



NOTICE OF AVAILABILITY DRAFT ENVIRONMENTAL IMPACT REPORT

Name of Project: North McKay Ranch Subdivision Project

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. 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. 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; and transportation and circulation, 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.

Lead Agency: Humboldt County Planning and Building Department

Direct Comments to: Trevor Estlow, Senior Planner

County of Humboldt

Planning and Building Department, Planning Division

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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: Comments on the DIER will be accepted between May 15, 2020 and June 29, 2020

Public Hearing: Humboldt County Planning Commission
To be scheduled, Humboldt County Courthouse

Due to the state of emergency declared in response to the COVID-19 pandemic, hard copies of the Draft EIR will not be available for public review, except by request. Pursuant to California Governor Gavin Newsom's Executive Order N-54-20, during the public review period, the Draft EIR, including the technical appendices, will be available electronically at: <https://humboldt.gov/2755/North-McKay-Ranch>. A copy will not be available for public review at a certain location because public buildings, such as county buildings, including the Humboldt County Library, are currently closed due to the state of emergency and to minimize the risk of spreading COVID-19 that could result from multiple people reviewing a single document. If you wish to request a hard copy of the Draft EIR, please contact the Humboldt County Planning & Building Department at (707) 445-7541 to make arrangements.

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.