

# Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2024031111

Project Title: McKinleyville Town Center Zoning Amendment

Lead Agency: Humboldt County

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Project Location: Unincorporated Community of McKinleyville, Humboldt County  
*City* *County*

Project Description (Proposed actions, location, and/or consequences).

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. The vision also includes robust pedestrian, bicycle, transit facilities and "complete street" improvements that support both vehicular and non-vehicular modes of movement. To facilitate future development that would implement the vision, 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 new development capacity of up to 2,650 multi-family residential units, 632,800 square feet of retail/commercial uses, and 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.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

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.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

No known areas of public controversy regarding the project have been identified to date. As part of its process to craft the proposed Q-Zone regulations, County staff and the McKinleyville Municipal Advisory Committee solicited public input on the project. A range of ideas and considerations were raised and addressed. Comment letters received in response to the Notice of Preparation (included in Appendix A of the Draft EIR) identify issues of interest/concern to the respective commenters.

Provide a list of the responsible or trustee agencies for the project.

- 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.