between the construction site and the nest; and (5) sensitivity of individual nesting species and behaviors of the nesting birds.

Implementation Time Frame	Monitoring Frequency	Date Verified	To Be Verified By	Compliance Yes No	Comments / Action Taken
Prior to project operations.	Continuous with annual reporting and monitoring summary to be submitted		HCP&BD*		

* HCP&BD = Humboldt County Planning and Building Department

Mitigation Measure BIO-3: Light pollution minimization. The applicant shall implement the following measure to ensure light pollution impacts on the wildlife corridor (Myrtle town gulch) to the west would be minimized.

1. Outdoor lighting along the western portion of the site, as well as lights within the facility that face west, will utilize LEDs with a color temperature less than 3,000 Kelvins. Outdoor lighting fixtures will be fully shielded and downward facing. Additional resources regarding dark sky friendly fixtures and where they can be purchased are available on the International Dark Sky Association webpage (<https://www.darksky.org/our-work/lighting/lighting-for-citizens/lighting-basics/>).

Implementation Time Frame	Monitoring Frequency	Date Verified	To Be Verified By	Compliance Yes No	Comments / Action Taken
During project operations.	Continuous with annual reporting and monitoring summary to be submitted.		HCP&BD*		

* HCP&BD = Humboldt County Planning and Building Department

Mitigation Measure BIO-4: Landscaping with native plant species. The applicant shall implement the following measure to ensure nonnative plant species do not spread into the adjacent Myrtle town gulch or other sensitive habitats.

1. Landscaping around the proposed mini-storage facility shall make use of native plant species that will not pose a risk of invading adjacent wetland habitats.

Implementation Time Frame	Monitoring Frequency	Date Verified	To Be Verified By	Compliance Yes No	Comments / Action Taken
During project operations.	Continuous with annual reporting and monitoring summary to be submitted		HCP&BD*		

* HCP&BD = Humboldt County Planning and Building Department

Mitigation Measure CUL-1: Discovery of cultural resources. The County of Humboldt shall ensure that if cultural resources are encountered during construction activities, all onsite work shall cease in the immediate area and within a 50-foot buffer of the discovery location. A qualified archaeologist will be retained to evaluate and assess the significance of the discovery, and develop and implement an avoidance or mitigation plan, as appropriate. For discoveries known or likely to be associated with Native American heritage (prehistoric sites and select historic-period sites), the Tribal Historic Preservation Officer and others that the County has on file will be contacted immediately to evaluate the discovery and, in consultation with the project proponent, the County, and consulting archaeologist, develop a treatment plan in any instance where significant impacts cannot be avoided. Prehistoric materials that could be encountered include obsidian and chert debitage or formal tools, grinding implements (e.g., pestles, handstones, bowl mortars, slabs), locally darkened midden, deposits of shell, faunal remains, and human burials. Historic archaeological discoveries may include nineteenth century building foundations, structural remains, or concentrations of artifacts made of glass, ceramics, metal or other materials found in buried pits, wells, or privies.

Implementation Time Frame	Monitoring Frequency	Date Verified	To Be Verified By	Compliance Yes No	Comments / Action Taken
During project operations.	Continuous with annual reporting and monitoring summary to be submitted		HCP&BD*		

* HCP&BD = Humboldt County Planning and Building Department

Mitigation Measure CUL-2: Discovery of human remains. The County shall ensure that if human remains are discovered during project construction, work would be stopped at the discovery location, within 66 feet, and any nearby area reasonably suspected to overlie adjacent to human remains (PRC 7050.5). The Humboldt County Coroner will be contacted to determine if the cause of death must be investigated. If the coroner determines that the remains are of Native American origin, it is necessary to comply with state laws relating to the disposition of Native American burials, which fall within the jurisdiction of the NAHC (PRC 5097). The coroner will contact the NAHC. The descendants or most likely descendants of the deceased will be contacted, and work will not resume until they have made a recommendation to the landowner or the person responsible for the excavation work for means of treatment and disposition, with appropriate dignity, of the human remains and any associated grave goods, as provided in PRC Section 5097.98.

Implementation Time Frame	Monitoring Frequency	Date Verified	To Be Verified By	Compliance Yes No	Comments / Action Taken
During project operations.	Continuous with annual reporting and monitoring summary to be submitted		HCP&BD*		

* HCP&BD = Humboldt County Planning and Building Department

Mitigation Measure NOI-1: Construction noise. The County will ensure that the following shall apply to construction noise from tools and equipment:

- a) The operation of tools or equipment used in construction, drilling, repair, alteration, or demolition shall be limited to between the hours of 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 equipment and construction equipment shall be maintained in good working order and fitted with factory approved muffler systems.

Implementation Time Frame	Monitoring Frequency	Date Verified	To Be Verified By	Compliance Yes No	Comments / Action Taken
During project operations.	Continuous with annual reporting and monitoring summary to be submitted		HCP&BD*		

* HCP&BD = Humboldt County Planning and Building Department

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA

Certified copy of portion of proceedings; Meeting on March 7, 2023

Resolution No. 23-31 Resolution of the Board of Supervisors of the County of Humboldt ADOPTING FINDINGS FOR CERTIFICATION OF THE MITIGATED NEGATIVE DECLARATION PREPARED PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT FOR THE GENERAL PLAN AMENDMENT, ZONE RECLASSIFICATION, CONDITIONAL USE PERMIT, AND LOT LINE ADJUSTMENT FOR J&J FAMILY, LLC, RECORD NO. PLN-2020-16400.

WHEREAS, J and J Family LLC submitted an application and evidence in support of a General Plan Amendment, Zoning Map Amendment, Conditional Use Permit, and Lot Line Adjustment; and

WHEREAS, the Planning and Building Department reviewed the application and supporting evidence and referred the application materials to applicable reviewing agencies for site inspections, comments and recommendations; and

WHEREAS, on September 15, 2022, the Planning Commission considered the application, and adopted a Resolution which recommended the Humboldt County Board of Supervisors adopt the Mitigated Negative Declaration prepared for the General Plan Amendment, associated Zone Reclassification, Lot Line Adjustment and Conditional Use Permit.

WHEREAS, the Board of Supervisors held a public hearing, *de-novo*, on March 7, 2023 and reviewed, considered, and discussed the Mitigated Negative Declaration, along with the application for a General Plan Amendment, Zone Reclassification, Conditional Use Permit, and Lot Line Adjustment; and reviewed and considered all public testimony and evidence presented at the hearing; and

Now, THEREFORE BE IT RESOLVED, that the Board of Supervisors makes all the following findings:

1. FINDING:

Project Description: The proposed Lucas & Myrtle Mini-Storage Center (project) includes a lot line adjustment, minor zone boundary adjustment, CUP, and the construction and operation of a mini-storage center in unincorporated Humboldt County in the Myrtletown area of Eureka. The site originally consisted of three parcels. An approved lot line adjustment allowed the parcels to be reconfigured into two parcels in February 2022-a small 5,500-square-foot (sf) residential lot on the northern end of the site and a remaining lot of approximately 2.1 acres to be commercially developed. Associated with the lot line adjustment was the adjustment of the site's zoning boundary between the

Neighborhood Commercial zone (C-1/GO) and Apartment Professional residential zone (R-4/GO,Q). The home and garage in the northeast corner would become its own separate parcel. The remaining structures on the project site would be removed and replaced with an office/caretaker building with 1,800 square feet on the first floor and 1,800 square feet on the second floor. The remaining commercial area would be developed and used as a mini-storage center. This area would be equivalent to a lot area coverage of less than 45 percent on the 86,269-sf lot. The building appearance would be typical of other existing mini-storage companies in the Humboldt Bay area.

- EVIDENCE**
- a) Project File: PLN-16400-CUP
 - b) The project description in the Mitigated Negative Declaration (MND) provides a complete description of all activities associated with the project.

FINDINGS FOR CEQA

- 2. FINDING:** **Lead Agency:** The County of Humboldt is designated as the lead agency for permitting the Lucas & Myrtle Mini-Storage Center.

- EVIDENCE**
- a) For purposes of CEQA, the County of Humboldt was designated as the lead agency per CEQA Guidelines Sections 15050(a) and 15051, for the project because the County is the public agency with the greatest responsibility for supervising or approving the project as a whole.

- 3. FINDING** **CEQA.** The requirements of CEQA have been complied with. An IS/MND was prepared for the project and circulated for public review. The conclusion of the MND is that there are not any potentially significant impacts that cannot be mitigated.

- EVIDENCE**
- a) The CEQA document includes an analysis of the proposed project. The IS/MND was circulated for public review from July 15, 2022, to August 13, 2022 (SCH# 2022070274).
 - b) The MND reflects the County's independent judgment and analysis.
 - c) The Planning Commission has considered the proposed MND together with the analysis and all public and agency comments received during the public review process and the whole record.
 - d) The MND includes ten (10) mitigation measures that have been incorporated into a Mitigation Monitoring and Reporting Program which is being adopted as part of the project.

4. FINDING

The County has fulfilled the obligations under Assembly Bill (AB) 52 (CEQA 21080.3.1) consulting with tribes to determine if there is the potential for tribal cultural resources associate with the site.

EVIDENCE a) A letter offering an opportunity for tribal consultation pursuant to AB 52 was sent to all local tribal officials on November 24, 2020. No requests for consultation were received.

5. FINDING

Areas of No Impact. Based upon the findings of the MND, and as discussed in Chapter 2 of the MND, Agriculture and Forestry, Energy, Hazards and Hazardous Materials (c through g), Hydrology and Water Quality (c[4], d, e), Land Use Planning, Mineral Resources, Noise (c), Population and Housing, Recreation, and Wildfire, were determined to not have any environmental impact and were not evaluated in the MND.

- EVIDENCE**
- a) The project site does not include any farmland, forest land, or timberland, or land zoned for these uses thus there could be no impact.
 - b) No wasteful, inefficient, or unnecessary consumption of energy resources is planned. Because of the nature of the project, it is anticipated that the mini-storage center would use very little energy resources.
 - c) The project would not store, transport, or use hazardous materials. The project site is accessed from either Lucas Street or Myrtle Avenue. The project would not impair or physically affect any adopted emergency response plan or evacuation plan. The project would not require the closure of any public or private streets or roadways and would not impede access of emergency vehicles to the project site or any surrounding areas.
 - d) No aspect of the project would impede or redirect flood flows as the project site is not within a flood zone. There are no conditions associated with the project that would result in a conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.
 - e) With approval of the above-noted discretionary permits the project would not disrupt or divide the physical arrangement of the community, and it was determined that the project would not conflict with any adopted land use plans, policies, or regulations adopted for the purpose of avoiding or mitigating an environmental effect.
 - f) There are no known mineral resources or mining operations in the area and thus there is no impact.

- g) There are no private airstrips in the project area; therefore, the project would not be within the vicinity of a private airstrip.
- h) The project does not include any new homes or new roads or other growth-inducing infrastructure. Therefore, the project would not induce substantial unplanned population growth in the area either directly or indirectly.
- i) Because the project does not propose residential development and would not increase the population in the area, the project would not substantially increase the demand for public parks.
- j) The project site is not located in or near a state responsibility area or lands classified as very high fire hazard severity.

6. FINDING

Environmental Impacts Found to Be Less Than Significant:

The MND determined that there would be a less-than-significant impact on one or more aspects of following resources: Aesthetics, Air Quality, Geology and Soils (a through f), Greenhouse Gas Emissions, Hydrology and Water Quality (a through c[3]), Noise (b), Public Services, Transportation, and Utilities and Service Systems.

- EVIDENCE**
- a) There would be temporary visual impacts during construction and permanent changes of the character of the site once construction is completed and 25 redwood trees are removed. The storage unit appearance would be typical of other existing mini-storage companies in the Humboldt Bay area (e.g., steel with a stone, white and autumn red color palette). Apart from the western boundary, the project site is in an urbanized area with many existing lighting sources. Lighting is conditioned to comply with county standards for streetlights in the municipal code.
 - b) Altogether, the project would develop approximately 0.85 acre of the site (or 43 percent), which is below the maximum development potential (100 percent, as there is no maximum ground coverage in the C-1 zone) that would have been permitted under the existing zoning for the site. Accordingly, the project is consistent with the site's planned density in the General Plan. Therefore, the project would not obstruct implementation of the North Coast Unified Air Quality Management District (NCUAQMD) Attainment Plan for fugitive dust (PM10). NCUAQMD's Rule 110 thresholds. Therefore, construction of the project would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is designated as nonattainment under an applicable federal or state ambient air quality standard.

- c) Since the project area is not traversed by a known active fault and is not within 200 feet of an active fault trace, surface fault rupture is not considered to be a significant hazard for the project site. Therefore, the project would not expose people or structures to substantial adverse effects from a fault rupture. The project site is relatively flat with elevations that range from approximately 59 to 78 feet above mean sea level. The County's Web GIS identifies the seismic safety of the project site as low instability and shows that historic landslides have not occurred in the project area in the past.
- d) The Bay Area Air Quality Management District (BAAQMD) has developed project screening criteria to provide lead agencies and project applicants with a conservative indication of whether a project could result in potentially significant impacts related to Greenhouse Gas (GHG) emissions. The applicable screening criteria detailed in the MND would not exceed the 1,100 metric tons (MT) of carbon dioxide equivalent (CO₂e)/year GHG threshold established by the BAAQMD for land use projects, other than permitted stationary sources. Due to the limited size of the project, particularly the small number of vehicle trips that would be generated and limited use of energy, there would be no significant sources of GHGs either during construction or during routine operation.
- e) The project area is subject to the State Water Resources Control Board general permit for municipal separate storm sewer systems (MS4 General Permit). Adherence to the MS4 General Permit standards and the requirements described above would ensure that the project would not result in substantial erosion or siltation onsite or offsite.
- f) The project would not involve the use of high-impact activities such as pile driving. The piece of equipment that may produce the highest level of vibration is a roller, which can produce a level of 0.2 inches per second peak particle velocity at a distance of 25 feet. This level of vibration may be perceptible for short period of time when equipment is operated close to the nearest residences, but this would only occur for a small part of the construction period. This level of vibration would not be high enough to cause damage to building structures. Also, because work would be done during daytime hours, there would be no sleep disturbance due to heavy equipment vibration.
- g) The project is required to meet all applicable fire codes set forth by the State Fire Marshal and the county's building code. The project may result in a slight incremental increase in the demand for emergency services; however, the size, location, and type of project would not

place an undue hardship on the fire department since they are presently servicing the site as well as areas adjacent to the site.

- h) The project is consistent with the existing General Plan land use designations and zoning and would not generate trips that were not previously anticipated in the county's current countywide traffic model. The project would locate self-storage services in proximity to existing developed areas and would therefore have a neutral or positive impact on Vehicle Miles Traveled.
- i) The project is consistent with the land use and zoning designations for the site and would be required to construct any utilities infrastructure necessary to serve the project, as well as pay fees which fund the operation of the facilities and the construction of major infrastructure. Minor additional infrastructure would be constructed within the project site to tie the project into the major systems, but these facilities would be constructed in locations where site development is already occurring as part of the overall project.

7. FINDING

Environmental Impacts Mitigated to Less Than Significant: The MND identified potentially significant impacts on Biological Resources, Cultural Resources, Noise, Tribal Cultural Resources, and Mandatory Findings of Significance.

EVIDENCE a) Biological Resources and Mandatory Findings. Potentially significant impacts on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service will be mitigated to a less-than-significant level by adopting the Mitigation Monitoring and Reporting Program (MMRP) included in Appendix 1b.

No special-status plant surveys were conducted on the project site. However, to ensure that site development does not affect special-status plant or amphibian species, **Mitigation Measure BIO-1** is included in the MMRP. BIO-1 would require seasonally appropriate botanical surveys and preconstruction amphibian surveys be conducted prior to site development and avoidance of special-status plant and wildlife species. **Mitigation Measure BIO-2** would include preconstruction nesting bird surveys and establishment of buffers if necessary ensure removal of 23 conifer trees would have no impacts on nesting raptors and migratory birds protected by federal and state laws. To ensure light pollution to the adjacent Myrtle town gulch wildlife habitat is minimized, light fixtures near to or facing the western boundary to the wetland gulch are to be fully shielded downward-facing light-emitting

diode (LED) bulbs under **Mitigation Measure BIO-3**. To ensure that the project's landscaping activities do not affect special-status species through displacement and invasion of wetland habitats, **Mitigation Measure BIO-4**, Landscaping with native plants, is included.

SHN prepared a site-specific wetland delineation report (SHN 2021). Wetlands were delineated within three parcels owned by Jim and Judy Paye (APNs 015-111-006, 015-111-012, and 015-111-013) as well as a portion of the County-owned parcel to the west (APN 015-111-008) for a total study area of approximately 3.3 acres. The report determined and mapped a matrix of three-parameter seasonal and perennial wetlands on the County-owned parcel, west of the project area, a location between 50 and 100 feet from the parcel boundary. The wetland delineation did not specify a hydrological or biological justification that greater buffers were required to protect the resource from the development (SHN 2021). It is not anticipated that the existence and operation of the project facilities on the terrace would significantly affect the continued existence or ecological functioning of the riparian forest as designed and mitigated herein. The project site has up to 25 evergreen trees (mostly redwood, few Sitka spruce and shore-pine) that will be removed as a direct result of the proposed project. These trees are not here considered to be riparian given their location more than 600 feet from the adjacent mapped stream. **Mitigation Measure BIO-5** and **BIO-6** are designed to protect riparian habitats and aquatic resources from potential impacts during project construction.

- b) **Cultural Resources and Tribal Cultural Resources.** There are no known significant archaeological or historic-period cultural resources in the limits of the project area, and at this time, no further archaeological studies are recommended for the project, as it is currently proposed. Although discovery of cultural resources during project construction is not anticipated, **Mitigation Measure CUL-1** is included in the MMRP to ensure that potential project impacts on inadvertently discovered cultural resources are eliminated or reduced to a less-than-significant level. Similarly, due to the potential of discovering unknown human remains during proposed construction activities, **Mitigation Measure CUL-2** is included. As required by AB 52, the County sent requests for formal consultation to three local tribes—the Bear River Band of the Rohnerville Rancheria, Wiyot Tribe, and Blue Lake Rancheria. The county did not receive requests for formal consultation from any tribe.

- c) **Noise.** As described in the County's General Plan, heavy equipment and power tools used during construction of permitted structures, which includes the project, are not subject to the County short-term noise standards. Although the project is not technically subject to the noise limits from the General Plan, the project's construction noise could still cause an increase in ambient noise levels at nearby residences. Consequently, to ensure that impacts from construction noise levels are reduced to a less-than-significant level, **Mitigation Measure NOI-1** is incorporated in the MMRP to limit the operation of tools or equipment used in construction, drilling, repair, alteration, or demolition to between the hours of 8 a.m. and 5 p.m. Monday through Friday, and between 9 a.m. and 5 p.m. Saturdays. No heavy equipment related construction activities shall be allowed on Sundays or holidays.

8. FINDING

CEQA Comments from the Public: One comment letter was received as a result of the circulation of the CEQA IS/MND. The County has considered all of the CEQA comments submitted from the public up to this point, including those that were submitted after the comment period established by CEQA. None of the comments change or alter the conclusion of the MND.

- EVIDENCE** a) The one commentor, a neighbor, request that the new mini storage unit have ample on-site parking and does not interfere or increase the burden with regard to public parking areas on Lucas that are used by the businesses and residences on the 1900 block of Myrtle Avenue.
- b) Approximately nine off-street parking spaces would be provided near the office and entrance from Lucas Street. Operationally, many visitors to the facility would conceivably temporarily park in front of their respective rental units before departing the premises and traffic generated by the center is anticipated to be less than the average traffic to and from commercial uses allowed in the neighborhood commercial zone district. The usual traffic for established mini storage facilities is significantly less than for retail, grocery, and restaurant businesses.

9. FINDING

Mitigation Monitoring or Reporting: A Mitigation Monitoring and Reporting Program has been prepared which ensures adequate monitoring of the mitigation measures to avoid and mitigate for potential significant environmental effects.

- EVIDENCE** a) MMRP attached as Exhibit 1.

NOW, THEREFORE, based on the above findings and evidence, the Humboldt County Board of Supervisors does hereby:

- a. Make all of the findings identified in this resolution; and
- b. Adopts the Mitigated Negative Declaration prepared for the J & J family LLC project; and
- c. Adopts the Mitigation Monitoring and Reporting Program prepared for the J & J Family project.

The foregoing Resolution is hereby passed and adopted by the Board of Supervisors on March 7, 2023, by the following vote:

Adopted on motion by Supervisor Bushnell, seconded by Supervisor Bohn and the following vote:

AYES: Supervisors: Bushnell, Bohn, Madrone, Arroyo

NOES: Supervisors: Wilson

ABSENT: Supervisors:

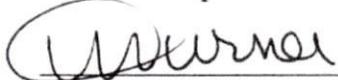


Chair Steve Madrone
Humboldt County Board of Supervisors

STATE OF CALIFORNIA)) SS. County of Humboldt

I, KATHY HAYES Clerk of the Board of Supervisors of the County of Humboldt, State of California do hereby certify the foregoing to be a full, true, and correct copy of the original made in the above-titled matter by said Board of Supervisors at a meeting held in Eureka, California as the same now appears of record in my office.

In Witness Whereof, I have hereunto set my hand and affixed the Seal of said Board of Supervisors.



NIKKI TURNER, Deputy Clerk,
Board of Supervisors of the County of Humboldt, State of California

Exhibit 1

MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST:

Mitigation Measure BIO-1: Avoidance and protection measures for special-status species. The county shall implement the following measures to ensure no significant impacts on special-status species on the site.

BIO-1a: Prior to site development (e.g., demolition, tree clearing, grading), the County shall ensure that the applicant has a qualified botanist conduct seasonally appropriate botanical surveys throughout the project parcels to evaluate the presence of special-status plant species. The protocol shall follow CDFW guidelines (California Department of Fish and Wildlife 2018¹). Any populations of special-status plant species found on the project site shall be avoided, no impact or mitigation is allowed. The population shall be flagged for avoidance and coordination with CDFW staff will be required prior to site development to protect any special-status plants species found on the site.

BIO-1b: Prior to site development (e.g., demolition, tree clearing, grading), the County shall ensure that the applicant has a qualified biologist conduct red-legged frog amphibian surveys throughout the project parcels to evaluate the presence of red-legged frog. The protocol shall follow USFWS guidance (U.S. Fish and Wildlife Service 2005²). Any individuals found on the project site shall be avoided and construction activities halted until the individual can be corralled toward the wetland habitat to the west. Handling or harassment (i.e., take), may not take place during the survey activities or construction. Take may only be authorized via Section 7 or Section 10 of FESA. Typically, take associated with survey activities is authorized via issuance of Section 10(a)(1)(A) permits.

Implementation Time Frame	Monitoring Frequency	Date Verified	To Be Verified By	Compliance Yes No	Comments / Action Taken
Prior to project operations.	Continuous with annual reporting and monitoring summary to be submitted		HCP&BD*		

* HCP&BD = Humboldt County Planning and Building Department

Mitigation Measure BIO-2: Avoidance and protection measures for nesting birds. The County shall implement the following measures to ensure no significant impacts on native migratory bird species:

¹ Available at:

<https://www.google.com/url?sa=t&rct=j&q=&esrc=s&source=web&cd=&ved=2ahUKEwjmqvWY-L5AhUKEmIAHRTbAsQQFnoECBoQAQ&url=https%3A%2F%2Fnm.fwg.ca.gov%2FFileHandler.ashx%3FDocumentID%3D18959&usg=AOvVaw334hC1OBtDvKI-8jy1TFIi>

² Available at:

<https://www.google.com/url?sa=t&rct=j&q=&esrc=s&source=web&cd=&cad=rja&uact=8&ved=2ahUKEwjnuMjwY-L5AhXIFFkFHXicA9wQFnoECBUQAQ&url=https%3A%2F%2Fecos.fws.gov%2Fipac%2Fguideline%2Fsurvey%2Fpopulation%2F205%2Foffice%2F11420.pdf&usg=AOvVaw2UoG1ZN8TaYnrwLoeL6Qxh>

1. If vegetation and tree removal occur between March 15 and August 15, the County shall ensure that the applicant has a qualified wildlife biologist conduct preconstruction surveys within the vicinity of the impact area, to check for nesting activity of native birds and to evaluate the site for special-status bird species such as red-tailed hawk, red-shouldered hawk, and American kestrel. The biologist shall conduct a minimum of one preconstruction survey within the 7-day period prior to vegetation removal activities. If vegetation removal work lapses for 7 days or longer during the nesting season, a qualified biologist shall conduct a supplemental avian survey before project work is reinitiated.
2. If an active nest is found, the biologist will determine the extent of an appropriate construction-free buffer zone to be established around the nest and/or operational restrictions in consultation with the CDFW. Buffer zones will be delineated with flagging and maintained until any nestlings have fledged or nesting activity has ceased. Buffer sizes would take into account factors such as (1) roadway and other ambient noise levels, (2) distance from the nest to the roadway and distance from the nest to the active construction area, (3) noise and human disturbance levels at the construction site at the time of the survey and the noise and disturbance expected during the construction activity; (4) distance and amount of vegetation or other screening between the construction site and the nest; and (5) sensitivity of individual nesting species and behaviors of the nesting birds.

Implementation Time Frame	Monitoring Frequency	Date Verified	To Be Verified By	Compliance Yes No	Comments / Action Taken
Prior to project operations.	Continuous with annual reporting and monitoring summary to be submitted		HCP&BD*		

* HCP&BD = Humboldt County Planning and Building Department

Mitigation Measure BIO-3: Light pollution minimization. The applicant shall implement the following measure to ensure light pollution impacts on the wildlife corridor (Myrtle town gulch) to the west would be minimized.

1. Outdoor lighting along the western portion of the site, as well as lights within the facility that face west, will utilize LEDs with a color temperature less than 3,000 Kelvins. Outdoor lighting fixtures will be fully shielded and downward facing. Additional resources regarding dark sky friendly fixtures and where they can be purchased are available on the International Dark Sky Association webpage (<https://www.darksky.org/our-work/lighting/lighting-for-citizens/lighting-basics/>).

Implementation Time Frame	Monitoring Frequency	Date Verified	To Be Verified By	Compliance Yes No	Comments / Action Taken
During project operations.	Continuous with annual reporting and monitoring summary to be submitted.		HCP&BD*		

* HCP&BD = Humboldt County Planning and Building Department

Mitigation Measure BIO-4: Landscaping with native plant species. The applicant shall implement the following measure to ensure nonnative plant species do not spread into the adjacent Myrtle town gulch or other sensitive habitats.

1. Landscaping around the proposed mini-storage facility shall make use of native plant species that will not pose a risk of invading adjacent wetland habitats.

Implementation Time Frame	Monitoring Frequency	Date Verified	To Be Verified By	Compliance Yes No	Comments / Action Taken
During project operations.	Continuous with annual reporting and monitoring summary to be submitted		HCP&BD*		

* HCP&BD = Humboldt County Planning and Building Department

Mitigation Measure CUL-1: Discovery of cultural resources. The County of Humboldt shall ensure that if cultural resources are encountered during construction activities, all onsite work shall cease in the immediate area and within a 50-foot buffer of the discovery location. A qualified archaeologist will be retained to evaluate and assess the significance of the discovery, and develop and implement an avoidance or mitigation plan, as appropriate. For discoveries known or likely to be associated with Native American heritage (prehistoric sites and select historic-period sites), the Tribal Historic Preservation Officer and others that the County has on file will be contacted immediately to evaluate the discovery and, in consultation with the project proponent, the County, and consulting archaeologist, develop a treatment plan in any instance where significant impacts cannot be avoided. Prehistoric materials that could be encountered include obsidian and chert debitage or formal tools, grinding implements (e.g., pestles, handstones, bowl mortars, slabs), locally darkened midden, deposits of shell, faunal remains, and human burials. Historic archaeological discoveries may include nineteenth century building foundations, structural remains, or concentrations of artifacts made of glass, ceramics, metal or other materials found in buried pits, wells, or privies.

Implementation Time Frame	Monitoring Frequency	Date Verified	To Be Verified By	Compliance Yes No	Comments / Action Taken
During project operations.	Continuous with annual reporting and monitoring summary to be submitted		HCP&BD*		

* HCP&BD = Humboldt County Planning and Building Department

Mitigation Measure CUL-2: Discovery of human remains. The County shall ensure that if human remains are discovered during project construction, work would be stopped at the discovery location, within 66 feet, and any nearby area reasonably suspected to overlie adjacent to human remains (PRC 7050.5). The Humboldt County Coroner will be contacted to determine if the cause of death must be investigated. If the coroner determines that the remains are of Native American origin, it is necessary to comply with state laws relating to the disposition of Native American burials, which fall within the jurisdiction of the NAHC (PRC 5097). The coroner will contact the NAHC. The descendants or most likely descendants of the deceased will be contacted, and work

will not resume until they have made a recommendation to the landowner or the person responsible for the excavation work for means of treatment and disposition, with appropriate dignity, of the human remains and any associated grave goods, as provided in PRC Section 5097.98.

Implementation Time Frame	Monitoring Frequency	Date Verified	To Be Verified By	Compliance Yes No	Comments / Action Taken
During project operations.	Continuous with annual reporting and monitoring summary to be submitted		HCP&BD*		

* HCP&BD = Humboldt County Planning and Building Department

Mitigation Measure NOI-1: Construction noise. The County will ensure that the following shall apply to construction noise from tools and equipment:

- a) The operation of tools or equipment used in construction, drilling, repair, alteration, or demolition shall be limited to between the hours of 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 equipment and construction equipment shall be maintained in good working order and fitted with factory approved muffler systems.

Implementation Time Frame	Monitoring Frequency	Date Verified	To Be Verified By	Compliance Yes No	Comments / Action Taken
During project operations.	Continuous with annual reporting and monitoring summary to be submitted		HCP&BD*		

* HCP&BD = Humboldt County Planning and Building Department

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA

Certified copy of portion of proceedings; Meeting on March 7, 2023

Resolution No. 23-32 Resolution of the Board of Supervisors of the County of Humboldt ADOPTING FINDINGS FOR APPROVING THE GENERAL PLAN AMENDMENT FOR J&J FAMILY, LLC, RECORD NO. PLN-2020-16400.

WHEREAS, on February 15, 2022 the Board of Supervisors accepted a petition to amend the General Plan and Zoning Map for a property located in the Myrtle town Area; and

WHEREAS, J and J Family LLC submitted an application and evidence in support of approving a General Plan Amendment, Zoning Map Amendment, Conditional Use Permit, and Lot Line Adjustment; and

WHEREAS, the Planning and Building Department reviewed the application and supporting evidence and referred the application materials to applicable reviewing agencies for site inspections, comments and recommendations; and

WHEREAS, on September 15, 2022, the Planning Commission considered the application, and adopted a Resolution which recommended the Humboldt County Board of Supervisors did the following:

1. Adopt the findings set forth in this resolution; and
2. Adopt the Mitigated Negative Declaration; and
3. Adopt the Mitigation Monitoring and Reporting Program included as Attachment 1b; and
4. Approve the General Plan Amendment and associated Zone Reclassification; and
5. Approve the Lot Line Adjustment; and
6. Approve the Conditional Use Permit subject to the recommended conditions.

WHEREAS, the Board of Supervisors held a public hearing, *de-novo*, on March 7, 2023 and reviewed, considered, and discussed the Mitigated Negative Declaration, along with the application for a General Plan Amendment, Conditional Use Permit, and Lot Line Adjustment; and reviewed and considered all public testimony and evidence presented at the hearing; and

Now, THEREFORE BE IT RESOLVED, that the Board of Supervisors makes all the

following findings:

1. FINDING:

Project Description: The proposed Lucas & Myrtle Mini-Storage Center (project) includes a General Plan Amendment, Zone Reclassification, Lot Line Adjustment and Conditional Use Permit for the construction and operation of a mini-storage center in unincorporated Humboldt County in the Myrtletown area of Eureka. The site originally consisted of three parcels. A lot line adjustment will allow the three parcels to be reconfigured into two parcels—a small 5,500-square-foot (sf) lot on the northern end of the site and a remaining lot of approximately 2.3 acres to be commercially developed. The General Plan Amendment and Zone Reclassification will allow three portions of land to be reclassified to a General Plan designation of Commercial General and zoned Qualified Neighborhood Commercial. First, a 1.42 acre portion of land, currently designated Commercial General and zoned C-1/GO, will be designated as Commercial General and zoned C-1-Q/GO. Second, a 0.45 acre portion of land, currently designated Residential Medium Density and zoned R-4/GO, will be designated as Commercial General and zoned C-1-Q/GO. Third, a 0.45 acre portion of land, currently designated Commercial General and zoned C-1, will be designated as Commercial General and zoned C-1-Q. The home and garage in the northeast corner would become its own separate parcel. The remaining structures on the south end of the project site would be removed and replaced with an office/caretaker building. The office/caretaker building would be two-story, with 1,800 square feet on the first floor to accommodate an office, storage, and caretaker. The second floor will also be 1,800 square feet for storage. The remaining commercial area would be developed and used as a mini-storage center. This area would be equivalent to a lot area coverage of less than 45 percent on the 86,269-sf lot. The building appearance would be typical of other existing mini-storage companies in the Humboldt Bay area.

EVIDENCE a) Project File: PLN-16400-CUP

b) The project description in the Mitigated Negative Declaration (MND) provides a complete description of all activities associated with the project.

FINDINGS FOR GENERAL PLAN AMENDMENT

2. FINDING

The proposed project is in the public interest.

EVIDENCE a) The Commercial General Land Use Designation and associated Neighborhood Commercial zoning Designation is intended for lands that are suitable for commercial services that are geared towards local neighborhood and regionally needs because of their location and available access. In this instance the addition of 9,000 square feet of lands to be designated Commercial General and zoned Qualified Neighborhood Commercial allow for a consistent commercial designation for the property and facilitates the construction of an important neighborhood and regional service. The area to be designated is on the corner of a major arterial road which provides appropriate access to serve both local and regional needs for storage facilities. It is in the public interest to facilitate such commercial development.

3. FINDING The proposed project is consistent with the Guiding Principles of Section 1.4 of the General Plan.

EVIDENCE a) The proposed project helps to preserve the diverse character of Humboldt County and promotes the creation of housing by allowing future multifamily dwellings and will enable local residents to store possessions in a secure location without detracting from the more rural and natural setting of many residential areas due to cluttering of possessions on residential lands.

4. FINDING The proposed project is consistent with the County General Plan, Open Space Plan and open Space Action Program

EVIDENCE a) The project is consistent with the General Plan policies supporting commercial and economic development and providing services to both local and regional populations.

b) The proposed project is consistent with the Commercial General Land Use designation because it includes services that are easily accessible and serve both local and regional needs.

c) The project is consistent with the Open Space and the Open Space Action Program because it facilitates commercial development in an area that is designated for commercial services and does not impact any areas designated for open space. The areas of the property that are designated Greenway and open Space will be preserved as open space.

NOW, THEREFORE, based on the above findings and evidence, the Humboldt County Board of Supervisors does hereby:

- a. Finds the General Plan Amendment consistent with the provisions of the Humboldt County Code and General Plan
- b. Approves the General Plan Amendment,

The foregoing Resolution is hereby passed and adopted by the Board of Supervisors on March 7, 2023, by the following vote:

Adopted on motion by Supervisor Bushnell, seconded by Supervisor Bohn and the following vote:

AYES: Supervisors: Bushnell, Bohn, Madrone, Arroyo

NOES: Supervisors: Wilson

ABSENT: Supervisors:


Chair, Humboldt County Board of Supervisors

STATE OF CALIFORNIA)) SS. County of Humboldt

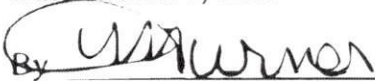
I, KATHY HAYES, Clerk of the Board of Supervisors of the County of Humboldt, State of California do hereby certify the foregoing to be a full, true, and correct copy of the original made in the above-titled matter by said Board of Supervisors at a meeting held in Eureka, California as the same now appears of record in my office.

In Witness Whereof, I have hereunto set my hand and affixed the Seal of said Board of Supervisors.

KATHY HAYES Clerk of the Board of Supervisors of the County of Humboldt, State of California

By: KATHY HAYES

Date: March 7, 2023

By 
Nikki Turner, Deputy Clerk of the Board

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA

Certified copy of portion of proceedings; Meeting on March 7, 2023

Resolution No. 23-33

Resolution of the Board of Supervisors of the County of Humboldt ADOPTING FINDINGS FOR APPROVING THE ZONE RECLASSIFICATION FOR J&J FAMILY, LLC, RECORD NO. PLN-2020-16400.

WHEREAS, February 15, 2022 the Board of Supervisors accepted a petition to amend the General Plan and Zoning Map for a property located in the Myrtle town Area; and

WHEREAS, J and J Family LLC submitted an application and evidence in support of a General Plan Amendment, Zoning Map Amendment, Conditional Use Permit, and Lot Line Adjustment; and

WHEREAS, the Planning and Building Department reviewed the application and supporting evidence and referred the application materials to applicable reviewing agencies for site inspections, comments and recommendations; and

WHEREAS, on September 15, 2022, the Planning Commission considered the application, and adopted a Resolution which recommended the Humboldt County Board of Supervisors did the following:

1. Adopt the findings set forth in this resolution; and
2. Adopt the Mitigated Negative Declaration; and
3. Adopt the Mitigation Monitoring and Reporting Program included as Attachment 1b; and
4. Approve the General Plan Amendment and associated Zone Reclassification; and
5. Approve the Lot Line Adjustment; and
6. Approve the Conditional Use Permit subject to the recommended conditions.

WHEREAS, the Board of Supervisors held a public hearing, *de-novo*, on March 7, 2023 and reviewed, considered, and discussed the Mitigated Negative Declaration, along with the application for a Zone Reclassification; and reviewed and considered all public testimony and evidence presented at the hearing; and

Now, **THEREFORE BE IT RESOLVED**, that the Board of Supervisors makes all the following findings:

1. FINDING:

Project Description: The proposed Lucas & Myrtle Mini-Storage Center (project) includes a General Plan Amendment, Zone Reclassification, Lot Line Adjustment and Conditional Use Permit for the construction and operation of a mini-storage center in unincorporated Humboldt County in the Myrtle town area of Eureka. The site originally consisted of three parcels. A lot line adjustment will allow the three parcels to be reconfigured into two parcels—a small 5,500-square-foot (sf) lot on the northern end of the site and a remaining lot of approximately 2.3 acres to be commercially developed. The General Plan Amendment and Zone Reclassification will allow three portions of land to be reclassified to a General Plan designation of Commercial General and zoned Qualified Neighborhood Commercial. First, a 1.42 acre portion of land, currently designated Commercial General and zoned C-1/GO, will be designated as Commercial General and zoned C-1-Q/GO. Second, a 0.45 acre portion of land, currently designated Residential Medium Density and zoned R-4/GO, will be designated as Commercial General and zoned C-1-Q/GO. Third, a 0.45 acre portion of land, currently designated Commercial General and zoned C-1, will be designated as Commercial General and zoned C-1-Q. The home and garage in the northeast corner would become its own separate parcel. The remaining structures on the south end of the project site would be removed and replaced with an office/caretaker building. The office/caretaker building would be two-story, with 1,800 square feet on the first floor to accommodate an office, storage, and caretaker. The second floor will also be 1,800 square feet for storage. The remaining commercial area would be developed and used as a mini-storage center. This area would be equivalent to a lot area coverage of less than 45 percent on the 86,269-sf lot. The building appearance would be typical of other existing mini-storage companies in the Humboldt Bay area.

EVIDENCE a) Project File: PLN-16400-CUP

b) The project description in the Mitigated Negative Declaration (MND) provides a complete description of all activities associated with the project.

FINDINGS FOR ZONE RECLASSIFICATION

10. FINDING

The proposed project is in the public interest.

EVIDENCE a) The Zone Reclassification will include a Qualified Zone to allow more flexibility in the location of residential development in the C-1 zone to encourage multifamily residential development on the subject parcels. Initially, the property will be developed with an important neighborhood and regional service and the Qualified Zone will provide opportunities for future residential development which would assist in the County's housing needs. It is in the public interest to facilitate such commercial and residential development.

11. FINDING The proposed project is consistent with the Guiding Principles of Section 1.4 of the General Plan.

EVIDENCE a) The proposed project helps to preserve the diverse character of Humboldt County and promotes the creation of housing by allowing future multifamily dwellings and will enable local residents to store possessions in a secure location without detracting from the more rural and natural setting of many residential areas due to cluttering of possessions on residential lands.

12. FINDING The proposed project is consistent with the County General Plan, Open Space Plan and Open Space Action Program

EVIDENCE a) The project is consistent with the General Plan policies supporting commercial and economic development and providing services to both local and regional populations.

b) The project is consistent with the General Plan policies promoting and facilitating the creation of affordable housing opportunities to meet current and future demands.

c) The project is consistent with the Open Space and the Open Space Action Program because it facilitates commercial and residential development in an area that is designated for commercial services and located within a housing opportunity zone and does not impact any areas designated for open space. The areas of the property that are designated Greenway and open Space will be preserved as open space.

NOW, THEREFORE, based on the above findings and evidence, the Humboldt County Board of Supervisors does hereby:

- a. Finds the Zone Reclassification consistent with the provisions of the Humboldt County Code and General Plan
- b. Approves the Zone Reclassification,

The foregoing Resolution is hereby passed and adopted by the Board of Supervisors on March 7, 2023, by the following vote:

Adopted on motion by Supervisor Bushnell, seconded by Supervisor Bohn and the following vote:

AYES: Supervisors: Bushnell, Bohn, Madrone, Arroyo

NOES: Supervisors: Wilson

ABSENT: Supervisors:

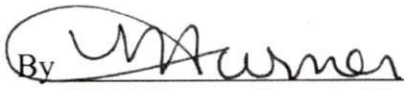

Chair, Humboldt County Board of Supervisors

STATE OF CALIFORNIA)) SS. County of Humboldt

I, KATHY HAYES, Clerk of the Board of Supervisors of the County of Humboldt, State of California do hereby certify the foregoing to be a full, true, and correct copy of the original made in the above-titled matter by said Board of Supervisors at a meeting held in Eureka, California as the same now appears of record in my office.

In Witness Whereof, I have hereunto set my hand and affixed the Seal of said Board of Supervisors.

KATHY HAYES Clerk of the Board of Supervisors of the County of Humboldt, State of California

By 
Nikki Turner, Deputy Clerk of the Board

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA

Certified copy of portion of proceedings; Meeting on March 7, 2023

Resolution No. 23-34

Resolution of the Board of Supervisors of the County of Humboldt APPROVING THE CONDITIONAL USE PERMIT, AND LOT LINE ADJUSTMENT FOR J&J FAMILY, LLC, RECORD NO. PLN-2020-16400.

WHEREAS, J and J Family LLC submitted an application and evidence in support of a Conditional Use Permit and Lot Line Adjustment; and

WHEREAS, the Planning and Building Department reviewed the application and supporting evidence and referred the application materials to applicable reviewing agencies for site inspections, comments and recommendations; and

WHEREAS, on September 15, 2022, the Planning Commission considered the application, and adopted a Resolution recommending the Humboldt County Board of Supervisors approve the Lot Line Adjustment and Conditional Use Permit subject to the recommended conditions.

WHEREAS, the Board of Supervisors held a public hearing on March 7, 2023 and reviewed, considered, and discussed the Conditional Use Permit, and Lot Line Adjustment; and reviewed and considered all public testimony and evidence presented at the hearing.

Now, THEREFORE BE IT RESOLVED, that the Board of Supervisors makes all the following findings:

- 1. FINDING:** **Project Description:** The proposed Lucas & Myrtle Mini-Storage Center (project) includes a lot line adjustment, CUP, for the construction and operation of a mini-storage in the Myrtletown area. The site originally consisted of three parcels. A lot line adjustment allows the reconfiguration of the parcels into two parcels, a small 5,500-square-foot (sf) residential lot on the northern end of the site and a remaining lot of approximately 2.1 acres to be commercially developed. Associated with the lot line adjustment was the adjustment of the site's zoning boundary between the Neighborhood Commercial zone (C-1/GO) and Apartment Professional residential zone (R-4/GO,Q). The home and garage in the northeast corner would become its own separate parcel. The remaining structures on the project site would be removed and replaced with an office/caretaker building with 1,800 square feet on the first floor and 1,800 square feet on the second

floor. The remaining commercial area would be developed and used as a mini-storage center. This area would be equivalent to a lot area coverage of less than 45 percent on the 86,269-sf lot. The building appearance would be typical of other existing mini-storage companies in the Humboldt Bay area.

- EVIDENCE**
- a) Project File: PLN-16400-CUP
 - b) The project description in the Mitigated Negative Declaration (MND) provides a complete description of all activities associated with the project.

LOT LINE ADJUSTMENT FINDINGS

2. **FINDING** The proposed Lot Line Adjustment application is complete.

- EVIDENCE**
- a) Project file: PLN-2020-16400.

3. **FINDING** The Lot Line Adjustment is consistent with the Subdivision Map Act.

- EVIDENCE**
- a) APN's 015-111-012 and 015-111-013 are two separate legal parcels created through an approved subdivision map filed in Book 9, Page 56 of Parcel Maps. While no determination has been made regarding APN 015-111-006 the proposed lot line adjustment will result in two parcels, meaning that no additional parcels will result other than the number of existing legally created parcels.

FINDINGS FOR CONDITIONAL USE PERMIT

4. **FINDING** The proposed mini-storage center facility is consistent with the C-1 zoning district and with the development standards of the Zoning Ordinance.

- EVIDENCE**
- a) Storage warehouses are permitted in C-1 zone districts with a conditional Use Permit.
 - b) The project site is located in a block which is partially in a residential zone on both the Myrtle Avenue frontage and the Lucas Street frontage, and the proposed mini-storage facilities will comply with the minimum 20 foot front yard and exterior side yard setbacks of the residential zones. The proposed mini-storage facility will exceed the required 15-foot rear setback from the northern property line by providing a minimum of 20 feet.
 - c) The proposed project will not exceed the building height limit of 45 feet in height.

5. FINDING

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

- EVIDENCE**
- a) The proposed mini-storage center project will take access off of Lucas Street, which is a lower volume road than Myrtle Avenue.
 - b) Approximately nine off-street parking spaces would be provided near the office and entrance from Lucas Street. Operationally, many visitors to the facility would conceivably temporarily park in front of their respective rental units before departing the premises and traffic generated by the center is anticipated to be less than the average traffic to and from commercial uses allowed in the neighborhood commercial zone district. The usual traffic for established mini storage facilities is significantly less than for retail, grocery, and restaurant businesses.
 - c) The project was referred to multiple referral agencies including the Department of public Works, Humboldt Bay Fire Protection District and the California Department of Environmental Health and all agencies either had no comment or recommended approval.

6. 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 site was not included in the residential housing inventory utilized for determining compliance with housing element law. The project results in the retention of the existing single-family residence on its own parcel, and the addition of another housing unit through the development of a caretaker's residence above the minim storage facility.

NOW, THEREFORE, based on the above findings and evidence, the Humboldt County Board of Supervisors does hereby:

Approves the Conditional Use Permit, Lot Line Adjustment and adopts the Mitigation Monitoring and Reporting Plan for J&J Family, LLC subject to the conditions of approval in Exhibit 1a and 1b.


The foregoing Resolution is hereby passed and adopted by the Board of Supervisors on March 7, 2023, by the following vote:

Adopted on motion by Supervisor Bushnell, seconded by Supervisor Bohn and the following vote:

AYES: Supervisors: Bushnell, Bohn, Madrone, Arroyo

NOES: Supervisors: Wilson

ABSENT: Supervisors:


Chair Steve Madrone
Humboldt County Board of Supervisors

STATE OF CALIFORNIA)) SS. County of Humboldt

I, KATHY HAYES, Clerk of the Board of Supervisors of the County of Humboldt, State of California do hereby certify the foregoing to be a full, true, and correct copy of the original made in the above-titled matter by said Board of Supervisors at a meeting held in Eureka, California as the same now appears of record in my office.

In Witness Whereof, I have hereunto set my hand and affixed the Seal of said Board of Supervisors.

KATHY HAYES Clerk of the Board of Supervisors of the County of Humboldt, State of California

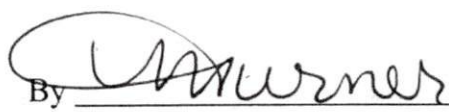
By 
Nikki Turner, Deputy Clerk of the Board
Humboldt County Board of Supervisors

Exhibit 1a

RECOMMENDED CONDITIONS OF APPROVAL

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

A. General Conditions

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 applicant is responsible for completing and implementing all mitigation measures outlined within the Mitigation Monitoring & Reporting Program (MMRP) which shall be completed as required within the MMRP and shall the applicant/developer/responsible party shall provide all reporting as required in the MMRP.
4. A Notice of Lot Line Adjustment shall be recorded for each resultant parcel. The following information must be submitted to the Planning Department for review prior to recordation:
 - a. A copy of the existing deeds and the deeds to be recorded for the adjusted parcels. If the property is not changing ownership, only the existing deeds are required.
 - b. A Preliminary Title Report regarding ownership of parcels involved. The title report documents must be current at time of submittal. Depending on the date of the report preparation, updating may be necessary.
 - c. A completed "Notice of Lot Line Adjustment and Certificate of Compliance" form for each parcel.
 - d. Document review fees as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors (currently \$427.00 per notice plus \$292.00 for each additional legal description plus applicable recordation fees).
5. A map revision fee as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors (currently \$75.00 per parcel) as required by the County Assessor shall be paid to the Humboldt County Planning Department, 3015 "H" Street, Eureka. The check shall be made payable to the "County of Humboldt". The fee is required to cover the Assessor's cost in updating the parcel boundaries.
6. The applicant shall comply with the provisions of Section 321-14 of the Humboldt County Code concerning reapportionment or payment of special assessments.

7. Applicant shall provide documentation from the County of Humboldt Tax Collector that all property taxes for the parcels involved in the Lot Line Adjustment have been paid in full if payable, or secured if not yet payable, to the satisfaction of the County Tax Collector's Office, and all special assessments on the property must be paid or reapportioned to the satisfaction of the affected assessment district. Please contact the Tax Collector's Office approximately three to four weeks prior to filing the Notice of Lot Line Adjustment to satisfy this condition. Note: The purpose of this condition is to avoid possible title consequences in the event of a tax default and sale affecting the owner's real property interest. If property is acquired as a result of a Lot Line Adjustment and said property has delinquent taxes, the property cannot be combined for tax purposes. This means, that the owner will receive two or more tax bills, and penalties and interest will continue to accrue against the land which has delinquent taxes. If five or more years have elapsed since the taxes on the subject property were declared in default, such property will be sold by the County Tax Collector for non-payment of delinquent taxes unless the amount required to redeem the property is paid before sale. Property combined by lot line adjustment but "divided" by tax sale will require separate demonstration of subdivision compliance of all resultant parcels prior to the County's issuance of a building permit or other grant of authority to develop the subject properties.
8. The applicant shall abide by the recommendations in the Humboldt Community Services District (HCSD) referral letter dated November 4, 2020 which states:
 - a. GENERAL:
 - i. Water and sewer service for proposed project is available upon payment of applicable fees.
 - ii. Any existing water and sewer services that will not be utilized for this project shall be abandoned per HCSD Standards at applicant's expense.
 - iii. Any needed relocation of existing water and sewer facilities shall be at applicant's expense.
 - iv. Water and sewer services shall not be located in a driveway.
 - v. Applicant shall provide a plumbing fixture unit count of the existing onsite structures to HCSD.
 - b. SEWER:
 - i. Prior to any structures being removed or relocated, they are required to be disconnected from the public sewer system. This disconnection is required to be inspected by this office.
 - ii. Any new sewer connection is required to be installed per HCSD code and be inspected by this office.
 - iii. A sewer lateral clean-out is required to be installed per HCSD code and be inspected by this office.
 - c. WATER:
 - i. A privately owned, maintained, and accessible water shutoff valve is required directly behind the water meter service (behind sidewalk) per HCSD Standards on the existing water services that will remain.
 - ii. Any required fire sprinkler plans are to be submitted to the HCSD.

9. The applicant shall submit a check to the Planning Division payable to the Humboldt County Clerk/Recorder in the amount of \$2,598.00. Pursuant to Section 711.4 of the Fish and Game Code, the amount includes the CDFW fee plus the \$50 document handling fee to the Clerk. This fee is effective through December 31, 2021, at such time the fee will be adjusted pursuant to Section 713 of the Fish and Game Code. Alternatively, the applicant may contact CDFW by phone at (916) 651-0603 or through the CDFW website at www.wildlife.ca.gov for a determination stating the project will have no effect on fish and wildlife. If CDFW concurs, a form will be provided exempting the project from the \$2,598.00 fee payment requirement. In this instance, only a copy of the CDFW form and the \$50.00 handling fee is required.

Exhibit 1b

MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST:

Mitigation Measure BIO-1: Avoidance and protection measures for special-status species. The county shall implement the following measures to ensure no significant impacts on special-status species on the site.

BIO-1a: Prior to site development (e.g., demolition, tree clearing, grading), the County shall ensure that the applicant has a qualified botanist conduct seasonally appropriate botanical surveys throughout the project parcels to evaluate the presence of special-status plant species. The protocol shall follow CDFW guidelines (California Department of Fish and Wildlife 2018¹). Any populations of special-status plant species found on the project site shall be avoided, no impact or mitigation is allowed. The population shall be flagged for avoidance and coordination with CDFW staff will be required prior to site development to protect any special-status plants species found on the site.

BIO-1b: Prior to site development (e.g., demolition, tree clearing, grading), the County shall ensure that the applicant has a qualified biologist conduct red-legged frog amphibian surveys throughout the project parcels to evaluate the presence of red-legged frog. The protocol shall follow USFWS guidance (U.S. Fish and Wildlife Service 2005²). Any individuals found on the project site shall be avoided and construction activities halted until the individual can be corralled toward the wetland habitat to the west. Handling or harassment (i.e., take), may not take place during the survey activities or construction. Take may only be authorized via Section 7 or Section 10 of FESA. Typically, take associated with survey activities is authorized via issuance of Section 10(a)(1)(A) permits.

Implementation Time Frame	Monitoring Frequency	Date Verified	To Be Verified By	Compliance Yes No	Comments / Action Taken
Prior to project operations.	Continuous with annual reporting and monitoring summary to be submitted		HCP&BD*		

* HCP&BD = Humboldt County Planning and Building Department

Mitigation Measure BIO-2: Avoidance and protection measures for nesting birds. The County shall implement the following measures to ensure no significant impacts on native migratory bird species:

¹ Available at:

<https://www.google.com/url?sa=t&rct=j&q=&esrc=s&source=web&cd=&ved=2ahUKEwjmqvWY-L5AhUKEmIAHRTbAsQQFnoECBoQAQ&url=https%3A%2F%2Fnrm.dfg.ca.gov%2FFileHandler.ashx%3FDocumentID%3D18959&usg=AOvVaw334hC1OBtDvKl-8jy1TFli>

² Available at:

<https://www.google.com/url?sa=t&rct=j&q=&esrc=s&source=web&cd=&cad=rja&uact=8&ved=2ahUKEwjnuMjwY-L5AhXIFFkFHxica9wQFnoECBUQAQ&url=https%3A%2F%2Fecos.fws.gov%2Fipac%2Fguideline%2Fsurvey%2Fpopulation%2F205%2Foffice%2F11420.pdf&usg=AOvVaw2UoG1ZN8TaYnrwLoeL6Qxh>

1. If vegetation and tree removal occur between March 15 and August 15, the County shall ensure that the applicant has a qualified wildlife biologist conduct preconstruction surveys within the vicinity of the impact area, to check for nesting activity of native birds and to evaluate the site for special-status bird species such as red-tailed hawk, red-shouldered hawk, and American kestrel. The biologist shall conduct a minimum of one preconstruction survey within the 7-day period prior to vegetation removal activities. If vegetation removal work lapses for 7 days or longer during the nesting season, a qualified biologist shall conduct a supplemental avian survey before project work is reinitiated.
2. If an active nest is found, the biologist will determine the extent of an appropriate construction-free buffer zone to be established around the nest and/or operational restrictions in consultation with the CDFW. Buffer zones will be delineated with flagging and maintained until any nestlings have fledged or nesting activity has ceased. Buffer sizes would take into account factors such as (1) roadway and other ambient noise levels, (2) distance from the nest to the roadway and distance from the nest to the active construction area, (3) noise and human disturbance levels at the construction site at the time of the survey and the noise and disturbance expected during the construction activity; (4) distance and amount of vegetation or other screening between the construction site and the nest; and (5) sensitivity of individual nesting species and behaviors of the nesting birds.

Implementation Time Frame	Monitoring Frequency	Date Verified	To Be Verified By	Compliance Yes No	Comments / Action Taken
Prior to project operations.	Continuous with annual reporting and monitoring summary to be submitted		HCP&BD*		

* HCP&BD = Humboldt County Planning and Building Department

Mitigation Measure BIO-3: Light pollution minimization. The applicant shall implement the following measure to ensure light pollution impacts on the wildlife corridor (Myrtle town gulch) to the west would be minimized.

1. Outdoor lighting along the western portion of the site, as well as lights within the facility that face west, will utilize LEDs with a color temperature less than 3,000 Kelvins. Outdoor lighting fixtures will be fully shielded and downward facing. Additional resources regarding dark sky friendly fixtures and where they can be purchased are available on the International Dark Sky Association webpage (<https://www.darksky.org/our-work/lighting/lighting-for-citizens/lighting-basics/>).

Implementation Time Frame	Monitoring Frequency	Date Verified	To Be Verified By	Compliance Yes No	Comments / Action Taken
During project operations.	Continuous with annual reporting and monitoring summary to be submitted.		HCP&BD*		

* HCP&BD = Humboldt County Planning and Building Department

Mitigation Measure BIO-4: Landscaping with native plant species. The applicant shall implement the following measure to ensure nonnative plant species do not spread into the adjacent Myrtle town gulch or other sensitive habitats.

1. Landscaping around the proposed mini-storage facility shall make use of native plant species that will not pose a risk of invading adjacent wetland habitats.

Implementation Time Frame	Monitoring Frequency	Date Verified	To Be Verified By	Compliance Yes No	Comments / Action Taken
During project operations.	Continuous with annual reporting and monitoring summary to be submitted		HCP&BD*		

* HCP&BD = Humboldt County Planning and Building Department

Mitigation Measure CUL-1: Discovery of cultural resources. The County of Humboldt shall ensure that if cultural resources are encountered during construction activities, all onsite work shall cease in the immediate area and within a 50-foot buffer of the discovery location. A qualified archaeologist will be retained to evaluate and assess the significance of the discovery, and develop and implement an avoidance or mitigation plan, as appropriate. For discoveries known or likely to be associated with Native American heritage (prehistoric sites and select historic-period sites), the Tribal Historic Preservation Officer and others that the County has on file will be contacted immediately to evaluate the discovery and, in consultation with the project proponent, the County, and consulting archaeologist, develop a treatment plan in any instance where significant impacts cannot be avoided. Prehistoric materials that could be encountered include obsidian and chert debitage or formal tools, grinding implements (e.g., pestles, handstones, bowl mortars, slabs), locally darkened midden, deposits of shell, faunal remains, and human burials. Historic archaeological discoveries may include nineteenth century building foundations, structural remains, or concentrations of artifacts made of glass, ceramics, metal or other materials found in buried pits, wells, or privies.

Implementation Time Frame	Monitoring Frequency	Date Verified	To Be Verified By	Compliance Yes No	Comments / Action Taken
During project operations.	Continuous with annual reporting and monitoring summary to be submitted		HCP&BD*		

* HCP&BD = Humboldt County Planning and Building Department

Mitigation Measure CUL-2: Discovery of human remains. The County shall ensure that if human remains are discovered during project construction, work would be stopped at the discovery location, within 66 feet, and any nearby area reasonably suspected to overlie adjacent to human remains (PRC 7050.5). The Humboldt County Coroner will be contacted to determine if the cause of death must be investigated. If the coroner determines that the remains are of Native American origin, it is necessary to comply with state laws relating to the disposition of Native American burials, which fall within the jurisdiction of the NAHC (PRC 5097). The coroner will contact the NAHC. The descendants or most likely descendants of the deceased will be contacted, and work

will not resume until they have made a recommendation to the landowner or the person responsible for the excavation work for means of treatment and disposition, with appropriate dignity, of the human remains and any associated grave goods, as provided in PRC Section 5097.98.

Implementation Time Frame	Monitoring Frequency	Date Verified	To Be Verified By	Compliance Yes No	Comments / Action Taken
During project operations.	Continuous with annual reporting and monitoring summary to be submitted		HCP&BD*		

* HCP&BD = Humboldt County Planning and Building Department

Mitigation Measure NOI-1: Construction noise. The County will ensure that the following shall apply to construction noise from tools and equipment:

- a) The operation of tools or equipment used in construction, drilling, repair, alteration, or demolition shall be limited to between the hours of 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 equipment and construction equipment shall be maintained in good working order and fitted with factory approved muffler systems.

Implementation Time Frame	Monitoring Frequency	Date Verified	To Be Verified By	Compliance Yes No	Comments / Action Taken
During project operations.	Continuous with annual reporting and monitoring summary to be submitted		HCP&BD*		

* HCP&BD = Humboldt County Planning and Building Department

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

Resolution Number 23-073

**RECOMMENDING THE BOARD OF SUPERVISORS CERTIFY COMPLIANCE WITH
THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) AND MAKING THE
REQUIRED FINDINGS FOR APPROVING A MODIFICATION TO A CONDITIONAL
USE PERMIT**

Record Number PLN-16400-MOD1

Assessor's Parcel Number: 015-111-006, 015-111-012, and 015-111-013

WHEREAS, the Humboldt County Planning Commission held a duly noticed public hearing on September 15, 2022, and recommended that the Board of Supervisors adopt the Mitigated Negative Declaration prepared for the Lucas & Myrtle Mini-Storage Center adopt an ordinance approving a minor zone boundary adjustment, approving the Lot Line Adjustment and Conditional Use Permit for a proposed mini-storage facility.

WHEREAS, the Humboldt County Board of Supervisors held a duly noticed public hearing on March 7, 2023, and adopted the Mitigated Negative Declaration prepared for the Lucas & Myrtle Mini-Storage Center, adopted an ordinance approving a minor zone boundary adjustment, and adopted a Resolution approving the Lot Line Adjustment and Conditional Use Permit for a proposed mini-storage facility; and

WHEREAS, Atkins Drafting, on behalf of Jim Paye, submitted an application and evidence in support of approving a modification to an approved Conditional Use Permit (CUP) to develop a mini-storage center;

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

- 1. FINDING:** **Project Description:** The proposed Lucas & Myrtle Mini-Storage Center (project) modification would result in an alteration in the configuration of one of the approved mini-storage buildings, along with a reduction in the wetland buffer from a three-parameter wetland, from 100 feet to approximately 80 feet for a small portion of the buffer width.

EVIDENCE: a) Project File: PLN-16400-CUP and PLN-16400-MOD1

- 2. FINDING:** **CEQA.** The requirements of CEQA have been complied with. An IS/MND was prepared for the project and circulated for public review and adopted by the Humboldt County Board of Supervisors on March 7, 2023. An addendum to that document has been prepared for the proposed modification.

EVIDENCE: a) Addendum to the Mitigated Negative Declaration for the Lucas & Myrtle Mini-Storage Center, Attachment 4

3. FINDING The proposed project is consistent with the County General Plan, Open Space Plan and open Space Action Program

EVIDENCE a) The project is consistent with the General Plan policies supporting commercial and economic development and providing services to both local and regional populations.

b) The proposed modification is consistent with the Biological Resource protection policies of the General Plan. Policy BR-S10 provides for the allowance of wetland buffer reduction based on site specific information and consultation with the California Department of Fish and Wildlife (CDFW). On April 7, 2023 the Planning and Building Department and CDFW staff met on -site with the applicant and reviewed and concurred with the requested buffer reduction subject to a buffer replanting plan, which has been prepared and upon which approval of this project is conditioned. Per CDFW comments, conditions of approval for lighting restrictions and invasive species removal have been included which will ensure that the project does not adversely impact the wetland habitat areas adjacent to the project site.

c) The project is consistent with the Open Space and the Open Space Action Program because it facilitates commercial development in an area that is designated for commercial services and does not impact any areas designated for open space. The areas of the property that are designated Greenway and open Space will be preserved as open space.

4. FINDING The proposed modification to the approved mini-storage center facility is consistent with the C-1 zoning district and with the development standards of the Zoning Ordinance.

EVIDENCE a) Storage warehouses are permitted in C-1 zone districts with a conditional Use Permit.

b) The project site is located in a block which is partially in a residential zone on both the Myrtle Avenue frontage and the Lucas Street frontage and the proposed mini-storage facilities will comply with the minimum 20 foot front yard and exterior side yard setbacks of the residential zones. The proposed mini-storage facility will exceed the required 15-foot rear setback from the northern property line by providing a minimum of 20 feet.

c) The proposed project will not exceed the building height limit of 45 feet in height.

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

vicinity.

- EVIDENCE**
- a) The proposed mini-storage center project will take access off of Lucas Street, which is a lower volume road than Myrtle Avenue.
 - b) Approximately nine off-street parking spaces would be provided near the office and entrance from Lucas Street. Operationally, many visitors to the facility would conceivably temporarily park in front of their respective rental units before departing the premises and traffic generated by the center is anticipated to be less than the average traffic to and from commercial uses allowed in the neighborhood commercial zone district. The usual traffic for established mini storage facilities is significantly less than for retail, grocery, and restaurant businesses.
 - c) The project was referred to multiple referral agencies including the Department of public Works, Humboldt Bay Fire Protection District and the California Department of Environmental Health and all agencies either had no comment or recommended approval.
 - d) The proposal to reduce the buffer width from 100 feet to 80 feet is consistent with the Humboldt County Streamside Management Area and Wetlands Ordinance, Section 314-61.1.7.6.6 which provides for the allowance to reduce the wetland buffer based on site specific information and consultation with the California Department of Fish and Wildlife (CDFW). On April 7, 2023 the Planning and Building Department and CDFW staff met on -site with the applicant and reviewed and concurred with the requested buffer reduction subject to a buffer replanting plan, which has been prepared and upon which approval of this project is conditioned. Per CDFW comments, conditions of approval for lighting restrictions and invasive species removal have been included which will ensure that the project does not adversely impact the wetland habitat areas adjacent to the project site.

6. 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 site was not included in the residential housing inventory utilized for determining compliance with housing element law. The project results in the retention of the existing single-family residence on its own parcel, and the addition of another housing unit through the development of a caretakers residence above the minim storage facility.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Humboldt County Planning Commission does hereby recommend that the Board of Supervisors:

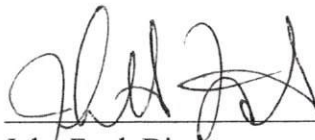
- Adopt the findings set forth in this resolution; and
- Approve the Conditional Use Permit Modification subject to the recommended conditions.

Adopted after review and consideration of all the evidence on **August 3, 2023**.

The motion was made by COMMISSIONER Thomas Mulder and second by COMMISSIONER Lonyx Landry and the following ROLL CALL vote:

AYES: COMMISSIONERS: Iver Skavdal, Thomas Mulder, Noah Levy, Lonyx Landry, Peggy O'Neill, Sarah West
NOES: COMMISSIONERS:
ABSENT: COMMISSIONERS: Brian Mitchell
ABSTAIN: COMMISSIONERS:
DECISION: Motion carries 6/0

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.



John Ford, Director
Planning and Building Department

CONDITIONS OF APPROVAL

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

A. General Conditions

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 applicant is responsible for completing and implementing all mitigation measures outlined within the Mitigation Monitoring & Reporting Program (MMRP) which shall be completed as required within the MMRP and shall the applicant/developer/responsible party shall provide all reporting as required in the MMRP.
4. The applicant shall abide by the recommendations in the Humboldt Community Services District (HCSD) referral letter dated November 4, 2020 which states:

I. GENERAL:

- a. Water and sewer service for proposed project is available upon payment of applicable fees.
- b. Any existing water and sewer services that will not be utilized for this project shall be abandoned per HCSD Standards at applicant's expense.
- c. Any needed relocation of existing water and sewer facilities shall be at applicant's expense.
- d. Water and sewer services shall not be located in a driveway.
- e. Applicant shall provide a plumbing fixture unit count of the existing onsite structures to HCSD.

II. SEWER:

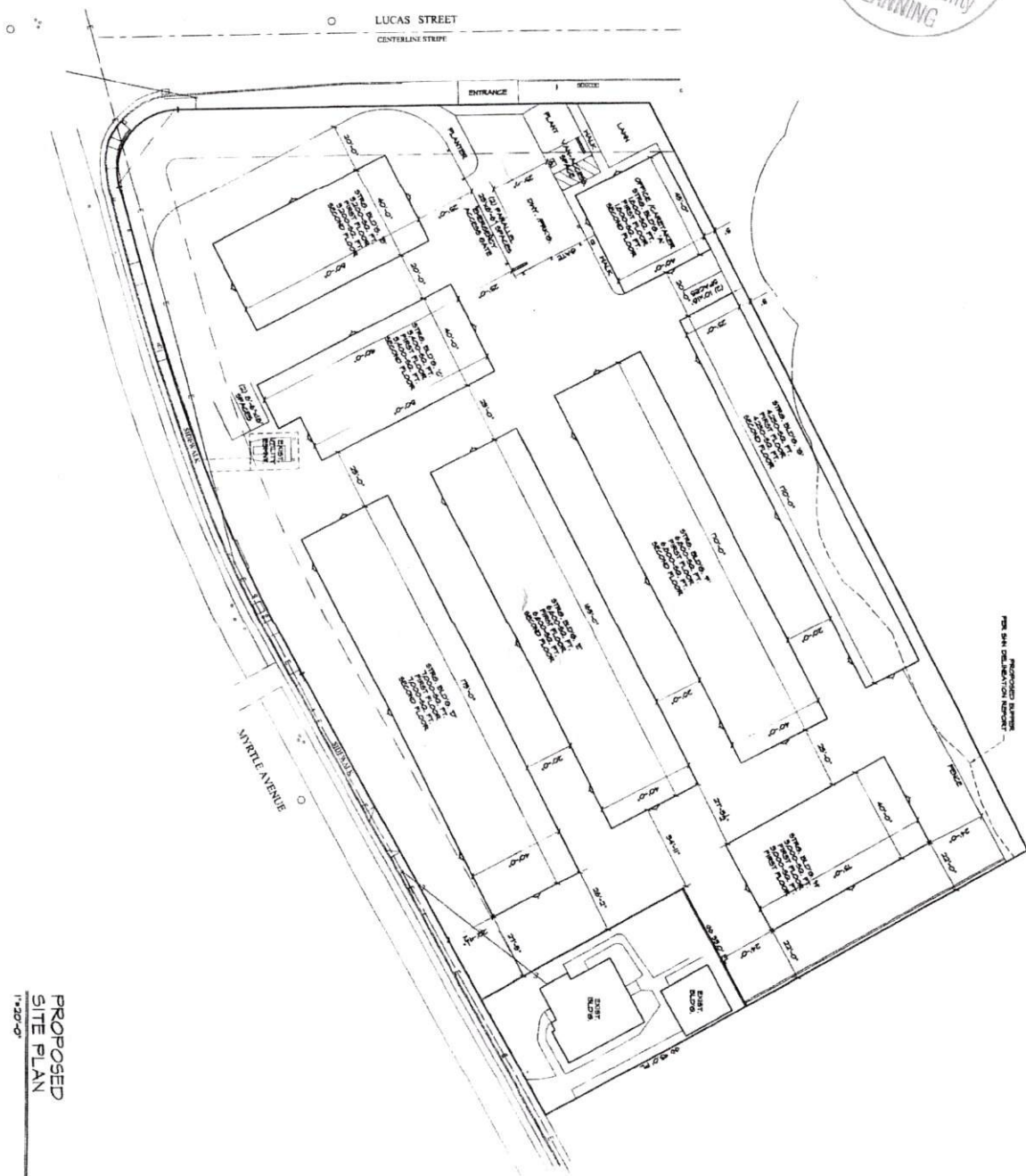
- a. Prior to any structures being removed or relocated, they are required to be disconnected from the public sewer system. This disconnection is required to be inspected by this office.
- b. Any new sewer connection is required to be installed per HCSD code and be inspected by this office.

- c. A sewer lateral clean-out is required to be installed per HCSD code and be inspected by this office.

III. WATER:

- a. A privately owned, maintained, and accessible water shutoff valve is required directly behind the water meter service (behind sidewalk) per HCSD Standards on the existing water services that will remain.
 - b. Any required fire sprinkler plans are to be submitted to the HCSD.
5. The applicant shall implement all recommendations of the Paye Wetland Buffer Replanting Plan prepared by SHN, dated May 8, 2023. Annual monitoring reports shall be submitted to the Planning Department for a minimum of three years, until the project biologist determines a minimum of 85% survival of planted materials resulting in a minimum of 483 surviving plants after a period of at least three years.
6. All lighting along the western building elevations shall be shielded and directed downward so as not to spill light beyond the boundaries of the property.
7. For the life of the project the applicant/property owner shall conduct yearly monitoring for invasive species, with particular attention given to the areas on the west side of the property. A report on annual invasive species monitoring and removal shall be made available to the Planning and Building department upon request. Per the Wetland Buffer Replanting Plan the most likely invasive species to occur on the site are English Ivy (*Hedera helix*) and Himalayan blackberry (*Rubus armeniacus*).

APPROVED
AUG 3 2023
Humboldt County
PLANNING



PROPOSED
SITE PLAN
1"=20'-0"
North

ATTACHMENT 4

Ordinance Approving the Zone Reclassification of the Subject Property

Ordinance No. 2710 Amending Section 311-7 of the Humboldt County Code by
Rezoning Property in the Myrtle town Area

Exhibit A: Map

Exhibit B: Legal Description

ORDINANCE AMENDING SECTION 311-7 OF THE HUMBOLDT COUNTY CODE
BY REZONING PROPERTY IN THE MYRTLETOWN AREA
[PLN2020-16400 (J&J FAMILY LLC)]

ORDINANCE NO. 2710

The Board of Supervisors of the County of Humboldt do ordain as follows:

SECTION 1. ZONE AMENDMENT. Section 311-7 of the Humboldt County Code is hereby amended by reclassifying 1.42 acres on APN 015-111-006 in the Myrtletown area from Neighborhood Commercial (C-1/GO) to Qualified Neighborhood Commercial (C-1-Q/GO), 0.4 acres on APN 015-111-012 from Apartment Professional (R-4/GO) to Qualified Neighborhood Commercial (C-1-Q/GO), and 0.5 acres on APN's 015-111-012, and 015-111-013 from Neighborhood Commercial (C-1) to Qualified Neighborhood Commercial (C-1-Q).

The area described is shown on the Zoning Map for the Eureka Community Plan and on the map attached as Exhibit A.

SECTION 2. ZONE QUALIFICATION. The principally permitted uses set forth in the Neighborhood Commercial (C-1) zone are modified as shown in Section 4 in accordance with Humboldt County Code Section 314-32, which authorizes restriction of the C-1 zone regulations by application of the "Q" (Qualified Combining Zone).

SECTION 3. PURPOSE OF QUALIFICATIONS. The purpose of the special restrictions and regulations herein imposed on the properties described in Section 1 are:

(a) To allow more flexibility in the location of residential development in the C-1 zone to encourage multifamily residential development on the subject parcels.

SECTION 4. SPECIAL RESTRICTIONS. Principal permitted uses otherwise allowed under the C-1 zone regulations of Humboldt County Code Section 314-2.1 are revised as follows:

C-1: Neighborhood Commercial Zone

314-2.1	C-1: Neighborhood Commercial
Principally Permitted Uses	
Social halls, fraternal and social organizations, and clubs.	
Professional and business offices, and commercial instruction.	
Stores, agencies and services of a light commercial character, conducted entirely within an enclosed building, such as antique shops, art galleries, retail bakeries, banks, barber shops, beauty salons, book stores, clothing and apparel stores, coin-operated dry cleaning and laundries, dry cleaning and laundry agencies, drug stores, florists, food markets, furniture stores, hardware and appliance stores, radio and television sales and services, restaurants and licensed premises appurtenant thereto, automobile service stations, studios, tailor shops, enclosed theaters, variety stores, and mortuaries.	
Sales of used and secondhand goods when appurtenant to any of the foregoing.	
Caretaker's Residence which is incidental to and under the same ownership as an existing commercial use. (Added by Ord. 2166, Sec. 14, 4/7/98)	

Within Housing Opportunity Zones, multiple dwellings ~~on the upper floors of multistory structures where below are commercial establishments engaged in uses designated "Principally Permitted" or "Conditionally Permitted" in the C-1 Zone.~~

Emergency Shelters within areas mapped to specifically allow emergency shelters as a principally permitted use

EFFECTIVE DATE. This ordinance shall become effective thirty (30) days after the date of its passage.

PASSED, AND ADOPTED by the Humboldt County Board of Supervisors this day of March 7, 2023 by the following vote:

AYES: Supervisors: Bushnell, Bohn, Madrone, Arroyo

NOES: Supervisors: Wilson

ABSENT: Supervisors:

ABSTAIN: Supervisors:



STEVE MADRONE, CHAIRMAN,
HUMBOLDT COUNTY BOARD OF SUPERVISORS

(SEAL)

ATTEST:

Kathy Hayes, Clerk of the Board of Supervisors
of the County of Humboldt, State of California

By: 

Nicole Turner, Deputy Clerk

Date: March 7, 2023

ATTACHMENT 2, EXHIBIT A
Map of Zoning Changes

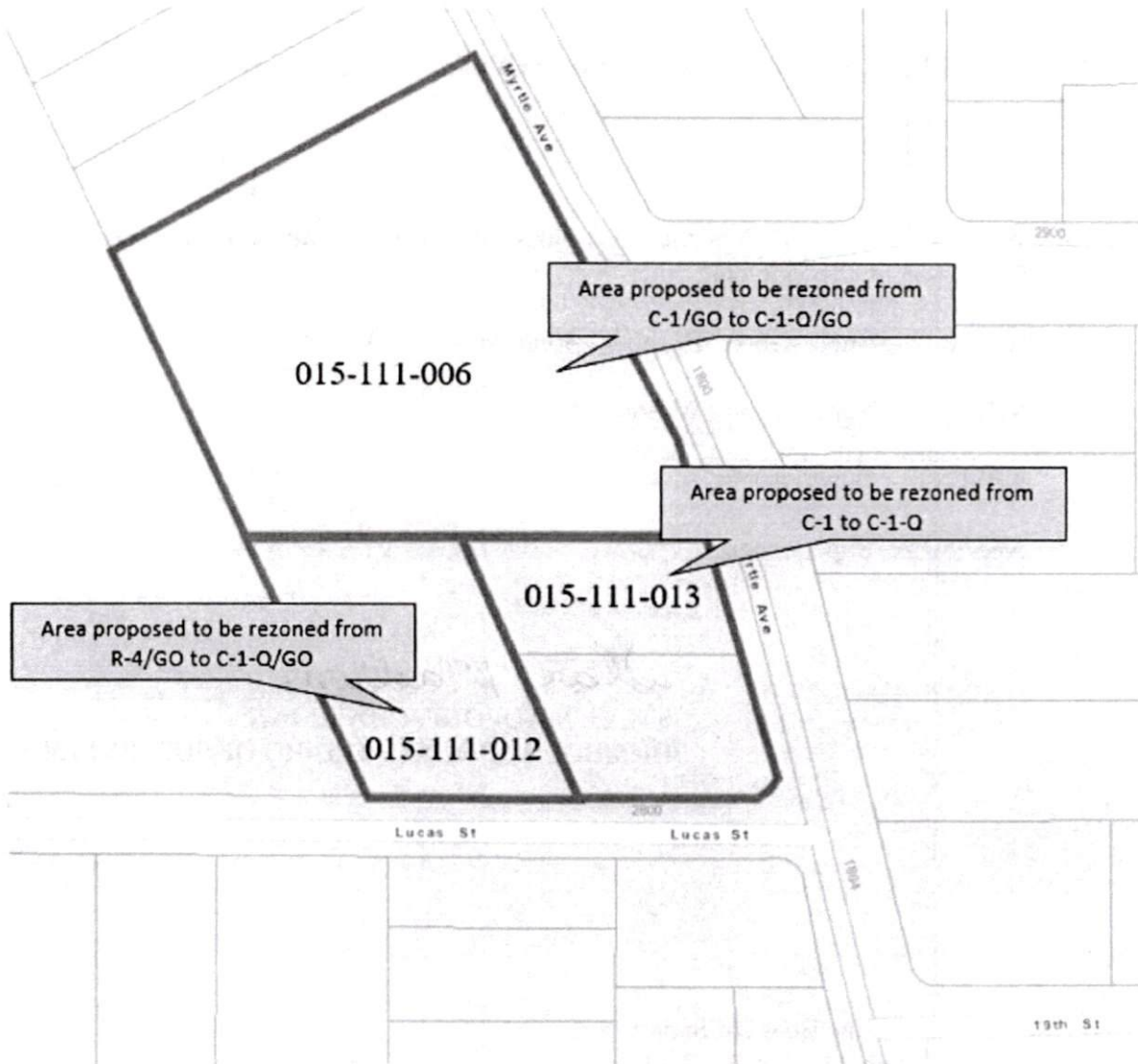


Exhibit B
Legal Description

All that real property situated in the County of Humboldt as follows:

Parcel 1 of Parcel Map 1046, filed in Book 9 of Parcel Maps, Page 56, Humboldt County Records; and

Parcel 2 of Parcel Map 1046, filed in Book 9 of Parcel Maps, Page 56, Humboldt County Records; and

BEGINNING at a point on the Westerly line of the County Road leading from Eureka to Arcata via Freshwater, distant thereon Southeasterly 1083.07 feet from the intersection thereof, with the North line of Section 25, Township 5 North, Range 1 West, Humboldt Meridian, said point of beginning being the Southeasterly corner of the parcel deeded by Nettie C. Woodcock and H. H. Woodcock to John E. Shields by Deed recorded in Book 190 of Deeds at Page 158; thence South 61 ¼ degrees West along the Southerly line of said land so conveyed 231.98 feet more or less, to the Easterly line of the land conveyed to the County of Humboldt by Deed recorded in Book 134 of Deeds at Page 133; thence South 26 degrees 57 minutes East along said land 182.5 feet more or less, to the North line of land conveyed to John W. Stevenson by Deed recorded in Book 141 of Deeds at Page 429; thence Easterly along said line 244 feet more or less to the Westerly line of the County Road above mentioned; thence Northwesterly along said road 309 feet, more or less to the point of beginning. Being a portion of the Northwest Quarter of Section 25 Township 5 North, Range 1 West, Humboldt Meridian.



Humboldt County
PLANNING

[illegible]

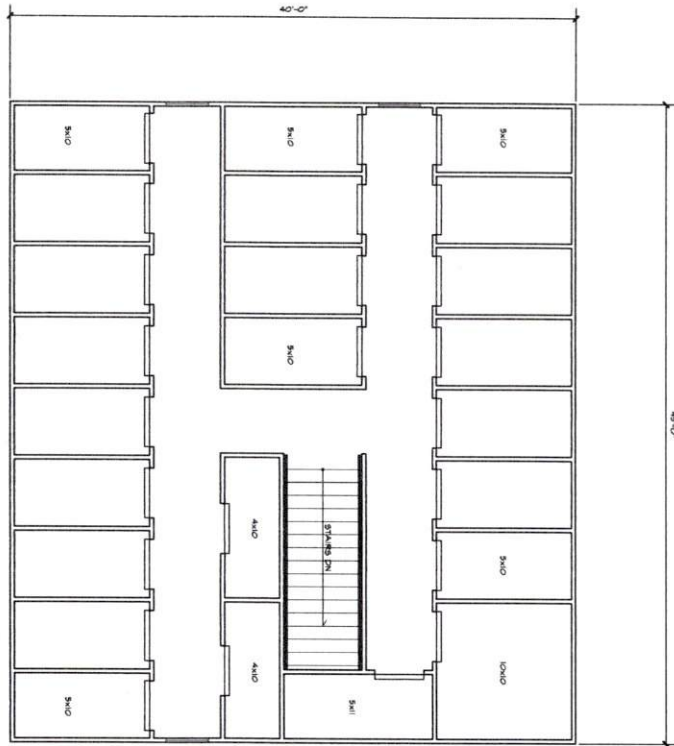
Atkins Drafting - Sarah J. Atkins
PO BOX 6572 EUREKA CA 95502
TEL: 707.565.1972 ERS@sjatkins.com

SA

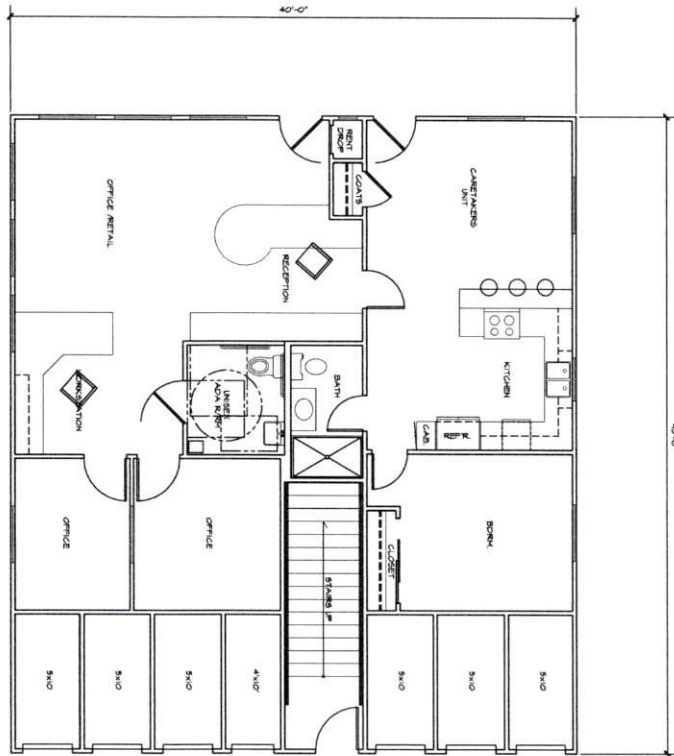
PAYE SELF STORAGE FACILITY
BUILDING 'A' ELEVATIONS
 1850 MITCHELL AVE., LIVERMORE, CA 94551
 APRN 012-111-5012
 FOR JMW PAPER
 CO. PACIFIC BUILDINGS

Date	MAR. 11, '2
Scale	AS NOTE
Design	SJA
Drawn	SJA
Job	
Sheet	

;

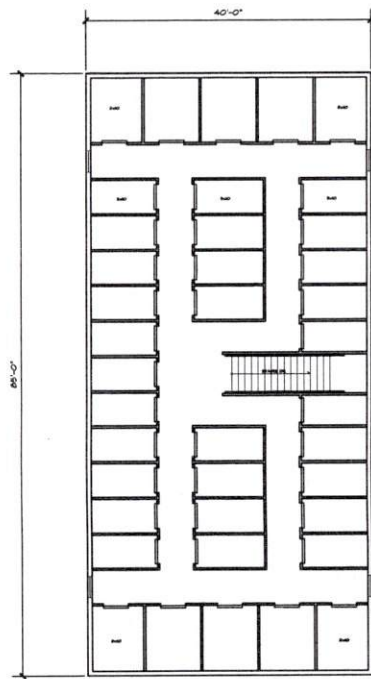


BUILDING 'A'
SECOND FLOOR
1/4" = 1'-0"
Ref North

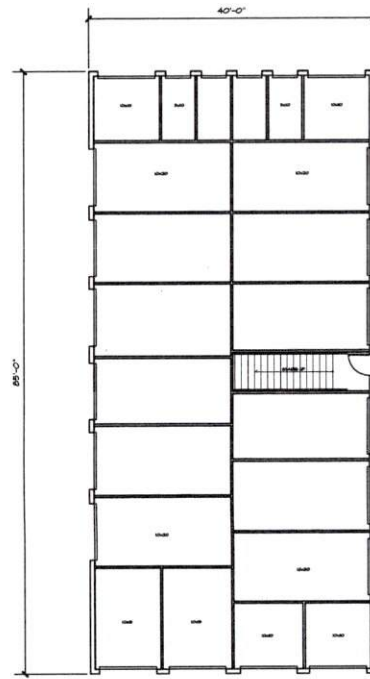


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FIRST FLOOR
1/4" = 1'-0"
Ref North

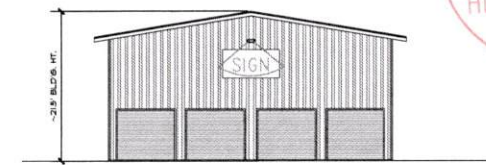




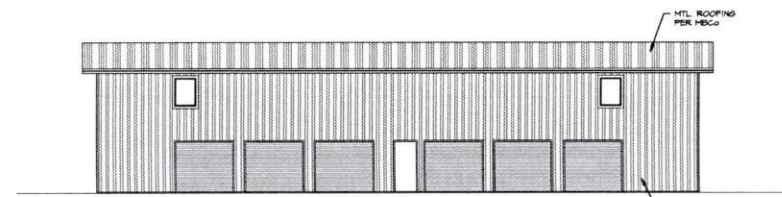
BUILDING 'B'
SECOND FLOOR
1/8"=1'-0"



BUILDING 'B'
FIRST FLOOR
1/8"=1'-0"



EAST ELEVATION
1/8"=1'-0" WEST SIM.



NORTH ELEVATION
1/8"=1'-0" SOUTH SIM.



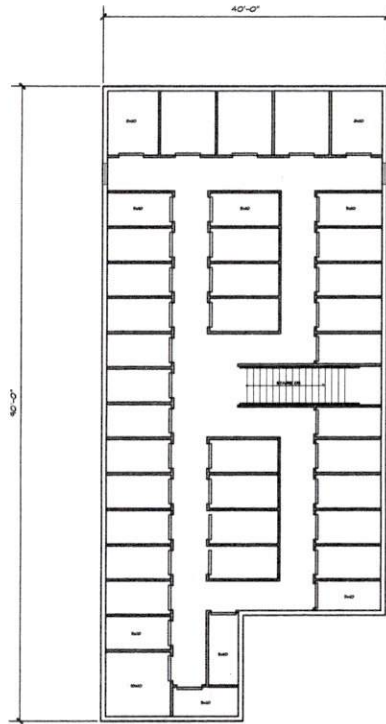
REVISIONS	BY

Atkins Drafting - Sarah J. Atkins
PO BOX 6372 EUREKA, CA 95502
PH: (707) 695-4572
FAX: (707) 695-4572

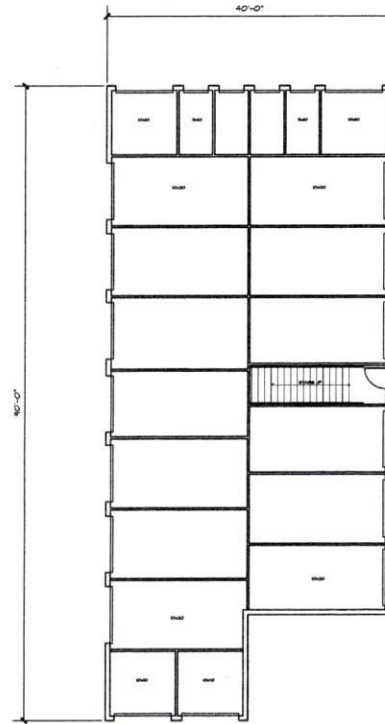


PAYE SELF STORAGE FACILITY
1850 WORTLE AVE. EUREKA, CA 95502
BUILDING 'B' FLOOR & ELEVATIONS
FOR IN-PAGE

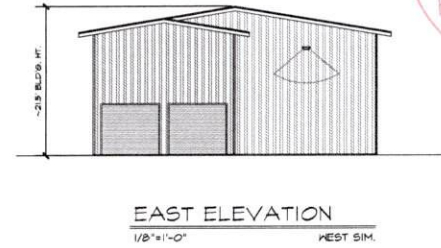
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Scale	AS NOTED
Design	SJA
Drawn	SJA
Job	
Sheet	5



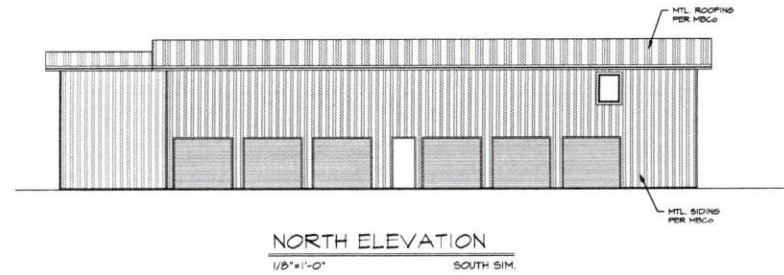
BUILDING 'C'
SECOND FLOOR
1/8"=1'-0"



BUILDING 'C'
FIRST FLOOR
1/8"=1'-0"



EAST ELEVATION
1/8"=1'-0" WEST SIM.



NORTH ELEVATION
1/8"=1'-0" SOUTH SIM.



REVISIONS	BY

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PO BOX 6872 EUREKA, CA 95502
TEL 707.746.6572 FAX 707.746.6572



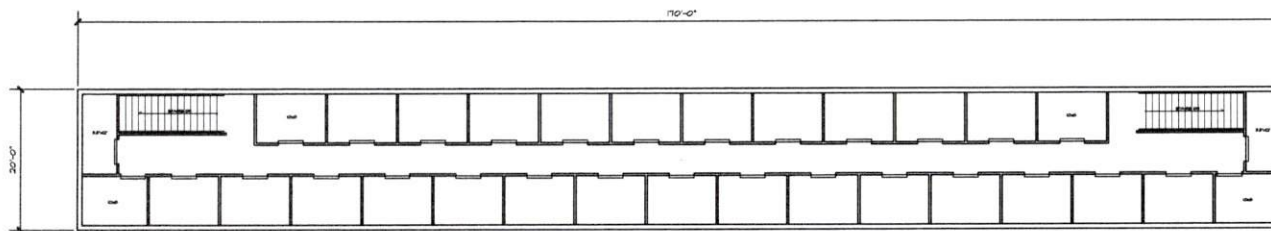
PAYE SELF STORAGE FACILITY
1830 MORTLE AVE. EUREKA, CA 95501-1112
BUILDING 'C' FLOOR & ELEVATIONS
FOR: JIM PAYE

Date	MAR. 11, '22
Scale	AS NOTED
Design	SJA
Drawn	SJA
Job	
Sheet	6

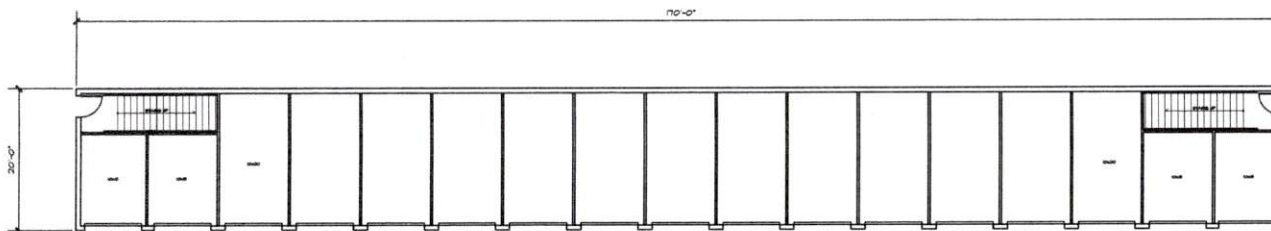


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Humboldt County
PLANNING

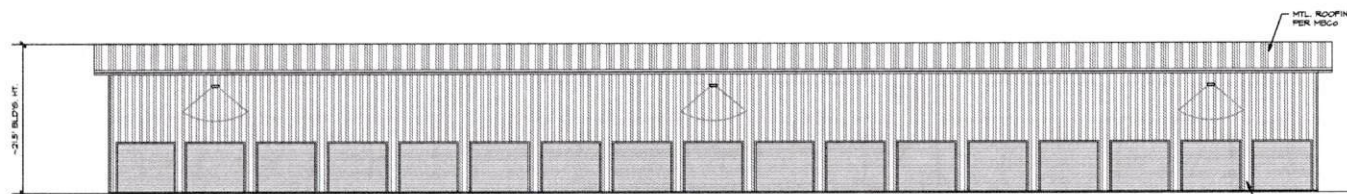
[illegible]



BUILDING 'G'
SECOND FLOOR
1/8"=1'-0"



BUILDING 'G'
FIRST FLOOR
1/8"=1'-0"



EAST ELEVATION
1/8"=1'-0"



REVISIONS	BY

Atkins Drafting - Sarah J. Atkins
10 BOX 6973 EUREKA, CA 95501
PH (707) 656-0572 Email: sarah@atkinsdrafting.com

SJA

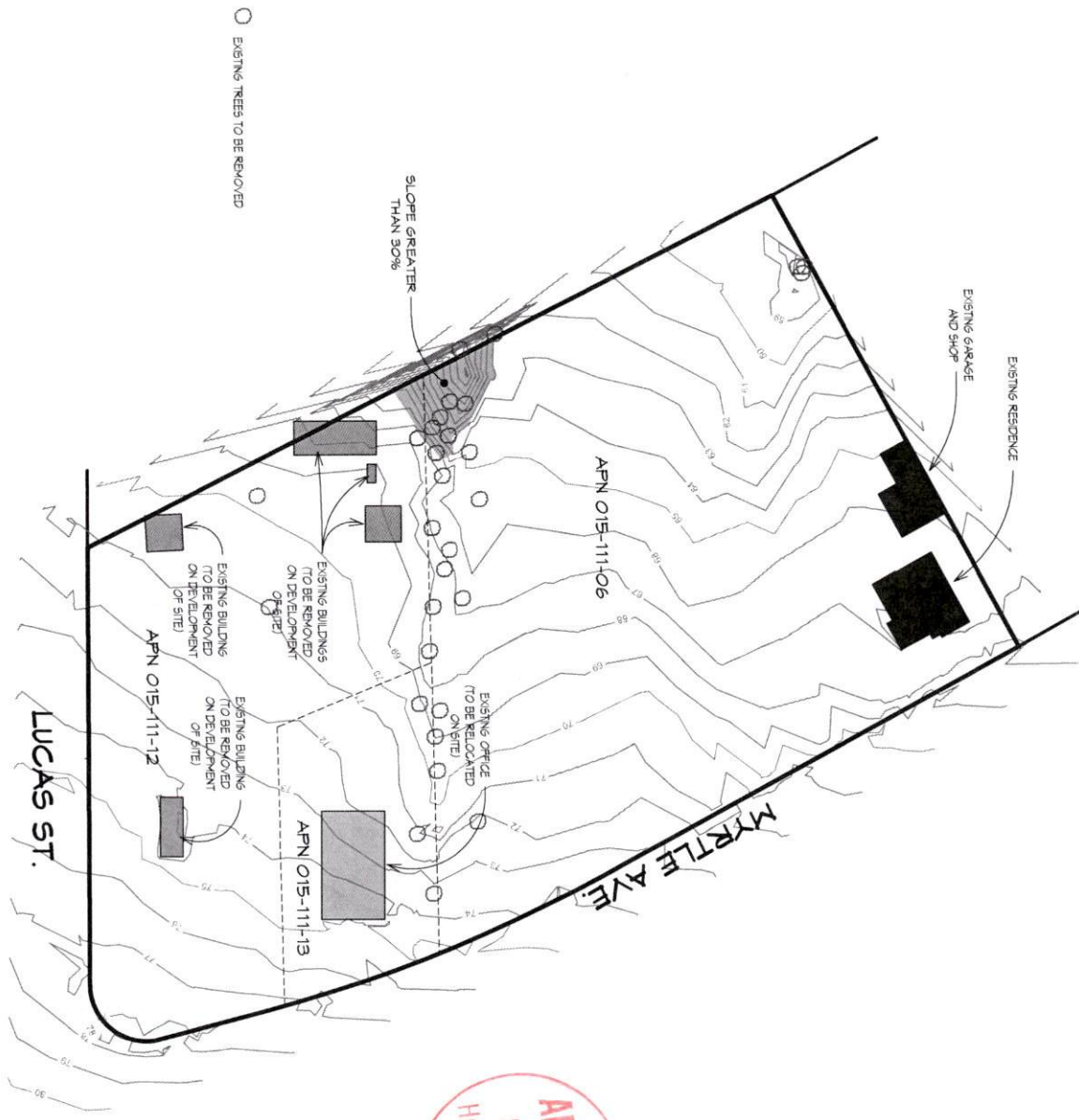
PAYE SELF STORAGE FACILITY

1350 WATKINS AVE. EUREKA, CA APR. 015-111-512

BUILDING 'G' FLOOR & ELEVATIONS

FOR JLM, INC. E/C/O PACIFIC BUILDERS

Date	MAR. 11, '22
Scale	AS NOTED
Design	SJA
Drawn	SJA
Job	
Sheet	8



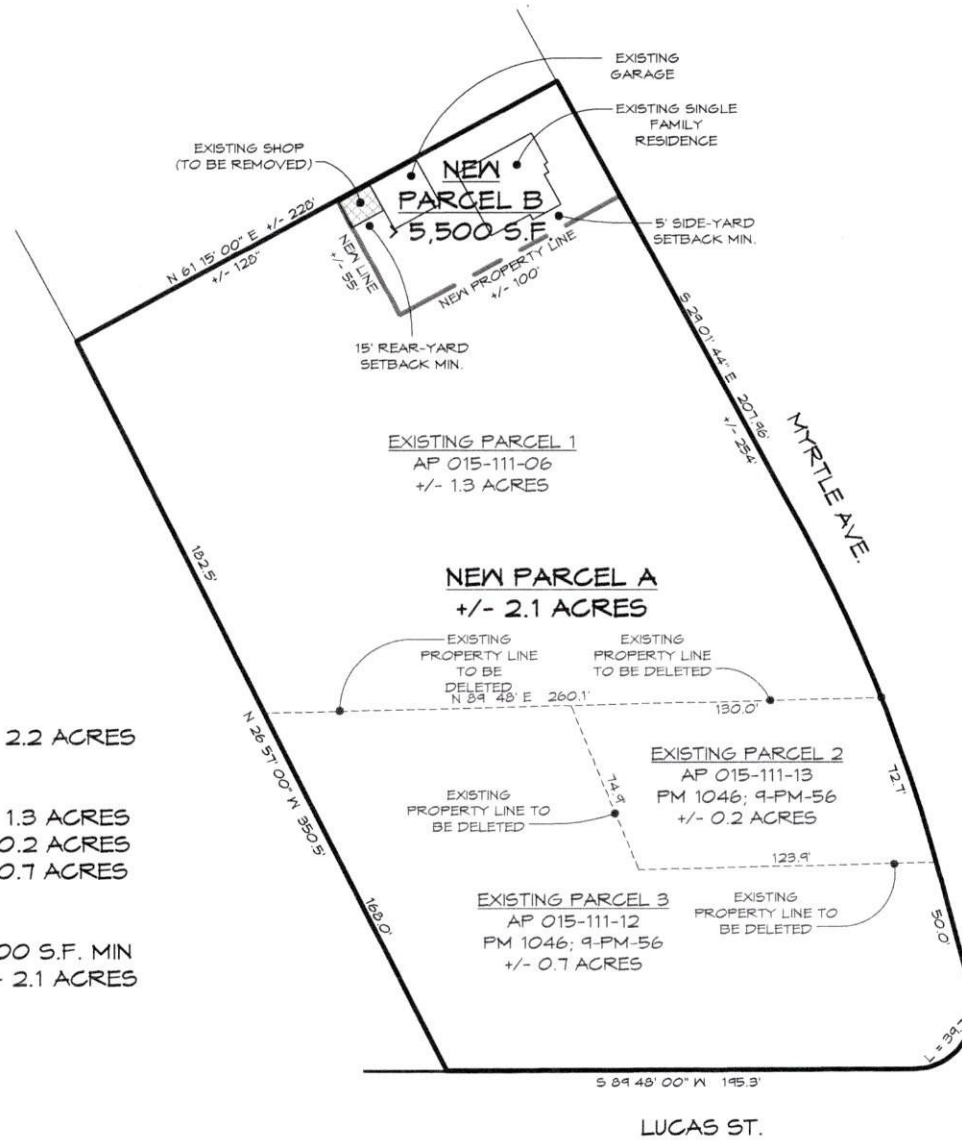
TOTAL AREA..... +/- 2.2 ACRES

EXISTING:

PARCEL 1..... +/- 1.3 ACRES
PARCEL 2..... +/- 0.2 ACRES
PARCEL 3..... +/- 0.7 ACRES

ADJUSTED:

PARCEL A..... 5,500 S.F. MIN
PARCEL B..... +/- 2.1 ACRES



REVISIONS

REPRODUCTIONS
DRAFTING
DESIGN
CLECKCO
1034 H St. Suite C
Eureka, CA 95501
(707) 444-3440
www.cleckco.com

JAMES & JUDY PAYE
MINI STORAGE
1850 MYRTLE AVE
EUREKA, CA 95501
AP# 015-III-012

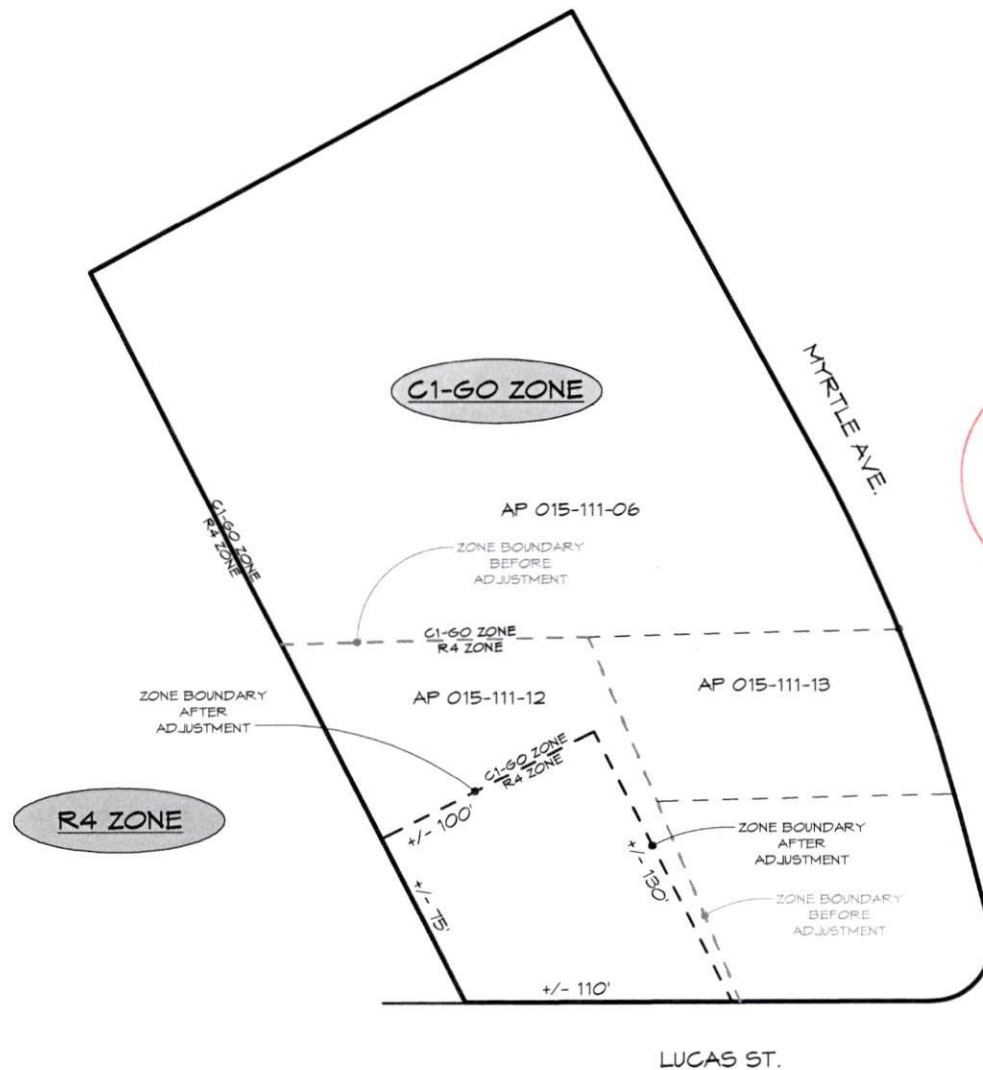
PLOT DATE: 1/8/2023
DRAWN BY: LDH
CHECKED BY: DJC

LOT LINE
ADJUSTMENT

SHEET NUMBER

B

JAMES & JUDY PAYE
MINI STORAGE



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DESIGN

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**JAMES & JUDY PAYE
MINI STORAGE**

1850 MYRTLE AVE
EUREKA, CA 95501

AP# 015-111-012

PLOT DATE 1/8/2020
DRAWN BY LDH
CHECKED BY DJC

**ZONE
ADJUSTMENT**

SHEET NUMBER

C

JAMES & JUDY PAYE
MINI STORAGE

1	(N) 18' X 90' 2-STORY STORAGE UNIT
2	(N) 18' X 90' 2-STORY STORAGE UNIT
3	(N) 20' X 30' 2-STORY STORAGE UNIT
4	(N) 20' X 30' 2-STORY STORAGE UNIT
5	(N) 20' X 60' 2-STORY STORAGE UNIT
6	(N) 20' X 180' 2-STORY STORAGE UNIT
7	(N) 20' X 180' 2-STORY STORAGE UNIT
8	(N) 18' X 180' 2-STORY STORAGE UNIT
9	(N) 18' X 180' 2-STORY STORAGE UNIT
10	(N) 20' X 20' 2-STORY STORAGE UNIT
11	(N) 20' X 20' 2-STORY STORAGE UNIT
12	(N) 20' X 40' 2-STORY STORAGE UNIT
13	(N) 18' X 90' 2-STORY STORAGE UNIT
14	(N) 18' X 110' 2-STORY STORAGE UNIT
15	(N) 20' X 100' 2-STORY STORAGE UNIT
16	(N) 20' X 100' 2-STORY STORAGE UNIT

	EXISTING (RELOCATED) BUILDING
	NEW STORAGE BUILDINGS
	OPEN AREAS
	PERVIOUS PAVED AREAS
	IMPERVIOUS PAVED AREAS

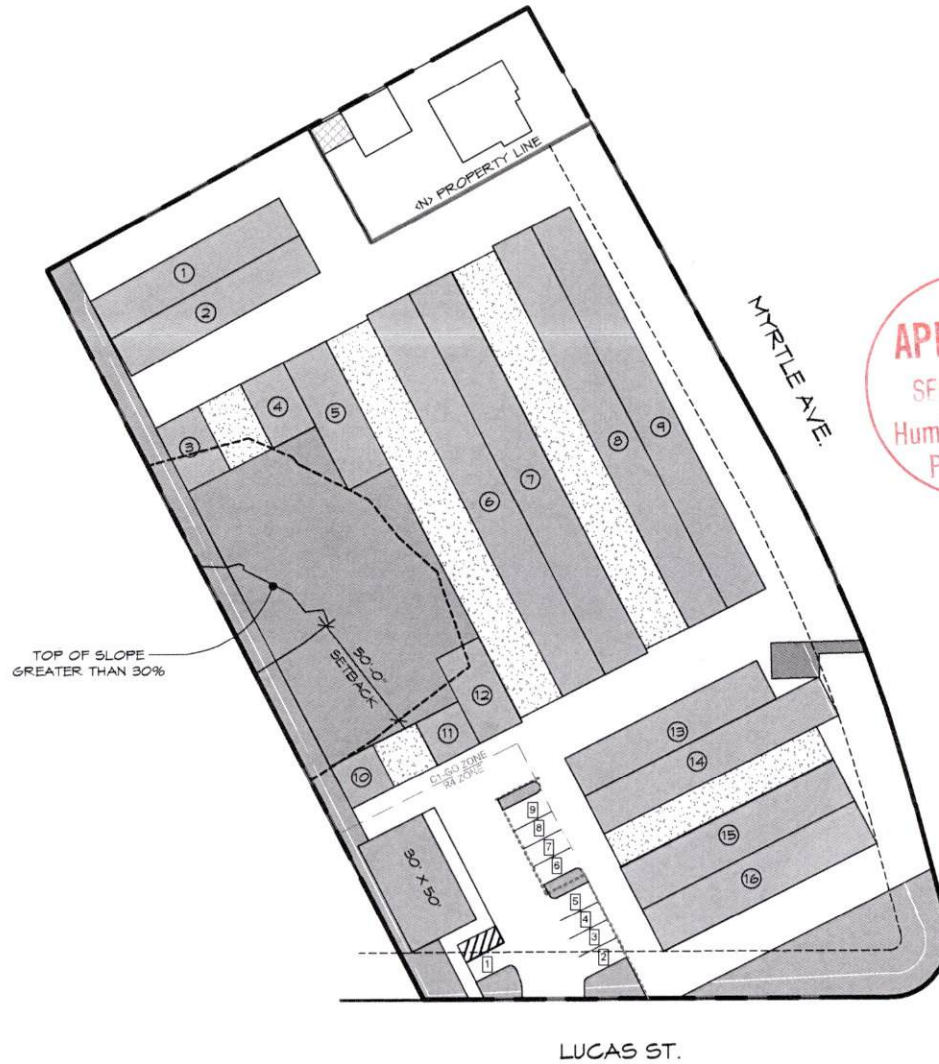
ZONING C-1/GO & R4

LOT AREA 86,630 S.F.

(N) STORAGE FOOTPRINT..... 28,520 S.F.
 (E) OFFICE FOOTPRINT..... 1,500 S.F.
 TOTAL LOT COVERAGE 30,020 S.F. (35%)

TOTAL STORAGE AREA 57,040 S.F.
 TOTAL OFFICE AREA 1,500 S.F.
 F.A.R. 68%

LANDSCAPED AREA 16,510 S.F.
 PERVIOUS PAVED AREA 9,100 S.F.
 IMPERVIOUS PAVED AREA ... 30,940 S.F.
 TOTAL OPEN SPACE 56,610 S.F. (65%)



1 **ALTERNATIVE SITE PLAN**

1" = 50'-0"

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 1850 MYRTLE AVE
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 AP# 015-III-012

PLOT DATE: 3/19/2020
 DRAWN BY: LHM
 CHECKED BY: DJC

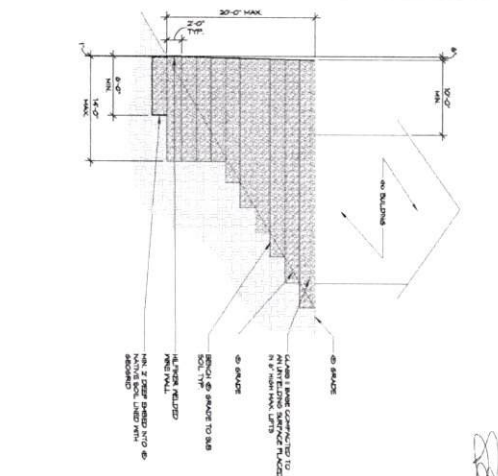
ALTERNATIVE SITE PLAN

SHEET NUMBER

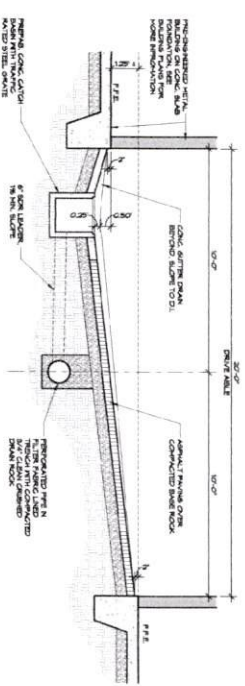
E

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 MINI STORAGE

Humboldt County
PLANNING



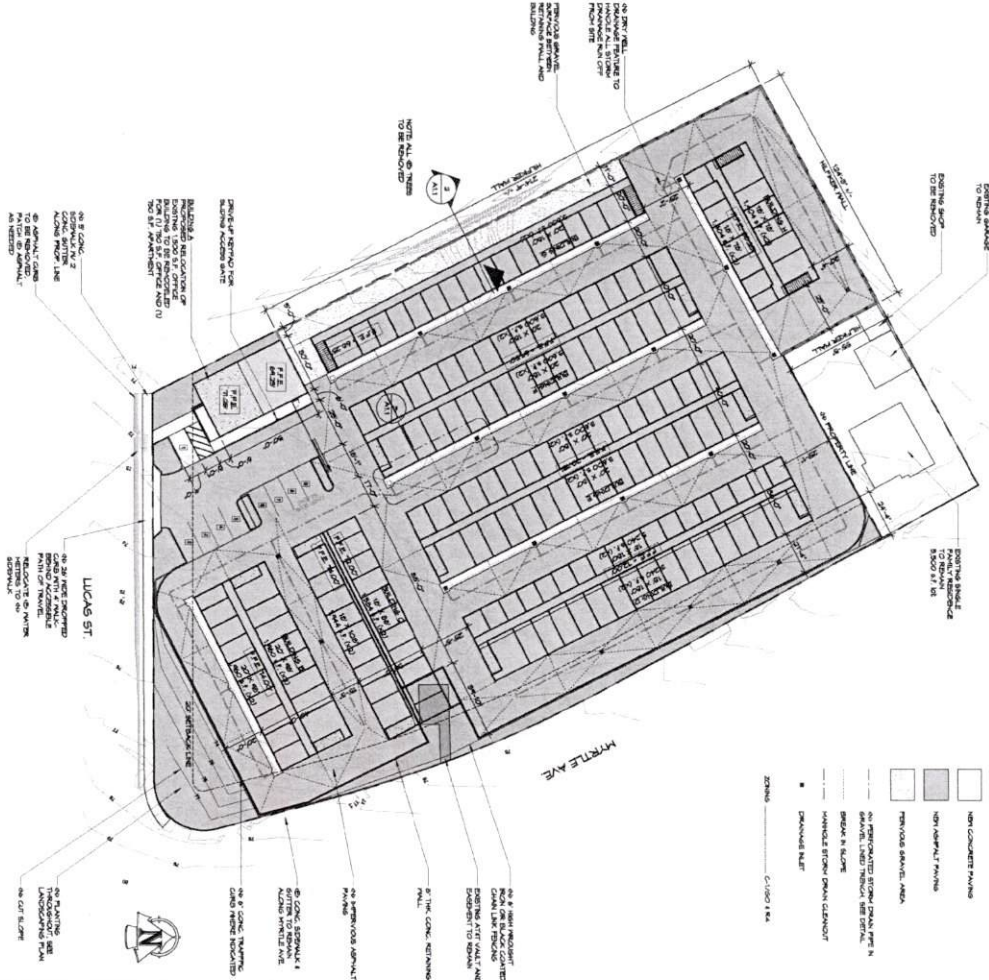
2 HILFIER RETAINING WALL DETAIL



4 DRAINAGE SECTION
3/0" x 1'-0"

BUILDING AREA SUMMARY				Site Information	
BUILDING	USE	1st floor	2nd floor	Total lot Coverage	Acres
Building A	Office	750.0	0.0	86.493 ac	42%
Building A	Apartment	750.0	0.0	58%	50.033 ac
Building B	Warehouse	1,960.0	1,960.0		
Building C	Warehouse	1,440.0	1,960.0		
Building D	Warehouse	1,584.0	1,584.0		
Building E	Warehouse	1,260.0	1,240.0	36.26 ac	3.94 ac
Building F	Warehouse	1,240.0	1,240.0	35.448 ac	68%
Building G	Warehouse	3,400.0	3,600.0	60.078 ac	
Building H	Warehouse	3,600.0	3,600.0		
Building I	Warehouse	3,600.0	3,600.0	7.203 ac	386 ac
Building J	Warehouse	3,600.0	3,600.0		
Building K	Warehouse	1,404.0	1,404.0	2.203 ac	
Building L	Warehouse	1,404.0	1,404.0		
Building M	Warehouse	1,404.0	1,404.0	11%	10.151 ac
Total 2nd floor Area			34,778.0		
Gross Building Area			36,732.0		

PROJECT INFORMATION



1 PROPOSED SITE PLAN
1" = 30'-0"



RECEIVED
10.27.2021

[Signature]

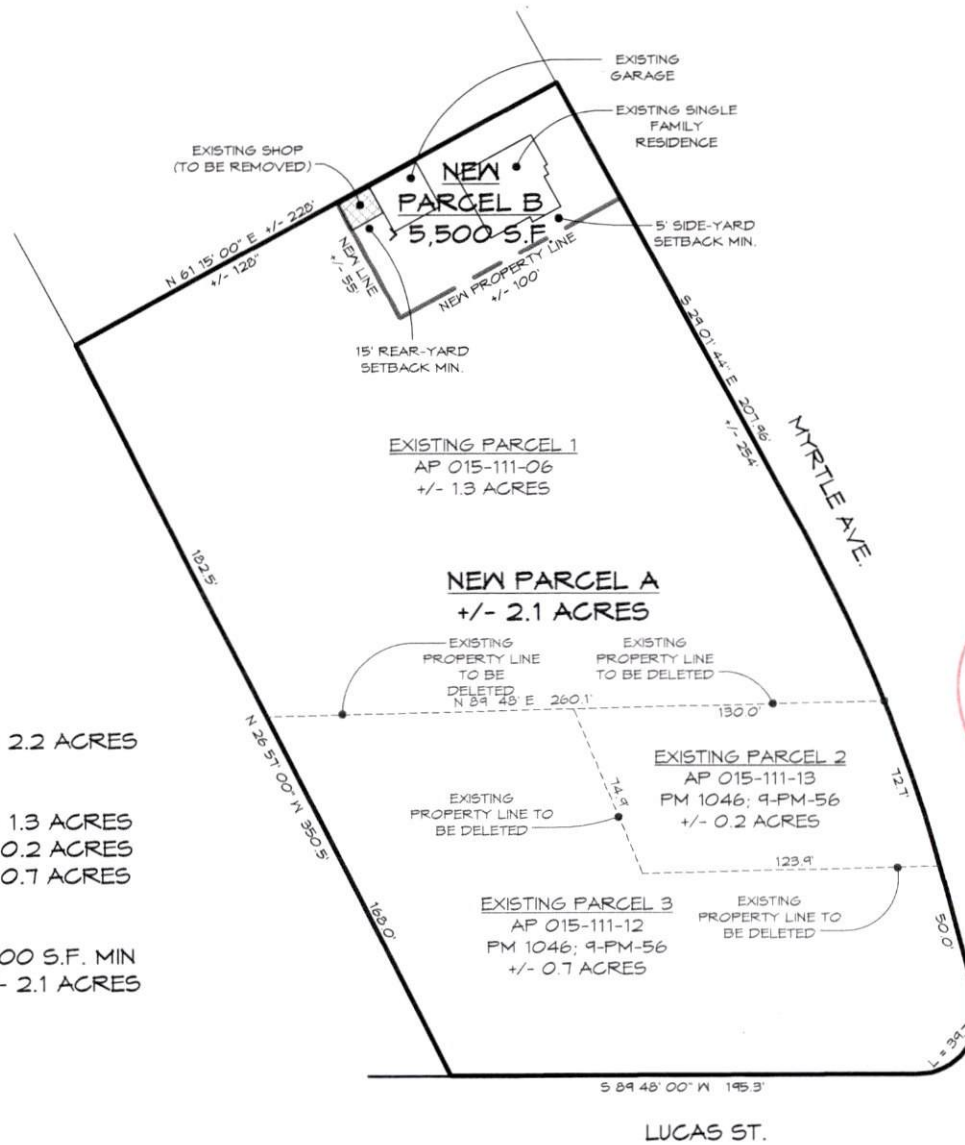
TOTAL AREA..... +/- 2.2 ACRES

EXISTING:

PARCEL 1..... +/- 1.3 ACRES
PARCEL 2..... +/- 0.2 ACRES
PARCEL 3..... +/- 0.7 ACRES

ADJUSTED:

PARCEL A..... 5,500 S.F. MIN
PARCEL B..... +/- 2.1 ACRES



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EUREKA, CA 95501
AP# 015-111-012

PLOT DATE: 6/8/2020
DRAWN BY: LEH
CHECKED BY: DFC

LOT LINE
ADJUSTMENT

SHEET NUMBER

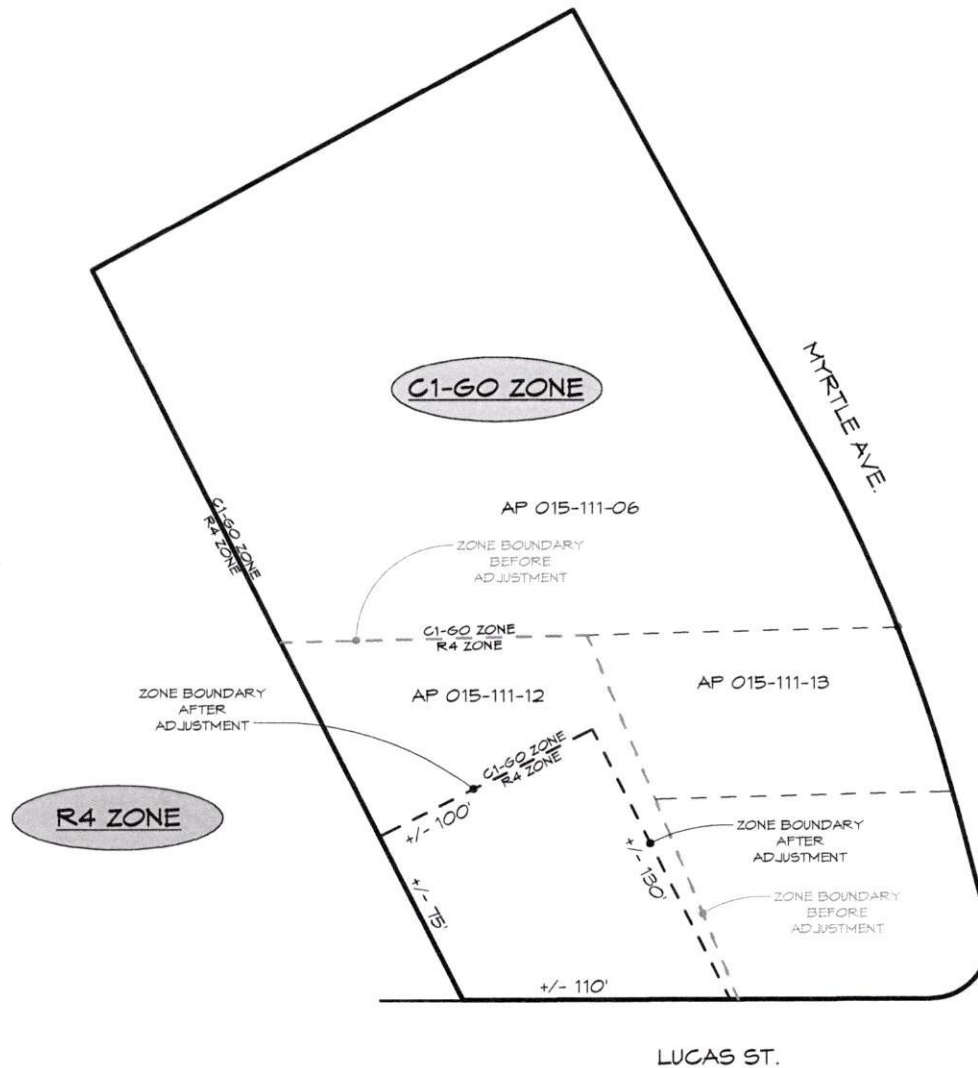
B

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MINI STORAGE



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MINI STORAGE
1850 MYRTLE AVE
EUREKA, CA 95501
AP# 015-111-012

PLOT DATE: 5/8/2020
DRAWN BY: LDH
CHECKED BY: DHC

SUBJECT NAME
ZONE
ADJUSTMENT

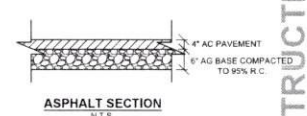
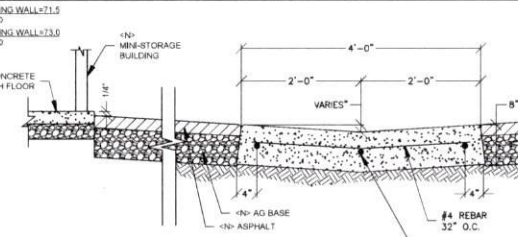
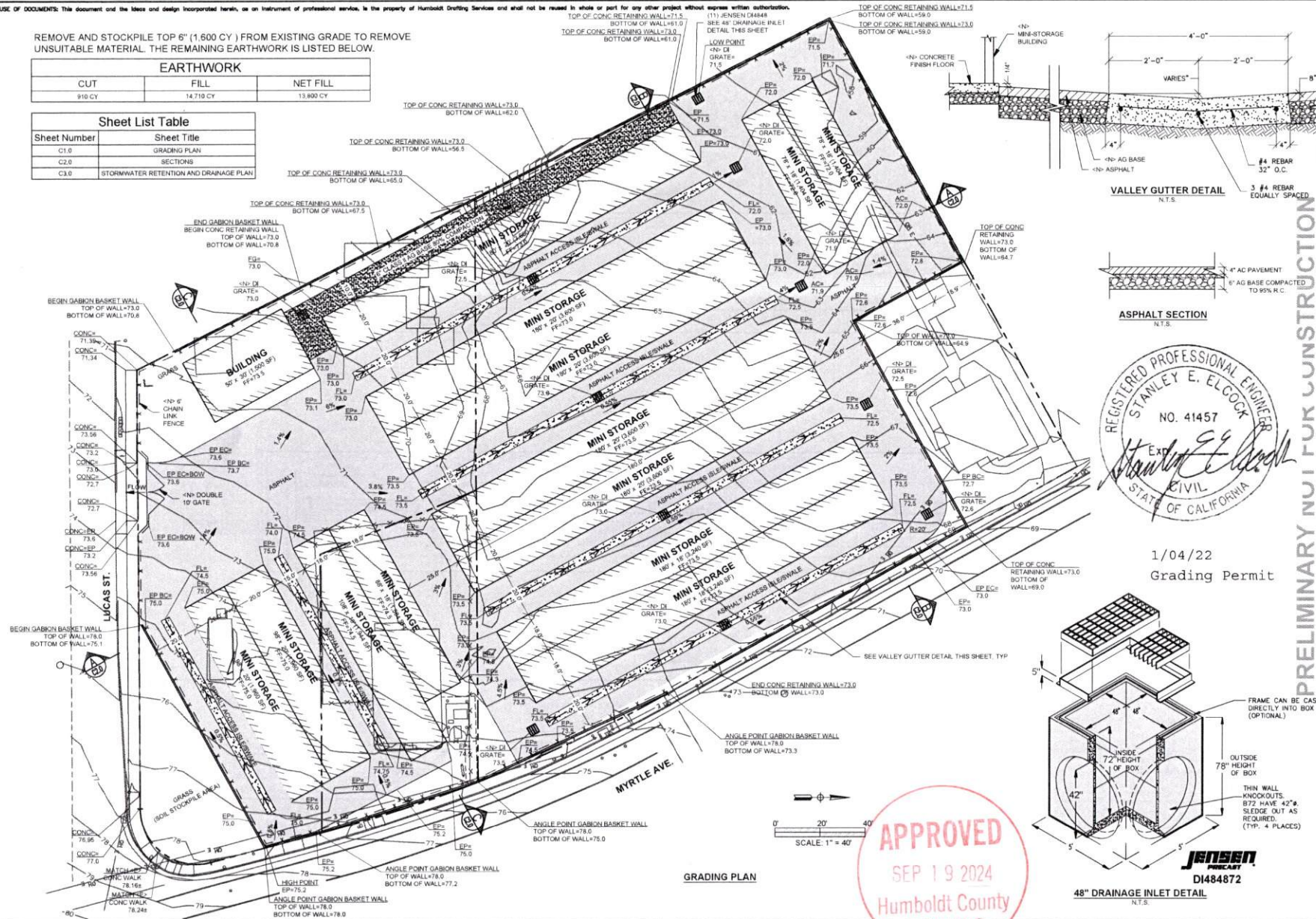
SHEET NUMBER
C
JAMES & JUDY PAYE
MINI STORAGE

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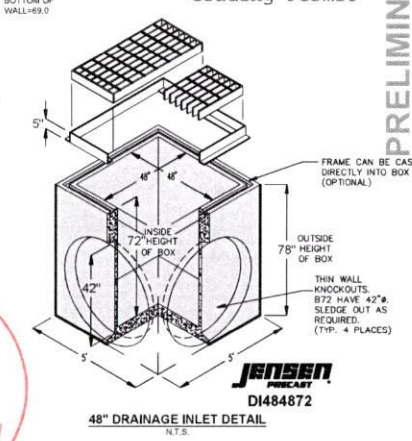
REMOVE AND STOCKPILE TOP 6" (1,600 CY) FROM EXISTING GRADE TO REMOVE UNSUITABLE MATERIAL. THE REMAINING EARTHWORK IS LISTED BELOW.

EARTHWORK		
CUT	FILL	NET FILL
916 CY	14,710 CY	13,800 CY

Sheet List Table	
Sheet Number	Sheet Title
C1.0	GRADING PLAN
C2.0	SECTIONS
C3.0	STORMWATER RETENTION AND DRAINAGE PLAN



1/04/22
Grading Permit



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PRELIMINARY NOT FOR CONSTRUCTION

HDS
HUMBOLDT DRAFTING
SERVICES

DATE: _____

BY: _____

NO: _____

HISTORY: REVISION

DATE: _____

BY: _____

NO: _____

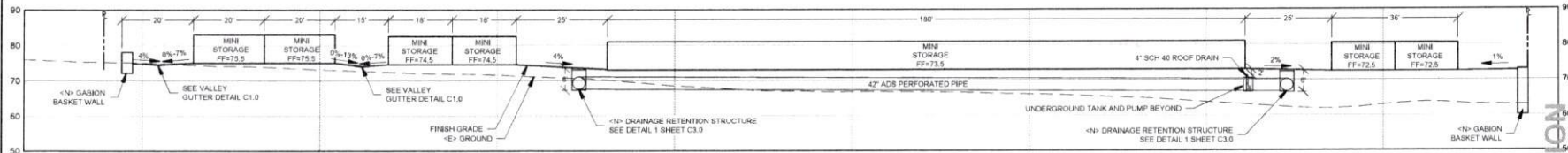
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PAYE MINI STORAGE
1850 MYRTLE AVE. EUREKA, CA
GRADING PLAN
APN: 015-111-012

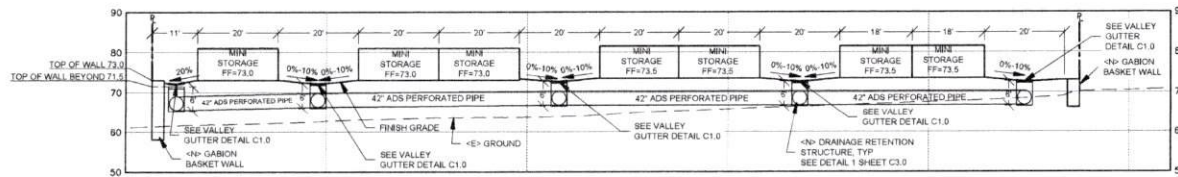
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CHECK: _____	SE: _____
APPROVED: _____	SE: _____
DATE: 7-23-2021	
JOB NUMBER: 7-23-2021	
SHEET: _____	

C1.0

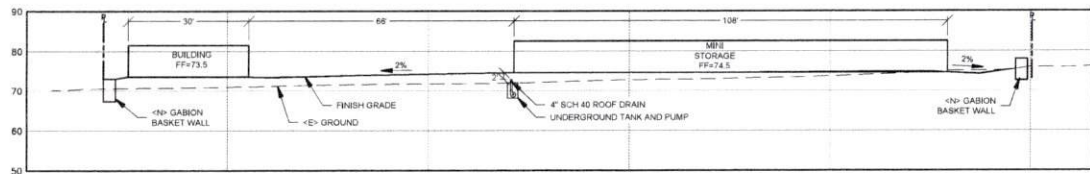
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SECTION 'A'
SCALE: 1"=30' HORIZ. AND VERT.

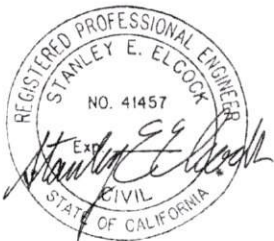


SECTION 'B'
SCALE: 1"=30' HORIZ. AND VERT.



SECTION 'C'
SCALE: 1"=30' HORIZ. AND VERT.

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Grading Permit

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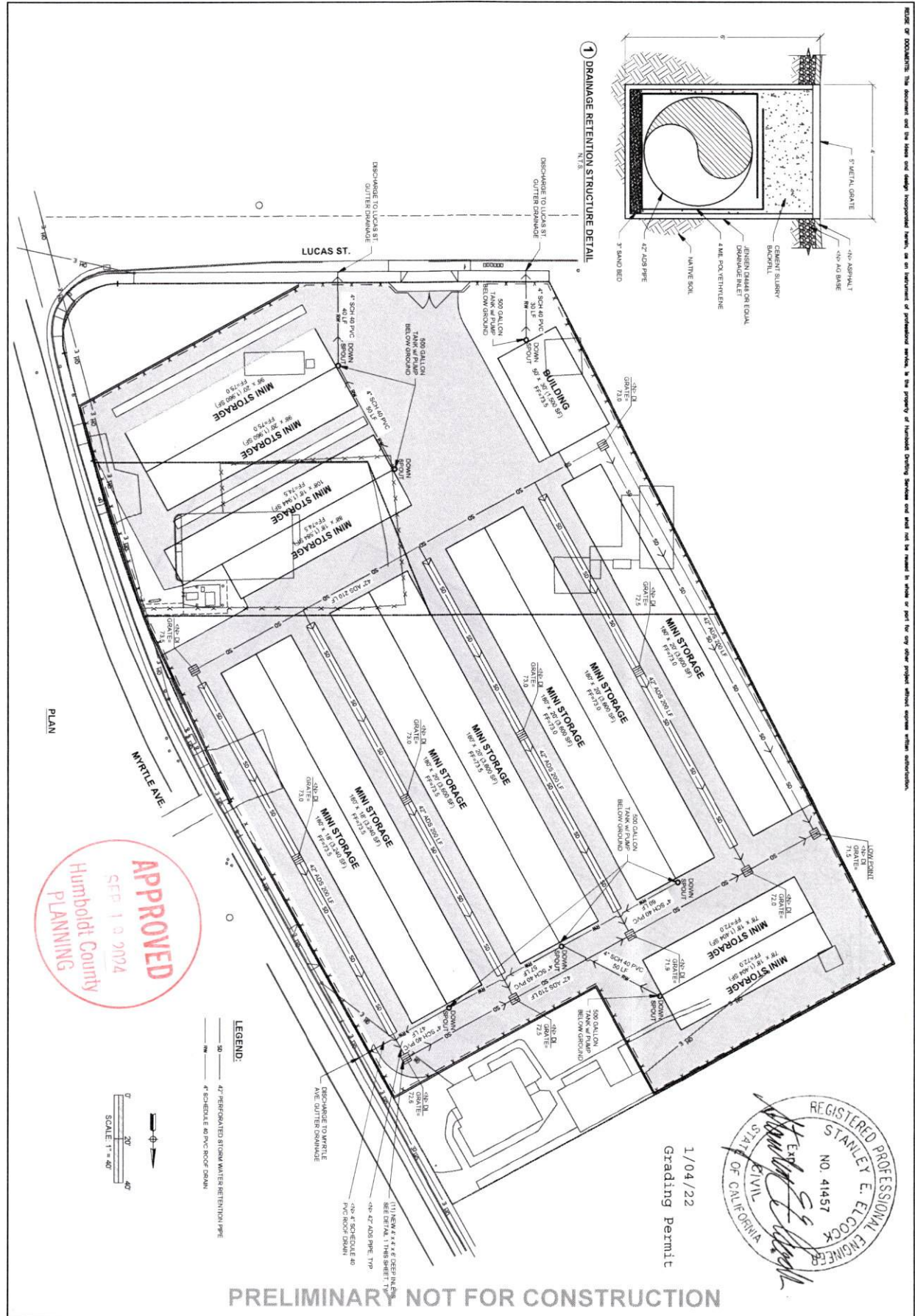


NO.	METERY REGION	BY	CHK.	DATE


PAYE MINI STORAGE
1850 MYRTLE AVE. EUREKA, CA
SECTIONS
APN: 015-111-012

DRAWN	JOB
CHECK	SE
APPROVED	SE
DATE	7-23-2021
JOB NUMBER	7.23.2021
SHEET	C2.0

12271 421-1528 humboldtdraftingservices@gmail.com

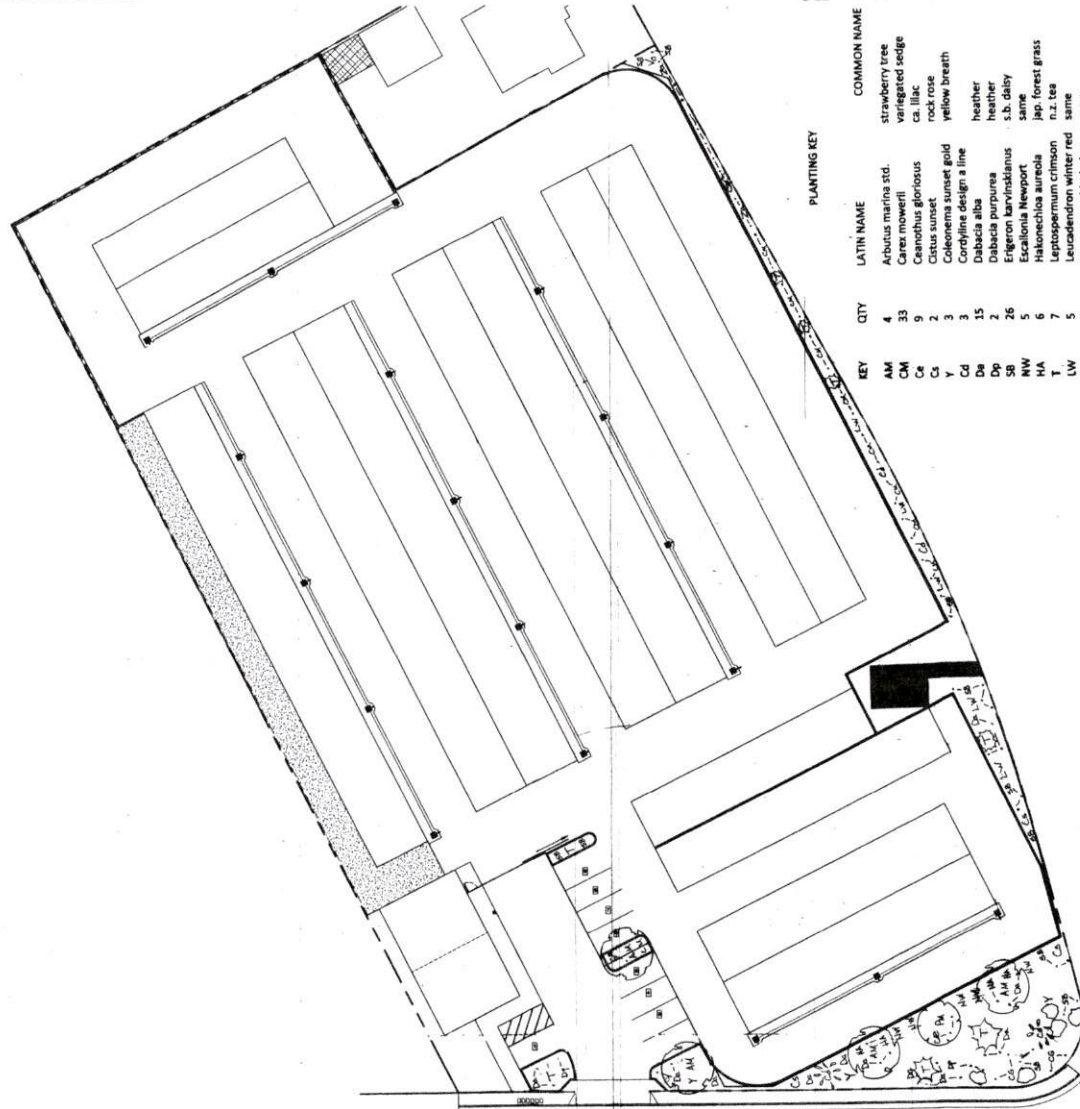


PRELIMINARY NOT FOR CONSTRUCTION

C3.0 SHEET	DRAWN: _____ CHECK: _____ APPROVED: _____ DATE: 7-23-2021 JOB NUMBER: 7-23-2021	PAYE MINI STORAGE 1850 MYRTLE AVE. EUREKA, CA STORMWATER RETENTION AND DRAINAGE PLAN APN: 015-111-012	NO. _____ HISTORY / REVISION _____ BY: _____ CHK: _____ DATE _____	 17071 401-1558 humboltdraftingservices@gmail.com
	(Empty space for notes or additional information)			(Empty space for additional history/revisions)

2/20/2025 10:45 AM

1 LANDSCAPE PLAN
1" = 30'-0"



PLANTING KEY

KEY	QTY	LATIN NAME	COMMON NAME
AM	4	Arbutus marina std.	strawberry tree
CM	33	Carex mowatii	variegated sedge
Cs	9	Ceanothus gloriosus	ca. lilac
Cs	2	Cistus sunset	rock rose
Y	3	Coleonema sunset	yellow breath
Cd	3	Coryline design a line	heather
Da	15	Dabacia alba	heather
Dp	2	Dabacia purpurea	heather
S8	26	Erigeron karvinskianus	s.b. daisy
NW	5	Escallonia Newport	same
HA	6	Hakonechloa aureola	jap. forest grass
T	7	Leptospermum crimson	n.z. tea
LW	5	Leucadendron winter red	same
PM	1	Pittosporum Marjorie c.	same
Vo	1	Vaccinium ovatum	huckleberry
Za	6	Zantedeschia s.	white calla lily

JAMES & JUDY PAYE
MINI STORAGE

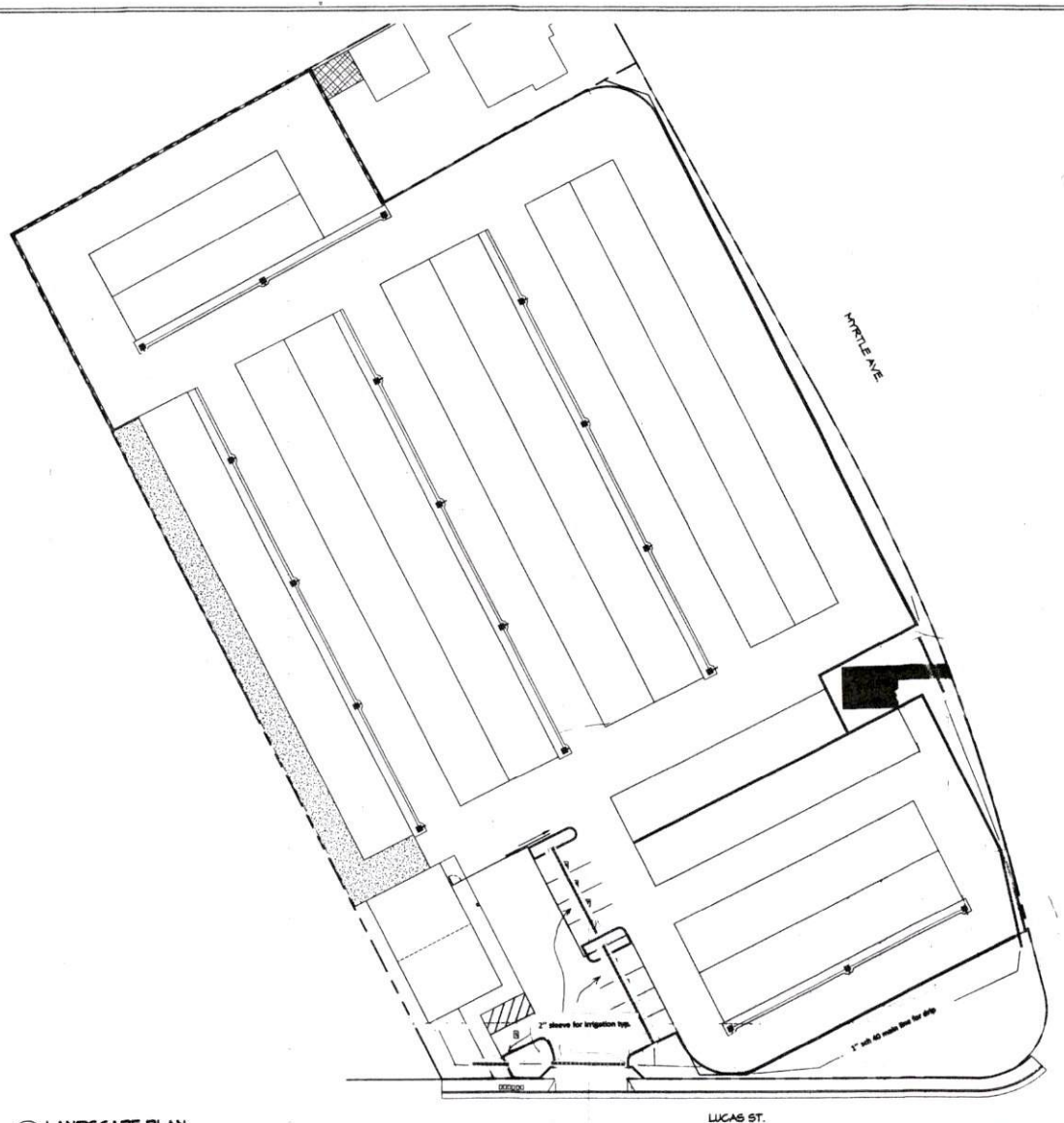
LANDSCAPE
PLAN

SHEET NUMBER
L1.1

DATE: 09/23/2020
DRAWN BY:
CHECKED BY:
JAMES & JUDY PAYE MINI
STORAGE
09/23/20

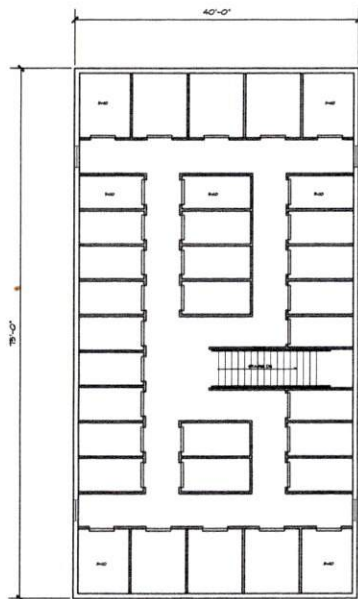
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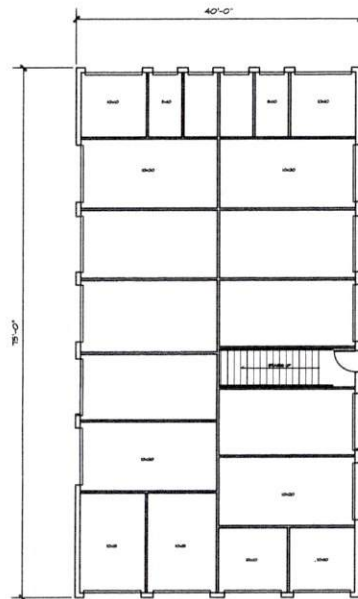


LUCAS ST.

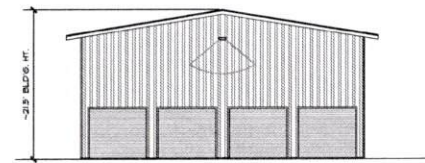
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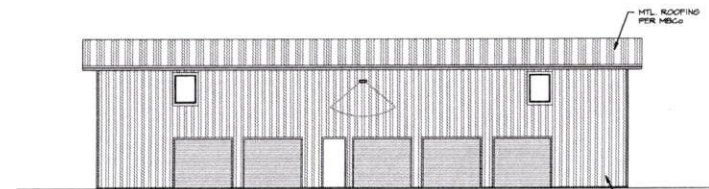
BUILDING 'H'
SECOND FLOOR
1/8"=1'-0"



BUILDING 'H'
FIRST FLOOR
1/8"=1'-0"



EAST ELEVATION
1/8"=1'-0" WEST SIM.



NORTH ELEVATION
1/8"=1'-0" SOUTH SIM.

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Humboldt County
PLANNING

REVISIONS	BY

Atkins Drafting & Design, Inc.
20000 65th St.
PM, CA 95571
916-655-0572
Sarah J. Atkins
Principal
Professional Seal

SJA

PAYE SELF STORAGE FACILITY
1850 WILSON AVE. EUREKA, CA
BUILDING 'H' FLOOR & ELEVATIONS
FOR THE BUILDING

Date: MAR. 11, '22
Scale: AS NOTED
Design: SJA
Drawn: SJA
Job:
Sheet:

