

**Notice of Completion & Environmental Document Transmittal**

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613

For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

**SCH # 2024031111****Project Title:** McKinleyville Town Center Zoning AmendmentLead Agency: County of HumboldtContact Person: John Ford, Director of Planning and BuildingMailing Address: 3015 H StreetPhone: 707-268-3738City: EurekaZip: 95501County: Humboldt**Project Location:** County: Humboldt City/Nearest Community: McKinleyvilleCross Streets: Railroad Drive (north); Heartwood Drive (south); Central Avenue (east); McKinleyville Avenue (west) Zip Code: 95519Longitude/Latitude (degrees, minutes and seconds): 40 ° 56 ' 35.74 " N / -124 ° 6 ' 21.49 " W Total Acres: 134Assessor's Parcel No.: MultipleSection: 31,32 Twp.: 7N Range: 1E Base: HumboldtWithin 2 Miles: State Hwy #: 101,200Waterways: Mad River, Mill Creek, Norton Creek, Widow White CreekAirports: California Redwood Coast-Humboldt CountyRailways: Northwestern PacificSchools: Morris Elementary, McKinleyville Middle, Northern Humboldt**Document Type:**CEQA:  NOP Draft EIRNEPA:  NOIOther:  Joint Document Early Cons Supplement/Subsequent EIR EA Final Document Neg Dec

(Prior SCH No.) \_\_\_\_\_

 Draft EIS Other: \_\_\_\_\_ Mit Neg Dec

Other: \_\_\_\_\_

 FONSI**Local Action Type:** General Plan Update Specific Plan Rezone Annexation General Plan Amendment Master Plan Prezone Redevelopment General Plan Element Planned Unit Development Use Permit Coastal Permit Community Plan Site Plan Land Division (Subdivision, etc.) Other: \_\_\_\_\_**Development Type:** Residential: Units \_\_\_\_\_ Acres \_\_\_\_\_ Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_ Transportation: Type \_\_\_\_\_ Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_ Mining: Mineral \_\_\_\_\_ Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_ Power: Type \_\_\_\_\_ MW \_\_\_\_\_ Educational: \_\_\_\_\_ Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_ Recreational: \_\_\_\_\_ Hazardous Waste: Type \_\_\_\_\_ Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_ Other: This is a rezone project and there is no expected development.**Project Issues Discussed in Document:** Aesthetic/Visual Fiscal Recreation/Parks Vegetation Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement Coastal Zone Noise Solid Waste Land Use Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects Economic/Jobs Public Services/Facilities Traffic/Circulation Other: \_\_\_\_\_**Present Land Use/Zoning/General Plan Designation:**

Residential Multiple Family Zone, Community Commercial Zone, Noise Combining Zone, Streamside Management Areas and Wetlands Combining Zone, Design Review Combining Zone, and Qualified Combining Zone.

**Project Description: (please use a separate page if necessary)**

The Humboldt County General Plan and McKinleyville Community Plan envision the Town Center site to be developed with a mix of commercial, civic, and residential uses, public gathering spaces, open space, and wetland preservation. Part of the vision is to develop a mix of land uses that are served by robust pedestrian, bicycle, transit facilities and to provide "complete street" improvements that support both vehicular and non-vehicular modes of movement. To facilitate future development that would implement the vision for the site, the County is proposing two rezoning actions: 1) rezone the entire Town Center site to Mixed Use-Urban (MU1), and 2) adopt "Q-Zone" combining regulations that, among other guidance, would modify the proposed principal Mixed Use zoning regulations. The County is also proposing an amendment to the McKinleyville Community Plan to incorporate the General Plan adopted definition of a wetland as three parameters, rather than the current single parameter definition. The rezoning actions would provide for development capacity of up to 2,650 multi-family residential units, 632,800 square feet of retail/commercial uses, and up to 271,200 square feet of office uses. The site would develop over time via individual future development applications to be submitted for Zoning Clearance Certification.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

**Reviewing Agencies Checklist**

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".  
If you have already sent your document to the agency please denote that with an "S".

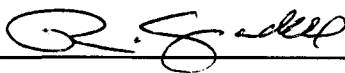
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|----------------------------------------------------------------------|----------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Air Resources Board              | <input type="checkbox"/> Office of Historic Preservation                               |
| <input type="checkbox"/> Boating & Waterways, Department of          | <input type="checkbox"/> Office of Public School Construction                          |
| <input type="checkbox"/> California Emergency Management Agency      | <input type="checkbox"/> Parks & Recreation, Department of                             |
| <input checked="" type="checkbox"/> California Highway Patrol        | <input type="checkbox"/> Pesticide Regulation, Department of                           |
| <input checked="" type="checkbox"/> Caltrans District # 1            | <input type="checkbox"/> Public Utilities Commission                                   |
| <input type="checkbox"/> Caltrans Division of Aeronautics            | <input checked="" type="checkbox"/> Regional WQCB # 1                                  |
| <input type="checkbox"/> Caltrans Planning                           | <input type="checkbox"/> Resources Agency                                              |
| <input type="checkbox"/> Central Valley Flood Protection Board       | <input type="checkbox"/> Resources Recycling and Recovery, Department of               |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy          | <input type="checkbox"/> S.F. Bay Conservation & Development Comm.                     |
| <input type="checkbox"/> Coastal Commission                          | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy           |
| <input type="checkbox"/> Colorado River Board                        | <input type="checkbox"/> San Joaquin River Conservancy                                 |
| <input type="checkbox"/> Conservation, Department of                 | <input type="checkbox"/> Santa Monica Mtns. Conservancy                                |
| <input type="checkbox"/> Corrections, Department of                  | <input type="checkbox"/> State Lands Commission                                        |
| <input type="checkbox"/> Delta Protection Commission                 | <input type="checkbox"/> SWRCB: Clean Water Grants                                     |
| <input type="checkbox"/> Education, Department of                    | <input type="checkbox"/> SWRCB: Water Quality                                          |
| <input type="checkbox"/> Energy Commission                           | <input type="checkbox"/> SWRCB: Water Rights                                           |
| <input checked="" type="checkbox"/> Fish & Game Region # 1           | <input type="checkbox"/> Tahoe Regional Planning Agency                                |
| <input type="checkbox"/> Food & Agriculture, Department of           | <input type="checkbox"/> Toxic Substances Control, Department of                       |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of                                |
| <input type="checkbox"/> General Services, Department of             | <input checked="" type="checkbox"/> Other: <u>United States Army Corp of Engineers</u> |
| <input type="checkbox"/> Health Services, Department of              | <input type="checkbox"/> Other: _____                                                  |
| <input checked="" type="checkbox"/> Housing & Community Development  |                                                                                        |
| <input type="checkbox"/> Native American Heritage Commission         |                                                                                        |

**Local Public Review Period (to be filled in by lead agency)**

Starting Date 4/11/2025 Ending Date 5/27/2025

**Lead Agency (Complete if applicable):**

Consulting Firm: <u>EMC Planning Group Inc.</u>	Applicant: <u>Humboldt County</u>
Address: <u>601 Abrego Street</u>	Address: <u>3015 H Street</u>
City/State/Zip: <u>Monterey, CA 93940</u>	City/State/Zip: <u>Eureka, CA 95501</u>
Contact: <u>Ron Sisseem, Senior Principal</u>	Phone: <u>707-268-3738</u>
Phone: <u>831-649-1799</u>	

Signature of Lead Agency Representative:  Date: 4/8/2025

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.