

05 September 2025

Steve Lazar
Humboldt County
3015 H Street
Eureka, CA 95501

Planning Application – Bracut Lumber Company

Dear Steve Lazar,

On November 18, 2024, Mr. Hess submitted an Information Request to request confirmation that current operations on the Bracut Industrial Park (APN 501-241-033) comply with the County's Coastal Zoning Regulations and Local Coastal Plan. The property includes a base zoning of Industrial General together with the Archaeological Resource Area Combining Zone (MG/A). Since the 1960's, the Park has provided space for multiple businesses to conduct warehousing, storage and distribution, heavy commercial, and light industrial operations.

The County's response (PLN-2024-19129) dated May 19, 2025, determined that the majority of uses at Bracut are in compliance with the County's Coastal Zoning Regulations and Local Coastal Plan for this area, with two exceptions: (1) Caretaker's Unit/security facility was built without County authorization and (2) Commercial signage on the property currently exceeds applicable limits. To bring the property completely into compliance with the coastal zoning regulations, the County recommended a Conditional Use Permit and Special Permit to address the unpermitted caretaker's unit and excess signage.

Caretaker's Unit

The caretaker's unit (address: 4063), is a single-story structure of approximately 650 square feet (Figure 1). The exact year of construction is known; however, based on aerial photos, it was built between 1988 and 2000. Since that time, one to two people have resided in the caretaker unit full time to provide site security. Their duties include regularly communicating with the landowner regarding what is occurring on site, assisting with landowner correspondence to tenants, tracking tenants and their hours of operation, assisting with site assessments as tenants start or end leases, reading electric meters on a monthly basis for invoicing, assisting with repair and maintenance throughout the property, and reporting to the Sheriff, landowner, and tenants of trespassing or other illegal activity. The location of the caretaker's unit is on the submitted site plan (Attachment 9). This use is conditionally allowable on County coastal Industrial General properties.



Figure 1 Caretaker's Unit

Signage

Bracut Industrial Park is situated on approximately 26 acres between Humboldt Bay and Highway 101. Since the 1960's, the Park has supported a variety of industrial tenants renting combinations of buildings and open space. Appurtenant sign needs have varied by tenant. In 1993, The Mill Yard was a prominent tenant, and the site supported multiple other businesses. The signage totalled around 970 square feet (based on photos from that time). Approximately six signs, ranging from 20 to 765 square feet in size, were located on four buildings. In 2025, six tenants occupy building space and an additional four tenants occupy open land. The site has ten appurtenant signs, ranging from four to 752 square feet in size, located on three buildings. This signage totals around 1,455 square feet.

Historically and currently, not all signage is highway fronting, as the parcel has considerable depth away from US 101. The parcel extends west toward Humboldt Bay approximately 0.15 miles. The existing signage on the building 4059 (currently occupied by Bayside Garden Supply) is approximately 168 square feet and is 0.10 miles and 0.13 miles west of the US 101 southbound and northbound lanes, respectively. It has substantially reduced visibility as motorists pass by on the highway corridor at a designated speed of 50 miles per hour. At this distance, and considerate of the highway setting, any potential visual impact of a sign that is 0.10 to 0.13 miles away from a user group is arguably negligible at best.

As of August 2025, County Code 313-87.3 allows appurtenant signage area of three-square feet per linear foot of the front lot line, not exceeding 300 square feet in the aggregate. Within the 300 square foot limit, the Code allows up to six 50-square foot signs. The Park's property frontage stretches approximately 2,340 linear feet. At three square feet per linear foot, that would be 780 square feet of signs, 480 square feet more than the allowable aggregate limit. In 1993, the cumulative signage total was approximately 970 square feet and thus 190 SF over the allowable linear foot limit and 670 SF over the aggregate limit.

See Table 1 for an overview of allowable and actual area of signage. Signage variances in Industrial zones may be permitted with a Special Permit. The Special Permit should be accompanied by a Signage Master Plan which is included in Attachment 10.

Table 1. Overview of signage limits and actual sign area

Square Feet	Description
300	Aggregate amount allowed by code
780	Amount allowed if calculated as three square feet per linear foot property frontage
970	Total signage in 1993
1,455	Total signage in 2025
1,500	Proposed total in Sign Master Plan

The Signage Master Plan outlines the types, locations, size limits, and design requirements for tenant signs and other site signs (Attachment 10). Due to the shape of the site with an extended frontage, the proposed signage area would not produce visual clutter and is compatible with historic and current site uses and adjacent uses. The majority of site signage allows for the identification of businesses on site, supporting local industrial economic development. The purpose of other site signage is wayfinding, security, and site identification. If approved by a Special Permit, all current and future signage would be required to adhere to the Signage Master Plan requirements outlined in Attachment 10 and to not exceed 1,500 square feet in cumulative area. The Signage Master Plan appurtenant sign requirements are based on site dimensions and conditions as well as past and current signage. An overview of current signage and signage from 1993 is provided in Attachment 11.