



NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT AND PUBLIC SCOPING MEETING

DATE: June 26, 2026

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

SUBJECT: **Notice of Preparation (NOP) of an Environmental Impact Report (EIR)
and Public Scoping Meeting for Project McKinley PLN-2025-19394**

PROJECT NAME: Project McKinley

PROJECT APPLICANT: CDP Development, Inc.

PROJECT PROPONENT: Amazon.com Services, LLC

PROJECT LOCATION: 3110 Boeing Avenue McKinleyville, an unincorporated community in Humboldt County; Assessor's Parcel Number [APN] 511-461-009, 511-461-010, 511-461-024, 511-461-029, 511-461-030, and 511-461-031); see Figure 1 and 2

REVIEW PERIOD: June 29, 2026 to July 29, 2026 (30 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 intends to prepare a focused Environmental Impact Report (EIR) for Project McKinley (proposed project). The County has prepared this Notice of Preparation (NOP) to provide Responsible Agencies, Trustee Agencies, potentially affected agencies, organizations, and other interested parties with information regarding this proposed project and its potential environmental effects, and to solicit input on the scope and content of the EIR.

PROJECT LOCATION

The project site is located in the northern portion of the unincorporated community of McKinleyville, in Humboldt County, California (Figure 1). The project site is comprised of the north site (APNs 511-461-009, -010, and -024) and the south site (APNs 511-461-029, -030, and -031). The north site is bounded by Airport Road to the north, Boeing Avenue, office, and hotel uses as well as undeveloped land to the east, a government building (U.S. District Court, Northern District) to the south, and Lily Road to the west. Further west of Lily Road is Highway 101, rural residential development along Letz Avenue, the Mad River, and the Pacific Ocean (Figure 2). The south site is bordered by Boeing Avenue to the north, undeveloped land to the east, Dylan Court and single-family residences to the south, and Boeing Court to the west.

PROJECT DESCRIPTION

On the north site, the project proponent proposes to develop a 40,290-square-foot one-story warehouse and distribution facility and related improvements, including 10 truck docks, 5 truck parking spaces, internal circulation roadways, 95 employee parking spaces, stormwater infiltration basin, and an 8-foot sound wall and screening trees along the western boundary (Table 1, Figure 3a). The proposed warehouse and distribution facility would house consumer goods related to "last mile" delivery services and operate 24 hours a day. The warehouse would be exclusively truck-served, meaning that it would be utilized by line-haul trucks and fleet vans with no onsite customers. The majority of employee vehicle trips would occur between 7:00 am to 9:30 am and 7:00 pm to 8:30 pm. Line-haul truck trips would primarily occur between 9:30 pm and 5:30

am. The maximum overall height of the facility would be approximately 32 feet above ground surface. On the south site, the project proponent proposes to develop a separate surface parking area for fleet vans consisting of 67 parking spaces and a stormwater infiltration basin (Figure 3b).

Table 1. Project Summary

Site	Acres	Proposed Use	Max. Building Height	Impervious Area (existing)	Impervious Area (proposed)	Van Parking	Employee Parking
North Site	6.17 acres	Approximately 40,290-square-foot commercial warehouse with 10 truck docks	35 feet	0.11	3.36	n/a	95
South Site	3.09 acres	Fleet van parking lot	n/a	>0.01	0.95	67	n/a
Total	926 acres	n/a		0.11	4.31	67	95

POTENTIAL ENVIRONMENTAL EFFECTS

The EIR will provide a focused evaluation of potential environmental impacts of the proposed project. The County has determined that the proposed project could result in potentially significant environmental impacts and that an EIR is the appropriate CEQA document to assess potential impacts. The environmental topics that will be addressed in the EIR are as follows:

- Biological Resources
- Cultural Resources
- Geology
- Greenhouse Gas Emissions
- Transportation

The EIR will contain a detailed project description and maps identifying the proposed project's location and surrounding land uses, existing environmental settings, project-specific impacts, cumulative impacts, and mitigation measures. In addition to the environmental issues identified above, all other resource topics required to be evaluated under CEQA will be analyzed for the proposed project. That analysis concluded that no additional potentially significant impacts would occur with respect to those topics. Accordingly, these issue areas will be summarized and addressed in the "Effects Found Not to Be Significant" section of the Focused EIR.

PUBLIC REVIEW PERIOD

The County invites interested parties to provide written comments regarding specific concerns about the plan's potential environmental effects. The County requests that any Responsible or Trustee Agency responding to this notice do so in a manner consistent with Section 15082(b) of the State CEQA Guidelines.

The 30-day review period starts on **June 29, 2026**, and ends on **July 29, 2026**. 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 **July 29, 2026 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:

Steven Lazar, Senior Planner
Humboldt County Planning and Building Department Current Planning Division
3015 H Street
Eureka, California 95501

slazar@co.humboldt.ca.us

Any comments provided should identify specific topics of environmental concern and your reason for suggesting the study of these topics in the EIR. All written comment letters/emails will be included in an appendix in the Draft EIR and the contents considered in the preparation of the EIR.

DOCUMENT AVAILABILITY AND WEBSITE

This Notice of Preparation and related project documents are available for review online at:
<https://humboldt.gov/2347/Major-Projects>

NOTICE OF PUBLIC SCOPING MEETING

The County will conduct a public scoping meeting to solicit oral and written comments from interested parties on the scope and content of the EIR. All interested parties are invited to attend the scoping meeting to assist in identifying issues to be addressed in the EIR.

The scoping meeting will include a brief presentation of the proposed project to be addressed in the EIR, a summary of the general EIR process, and will provide attendees with an opportunity to provide input to the scope and content of the EIR.

The scoping meeting will be held over Zoom on **Tuesday July 14, 2026**, beginning **at 6pm** (details below)

<https://us06web.zoom.us/j/81064999815?pwd=AeEuDZrFr1jgguW9l6nALWNNM62nmTp.1>

Meeting ID: 810 6499 9815

Passcode: 200525

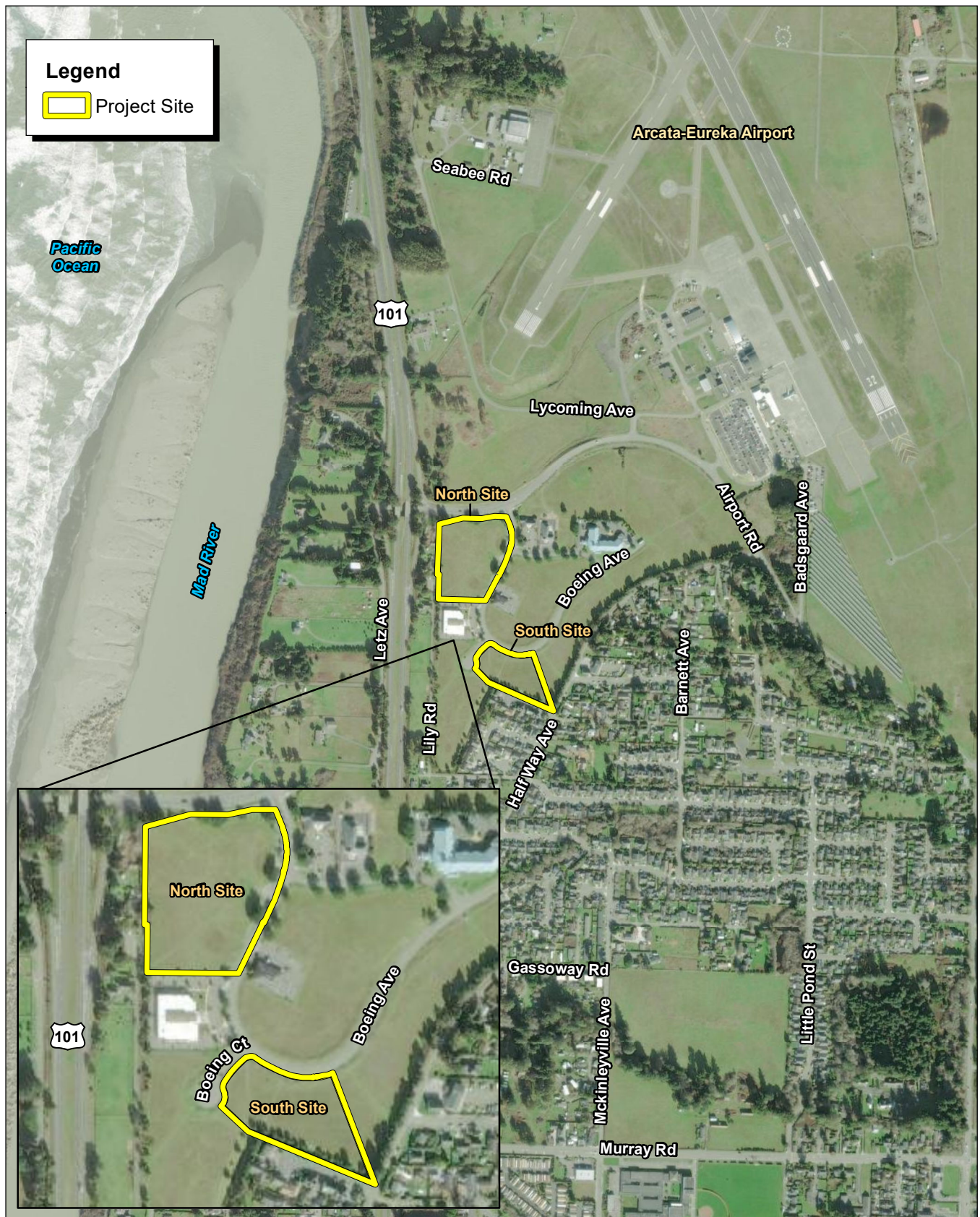
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Source: Census Data, The California Spatial Information Library (CaSIL).



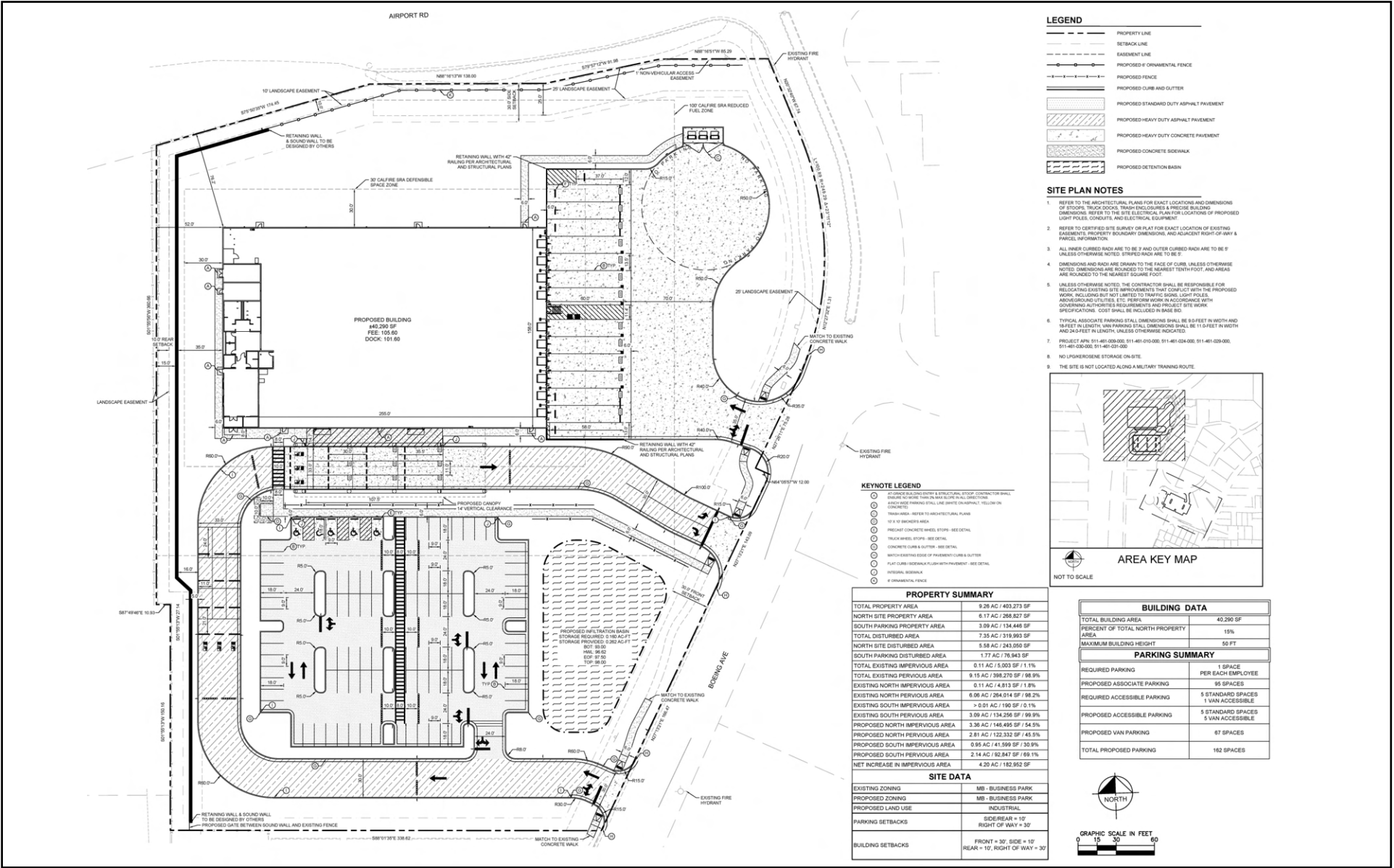
Figure 1
Regional Location Map



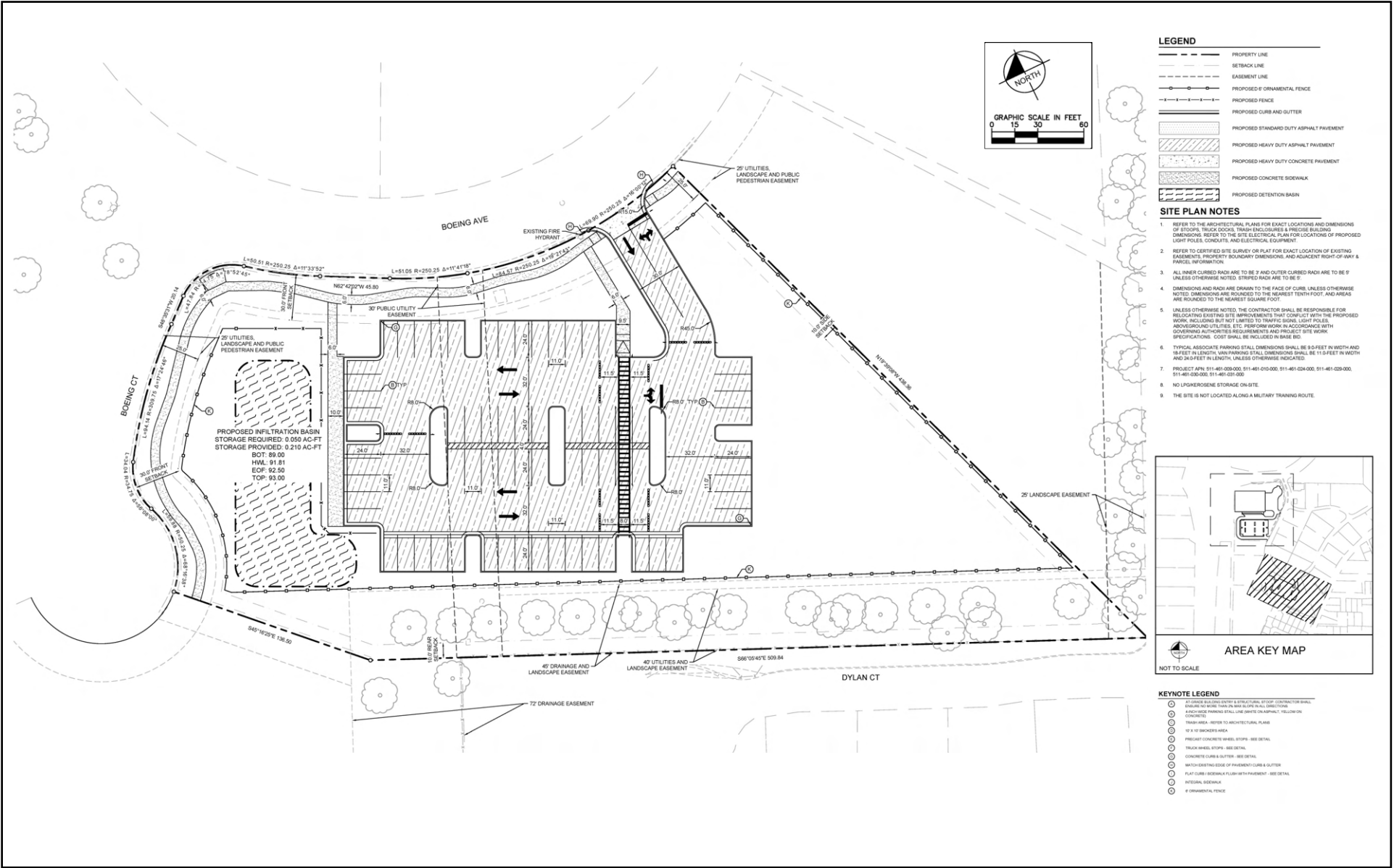
Source: ESRI Aerial Imagery. Kimley-Horn and Associates, Inc., 06/19/2025.



Figure 2
Local Vicinity Map



Source: Kimley-Horn and Associates, Inc., 04/15/2026.



Source: Kimley-Horn and Associates, Inc., 04/15/2026.

Exhibit 3b
Site Plan – South Site