



Notice of Availability of Draft Environmental Impact Report and Public Meeting for the McKinleyville Town Center Zoning Amendment

NOTICE OF AVAILABILITY OF DRAFT ENVIRONMENTAL IMPACT REPORT AND PUBLIC MEETING

DATE: April 8, 2025

TO: Office of Planning and Research, Responsible Agencies, Trustee Agencies, Organizations, and Interested Parties

SUBJECT: **Notice of Availability of Draft Environmental Impact Report and Public Meeting for the McKinleyville Town Center Zoning Amendment**

PROJECT NAME: McKinleyville Town Center Zoning Amendment

PROJECT LOCATION: The approximately 134-acre site, known as the Town Center site, is in the unincorporated community of McKinleyville in Humboldt County. The site boundaries consist of existing roads and existing parcel lines. Central Avenue functions as the main north-south access to the site. Railroad Drive forms the northern boundary and McKinleyville Avenue constitutes the western boundary. Various parcel lines form the southern boundary, with the eastern boundary comprised primarily of parcel lines of properties on the east side of Central Avenue.

REVIEW PERIOD: April 11, 2025 to May 27, 2025 (45 days)

Humboldt County (County) is the Lead Agency pursuant to the California Environmental Quality Act (CEQA) and its implementing regulations, the CEQA Guidelines. The County has prepared a programmatic Draft Environmental Impact Report (DEIR) for the McKinleyville Town Center Zoning Amendment. The County has prepared this Notice of Availability (NOA) to provide Responsible Agencies, Trustee Agencies, potentially affected agencies, organizations, and other interested parties with information regarding the DEIR and to solicit your comments on content of the DEIR.

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT

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.

ENVIRONMENTAL EFFECTS

The proposed project would have potentially significant air quality, biological resources, cultural resources, greenhouse gas, and noise impacts. A range of mitigation measures are proposed to substantially lessen or avoid the significance of each impact. However, mitigation measures are insufficient to reduce two of the potentially significant impacts to less than significant: 1) air quality (criteria air emissions) and 2) noise (exposure of sensitive receptors along one road segment to transportation noise). These impacts are significant and unavoidable.

PUBLIC REVIEW PERIOD

The County invites interested parties to provide written comments as to your specific concerns about the DEIR. The 45-day review period starts on April 11, 2025 and ends on May 27, 2025. Due to the time limits mandated by State law, please send your written response to the address or email below at the earliest possible date, but no later than May 27, 2025, at 5:00 p.m. Please include your name and address for all correspondence.

Please send written comments to the following email or physical address:

ceqaresponses@co.humboldt.ca.us

Humboldt County Planning and Building Department
Long Range Planning Division
3015 H Street
Eureka, California 95501

DOCUMENT AVAILABILITY AND WEBSITE

The DEIR is available for view online at: <https://humboldt.gov/2564/McKinleyville-Town-Center-Master-Plan>.

NOTICE OF PUBLIC MEETING

The County will conduct a public meeting to discuss the DEIR and solicit comments from the public. All interested parties are invited to attend the meeting. The meeting will include a brief presentation of the results of the DEIR and will provide attendees with an opportunity to provide public comments on the DEIR.

The DEIR public meeting will be held during the McKinleyville Municipal Advisory Committee (MMAC) regular meeting on April 23, 2025, starting at 6:00 p.m. at Azalea Hall (1620 Pickett Rd, McKinleyville, CA 95519) and online via ZOOM at:

Online: Meeting ID: 844 4994 7337, Passcode: 043757

Call in: Phone Number: +1 (669) 900-6833, Phone conference ID: 844 4994 7337#

John Ford, Director
Planning and Building Department
Humboldt County