

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 # 2019049166

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

Lead Agency: Humboldt County Planning and Building Department

Contact Person: Trevor Estlow, Senior Planner

Mailing Address: 3015 "H" Street

Phone: (707) 441-2622

City: Eureka

Zip: 95501

County: Humboldt

Project Location: County: Humboldt

City/Nearest Community: Eureka

Cross Streets: Manzanita Ave, Redwood St, Fern St, Arbutus St, Harrison Ave.

Zip Code:

Longitude/Latitude (degrees, minutes and seconds): 40 ° 46 ' 12 " N / 124 ° 08 ' 10 " W Total Acres: 72.35

Assessor's Parcel No.: 017-032-003; 017-071-004, -009; 017-072-002, -003; 017-073-007, -009; and 303-01

Section: 36

Twp.: 5N

Range: 1W

Base: Humboldt

Within 2 Miles: State Hwy #: N/A

Waterways: Ryan Creek, Martin Slough

Airports: N/A

Railways: N/A

Schools: Cutten Sch., Washington Elem., Eureka H.S., Grant Elem

Document Type:

CEQA: ☐ NOP

☐ Draft EIR

NEPA: ☐ NOI

Other: ☐ Joint Document

☐ Early Cons

☐ Supplement/Subsequent EIR

☐ EA

☐ Final Document

☐ Neg Dec

(Prior SCH No.) 2019049166

☐ Draft EIS

☐ Other:

☐ Mit Neg Dec

Other: FEIR - NOD

☐ 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 320 Acres 57

☐ Office: Sq.ft. Acres Employees

☐ Transportation: Type

☒ Commercial: Sq.ft. 20,000 Acres 1.5 Employees

Acres 1.5

Employees

☐ Mining: Mineral

☐ Industrial: Sq.ft. Acres Employees

Acres

Employees

☐ Power: Type MW

☐ Educational:

☐ Waste Treatment: Type MGD

☒ Recreational: McKay Community Forest Trail

☐ Hazardous Waste: Type

☒ Water Facilities: Type Storage Tank MGD

☐ Other:

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:

Vacant/Residential One-Family, Planned Development, Recreation, Greenway and Open Space (R-1/P,R,GO)/ Residential Low Density (RL)

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

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.

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 an "X".
If you have already sent your document to the agency please denote that with an "S".

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

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

Starting Date January 26, 2026 Ending Date February 25, 2026

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: <u>Kurt Kramer</u>
Address: _____	Address: <u>1589 Myrtle Ave, Ste B</u>
City/State/Zip: _____	City/State/Zip: <u>Eureka, CA, 95501</u>
Contact: _____	Phone: <u>(707) 444-2919</u>
Phone: _____	

Signature of Lead Agency Representative: _____ Date: _____

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