



COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT
CURRENT PLANNING DIVISION

3015 H Street, Eureka CA 95501
Phone: (707)445-7541 Fax: (707) 268-3792

Hearing Date: January 6, 2022

To: Humboldt County Planning Commission

From: Robby Thacker, Contract Planner

Subject: **Rainbow Self-Storage Coastal Development Permit and Conditional Use Permit**
Record Number PLN-2021-17222 CDP-CUP
Assessor's Parcel Numbers (APNs) 016-231-025, -026, and -027
2800 and 2850 Hubbard Lane, Eureka Area

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Please contact Robby Thacker, at (916) 886-6036 or by email at robby@landlogistics.com if you have any questions about the scheduled public hearing item.

AGENDA ITEM TRANSMITTAL

Hearing Date January 6, 2022	Subject Rainbow Self-Storage Coastal Development Permit and Conditional Use Permit	Contact Robby Thacker, Contract Planner
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Project Description: The project requests a Coastal Development Permit and Conditional Use Permit to convert the former McKenny's Do It Best building center and lumber yard into the Rainbow Self-Storage facility. The project area is comprised of three (3) APNs (016-231-025, 016-231-026, and 016-231-027) with a total area of 1.84 acres. The proposal is to enlarge an existing structure with second story additions that will increase the total square footage of the structure from 30,816 square feet to 41,374 square feet. In addition, two new buildings are proposed. The first building will be a 24,000 square foot, two-story self-storage unit; the second building will be a one-story, 6,500 square foot self-storage unit. The entire site is either developed with existing structures or paved. The applicant proposes to address run-off from storm water via the installation of a 2,635 square foot gravel retention area. Water and sewer services are currently provided by the Humboldt Community Services District. The majority of the site is in the Coastal Zone. The project parcels are split-zoned C-1 and C-G. Self-storage is conditionally permitted in both zones.

Project Location: The project is located in Humboldt County, in the Eureka area, on the West side of Hubbard Lane, approximately 500 feet from the intersection of Harris Street and Hubbard Lane, on the properties known as 2800 and 2850 Hubbard Lane. (APNs 016-231-025, 016-231-026, 016-231-027)

Present Plan Land Use Designation: Commercial General (CG) / (CG(8)); Humboldt Bay Area Plan, Eureka Community Plan, 2017 General Plan. Density: NA, Slope Stability: Low Instability (1)

Present Zoning: Commercial General (CG) and Neighborhood Commercial (C-1) (APNs: 016-231-025 and 026); Commercial General (CG) (APN: 016-231-027)

Assessor Parcel Numbers: 016-231-025, -026, and -027

Record Number: PLN-2021-17222 CDP and CUP

Applicant

Rainbow Self Storage
4055 Broadway
Eureka, CA 95503

Owner

Kevin McKenny
Po Box 115
Cuttan, CA 95534

Agent

Sarah Atkins
PO Box 6572
Eureka, CA 95502

Environmental Review: Initial Study prepared by Kathleen Franklin for the County of Humboldt

Major Issues: none.

State Appeal Status: Project is appealable to the California Coastal Commission.

Rainbow Self-Storage Coastal Development Permit Conditional Use Permit
Record Number: PLN-2021-17222 CDP and CUP
Assessor's Parcel Numbers: 016-231-025, -026, -027

Recommended Action

1. Describe the application as a public hearing.
2. Open the Public Hearing.
3. Request that staff present the project.
4. Take public testimony and close the public hearing.
5. Adopt the Resolution to take the following actions:

1) find that there is no substantial evidence that the project will have a significant adverse impact on the environment, 2) adopt the Negative Declaration prepared per CEQA Guidelines Section 15074; 3) make the required findings for approval of the Coastal Development Permit and Conditional Use Permit; and 4) approve the Rainbow Self-Storage Coastal Development Permit and Conditional Use Permit as recommended by staff and subject to the recommended conditions.

Executive Summary:

The project requests a Coastal Development Permit and Conditional Use Permit to convert the former McKenny's Do It Best building center and lumber yard into the Rainbow Self-Storage facility. The project area is comprised of three (3) APNs (016-231-025, 016-231-026, and 016-231-027) with a total area of 1.84 acres. The proposal is to enlarge an existing structure with second story additions that will increase the total square footage of the structure from 30,816 square feet to 41,374 square feet. In addition, two new buildings are proposed. The first building will be a 24,000 square foot, two-story self-storage unit; the second building will be a one-story, 6,500 square foot self-storage unit. The total square footage of all buildings would be 71,827 square feet. The existing and proposed buildings will be oriented perpendicular to Hubbard Lane with enhanced street-facing elevations and new landscaping treatments. The development will utilize the existing driveways on Hubbard Lane with reconstruction to current County standards. The new drive aisles will have security gates at the driveway entries setback from the street. Drive aisle widths will range from 30-47 feet around the site and will allow for customer vehicles to conduct loading and unloading in front of the units without impeding traffic circulation onsite. The project meets all requirements of the zoning districts with regards to height, building setbacks, and parking. The new buildings will have a 10-foot front setback, a 5-foot interior side setback, and a 15-foot rear setback. The northern most two-story building on the site will have a maximum height of less than 30 feet. The parking requirement for the project, which has been provided, is 29 spaces (71,817 square feet/2500 square feet = 29).

The entire site is either developed with existing structures, or paved. The applicant proposes to address run-off from storm water via the installation of a 2,635 square foot gravel retention area located on the western property line. Water and sewer services are currently provided by the Humboldt Community Service District.

The proposed self-storage facility is a conditionally permitted use within the C-1 and C-G zones. The facility is intended to provide a neighborhood serving use to the surrounding Myrtle town community and surrounding areas. The site is appropriately sized and improved to accommodate commercial development and operation. The site has direct access to main corridor roadways (Hubbard Lane, Harris Street, Myrtle Avenue) that will accommodate vehicle traffic to the site. The site plan includes adequate circulation for vehicle traffic, loading, and emergency vehicles. The use is anticipated to have less than traffic than the previous retail use on the site, given the nature

of self-storage uses, which typically have reduced vehicle trips to individual storage units compared to a typical retail use. The use will not be a cause of nuisance or be detrimental to the community and will not be a source of excessive noise, traffic, odor, or be unsafe to surrounding development based on the nature of the storage use activity. The use and buildings are oriented toward Hubbard Lane and activity on the site will not be directed toward residential development to the south. Staff finds the proposed storage use to be appropriate for the proposed site with the conditions of approval that are included in this report.

The project is located within the Coastal Zone and is consistent with the relevant goals and policies of the Humboldt Bay Area Plan. The project site is located within the Urban Limit Line of the Myrtle town area, and is not located within natural resource area and will not affect existing visual resources within the County. Additionally, the project is not located near coastal access points and construction of the project will not result in the reduction of public access to coastal areas within the vicinity of the site.

Recommendation:

Based on a review of Planning Division reference sources and comments from all involved referral agencies, Planning staff believes that the that Negative Declaration complies with the provisions of CEQA, that the findings in support of the Negative Declaration can be made, and that the applicant has submitted evidence in support of making all of the required findings for approval of the Coastal Development Permit and Conditional Use Permit.

Alternative:

The Planning Commission could recommend denial of the proposed Coastal Development Permit and Conditional Use Permit if the Commission finds that the submitted evidence does not support making all of the required findings. However, based on this staff report, planning staff believes the submitted evidence does support making all of the required findings and does not recommend further consideration of this alternative.

**RESOLUTION OF THE PLANNING COMMISSION
OF THE COUNTY OF HUMBOLDT
Resolution Number 21-
Record Number PLN-2021-17222 CDP and CUP
Assessor Parcel Numbers: 016-231-025, -026, -027**

Resolution by the Planning Commission of the County of Humboldt certifying compliance with the California Environmental Quality Act and conditionally approving the Rainbow Self-Storage Coastal Development Permit and Conditional Use Permit (17222)

WHEREAS, Rainbow Self-Storage submitted an application and evidence in support of approving a Coastal Development Permit and Conditional Use Permit to allow for the conversion of the former McKenny's Do It Best building center and lumber yard into the Rainbow Self-Storage facility; and

WHEREAS, the County Planning Division, the lead agency, prepared a Negative Declaration /Initial Study per Section 15050 of the CEQA Guidelines which showed that there is no substantial evidence, in light of the whole record before the agency, that the project may have a significant effect on the environment; and

WHEREAS, the Negative Declaration/Initial Study prepared for the proposed Coastal Development Permit and Conditional Use Permit was circulated for public review pursuant to Section 15074 of the CEQA Guidelines; and

WHEREAS, the Humboldt County Planning Commission held a duly noticed public hearing on **January 6, 2022**; reviewed, considered, and discussed the application for a Coastal Development Permit 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:** The project requests a Coastal Development Permit and Conditional Use Permit to convert the former McKenny's Do It Best building center and lumber yard into the Rainbow Self-Storage facility. The project area is comprised of three (3) APNs (016-231-025, 016-231-026, and 016-231-027) with a total area of 1.84 acres. The proposal is to enlarge an existing structure with second story additions that will increase the total square footage of the structure from 30,816 square feet to 41,374 square feet. In addition, two new buildings are proposed. The first building will be a 24,000 square foot, two-story self-storage unit; the second building will be a one-story, 6,500 square foot self-storage unit. There would be a total project building square footage of 71,827. The entire site is either developed with existing structures or paved. The applicant proposes to address run-off from storm water via the installation of a 2,635 square foot gravel retention area. Water and sewer services are currently provided by the Humboldt Community Services District. The majority of the site is in the coastal zone. The project parcels are split-zoned C-1 and C-G. Self-storage is conditionally permitted in both zones.

EVIDENCE: a) Project File: PLN-2021-17222 CDP and CUP

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

EVIDENCE:

- a) The Humboldt County Planning Commission has considered the Negative Declaration/Initial Study prepared for the Self-Storage facility.
- b) The Negative Declaration/Initial Study showed that there is no substantial evidence, in light of the whole record before the agency, that the project may have a significant effect on the environment.
- c) The project site is not located within a scenic vista area and will not impact visual resources within the County. The proposed development includes the remodel of an existing two-story building, an infill two-story addition, and one and two-story storage locker buildings. The proposed scale, setbacks, and development intensity are in scale with the residential and assembly uses surrounding the project and will result in a less than significant impact to aesthetics.
- d) No biological resources were identified within the project area. The project site was previously developed with a commercial building and paved parking lot and is located within a larger urbanized area of the County. There are no significant areas of natural habitat or vegetation on the site. As such, a review of the project site has determined that the site is not located within a riparian habitat or other sensitive natural community, nor is located within or near any known wetland areas.
- e) No cultural resources have been documented on the project site. The site has been previously disturbed with commercial development that is being redeveloped as part of the proposed project. The Blue Lake Tribal Historic Preservation Officer referral response indicated no known resources are known to be on the property. The "Inadvertent Archaeological Discovery Protocol" condition has been placed on the project.
- f) The project site is not included on a list of hazardous material sites, nor does the proposed project involve routine transport, use or disposal of hazardous materials. The project site is over two miles from Murray Field Airport, and not within the safety zones as shown in the 2021 Airport Land Use Combability Plan. There are no private airstrips within the vicinity of the project site.
- g) According to the Humboldt County Fire Hazard Severity map, the parcel is located in the Moderate/ Non-Wildland/Non-Urban; Urban Un-zoned fire hazard severity area. The site is within the Humboldt Bay Fire Protection District for fire protection. Future development of the site will require compliance with the Uniform Fire Code and Uniform Building Code. The Department finds no evidence that the project will create, or expose people or property to, hazardous materials, or impair implementation of or physically interfere with, an adopted emergency response plan.
- h) The project will not violate any water quality standards or waste discharge requirements or substantially degrade surface or groundwater quality or degrade groundwater supplies. Water and

sewer services are provided by the Humboldt Community Services District (CSD). Comment was received from the CSD, stating adequate water and sewer service is available for the project, and recommending project approval. Therefore, there is a less than significant Impact. The project site is fully developed with one (1) building and paved from the previous commercial use. The subject property is located within the municipal separate storm sewer system (MS4) boundary area, and development of the property is required to comply with the MS4 permit requirement. To comply with MS4 requirements, the project proposes a 2,626 square foot stormwater, gravel, retention area along the western property line. Therefore, there is a Less than significant Impact.

- i) The project will not conflict with any adopted program, ordinance, or policy addressing transportation systems within the County or result in inadequate emergency access. The proposed self-storage facility will replace the McKenny's Do-It Best Building Center and Lumber Yard. The Department finds there is no evidence that the new self-storage facility will exceed the level of service standards, as there will be less vehicle trips generated per day than with the previous use, given the nature of the self-storage use. The proposed project will not result in a change in air traffic patterns, will not result in vehicle miles traveled beyond that anticipated, and has adequate on-site circulation and parking capacity

FINDINGS FOR COASTAL DEVELOPMENT PERMIT AND CONDITIONAL USE PERMIT

- 3. FINDING:** The proposed development is in conformance with the County General Plan, including the Humboldt Bay Area Plan.

- EVIDENCE:**
 - a) The Land Use Element of the General Plan and the Humboldt Bay Area Plan, identifies the parcels as Commercial General. The project site is suitable for redevelopment into a storage facility with the proposed building size and land use intensity. The site is surrounded by single-family residential development and a church building. The operational uses and physical development intensity are compatible with the land uses surrounding the site. The project will have primary access points on Hubbard Lane which is a 50-foot right-of-way with 2 travel lanes and attached sidewalk improvements along the project frontage. Hubbard Lane connects to main traffic corridors (Harris Street and Myrtle Avenue) in close proximity to the site therefore site access is adequate to serve the facility. The project will connect to existing utilities such as water, stormwater, and wastewater available onsite that served the previous commercial development.

- b) The project is consistent with the goals and policies of the Humboldt Bay Area Plan. The project site is located within the Urban Limit Line of the Myrtle town area and is not located within natural resource area or within a mapped area that will impact existing visual resources within the County. Additionally, the project is not located near identified coastal access points and construction of the project will not result in the reduction of public access to coastal areas within the vicinity of the site. The project will not result in a significant source of pollutant or greenhouse gas emissions. The project will contribute to the economic well being and convenience of the community by providing a neighborhood serving commercial use centrally located within an urbanized community.
- c) The project complies with the County's Housing Element as it will not add to nor subtract from the County Housing Inventory.
- d) The project is located in a relatively stable and low instability geologic area. The project area is located outside of the 100-year flood zone and is not within a tsunami inundation area. The project is within the Humboldt Bay Fire Protection District for fire protection, and with police services provided by the County of Humboldt Sheriff's Department. The site has been designed to allow adequate access to fire apparatus and will include the installation of fire protection services consistent with California Fire Code. Based on these findings, the proposed development does not increase risks to hazards.

4. FINDING:

The proposed development is consistent with the purposes of the Commercial General (CG) and Neighborhood Commercial (C-1) zones.

EVIDENCE:

- a) The project area is split zoned Commercial General (CG) and Neighborhood Commercial (C-1). The self-storage facility use is allowed with the procurement of a Conditional Use Permit. Project development is consistent with the purposes of the existing zone in which the site is located including, setbacks and parking. The new buildings have a front setback of 10 feet, five feet on the interior side, and rear setback of 15 feet. The proposed buildings are one and two-stories with a peak overall height of less than 30 feet, consistent with the maximum allowed height of 45 feet. The building square footage totals 71,872 square feet and requires 29 parking spaces (one per 2,500 square feet) which have been provided. There is no lot coverage standard for the C-1 and C-G zones and lot coverage of the project will not exceed 50 percent. The proposed buildings will be comprised of metal with a stucco fascia facing the street. The one and two-story buildings are compatible in scale and orientation to the surrounding area, which is composed of residential development, assembly, and commercial buildings.

5. FINDING:

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

EVIDENCE: a) The project site has a Relative Slope Stability of "low instability" and is not located in an area with the probability for "high shaking" from earthquakes. The project is required to obtain building permits to meet all applicable California Building Code requirements. The storage facility is located adjacent to single-family residential development and a church. The proposed buildings and site improvements including the operational characteristics of the storage facility will not be detrimental to the public health, safety, or welfare; or materially injurious to property or improvements in the vicinity.

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 does not include any residential development, and is located on parcels with a Land Use and zoning designations of Commercial General and Neighborhood Commercial.

DECISION

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

- 1. Adopts the Negative Declaration/Initial Study for the Rainbow Self Storage project; and
- 2. Makes the findings in support of approving the Coastal Development Permit and Conditional Use Permit; and
- 3. Approves the Coastal Development and conditionally approves the Conditional Use Permit (Record Number: PLN-2021-17222) subject to the conditions of approval.

Adopted after review and consideration of all the evidence on January 6, 2022.

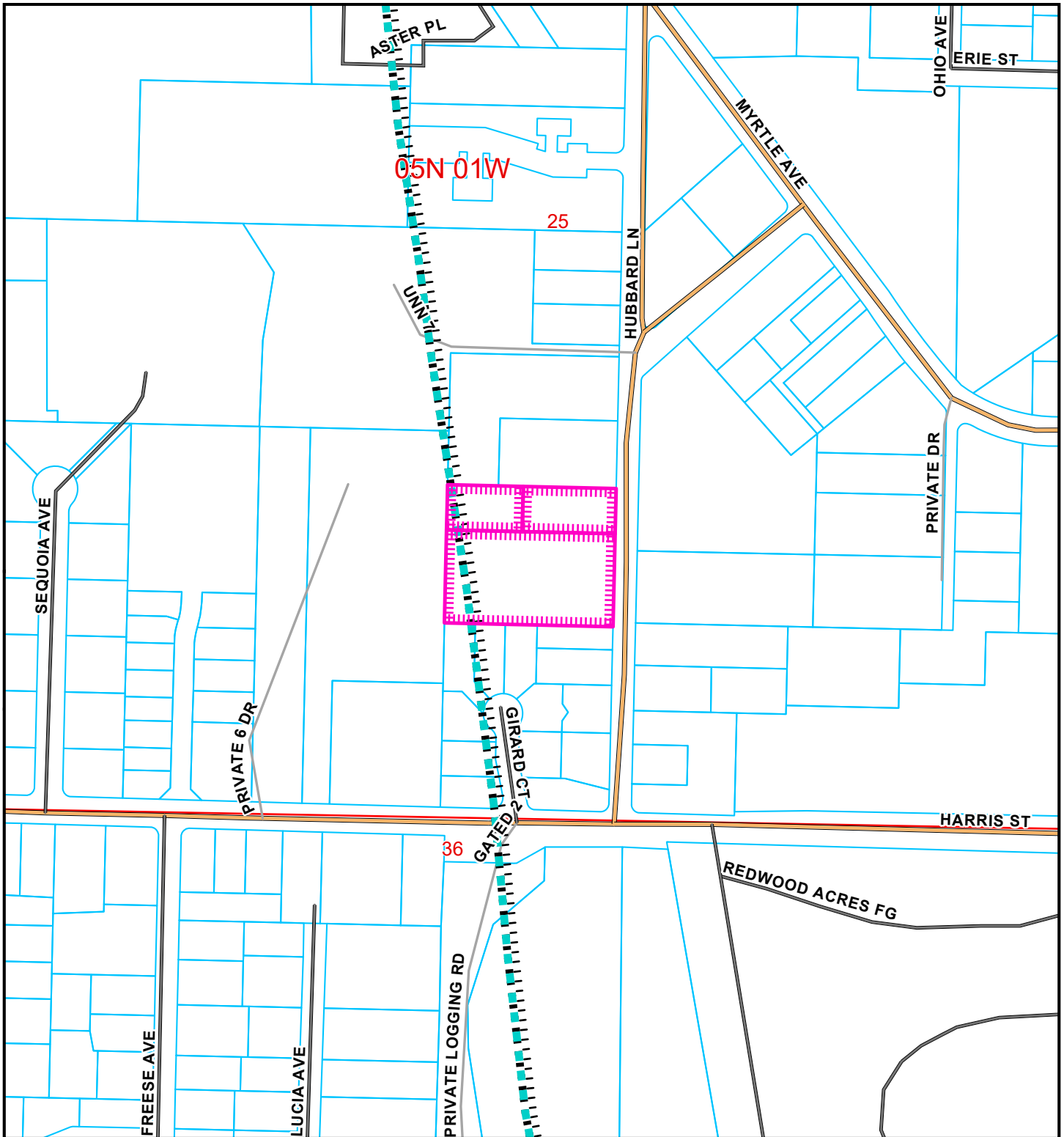
The motion was made by Commissioner _____ and seconded by Commissioner _____ and the following ROLL CALL vote.

- AYES: Commissioners:
- NOES: Commissioners:
- ABSTAIN: Commissioners:
- ABSENT: Commissioners:

DECISION:

I, John H. Ford, Secretary to the Planning Commission of the County of Humboldt, do hereby certify the foregoing to be a true and correct record of the action taken on the above-entitled matter by said Commission at a meeting held on the date noted above.

John H. Ford, Director
 Planning and Building Department



LOCATION MAP

**PROPOSED RAINBOW SELF STORAGE
COASTAL DEVELOPMENT PERMIT, CONDITIONAL USE PERMIT**

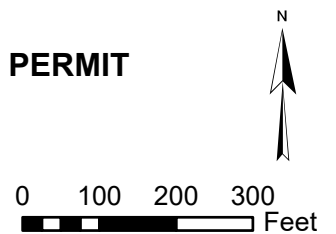
**EUREKA AREA
PLN-2021-17222**

Project Area = 

Coastal Zone Boundary 

**APN: 016-231-025, -026, -027
T05N R01W S25 HB&M (Eureka)**

This map is intended for display purposes and should not be used for precise measurement or navigation. Data has not been completely checked for accuracy.



ATTACHMENT 1

RECOMMENDED CONDITIONS OF APPROVAL

Conditions of Approval for the Coastal Development Permit and Special Permit

APPROVAL OF THE PERMITS IS CONDITIONED ON THE FOLLOWING TERMS AND REQUIREMENTS

Conditions of Approval:

1. The work shall be conducted in accordance with the Application signed May 7, 2021 and the revised site plan submitted on July 27, 2021.
2. Changes in the project other than Minor Deviations from the Site Plan as provided in HCC Section 312-11.1 shall require a modification of this permit.
3. Applicant shall obtain a Building Permit that includes an engineered grading, erosion and sediment control plan.
4. The applicant is required to pay for permit processing on a time and material basis as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors. The Department will provide a bill to the applicant after the decision. Any and all outstanding Planning fees to cover the processing of the application to decision by the Hearing Officer shall be paid to the Humboldt County Planning Division, 3015 "H" Street, Eureka.
5. A Notice of Determination (NOD) will be prepared and filed with the County Clerk for this project in accordance with the State CEQA Guidelines. **Within three days of the effective date of permit approval**, the applicant shall submit a check or money order made payable to the Humboldt County Recorder for the CDFW CEQA filing fee and the County Recorder filing fee. This amount is currently \$2,530.25. Pursuant to Section 711.4 of the Fish and Game Code, the amount includes the California Department of Fish and Wildlife (CDFW) fee plus a \$50 document handling fee. 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 DFW 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 \$2,480.25 CDFW fee payment requirement. In this instance, only a copy of the CDFW form and the \$50.00 handling fee is required.
6. Construct two ADA compliant concrete commercial driveway aprons. The commercial driveway aprons shall be constructed in conformance with Urban Driveway No. 1 standard plan. The driveway grade shall not exceed 2% in the first 20 feet. [reference: County Code section 411-41 and 411-51 (b)(3)]
7. Applicant must apply for and obtain an encroachment permit to retrofit two commercial aprons within the County road right of way. [reference: County Code section 411-11 (a)(b)].
8. Site visibility must be maintained at the commercial driveway entrances. [reference: County Code section 341-1 *et seq.*]

10. Applicant shall be responsible to correct any involved drainage problems within the County road right of way to the satisfaction of this Department.
11. Low Impact Development (LID): The subject property is located within the municipal separate storm sewer system (MS4) boundary area. Development of the property is required to comply with MS4 permit requirements. The Applicant is advised to ensure that MS4 requirements for the proposed project can be achieved prior to the project being heard by the Planning Commission. [Reference: National Pollutant Discharge Elimination System (NPDES) General Permit For Waste Discharge Requirements (WDRS) for Storm Water Discharges From Small Municipal Separate Storm Sewer Systems (MS4S), Order No. 2013-0001-DWQ, NPDES No. CAS000004 adopted 02/05/2013, Section E.12; Humboldt Low Impact Development Stormwater Manual version 2.0 (06/30/2016), Part A, Table 1]
12. Development of property is also required to comply with provisions for point source discharges of stormwater and non-point source waste discharges as specified in the General Exception to the California Ocean Plan for select Discharges into Areas of Special Biological Significance (ASBS), Including Special Protections for Beneficial Uses, Sections I.A and I.B (State Water Resources Control Board Resolution 2012-0031 as amended 6/19/2012).
13. Water and sewer service for proposed project is available upon payment of applicable fees.
14. Any existing water and sewer services that will not be utilized for this project shall be abandoned per Humboldt Community Services District Standards at applicant's expense.
15. Any needed relocation of existing water and sewer facilities shall be at applicant's expense.
16. Water and sewer services shall not be located in a driveway.
17. All new water and sewer piping are to be inspected by this office.
18. All new and existing sewer piping shall pass a leak test.
19. Any new sewer connection is required to be installed per Humboldt Community Services District code and be inspected by this office.
20. A sewer lateral clean-out is required to be brought to grade in the sidewalk area on any existing sewer lateral remaining to serve the project.
21. A privately owned, maintained, and accessible water shutoff valve is required directly behind the water meter service (behind the sidewalk) per Humboldt Community Services District Standards on the existing water services that will remain.
22. Any required fire sprinkler plans are to be submitted to the Fire District.
23. A water backflow device may be required on fire service.

Informational Notes:

1. If buried archaeological or historical resources are encountered during construction activities, the contractor on-site shall call all work in the immediate area to halt temporarily, and a qualified archaeologist is to be contacted to evaluate the materials. Prehistoric materials may include obsidian or chert flakes, tools, locally darkened midden soils, groundstone artifacts, dietary bone, and human burials. If human burial is found during construction, state law requires that the County Coroner be contacted immediately. If the remains are found to be those of a Native American, the California Native American Heritage Commission will then be contacted by the Coroner to determine appropriate treatment of the remains. The applicant is ultimately responsible for ensuring compliance with this condition.
2. FENCES/GATES: Pursuant to County Code Section 411-11 (j) and California Streets & Highways Code Sections 1481 & 1482, fences are not allowed within the public right of way of County maintained roads. Prior to constructing any fences along (or near) the right of way line, the applicant is advised to consult with the Department of Public Works Encroachment Permit Office at 707.445.7205.

It is important to note that fences constructed outside of the public right of way are still subject to the County's visibility Ordinance (County Code Section 341-1). Fences and gates on private property may need to be setback further to comply with the County Visibility Ordinance.

Gates must be set back sufficiently from the road so that a vehicle can completely pull off the road while opening or closing the gate. In addition, for properties in the State Responsibility Area, conformance with Fire Safe Regulations (County Code Section 3112-13) is also required.

Fences and gates taller than 6 feet may require a building permit. The applicant is advised to consult with the Planning and Building Department-Building Division at 707.445.7245 prior to constructing any fences or gates.

3. The applicant is responsible for receiving all necessary permits and/or approvals from other federal, state and local agencies.
4. The Coastal Development Permit and Conditional Use Permit shall expire and become null and void at the expiration of five (5) years after all appeal periods have lapsed (see "Effective Date"); except where use in reliance on the permit has commenced prior to such anniversary date. The period within which use must be commenced may be extended as provided by Section 312-11.3 of the Humboldt County Code.

ATTACHMENT 2

Applicant's Evidence in Support of the Required Findings

Attachment 2 includes a listing of all written evidence which has been submitted by the applicant in support of making the required findings. The following materials are on file with the Planning Division:

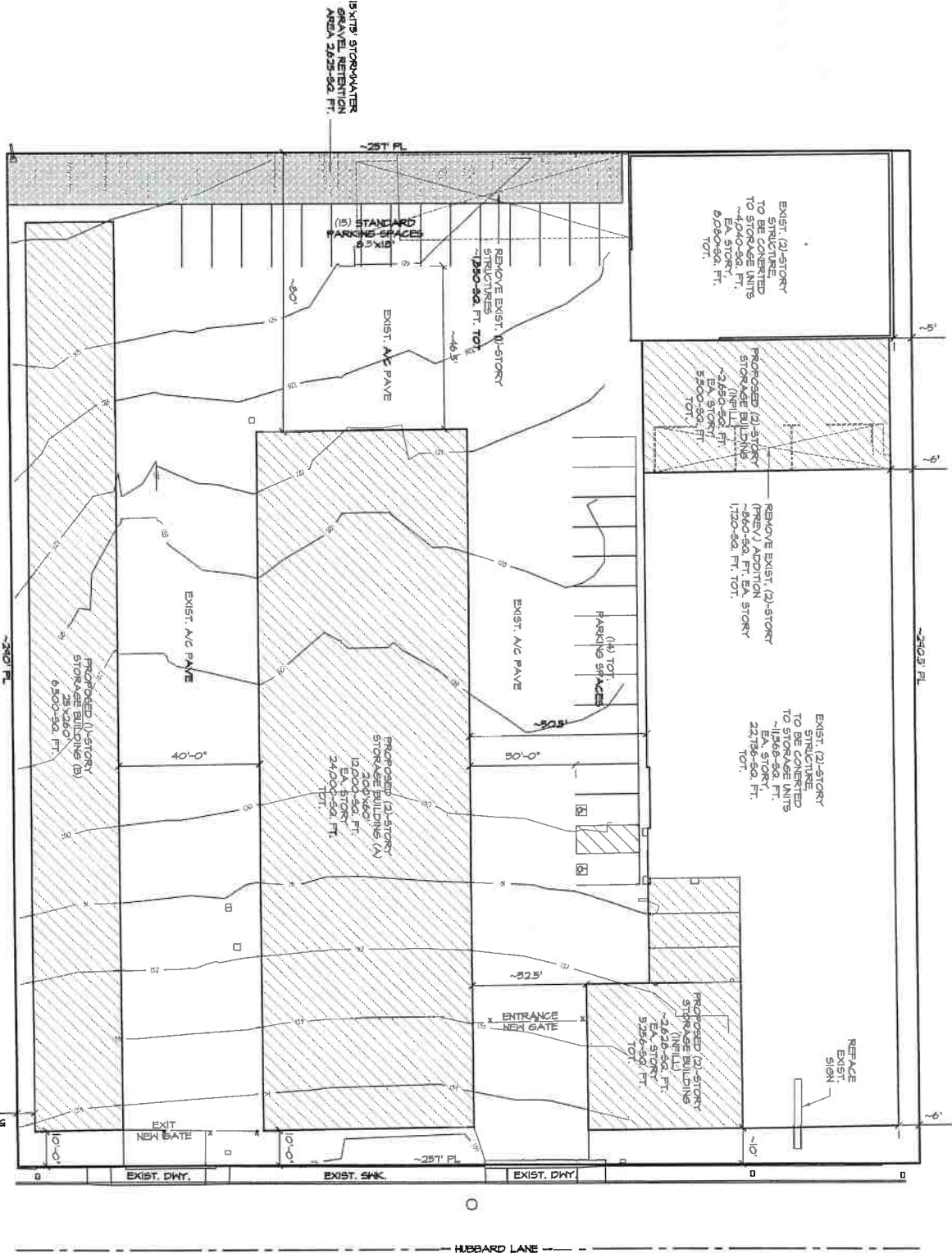
- Application Form (on file)
- Site Plan (**Attached**)
- Elevations (**Attached**)
- Current Deed (on file)

PARKING CALCS

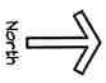
No. BUILDING PROPOSED TOT.	10,556-SQ. FT. 30,816-SQ. FT.
PROPOSED BUILDING (A)	24,000-SQ. FT.
PROPOSED BUILDING (B)	6,500-SQ. FT.
TOT. SQ. FT. STORAGE	30,500-SQ. FT.
TOT. PARKING PROVIDED	2,500

SCOPE OF WORK

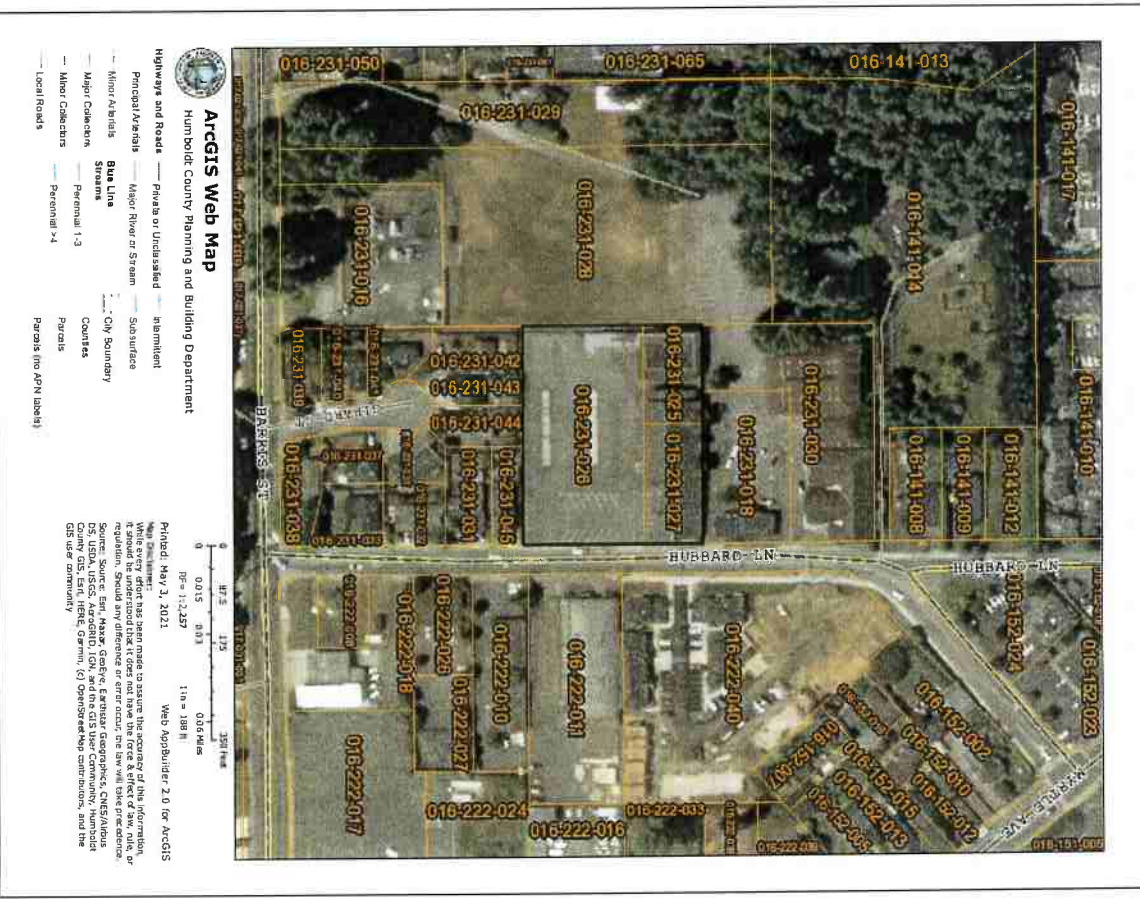
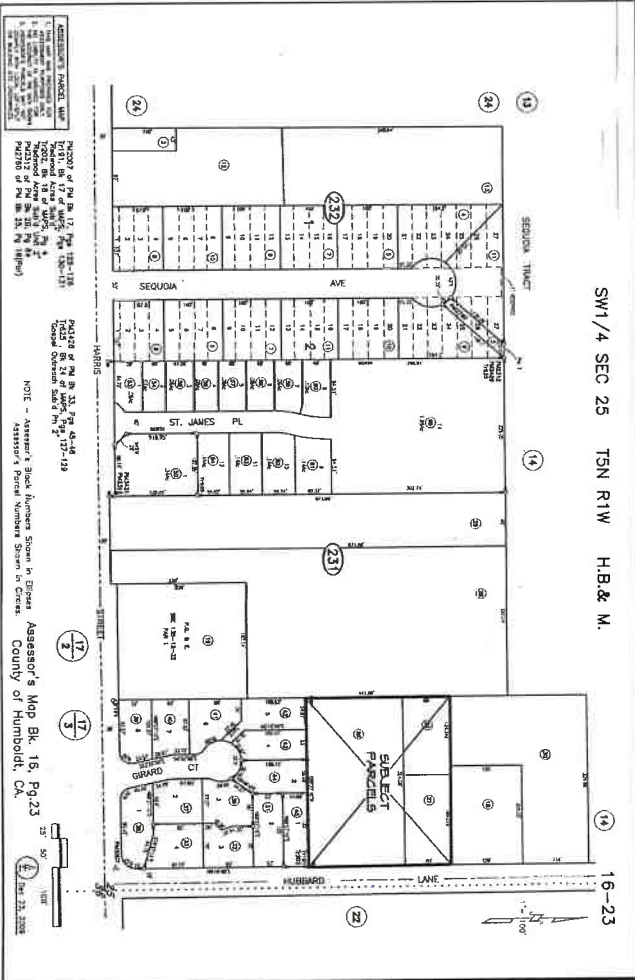
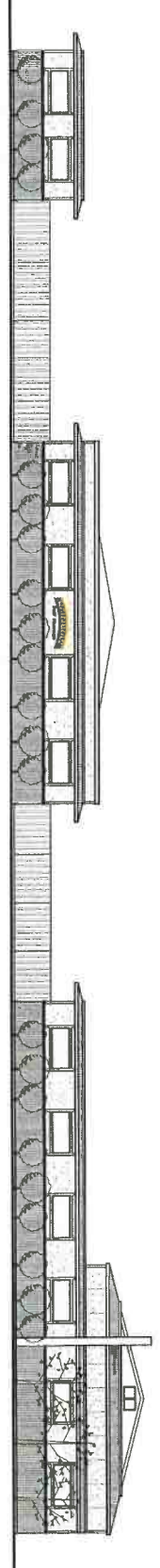
PROPOSE TO CONVERT FORMER WAREHOUSE DO-I-IT-BEST BUILDING CENTER AND LAMBER YARD INTO RAINBOW SELF STORAGE FACILITY.
 SCOPE OF WORK WILL INCLUDE BUILD OUT OF EXISTING TWO-STORY STRUCTURES WITH INFILL ADDITIONS AND TWO PROPOSED DETACHED FACILITY STRUCTURES (BUILDING 'A' AND 'B').
 CURRENT LOT IS NEAR 100% PERMITTED CONSTRUCTION WILL OCCUR ON EXISTING PAVED LOT. NO INCREASE IN COVERAGE.
 PROPOSE TO REMOVE ~2,625-SQ. FT. AC PAVE FOR STORMWATER GRAVEL RETENTION AREA.



SITE PLAN
1"=20'-0"



STREETSCAPE
DO NOT SCALE



ARCIS Web Map
Humboldt County Planning and Building Department

- Highways and Roads — Paved or Unpaved — Attributed
- Principal Analysis — Major River or Stream
- Minor Analysis — Bay Area
- Streams — Soil Surface
- Major Collection — City Boundary
- Minor Collection — Permit 1-3
- Local Roads — Permits (no APN labels)

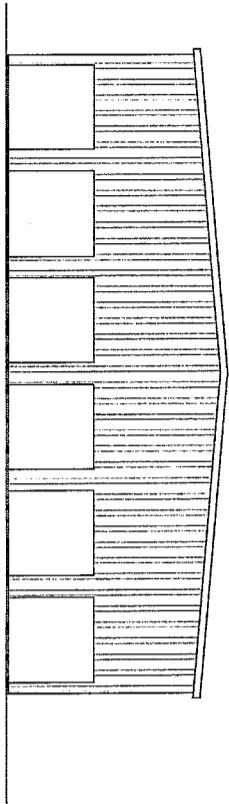
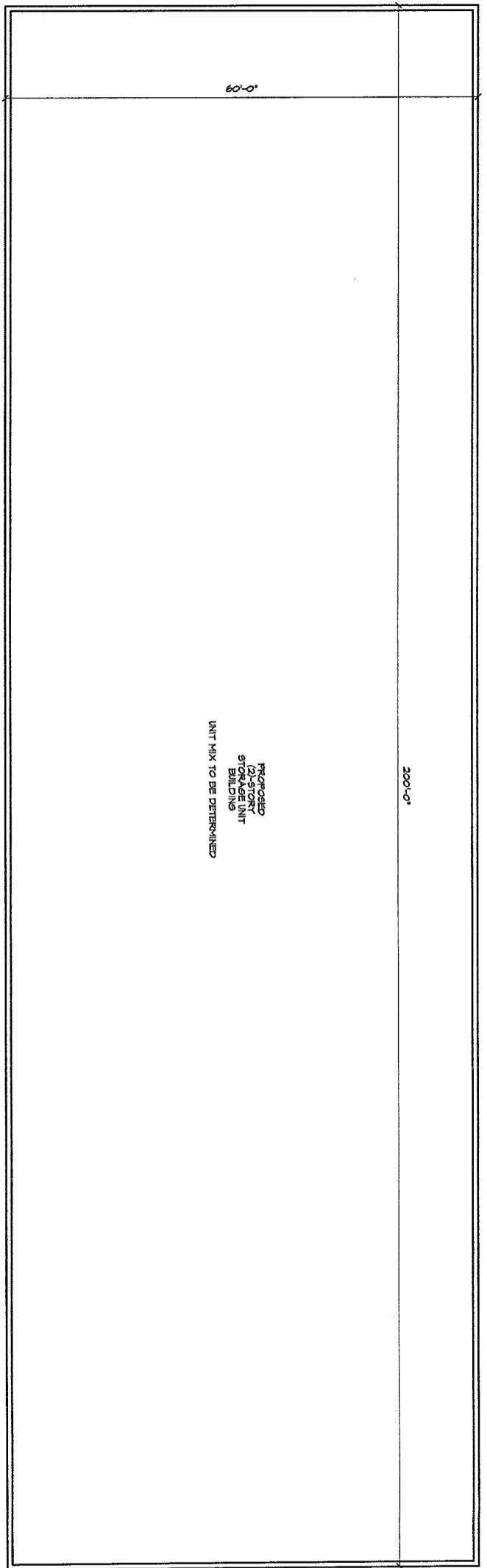
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2800 HUBBARD LANE EUREKA, CA APN 016-231-025 -026 -027
SITE PLAN



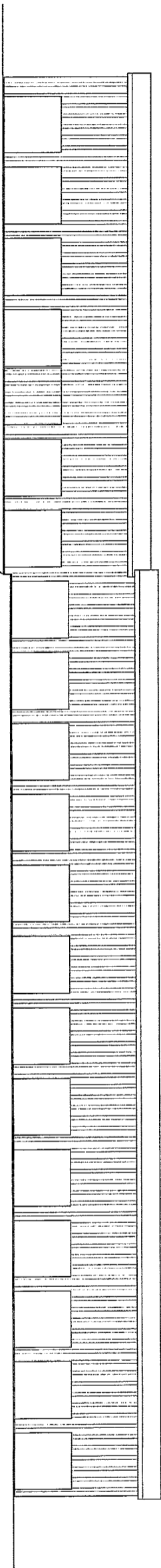
Atkins Drafting ~ Sarah J. Atkins
PO BOX 6572 EUREKA, CA 95502
PH. (707) 633-8372 RnS@atkins@sbcglobal.net

REVISIONS	BY

Job	Sheet
Drawn	SJA
Design	SJA
Scale	AS NOTED
Date	MAY, 03, '21



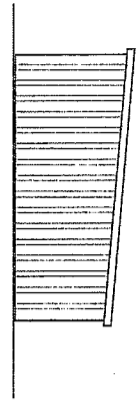
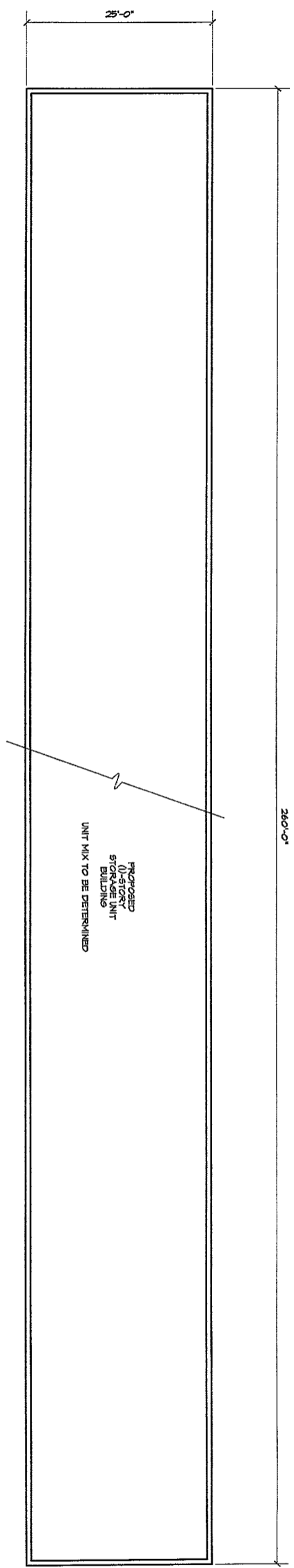
CONCEPTUAL
(INT) END ELEV.
1/8"=1'-0"



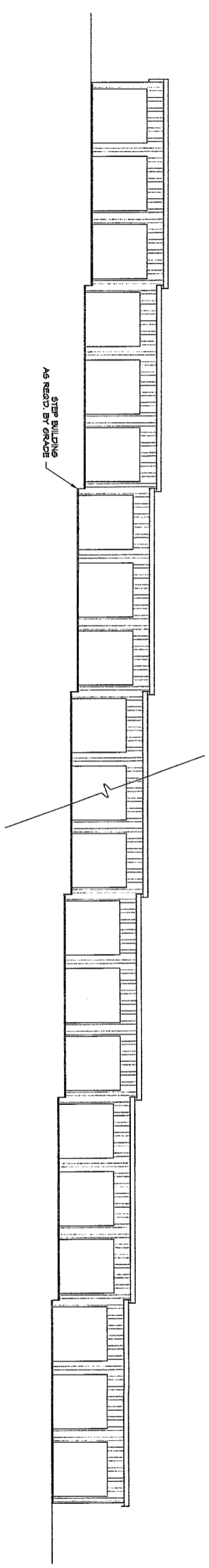
CONCEPTUAL
SIDE ELEVATION
1/8"=1'-0"

PROPOSED
BUILDING (A)
1/8"=1'-0"
North ↑

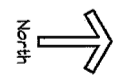
2	PROPOSED STORAGE FACILITY 2800 HUBBARD LANE EUREKA, CA APN 016-231-025, -026, -027 BUILDING 'A' FLOOR & ELEVATION	 Atkins Drafting ~ Sarah J. Atkins PO BOX 6572 EUREKA, CA 95502 PH. (707) 633-8372 RrSatkins@sbcglobal.net	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 10%;">REVISIONS</th> <th style="width: 10%;">BY</th> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </table>	REVISIONS	BY										
REVISIONS	BY														



CONCEPTUAL
(INT.) END ELEV.
1/8" = 1'-0"



PROPOSED
BUILDING (A)
1/8" = 1'-0"



CONCEPTUAL
SIDE ELEVATION
1/8" = 1'-0"

REVISIONS	BY



Atkins Drafting ~ Sarah J. Atkins
 PO BOX 6572 EUREKA, CA 95502
 PH. (707) 633-8372 RnSatkins@sbcglobal.net

PROPOSED STORAGE FACILITY
 2800 HUBBARD LANE EUREKA CA APN 016-231-025, -026, -027
BUILDING 'B' FLOOR & ELEVATION
 PH.

Date: MAY, 03, '21
 Scale: AS NOTED
 Design: SJA
 Drawn: SJA

Sheet
3

**ATTACHMENT 3
RAINBOW SELF-STORAGE
NEGATIVE DECLARATION/INITIAL STUDY**

Project Information

Project Title: Rainbow Self Storage Conditional Use Permit and Coastal Development Permit (PLN-17222-CUP-CDP)

Lead Agency

Humboldt County Planning and Building Department – Planning Division 3015 H Street
Eureka, CA 95501
(707) 445-7541

Property Owners

Kevin McKenny
PO Box 115
Cutten, CA 95534

Project Applicant

Rainbow Self Storage
4055 Broadway
Eureka, CA 95503

Project Location

The project is located in Humboldt County, in the Eureka area, on the West side of Hubbard Lane, approximately 500 feet from the intersection of Harris Street and Hubbard Lane, on the properties known as 2800 and 2850 Hubbard Lane. (APNs 72)

General Plan Designation

Commercial General (CG) / (CG). Humboldt Bay Area Plan, Eureka Community Plan, 2017 General Plan.
Density: NA, Slope Stability: Low Instability (1)

Zoning

Commercial General (CG-Coastal) and Neighborhood Commercial (C-1-Inland)

Project Description

The project requests a Coastal Development Permit and Conditional Use Permit to convert the former McKenny's Do It Best building center and lumber yard into the Rainbow Self-Storage facility. The project area is comprised of three (3) APNs (016-231-025, 016-231-026, and 016-231-027) with a total area of 1.84 acres. The proposal is to enlarge an existing structure with second story additions that will increase the total square footage of the structure from 30,816 square feet to 41,374 square feet. In addition, two new buildings are proposed. The first building will be a 24,000 square foot, two-story self-storage unit; the second building will be a one-story, 6,500 square foot self-storage unit. The entire site is either developed with existing structures or paved. The applicant proposes to address run-off from storm water via the installation of a 2,635 square foot gravel retention area. Water and sewer services are currently provided by the Humboldt Community Service District. The majority of the site is in the coastal zone. The project parcels are split-zoned C-1 (Inland) and CG (Coastal). Self-storage is conditionally permitted in both zones.

Baseline Conditions: Surrounding Land Uses and Setting

The project is located in Humboldt County, in the Eureka area, on the West side of Hubbard Lane, on the properties known as 2800 and 2850 Hubbard Lane. The project site was the previous the location of McKenny's Do-It Best building center and lumber yard. The project site encompasses three (3) parcels, totaling approximately 1.84 acres of commercially zoned land. There is approximately 30,816 square feet of existing commercial building.

Surrounding land use and setting:

North: Commercial General: Bethel Church and Lighthouse Eureka Ministries.

East: Residential Multi-Family and Commercial General: Multi-family and warehouse

South: Residential Low Density: Single Family residential

West: Commercial General and Residential Low Density– currently vacant.

Other Public Agencies Whose Approval Is or May Be Required (permits, financing approval, or participation agreement): Humboldt Community Services District, Humboldt County Public Works Department, Division of Environmental Health, Building Division, Humboldt Bay Fire.

Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1?

No. The project was initially referred to the Northwest Information Center and the Bear River Band, Blue Lake Rancheria and Wiyot Tribes. No tribes requested consultation and only one referral comment was received. The Blue Lake Rancheria commented that there were no known cultural resources at the project site and requested that the Inadvertent Archaeological Discovery Protocol” be provided as a condition of approval.

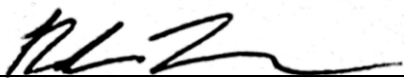
Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21080.3.2.) Information may also be available from the California Native American Heritage Commission’s Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

Environmental Factors Potentially Affected: The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | | |
|--|---|--------------|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agricultural Resources | and Forestry | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | | <input type="checkbox"/> Energy |
| <input type="checkbox"/> Geology/Soils | <input type="checkbox"/> Greenhouse Gas Emissions | | <input type="checkbox"/> Hazards/Hazardous Materials |
| <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Land Use/Planning | | <input type="checkbox"/> Mineral Resources |
| <input type="checkbox"/> Noise | <input type="checkbox"/> Population/Housing | | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation | | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Utilities/Service | <input type="checkbox"/> Wildfire | | <input type="checkbox"/> Mandatory Findings of Significance |

Determination: On the basis of this initial evaluation:

- I find that the proposed project **could not** have a significant effect on the environment, and a **Negative Declaration** will be prepared.
I find that although the proposed project could have a significant effect on the environment there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **Mitigated Negative Declaration** will be prepared.
- I find that the proposed project **may** have a significant effect on the environment, and an **Environmental Impact Report (EIR)** is required.
- I find that the proposed project **may** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **Environmental Impact Report** is required, but it must analyze only those effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier **EIR** or **Negative Declaration** pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier **EIR** or **Negative Declaration**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



Signature

10/14/2021

Date

Robby Thacker, Contract Planner
Printed Name

Humboldt County Planning
and Building Department

Evaluation of Environmental Impacts

- (1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project -specific screening analysis).
- (2) All answers must take account of the whole action involved, including off-site as well as on -site, cumulative as well as project -level, indirect as well as direct, and construction as well as operational impacts.
- (3) Once the lead agency has determined that a particular physical impact may occur, the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- (4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- (5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. (California Code of Regulations, title 14 Section 15063(c) (3) (D)). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used . Identify and state where they are available for review. **N/A**
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis. **N/A**
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project. **N/**

Environmental Checklist

Checklist and Evaluation of Environmental Impacts: An explanation for all checklist responses is included, and all answers take into account the whole action involved, including off-site as well as on - site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts. The explanation of each issue identifies (a) the significance criteria or threshold, if any, used to evaluate each question; and (b) the mitigation measure identified, if any, to reduce the impact to less than significance. In the **Checklist**, the following definitions are used:

"Potentially Significant Impact" means there is substantial evidence that an effect may be significant.

"Potentially Significant Unless Mitigation Incorporated " means the incorporation of one or more mitigation measures can reduce the effect from potentially significant to a less than significant level.

"Less Than Significant Impact" means that the effect is less than significant and no mitigation is necessary to reduce the impact to a lesser level.

"No Impact" means that the effect does not apply to the proposed project, or clearly will not impact nor be impacted by the project.

I. Aesthetics. Except as provided in Public Resources Code Section 21099, would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?			X	
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X	
c) In non -urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?				X
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?			X	

Discussion:

(a-b, d) Less Than Significant Impact: The project site is not within an area mapped or designated with scenic vistas or resources.

(c) No Impact: The project site is located within an urban area on currently developed, commercially zoned parcels. There are no substantial adverse aesthetic impacts. The project includes 80 watt "wall pack" lights, spaced approximately 50 on center along the interior building wall lines, with the exception of three (3) lights to illuminate the facility sign along the Hubbard Lane street frontage. The lights will be on a timer and all lights, including those illuminating the sign, will be turned off at 10 PM. The project will not significantly increase light or glare or effect nighttime views in the vicinity.

<p>II. Agriculture and Forestry Resources. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:</p>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract?				X
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				X

Discussion:

(a-e) No Impact: The three (3) project parcels are located within the unincorporated urban area of Myrtle town, on land zoned Commercial General and Neighborhood Commercial, and previously developed with 30,816 square feet of commercial buildings. The Department finds no evidence that the project will result in any impacts on agricultural resources.

III. Air Quality. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?			X	
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non - attainment under an applicable federal or state ambient air quality standard?			X	
c) Expose sensitive receptors to substantial pollutant concentrations?				X
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?				X

Discussion:

(a- b) Less than Significant: The project site is located within the North Coast Air Basin and the jurisdiction of the North Coast Unified Air Quality Management District (NCUAQMD). The North Coast Air Basin generally enjoys good air quality but has been designated non-attainment (does not meet federal minimum ambient air quality standards) for particulate matter less than ten microns in size (PM₁₀). To address this, the NCUAQMD adopted a Particulate Matter Attainment Plan in 1995. This plan presents available information about the nature and causes of PM₁₀ standard exceedance and identifies cost -effective control measures to reduce PM₁₀ emissions, to levels necessary to meet California Ambient Air Quality Standards. These include transportation measures (e.g., public transit, ridesharing, vehicle buy-back programs, traffic flow improvements, bicycle incentives, etc.), land use measures (infill development, concentration of higher density adjacent to highways, etc.), and combustion measures (open burning limitations, hearth/wood burning stove limitations; NCUAQMD 1995). The project parcels were identified for commercial development as part of the General Plan Update and have been developed with commercial uses. Therefore, the project would not result in a significant impact regarding a conflict with an applicable air quality plan and would have a less than significant impact regarding a cumulatively considerable net increase of a criteria pollutant for which the region is in non-attainment (i.e. PM₁₀).

(c-d) No Impact: Development of a self-storage facility would not result in odors. The properties are not directly adjacent to any sensitive receptors.

IV. Biological Resources. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, 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 Game or U.S. Fish and Wildlife Service?				X
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of and Game or U.S. Fish and Wildlife Service?				X
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means Fish?				X
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X
<p>Discussion: (a-e) No Impact. The proposed project will be located on the previously developed site of the McKenny's Do-it-Best building center and lumber yard, in an urban center adjacent to the City of Eureka. No candidate, sensitive, or special status species have been identified. The project site is not located within/or adjacent to any riparian habitat or other sensitive natural community, nor is it located within/or adjacent to any wetlands. The project was referred for comment to the California Department of Fish and Game, but no comment was received.</p>				

V. Cultural Resources. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?				X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?			X	
c) Disturb any human remains, including those interred outside of formal cemeteries?			X	

Discussion:

(a) No Impact: No historical resources have been documented on site. The site is currently developed with a commercial building that is being renovated for the new use, therefore, the project will have no impact on historical resources defined in California Environmental Quality Act (CEQA) §15064.5.

(b, c) Less Than Significant Impact: Pursuant to AB52, the project was initially referred to local Tribes for comment and/or consultation. Based on the referral response from the Blue Lake Tribal Historic Preservation Officer (THPO), no known cultural resources are located on the project site. At the request of the THPO, an “Inadvertent Archaeological Discovery Protocol” condition will be placed on the project.

VI. Energy. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			X	
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			X	

Discussion:

(a-b) Less Than Significant Impact: The project will result in short-term energy consumption during the construction phase. The construction phase is not anticipated to utilize excessive energy and the continued commercial use would not result in wasteful, inefficient, or unnecessary consumption of energy resources. Therefore, the impacts from the proposed project is Less Than Significant.

VII. Geology and Soils. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:			X	
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			X	
ii) Strong seismic ground shaking?			X	
iii) Seismic -related ground failure, including liquefaction?			X	
iv) Landslides?			X	
b) Result in substantial soil erosion or the loss of topsoil?			X	
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?			X	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?			X	
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	

Discussion:

(a) Less Than Significant Impact: There are no known earthquake faults located within the project site.

(i-iv) No impact: The project site is located outside an Alquist-Priolo Earthquake Fault Zone. The proposed commercial self-storage facility project is not located in an area prone to strong seismic ground shaking or liquefaction. The site and surrounding area are relatively flat, therefore landslides are not a problematic.

(b) Less Than Significant impact: Any future construction or road improvements will utilize appropriate Best Management Practices (BMPs) which will prevent soil erosion and loss of topsoil.

(c) No impact: The project is located in soils that are classified as having low instability. All future construction activities on the would be required to adhere to County grading, Building Code and Environmental Health Division requirements. The project is not anticipated to result in the creation of new unstable areas either on or off site due to physical changes in a hill slope affecting mass balance or material strength.

(d) No impact: The project site is not located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994); therefore, the project will not create substantial risks to life or property.

(e) No Impact: The project will connect to community water provided by the Humboldt Community Services District.

(f) No Impact: There are no known paleontological resources or unique geologic features on site.

VIII. Greenhouse Gas Emissions. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X	

Discussion:

(a-b) Less Than Significant Impact: In 2002 the California legislature declared that global climate change was a matter of increasing concern for the state's public health and environment, and enacted law requiring the California Air Resources Board (CARB) to control GHG emissions from motor vehicles (Health & Safety Code §32018.5 *et seq.*). In 2006, the California Global Warming Solutions Act (Assembly Bill 32) definitively established the state's climate change policy and set GHG reduction targets (health & Safety Code §38500 *et seq.*), including setting a target of reducing GHG emissions to 1990 levels by 2020. AB 32 requires local governments to take an active role in addressing climate change and reducing greenhouse gas (GHG) emissions. While methodologies to inventory and quantify local GHG emissions are still being developed, recommendations to reduce residential GHG emissions include promoting energy efficiency in new development.

The proposed project involves the renovation of approximately 30,800 square feet of existing commercial building and the new construction of an additional 41,000 square feet of building space in the development of a self-storage facility. The construction phase of the project would contribute temporary, short-term increases in air pollution from equipment usage. Because of the temporary nature of the greenhouse gas contributions, coupled with the modest quantity of emission, the proposed project would not have a significant impact on the environment, nor conflict with applicable plan, policy, or regulation for the purposes of reducing greenhouse gas emissions.

IX. Hazards and Hazardous Materials. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			X	
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			X	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?			X	
f) Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	
g) Expose people or structures, either directly or indirectly to a significant risk of loss, injury or death involving wildland fires?			X	

Discussion:

(a-g) Less Than Significant impact: The project site is not included on a list of hazardous material sites, nor does the proposed subdivision involve routine transport, use or disposal of hazardous materials. The project site is more than two (2) miles from Murray Field Airport, and not within the safety zones as shown in the 2021 Airport Land Use Compatibility Plan. There are no private airstrips within the vicinity of the project site. According to the Humboldt County Fire Hazard Severity map, the parcel is located in the Moderate/ Non-Wildland/Non-Urban; Urban Un-zoned fire hazard severity area. The site is within the Humboldt Bay Fire Protection District for fire protection. Future development of the site will require compliance with the Uniform Fire Code and Uniform Building Code. The site will not result in unanticipated risk to the occupants of the site. The Department finds no evidence that the project will create, or expose people or property to, hazardous materials, or impair implementation of, or physically interfere with, an adopted emergency response plan.

X. Hydrology and Water Quality. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?			X	
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			X	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces in a manner, which would:				
(i) result in substantial erosion or siltation on- or off-site;			X	
(ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;			X	
(iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or			X	
(iv) impede or redirect flood flows?			X	
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				X
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				X

Discussion:

(a- b) Less than significant Impact: The proposed project is consistent with the land use designation of the Humboldt General Plan. Water and sewer services are provided by the Humboldt Community Services District (CSD). Comment was received from the CSD, stating adequate water and sewer service is available for the project, and recommending project approval. Therefore, there is a Less than significant Impact.

(c, (i)-(iv) Less than significant Impact: The project site is fully developed with one (1) building and paved from the previous commercial use. The subject property is located within the municipal separate storm sewer system (MS4) boundary area, and development of the property is required to comply with the MS4 permit requirement. To comply with MS4 requirements, the project proposes a 2,626 square foot stormwater, gravel, retention area along the western property line. Therefore, there is a Less than significant Impact.

(d-e) No Impact: A search of the Department of Toxic Substances Envirostor website for the project parcels did not identify any active or clean-up sites. No impact would occur with regard to a foreseeable upset and accident conditions involving the release of hazardous materials into the environment, nor would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. No impact would occur.

XI. Land Use and Planning. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?			X	
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect ?			X	
<p>Discussion:</p> <p>(a-b) Less Than Significant Impact: The project site is located within the urban boundary, has a General Plan land use designation of Commercial General both inland and coastal. The property is zoned Commercial General (CG) in the coastal portion and Neighborhood Commercial (C-1) in the inland portion. The proposed use is allowed with the procurement of a Conditional Use Permit. It will not physically divide an established community nor cause a conflict with any land use plan, policy or regulation.</p>				

XII. Mineral Resources. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X
<p>Discussion:</p> <p>(a-b) No Impact: On-site soils and geologic resources are not suitable as commodity materials that would be of value to the region or the state. The site is not designated as an important mineral resource recovery site by the Humboldt County General Plan, specific plan, or other land use plan.</p>				

XIII. Noise. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
b) Generation of excessive ground borne vibration or ground borne noise levels?			X	
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?			X	

Discussion:

(a) Less Than Significant: This parcel is not located within a Noise Impact combining zone and will not generate a substantial increase in ambient noise levels in the vicinity of the project in excess of local standards.

(b) Less Than Significant Impact: Noises generated by the proposed project will result in a temporary increase during project construction due to the use of heavy equipment (excavator, grader, loader and backhoe). The construction does not include equipment that would result in groundborne vibration. These activities are consistent with the current uses at the site and no permanent change in noise from the existing conditions would result from this project.

(c) Less Than Significant Impact: The project area is over two (2) miles from Murray Field Airport, the nearest airport to the project site. The noise impacts associated with the airport are not anticipated to present a significant impact to the project site. Therefore, noise impacts will remain less than significant.

XIV. Population and Housing. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial unplanned population growth in an area, either directly (e.g., by proposing new homes and/or businesses) or indirectly (e.g., through extension of roads or other infrastructure)?				X
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X

Discussion:

(a-b) No Impact. The proposed project is located on commercially zoned parcels and consists of the renovation of an existing commercial building and the construction of two (2) additional commercial buildings for the purpose of a self-storage facility. The Department finds no evidence that the project will result in any impact on population and housing.

XV. Public Services. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Fire protection?			X	
b) Police protection?			X	
c) Schools?			X	
d) Parks?			X	
e) Other public facilities?			X	
Discussion: (a-e) Less Than Significant: Emergency response in the project area is the responsibility of the Humboldt #1 Fire Protection District and the Humboldt County Sheriff's Office. The self-storage facility use will not have a significant on schools, parks or any other public facility.				

XVI. Recreation. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X
b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X
Discussion: (a-b) Less Than Significant Impact: The project is the renovation of an existing commercial building and the construction of two (2) additional commercial buildings to create a self-storage facility. No impacts to recreation are anticipated.				

XVII. Transportation. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?			X	
b) Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?			X	
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X	
d) Result in inadequate emergency access?			X	
Discussion: (a,b) Less Than Significant Impact: The parcel has direct access to and frontage Hubbard Lane. The Land Use Division of Public Works has recommended standard conditions of approval, including driveway apron improvements. The required parking for the project is 29 spaces, (71,872/2500 sq. ft = 29). Public Works has reviewed and approved the parking layout for the project. The proposed self-storage facility will replace the McKenny's Do-It Best Building Center and Lumber Yard. The Department finds there is no evidence that the new self-storage facility will exceed the level of service standards, as there will be less vehicle trips generated per day than with the previous use. The proposed project will not result in a change in air traffic patterns, will result in vehicle miles traveled beyond that expected, and has adequate on-site parking capacity				

XVIII. Tribal Cultural Resources.	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resource Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is :				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as de fined in Public Resource Code section 5020.1(k), or			X	
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?			X	
<p>Discussion: (a-i, ii) Less Than Significant Impact: Pursuant to AB52, the project was initially referred to the Northwest Information Center and the Bear River Band, Blue Lake Rancheria, and Wiyot Tribes. The only comment received was from the Blue Lake THPO, which stated that she was not aware of any known cultural resources on the subject parcel. No further action was deemed necessary. The standard inadvertent discovery of cultural/archaeological resources is provided as a condition of approval on the project.</p>				

XIX. Utilities and Service Systems. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			X	
b) Have insufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			X	
c) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it does not have adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X	
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			X	
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			X	

Discussion:

(a- e) Less than significant: The Department finds there is no evidence will result in a significant adverse to utilities and service systems. The parcel has historically been zoned and utilized for commercial uses. There will be less electrical, water, wastewater and solid waste with the self-storage facility than the more intensive use of the Do-It Best building center and lumber yard. The Department finds the project impact to be less than significant.

XX. Wildfire. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?			X	
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of wildfire?			X	
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?			X	
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?			X	
<p>Discussion:</p> <p>(a-d) Less than significant: The project is served by the Humboldt Bay Fire Protection District and located within a developed urban area. It is located on a developed commercial parcel and will not impair an adopted emergency response plan or emergency evacuation plan. The Humboldt Fire Severity Hazard Map determination for the project site is: Non-Wildland/Non-Urban; Urban Un-zoned fire hazard severity area. It is not located in or near state responsibility area or on land classified as a very high fire hazard severity zone.</p>				

XXI. Mandatory Findings of Significance.	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?			X	
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects).			X	
c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?			X	

Discussion:

(a through c) Less Than Significant Impact: The project proposes the conversion of the existing McKenny's Do-It Best Building Center and Lumber Yard into a self-storage facility. The existing building will be renovated and two (2) additional commercial/storage buildings will be constructed. Staff finds no evidence that the proposed project will significantly degrade the quality of the environment, nor will it have impacts that are individually limited but cumulatively considerable. Based on the project as described in the administrative record, comments from reviewing agencies, a review of the applicable regulations, and discussed herein, the Department finds there is no significant evidence to indicate the proposed project will have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly.

ATTACHMENT 4
Referral Agency Comments and Recommendation

Referral Agency	Response	Recommendation	On File	Attached
County Building Inspection Division				
County P/W, Land Use Division	✓	Comments	✓	
Humboldt Community Services District	✓	Comments	✓	
Humboldt #1 FPD		No Response		
Division of Environmental Health		No Response		
California Coastal Commission		No Response		
Humboldt County Council		No Response		
Eureka City School District		No Response		
California Department of Fish and Wildlife		No Response		
Northwest Information Center	✓	Comments	✓	
North Coast Unified Air Quality Management District		No Response		
Bear River Band		No Response		
Blue Lake Rancheria	✓	Comment	✓	
Wiyot Tribe		No Response		