

4.0 Project Description

This section of the EIR includes an overview of the proposed project, the process that has taken place to date to craft the proposed zoning overlay “Q-Zone” regulations, project objectives, purpose and content of the regulations proposed to implement the proposed zoning actions, proposed land uses and projected development capacity that could be enabled with the zoning actions, projected population and employment growth that could occur given the assumed development capacity, and intended uses of the EIR. The proposed land use types and development capacity information is, along with existing resource and development features of the site, the basis for evaluating many of the environmental effects considered in the individual environmental topic sections of the EIR.

4.1 Project Description

As described in Section 3.0, Environmental Setting, the General Plan and 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, and transit facilities, and to identify implementation alternatives associated with a Central Avenue pedestrian crossing which ease pedestrian traffic. 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 (Q) that, among other guidance, would modify the proposed principal Mixed Use zoning regulations. The County is also considering a modification to the McKinleyville Community Plan to incorporate the General Plan adopted definition of a wetland as three parameters, rather than the current McKinleyville Community Plan single parameter definition. Each of these proposed project components is summarized below.

Mixed Use (Urban) – MU1

Figure 3-3, [Existing Zoning](#), shows the range of existing principal zone classifications (R-2, R-3, R-4, C-2 and PF1) that apply within the Town Center site. As shown in [Figure 4-1, Mixed Use Rezone Map](#), the first proposed rezoning action would result in these existing principal existing zoning classifications being replaced with the Mixed Use (Urban) classification or MU1. The

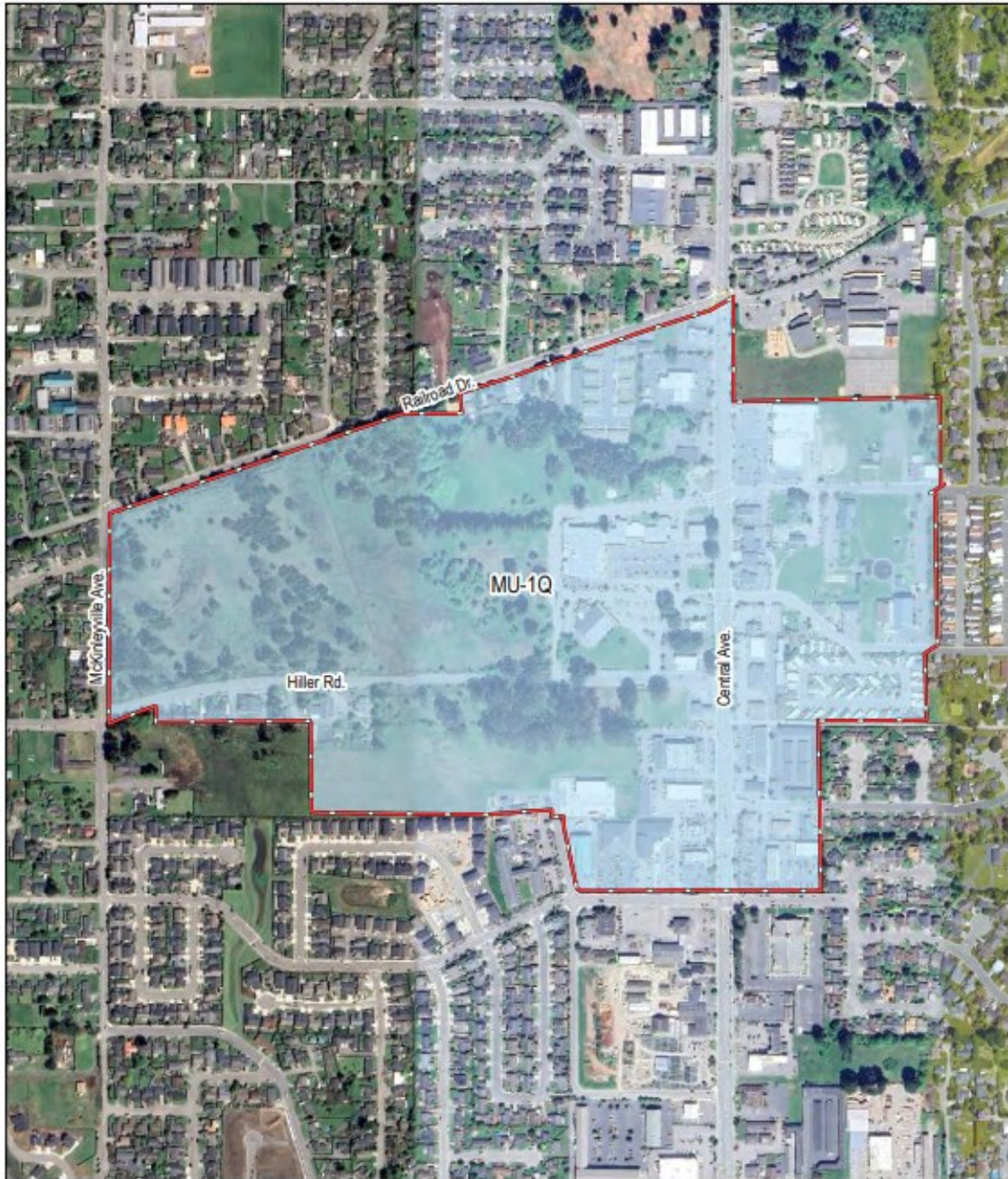
purpose of MU1 zoning is to provide for pedestrian-oriented, mixed use development, typically consisting of a combination of commercial, office, and higher density residential uses. Development regulations for the MU1 zone are identified in Humboldt County Code section 314-9.1. Generally, the regulations identify land use types that are permitted and conditionally permitted and applicable development standards (e.g., lot area requirements, development setbacks, site coverage and structure height). Landscaping, lighting, parking, and trash storage requirements are defined, as are performance standards that address odors, dust and smoke, vibration, electromagnetic interference and glare. Subsection 9.1 also notes that the MU1 permitted uses and other regulations may be modified through community specific planning by the application of the appropriate Special Area Combining Zone, such as a D – Design Control or Q – Qualified Combining Zone. The proposed Q-Zone combining zone regulations are in part designed for this purpose.

Q-Zone Combining Zone Regulations

The proposed Q-Zone regulations are “combining zone” regulations. A combining zone is an overlay zoning designation that modifies or enhances the zoning regulations and standards of the principal zone that apply to a site. The purpose of the overlay regulations is to promote sound planning. All uses and development regulations for the principal zone apply except when modified by the combining zoning regulations and standards. Combining zones are typically applied to special areas where the County desires to guide development to achieve specific outcomes.

Humboldt County Code section 314-32 describes the purpose of a “Qualified” (Q-Zone) combining zone designation. The designation is intended to be combined with principal zoning designations to help more precisely implement the general plan and specify development regulations or standards which cater to a specified geographic location, project site, or community where a Q-zone is applied. In the proposed project context, the Q-Zone combining classification is appropriate for the Town Center site as a mechanism to help implement the general plan and community plan vision for the project site. Among other functions, the Q-Zone combining zone can be used to modify MU1 zone principally permitted uses, conditionally permitted uses, and/or uses permitted with a special permit. When combined with a principal zoning designation, the Q-Zone “Q” designator immediately follows the zoning designation for the principal zone. For example, where it is combined with the MU1 zone, the zoning designator would be MU1-Q.

The proposed McKinleyville Town Center Q-Zone combining regulations are included in [Appendix B](#). Further information about the Q-Zone regulations is provided below.



Source: Humboldt County GIS 2024,
Humboldt County Planning & Building Department 2024

Figure 4-1

Mixed Use Rezone Map



McKinleyville Town Center Zoning Amendment EIR

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Q-Zone Content

Each section of the regulations is summarized below:

1. Section 1 is a brief description of the purpose and content of the Q-Zone.
2. Section 2 includes a summary of zoning classifications, in addition to MU1, that are allowed within site, and a table showing changes to land use types allowed and to permit requirements for those uses.
3. Section 3 describes building development and building form standards that would apply within areas zoned MU1 for three proposed street types illustrated identified in this section.
4. Section 4 addresses connectivity requirements within and adjacent to the site. It specifies street classifications and their functions, cross-sections for improvements to Central Avenue and Hiller Road (that constitute “road diets” for these facilities), bicycle and pedestrian facilities and connections, transit facilities, and street landscaping requirements.
5. Section 5 defines development design review process requirements, parking requirements, parking lot design and landscaping, site landscaping requirements, public open space standards, lighting standards, and other design standards (e.g., for trash enclosures, rooftop mechanical equipment, odors, dust and smoke, and vibration).
6. Section 6 includes guidance for identifying wetlands, reserving a portion of the site for wetland restoration/mitigation, wetland mitigation planning, development permit requirements regarding wetland planning, and tree preservation (particularly with regard existing spruce and redwood trees).

Q-Zone Allowed Uses and Standards

The Q-Zone established specific requirements for the MU1 zone and references other zoning districts as part of the Q-Zone. These include R-3, Residential Multiple Family; PF1, Public Facility (Urban), and WR, Streamside Management Areas and Wetlands. [Figure 4-2, Proposed Q-Zone Zoning Classifications](#), shows portions of the site that would be developed per the principal MU1 zoning classification, and areas that would carry the other three noted zoning classifications. The area shown as R-3 is already developed with mobile home park uses. The Q-zone applies the standards contained in Humboldt County Code Section 314-6.4, R-3, Residential Multiple Family, for this area. The area shown as PF1 is developed with public park uses (Pierson Park) and a fire station facility. Public facility zoning would be retained in the Q-zone for these areas. The area shown as WR is being reserved as a wetland preservation, restoration and mitigation area that may be used to help mitigate for loss of designated

wetlands in other portions of the site as development occurs. The extent of existing wetlands and the requirement for mitigating for loss of wetlands are described in Section 6.0, Biological Resources. Standards in Humboldt County Code Section 314-38.1, Streamside Management Areas and Wetlands, and Section 314-61, Streamside Management Areas and Wetlands Ordinance would apply.

Wetlands Preservation and Conservation

In addition to building and other standards, the Q-Zone includes standards for conserving existing wetlands within the site and mitigating loss of wetlands resulting from future development. Amongst other guidance, the standards include language that would change how wetlands within the project site are defined. Wetlands are typically delineated as features based on the following parameters:

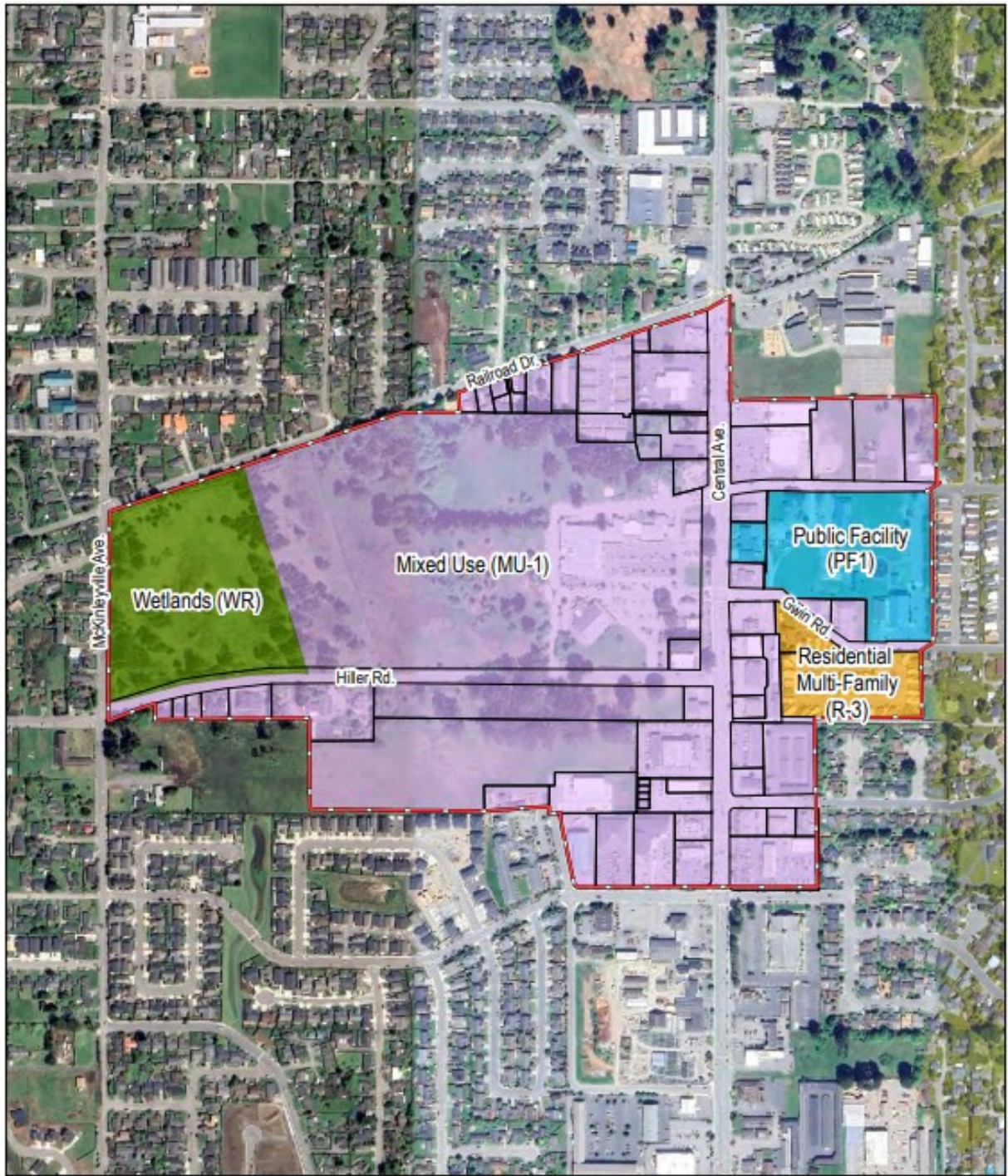
- **Vegetation:** The dominant vegetation must consist of species that are typically adapted to grow, effectively compete, reproduce, and/or persist in anaerobic (low/no oxygen) soil conditions.
- **Soil:** Soils present are classified as hydric, or they possess characteristics that are associated with reducing soil conditions (saturated soils).
- **Hydrology:** The area is inundated either permanently or periodically, or the soil is saturated to the surface at some time during the growing season of the prevalent vegetation.

Historically in McKinleyville, a potential wetland exhibiting only one of these parameters was sufficient to define the resource as a wetland. The Q-Zone standards would modify this approach, solely for the project site, by requiring that all three parameters be met to define an area as wetland. This approach is consistent with the General Plan and wetland delineation guidance provided by the U.S. Army Corp of Engineers, the agency responsible for managing and permitting wetland resources and filling of wetlands (with local wetland definition and management promulgated by regulations of local agencies consistent with U.S. Army Corps of Engineers' requirements). Wetlands are discussed in detail in Section 6.0, Biological Resources.

Planned Circulation/Connectivity Improvements

Central Avenue and Hiller Road Improvements

Central Avenue is the primary access to the Town Center area, with Hiller Road providing secondary access. To provide better connectivity to and through the site and create a better sense of place for the Town Center, the proposed project includes modifications to Central Avenue and a design for Hiller Road that focus on expanding multi-modal bicycle and pedestrian access and safety, while retaining sufficient vehicle access and travel.



Source: Humboldt County GIS 2024,
Humboldt County Planning & Building Department 2024

Figure 4-2

Proposed Q-Zone Zoning Classifications

McKinleyville Town Center Zoning Amendment EIR



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A “road diet” (travel lane reduction/road conversion) is proposed for Central Avenue. The changes are intended to provide safe pedestrian and bicycle access, safe and efficient vehicular circulation, emergency vehicle circulation and provide a distractive streetscape for the Town Center. Central Avenue is currently a four-lane roadway with left-turn pockets, with sidewalks and bike lanes on each side. It would be reconstructed to provide the facilities shown in [Figure 4-3, Planned Central Avenue Cross-Section](#). As can be seen, the road would be modified to provide a center median/turn pocket, a 12-foot-wide through lane in each direction, landscaping that separates traffic from 11-foot-wide bikeways (bicycle lanes reserved solely for bicycle travel) located on each side of the road, additional landscaping that separates the bikeways from pedestrian sidewalks, and 9-foot-wide sidewalks on both sides. This design is considered to be representative of the anticipated final design. Minor modifications to the design may be made.

Hiller Road currently has one lane in each direction. It would be improved within an 80-foot-wide right-of-way to include a center median and turn pockets, and a 13-foot-wide through lane in each direction as shown on [Figure 4-4, Planned Hiller Road Cross-Section](#). A 10-foot-wide bikeway would be provided on one side of the road that is separated by a landscape buffer from the adjacent travel lane, with a second landscape buffer separating the bikeway from an 8-foot-wide sidewalk. The opposite side of the road would include a landscape buffer that separates an 8-foot-wide sidewalk from the travel lane. The Hiller Road design is also considered to be representative of the anticipated final design. Minor modifications to the design are possible.

Internal Site Bicycle Trails

The planned Central Avenue and Hiller Road bicycle trails are part of a larger planned bicycle trail network proposed for the site. [Figure 4-5, Integrated Bicycle and Pedestrian Trail Plan](#), shows the general locations within the project site where additional bicycle trails are planned, including the mid-town trail extension. The requirements for doing so are identified in the Q-Zone regulations.

Transit Access/Improvements

Section 4.1.4 of the Q-Zone regulations specify that an enhanced transit facility must be constructed within the site that provides convenient access to Central Avenue. The transit center is to include loading space for multiple buses, bike lockers, and if grant or other funding is available, space for park and ride facilities. The facility must be constructed and operational before 50 percent of the development assumed for the Town Center site, as described below, is constructed. Section 5.3.3 of the Q-Zone regulations require that walkways within the site must be constructed to connect pedestrians to the transit facility. The County will coordinate with future individual project developers and the Humboldt Transit Authority to first identify

potential possible locations for the transit facility, then select a preferred location. A mechanism for assigning fair-share costs for the facility among future development projects within the site will also be developed.

McKinleyville Community Plan Amendment

In addition to the two zoning actions described above, the County will be considering an amendment to Wetland Policy 7 in Section 3422 of the Community Plan. That policy currently reads:

Wetland Areas shall be defined according to the criteria utilized by the CA Dept. of Fish and Game (also included in the County's Open Space Implementation Standards). In summary, the definition requires that a given area satisfy at least one of the following three criteria:

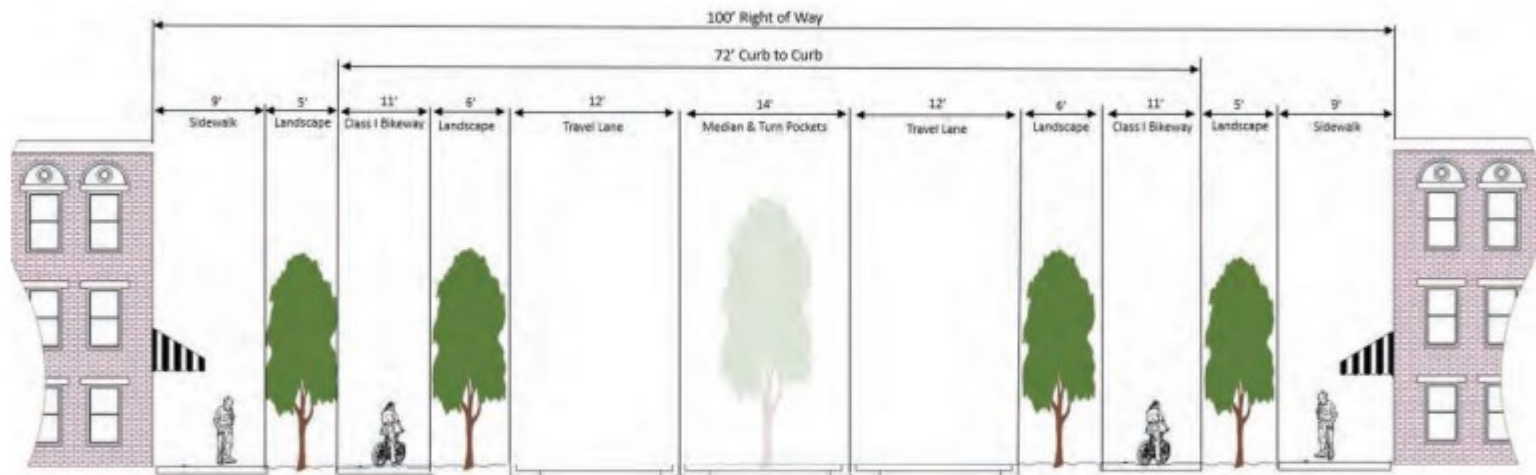
- the presence of at least periodic predominance of hydrophytic vegetation;
- predominately hydric soils; or
- periodic inundation for seven (7) consecutive days.

The policy would be amended by adding "...except within the Town Center, where the Q-zone requires all three parameters be present" to the end of the policy. With this change, the Community Plan policy and the Q-Zone regulation regarding wetland definition would be aligned.

4.2 Project Objectives

The objectives of the proposed project are as follows:

1. Establish a unique identity for McKinleyville through developing a viable town center that serves as a community focal point and provides a center for social/community interaction.
2. Develop an area of mixed land uses which encourages bicycle and pedestrian travel, yet allows for convenient and safe automobile access.
3. Permit mixed-use categories of zoning, including higher density housing in concert with retail commercial uses and shopfronts, and an abundance and variety of open spaces.
4. Offer opportunities for developing a full range of commercial uses including a grocery store, shops, department store, hardware home supply, movie complex, laundromat, and restaurants; office space and medical and dental clinic; town green for athletic and civic events, civic buildings and a library; high density residential and mixed use residential above commercial uses; farmers market; child care facilities; and art galleries.



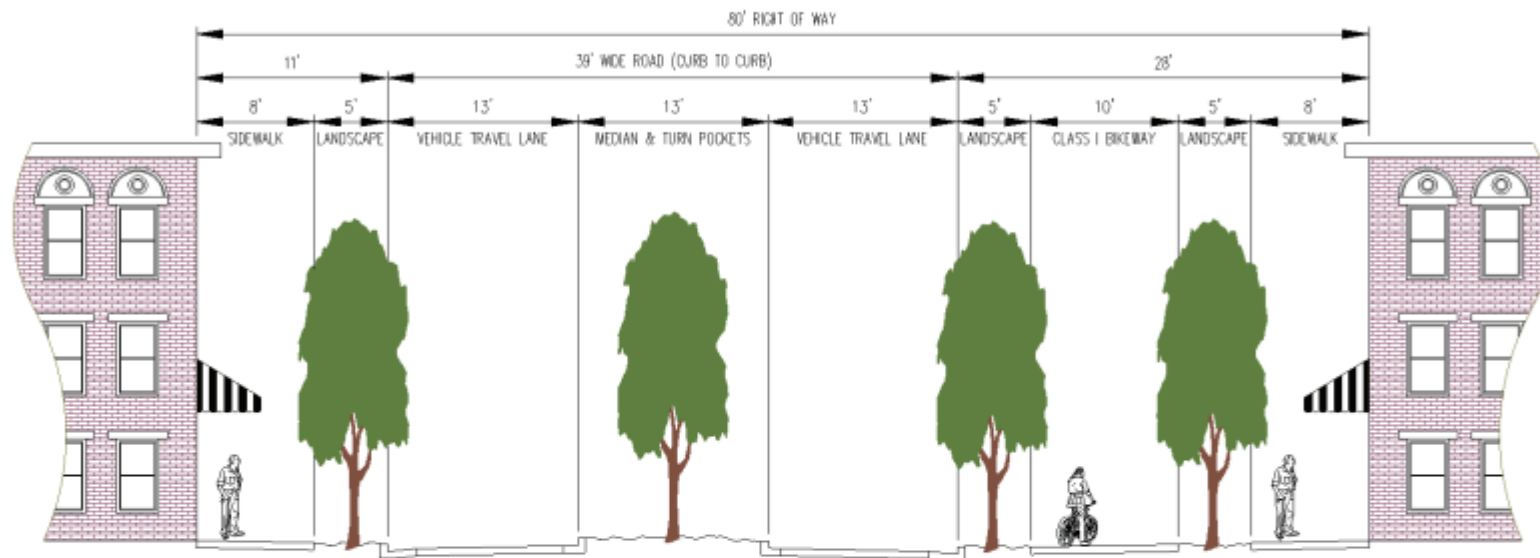
Source: Humboldt County Planning & Building Department 2024

Figure 4-3
Planned Central Avenue Cross-Section

McKinleyville Town Center Zoning Amendment EIR



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HILLER ROAD PROPOSED TYPICAL SECTION

-NOT TO SCALE -

ON STREET PARKING (PARALLEL OR ANGLED) TO BE ADDED AS REQUIRED; ADDITIONAL RIGHT OF WAY REQUIRED
 LANDSCAPING IS DEPENDENT UPON A PERMANENT FUNDING SOURCE BEING PROVIDED TO FUND FOR ONGOING MAINTENANCE

Source: Humboldt County Planning & Building Department 2024

Figure 4-4
Planned Hiller Road Cross-Section
 McKinleyville Town Center Zoning Amendment EIR



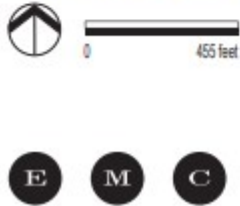
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Source: Humboldt County Planning & Building Department 2024

Figure 4-5
 Integrated Bicycle and Pedestrian Trail Plan

McKinleyville Town Center Zoning Amendment EIR



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5. Focus on community scale needs without drive-thru restaurants and no large “big-box” department stores, with store design that avoids the look of giant retail department stores.
6. Identify design alternatives for Central Avenue which ease pedestrian and bicycle traffic, including traffic calming measures.
7. Promote safe, accessible and human scale residential and commercial areas where people of all ages can work and play.
8. Promote development of pedestrian-oriented neighborhoods and commercial areas.
9. Develop appropriate design review standards consistent and compatible with the overall principles, objectives and policies of the entire Humboldt County General Plan.
10. Include mixed-use categories of zoning, including higher density housing above retail commercial uses and shopfronts designed to include an abundance and variety of open spaces, such as urban parks, courtyards and gardens, with a connected system of pedestrian walkways, alleys and streets.
11. Design intersections and streets within the Town Center to facilitate pedestrian movement, provide bicycle connections to commercial areas and transit stops, and provide transit stops with shelter for pedestrians and provisions for secure bicycle storage.
12. Protect natural land forms by minimizing alteration caused by cutting, filling, grading or clearing.
13. Screen or soften the visual impact of new development through the use of landscaping and promote use of species common to the area and known fire resistant plants.

4.3 Process to Apply the Q-Zone Combining Zone

The McKinleyville Community Plan calls for developing a Town Center as a core commercial area that serves as a cultural, employment and administration center for McKinleyville, encourages a pedestrian-friendly atmosphere, and provides a more diverse and substantial experience. Chapter 2350 of the Community Plan contains policies that guide how this vision is to be implemented. Policy 1 in section 2352 states: “The County shall adopt a Town Center Area ordinance to identify permitted land uses and standards for the Town Center area identified on the McKinleyville Community Plan Zoning Map.”

The desire to develop the Town Center consistent with the Community Plan vision has been a focus for the community for many years. The process for developing the ordinance started in 2019, and was designed to engage the public and address the desires of a large cross section of the community. Public input was facilitated through meetings of the McKinleyville Municipal Advisory Committee (MMAC),

The MMAC facilitated public workshops beginning with a scoping session and survey to identify community desires for the Town Center. The input was broad, ranging from an emphasis on open space and pedestrian connectivity, to identifying desired types of shops and pop-up markets. At subsequent workshops, the public was encouraged to discuss specific issues and topics raised in the previous scoping meetings as part of a series of topic-specific break out groups. Between January 2020 and March 2020, four community meetings were held addressing wetlands, open space, land use, design, and streetscape/transportation.

The ordinance development process was interrupted by COVID. Additional meetings were delayed until November 2020. Two public meetings were conducted via Zoom in November and December 2020. Topics focused on a revised wetland policy for the Town Center and on development design, respectively. A follow up meeting was held in January 2021.

A breakout meeting was then held via Zoom in February 2021. Breakout sessions focused on a series of questions: 1) Who are we as McKinleyville; 2) Where do we want to be in 40 years; 3) How do you hope that the Town Center will accomplish that; and 4) What is missing in the planning scope that you've seen/heard so far.

The themes identified at the February 2021 meeting were reported to and discussed by the MMAC in March 2021. Based upon this information, the MMAC requested staff to move forward with preparation of a draft Town Center ordinance. A draft ordinance was introduced to the MMAC October 2021. An open house was then conducted in November 2021 to allow the community to review the draft and ask questions of County staff and the MMAC members. To illustrate the development vision for the Town Center, an architect was retained by the County to prepare basic site planning designs showing pedestrian and bicycle connections and to prepare basic building massing studies showing how the Town Center might develop based on the form-based code regulations proposed in the draft ordinance.

Detailed review of the ordinance began in 2021. The draft ordinance was discussed over five MMAC meetings ending in March 2022. The MMAC determined that greater emphasis should be placed on bicycle and pedestrian connectivity. At the beginning of 2022, the MMAC began to meet in a hybrid format, with some people meeting in person and others meeting via Zoom. A revised ordinance was presented to the MMAC in March 2022. Between June 2022 and December 2022, revisions to the draft ordinance were made. Revisions were presented to the MMAC in December 2022. Key components of the draft ordinance are: conservation of approximately 14 acres of land for wetland preservation, restoration and mitigation and at least half of an existing Sitka spruce grove, use of a form-based code for design review, pedestrian and bicycle connectivity, and traffic calming on Central Avenue.

Between January 2023 and September 2023, the MMAC discussed and refined the draft ordinance during eight separate meetings. In July 2023, nationally renowned transportation

visionary Dan Burden visited McKinleyville and conducted a “street audit.” Alternatives for modifying the design of Central Avenue were discussed to improve pedestrian and bicycle connectivity. The MMAC consensus was Central Avenue needs to be more accessible for pedestrians and bicyclists. The MMAC asked that alternatives for improving Central Avenue for this purpose be considered as part of the environmental review process and that the operational impacts for roads in McKinleyville from modifying Central be analyzed.

In September 2023, the MMAC voted to authorize use of the draft ordinance as a basis to prepare a formal Town Center Ordinance.

4.4 Anticipated New Town Center Development Capacity

Portions of the Town Center site are developed with residential, public facility, and commercial uses. Refer back to Figure 3-2, Existing Conditions, for the locations of existing development and site features. [Table 3-1, Existing Town Center Development](#), summarizes existing development types and approximate capacities.

It is anticipated the area designated R-3 will remain a mobile home park in for the foreseeable future. WR is undeveloped and will remain undeveloped as a wetland preservation, restoration and mitigation area. These areas total approximately 28 acres of the 134-acre site.

Consequently, under the proposed rezoning, new mixed development capacity would be focused in the remaining 106 acres of the site as shown in [Figure 4-2](#). In this context, existing vacant areas of the site planned for mixed use would accommodate new residential and non-residential development. The County estimates new development potential within the site as shown in [Table 4-1, Projected New Mixed Use Town Center Development Capacity](#). Sites with existing commercial and/or office buildings could redevelop, consistent with the development capacity allowances within the Town Center.

Table 4-1 Projected New Mixed Use Town Center Development Capacity

Land Use	Acreage ¹	New Multi-Family Residential Units ²	New Non-Residential Building Square Footage ³
Mixed Use	106	2,650 (up to 25 units/acre)	Retail/Commercial – 632,800
			Office – 271,200

SOURCE: Humboldt County Planning and Building Department 2024

NOTES:

1. New development capacity limited to 106 acres of the 134-acre site.
2. The Q-Zone regulations require a minimum density of 16 units/acre for multi-family uses. A maximum of up to 25 units/acre is assumed and used here to be conservative.
3. New non-residential building capacity is assumed at 30 percent building coverage across 106 acres. Developable building square footage is (106 acres x .30) – (481,000 square feet of existing commercial building square footage) = approximately 904,000 square feet. Retail/commercial uses are assumed at 70 percent of the total, with office uses assumed at 30 percent.

It is likely that some existing residential uses and/or commercial uses would be demolished to enable redevelopment of their respective sites. However, it would be speculative for the County to determine what type or how much existing development might be proposed for redevelopment involving demolition. Assuming some demolition occurs, the total new development capacity shown in Table 4-1 may be conservative

Reasonably Foreseeable Future Projects within the Town Center Site

At present, there is only one project being actively planned within the site that is considered to be reasonably foreseeable (likely to be developed given existing known information).

The County has been in on-going discussions with Life Plan Humboldt regarding its interest in developing an aging in place senior living community campus on approximately 15 acres on the south side of Hiller Road. Life Plan Humboldt has not yet submitted a formal development application for the project, but may do so before the proposed rezoning actions are considered by the County Board of Supervisors. Consequently, the project is considered to be “reasonably foreseeable”.

The senior living project is currently being planned to incorporate:

1. An independent living component that includes approximately 144 residential units and about 15,000 square feet of common area;
2. An assisted living/memory care component that includes up to 24 residential units and approximately 12,000 square feet of common area/support facilities; and
3. An affordably housing component comprised of up to 50 residential units and approximately 4,500 square feet of community space, administrative spaces, and service space.

The project design may be subject to minor adjustments before an application is submitted to the County. Nevertheless, the development capacity assumed for the project as reported here is contained within the overall development capacity assumed for the Town Center site as shown in Table 4-1. The site of Life Plan Humboldt is being evaluated at the level of development as Mixed Use which is more intense than what is proposed. This also allows Life Plan Humboldt flexibility to refine their size as they move forward.

4.5 Projected Population and Employment Generation

New development within the Town Center will be both population and employment generating. Estimates of both are presented in [Table 4-2, Projected Population and Employment Generation](#).

Table 4-2 Projected Population and Employment Generation

Population Generation			
Multi-Family	Dwelling Units 2,650	Persons per Household ¹ 2.31	Projected Population ² 6,122
Employment Generation			
Retail/Commercial	632,800 Building Area Square Feet	Employment Density 1 job/250 Square Feet ³	Retail Commercial Jobs 2,531
Office	271,200 Building Area Square Feet	Employment Density 1 job/300 Square Feet ³	Office Jobs 904
Total Employment			3,435

SOURCE: Humboldt County General Plan Draft EIR 2016, Strategic Economics 2016.

NOTES:

1. Persons per household rate from Humboldt County General Plan Draft EIR, Table 2.1-2.
2. Projection may be conservative – does not account for lower net population if existing homes within the site are demolished as part of individual future development projects or for the expected lower persons per unit average likely to occur for the independent living and assisted care/memory care units being planned as part of the Life Plan Humboldt project.
3. Strategic Economics, 2016, Figure V-9 *San Jose Market Overview and Employment Lands Analysis*

4.6 Future Individual Project Approvals and Intended Uses of the EIR

Proposed Project Relationship to Future Individual Project Approvals

The County’s approval of the proposed rezoning actions would not, in and of itself, convey any development entitlements to owners of property within the site. Rather, the actions would establish the conditions under which new development could occur. Development would occur over time based on individual development applications submitted to and considered by the County. At this time, the County cannot project when and if the site would build out, nor precisely anticipate when new development applications will be submitted or, with the possible exception of the Life Plan Humboldt project, anticipate what those applications may propose.

Individual future project approvals would be ministerial, provided the projects are substantially consistent with the Q-Zone regulations, and this EIR. That is, such projects would not require Planning Commission or Board of Supervisors approvals. Rather, the Planning Director would issue a Zoning Clearance Certificate if projects are designed to comply with the provisions of the Q-Zone. A building permit would be issued as the final project review step.

The Board of Supervisors must certify this EIR and approve the associated mitigation monitoring and reporting program before individual development projects can be approved. For projects approved with a Zoning Clearance Certificate, no new CEQA documentation would be required provided that the development capacity for each project is within the overall

development capacity assumed for the project site as reported in Table 4-1. Such projects would implement the Town Center Ordinance and would be required to implement the mitigation measures in this EIR as part of the Building Permit review and issuance.

Future individual projects requiring a Special Permit or a Conditional Use Permit per the Q-Zone use table require discretionary approval by the Zoning Administrator or Planning Commission. Such projects may be subject to additional CEQA review if they have potential to result in new or more severe significant impacts than identified in this EIR. Refer to Section 1.3, Type of EIR, for a summary of CEQA review requirements for future individual projects proposed within the Town Center site.

Intended Uses of the EIR

An EIR must identify, to the extent that the information can be currently known, a list of the agencies that are expected to use the EIR in their decision making, and a list of permits and other approvals required to implement a project. This information is summarized below.

Humboldt County Actions

Actions for Current Proposed Rezoning

- Certify EIR;
- Adopt CEQA Findings;
- Approve the proposed rezoning actions;
- Amend the County Zoning Map to reflect the approved rezoning actions;
- Amend McKinleyville Community Plan Wetland Policy 7; and
- Adopt the Mitigation Monitoring and Reporting Program.

Actions Associated with Future Individual Projects

- Issue Zoning Clearance Certificates;
- Prepare additional CEQA documentation for projects subject to Special Permit or Conditional Use Permit (if required);
- Approve Conditional Use Permit or Special Permit(s), if required;
- Issue encroachment permit(s) for roadway improvements as needed; and
- Verify implementation of mitigation measures included in the Mitigation Monitoring Program.

Potential Responsible Agency Actions

- California Department of Fish and Wildlife - special-status species permitting;
- California Regional Water Quality Control Board - approve National Pollutant Discharge Elimination System permits, and Water Quality Certifications under Section 401 of the Clean Water Act; and
- United States Army Corp of Engineers - approve permits for impacts to Waters of the U.S., including wetlands and wetland mitigation plans.

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