



**NOTICE OF AVAILABILITY OF A
PARTIAL RECIRCULATION
DRAFT ENVIRONMENTAL IMPACT REPORT**

Name of Project: **North McKay Ranch Subdivision Project
SCH# 2019049166**

In accordance with Public Resources Code Section 21092.1 and State California Environmental Quality Act (CEQA) Guidelines Section 15088.5, Humboldt County (County), as the Lead Agency is recirculating portions of the North McKay Ranch Subdivision Project Draft EIR (Partial Recirculated Draft EIR) in response to shift in determining the significance of transportation impacts. On May 15, 2020, the County released the Draft Environmental Impact Report (Draft EIR) for the North McKay Ranch Subdivision Project. The Partial Recirculation was developed in response to changing provisions of the CEQA Guidelines, specifically Section 15064.3 Determining the Significance of Transportation Impacts, which became effective on July 1, 2020. Section 15064.3 was added to the CEQA Guidelines in response to Senate Bill (SB) 743.

Because of this shift in determining the significance of transportation impacts, the County has decided to recirculate two environmental impact analysis sections that have been impacted by this shift from LOS to VMT: the Land Use and Planning section and the Transportation section, as well as provide an update to the Project Description.

Project Description: The proposed project is located in Cutten, an unincorporated community within Humboldt County (County), California. The proposed project would be constructed on approximately 81 acres and would involve a mixed-use development with 320 residential units, approximately 22,000 square feet of commercial development, an off-site sewer line, and an off-site water storage tank. The proposed land uses would include single-family dwellings, multi-family dwellings, and neighborhood commercial. The residential mix could include 146 single-family houses and 174 multi-family units. Two proposed commercial parcels would contain approximately 22,000 square feet of commercial space. Approximately 21.73 acres would remain as undeveloped open space that would be dedicated to the County for future trail management or conveyed in fee. The off-site water storage tank would be owned and managed by the Humboldt Community Services District (HCSD) and would support the proposed development. Additionally, HCSD has determined that the main on Walnut Street between Holly Avenue and Cypress will need to be upsized to 12-inches, however the time of construction of this upsizing has not been determined. The proposed project is anticipated to be developed in nine phases over a period of 20 years, but a final phasing plan would be based on market conditions. Several on-site and off-site improvements are planned as part of the proposed project development. The proposed project would require annexation into HCSD for the provision of utilities. The project includes an amendment to the Eureka Community Plan land use maps and a zone reclassification to designate land for Commercial General (CG) and Residential Medium Density (RM) use and to apply corresponding Neighborhood Commercial (C-1) and Apartment-Professional (R-4) zoning. The project will be a Planned Development.

Project Location: The project site is located in the Cutten area, immediately south of the southern boundary of the City of Eureka and just east of the Cutten Ballfields at the eastern terminus of Redwood Street and Arbutus Street, with an additional access at the eastern terminus of Manzanita Avenue. The associated APNs are 017-032-003, 017-071-004, 017-071-009, 017-072-002, 017-072-003, 017-073-007, 017-073-009. The proposed water storage tank would be located approximately 2.5 miles south, near

Ridgewood, in proximity to HCSD's existing water storage tank. The associated APN is 303-012-020. The project site is generally located on United States (U.S.) Geological Survey Eureka 7.5-minute Quadrangle, Township 5 North, Range 1 West, Section 36, Humboldt Meridian.

List of Significant Environmental Effects: The Draft EIR identifies significant impacts in the following California Environmental Quality Act (CEQA) environmental issue areas: aesthetics and visual resources, air quality; biological resources; cultural resources; hazards and hazardous materials; hydrology and water quality, noise and vibration; tribal cultural resources and wildfire. As described in the EIR many of these impacts can be fully mitigated but some cannot, and they would remain significant and unavoidable.

Scope of Comments: Subdivision (f)(2) of Section 15088.5 describes the specific procedural and noticing requirements associated with the partial recirculation of the Draft EIR. When an EIR is revised only in part and the lead agency is recirculating only the revised chapters or portions of the EIR, the lead agency may request that reviewers limit their comments to the revised chapters or portions. Therefore, pursuant to CEQA, commenters are asked to limit their comments to the revised sections of the Draft EIR.

Lead Agency: Humboldt County Planning and Building Department

Direct Comments to: Desmond Johnston, Senior Planner

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If comments are provided via e-mail, please include the project title in the subject line, attach comments in Microsoft Word format, and include the commenter's U.S. Postal Service mailing address.

Review Period: A 45-day review period will commence on October 18, 2021. Comments on the DIER will be accepted between October 18, 2021, and December 1, 2021.

Public Hearing: Humboldt County Planning Commission and Board of Supervisors hearings will be required; however the dates are not yet known. Notice of these hearings will be provided by separate public notice.

A copy of the Draft EIR will be available for public review at the the Humboldt County Planning & Building Department public counter and is also available on the County website at <https://humboldt.gov/2755/North-McKay-Ranch>. Please call (707) 445-7541 to make arrangements to view the documents in person.

The County encourages electronic submittals of comments. Please indicate a contact person for your agency or organization and send your comments to: CEQAResponses@co.humboldt.ca.us. Please include North McKay Ranch in the subject line.