

Humboldt Local Agency Formation Commission

NOTICE OF DETERMINATION

To: ☒ County Clerk-Recorder
County of Humboldt
825 5th Street, Fifth Floor
Eureka, CA 95501

☒ Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

From: Humboldt LAFCo
670 9th Street, Suite 202, Arcata, CA 95521
Contact: Colette Santsche, Executive Officer
(707) 445-7508

Lead Agency: County of Humboldt
Planning and Building Department
3015 "H" Street, Eureka, CA 95501
Contact: Trevor Estlow, Senior Planner
(707) 441-2622

SUBJECT: *Filing of Notice of Determination in compliance with Section 21152 of the Public Resources Code.*

State Clearinghouse Number: SCH# 2019049166

Project Title: North McKay Ranch Subdivision Project – Annexation to Humboldt Community Services District

Project Location: Community of Cutten, City of Eureka, Humboldt County, CA

Project Description: The project consists of annexation of 72.35 acres to the Humboldt Community Services District in order to provide water, wastewater, and street lighting services to the North McKay Ranch Subdivision Project located at the end of Fern Street near Cedar Street. At full buildout, the subdivision is planned for up to 320 residential units and approximately 22,000 square feet of commercial space, developed over nine phases. Residential uses will include 50 small-lot single-family homes, 96 standard-lot single-family homes, and 174 multifamily units. An additional 34 accessory dwelling units (ADUs) may also be constructed, bringing the total potential to 354 units.

This is to advise that the Humboldt Local Agency Formation Commission, as a Responsible Agency, has approved the above-described project on January 21, 2026 and made the following determinations regarding the above described project:

1. The project [☐will ☒will not] have a significant effect on the environment.
2. ☒ An Environmental Impact Report was prepared for this project pursuant to provisions of CEQA.
☐ A Negative Declaration was prepared by the Lead Agency for this project pursuant to provisions of CEQA.
3. Mitigation Measures [☒were ☐were not] made a condition of the approval by the Lead Agency for the project.
4. A mitigation reporting or monitoring plan [☒was ☐was not] adopted by the Lead Agency for this project.
5. A Statement of Overriding Considerations [☐was ☒was not] adopted by the Lead Agency for this project.
6. Findings [☒were ☐were not] made pursuant to the provisions of CEQA.

This is to certify that the Environmental Impact Report is available to the General Public at the LAFCo office, 670 9th Street, Suite 202, Arcata, CA 95521.



Colette Santsche
LAFCo Executive Officer

Date: January 23, 2026