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 #

Project Title: McKinleyville Ace Hardware Improvements, Commercial Rezone, and Wetland Mitigation Project

Lead Agency: Humboldt County Planning and Building Department | Contact Person: Steven Santos

Mailing Address: 3015 H Street | Phone: 707-268-3749

City: Eureka | Zip: 95501 | County: Humboldt

Project Location: County: Humboldt | City/Nearest Community: Unincorporated - McKinleyville Area

Cross Streets: Central Ave and Murray Road | Zip Code: 95519

Longitude/Latitude (degrees, minutes and seconds): 40 ° 57 ′ 18 ″ N / 124 ° 05 ′ 58 ″ W | Total Acres: 7.42

Assessor's Parcel No.: 510-081-001, -002, -003 | Section: 32 | Twp.: 07N | Range: 01E | Base: Humboldt

Within 2 Miles: State Hwy #: 101 | Waterways: Norton Creek

Airports: ACV | Railways: | Schools: McKinleyville High

Document Type:

CEQA: ☐ NOP ☐ Draft EIR ☐ Early Cons ☐ Supplement/Subsequent EIR ☐ Neg Dec (Prior SCH No.) ☐ ■ Mit Neg Dec Other:

NEPA: ☐ NOI ☐ EA ☐ Draft EIS ☐ FONSI

Other: ☐ Joint Document ☐ Final Document ☐ Other:

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: Special Permit

Development Type:

☐ Residential: Units _____ Acres _____
☐ Office: Sq.ft. _____ Acres _____ Employees _____
☐ Commercial: Sq.ft. _____ Acres _____ Employees _____
☐ Industrial: Sq.ft. _____ Acres _____ Employees _____
☐ Educational: _____
☐ Recreational: _____
☐ Water Facilities: Type _____ MGD _____
☐ Transportation: Type _____
☐ Mining: Mineral _____
☐ Power: Type _____ MW _____
☐ Waste Treatment: Type _____ MGD _____
☐ Hazardous Waste: Type _____
■ Other: Storage structure, parking, wetland mitigation

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:

CS and RL1-7 (Land Use) / C-2-AP-N-WR and R-1-AP-WR (Zoning)

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

A General Plan Amendment and Zone Reclassification to increase the Community Services (CS) Land Use designation and the Community Commercial Zone (C-2) by approximately 2.95 acres and reduce the Residential Low Density (RL) land use designation and Residential One-Family Zone (R-1) by the same amount on APNs 510-081-001 , 510-081-002, and 510-081-003 which have a combined total area of approximately 7.42 acres. The project also includes a lot line adjustment between APNs 510-081-002 and 510-081-001 . The new parcel boundaries would coincide with the proposed General Plan Amendment and Zoning Reclassification boundaries.

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 and "**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	X	Regional WQCB # 1
_____	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	X	SWRCB: Water Quality
_____	Energy Commission	_____	SWRCB: Water Rights
X	Fish & Game Region # 1	_____	Tahoe Regional Planning Agency
_____	Food & Agriculture, Department of	_____	Toxic Substances Control, Department of
X	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 August 3, 2026 Ending Date September 3, 2026

Lead Agency (Complete if applicable):

Consulting Firm: _____
Address: _____
City/State/Zip: _____
Contact: _____
Phone: _____

Applicant: Black Dog Partnership LP - Kevin Jenkins
Address: 2725 Central Ave
City/State/Zip: McKinleyville CA 95519
Phone: (707) 839-1587

Signature of Lead Agency Representative: Santos, Steven Digitally signed by Santos, Steven Date: 2026.07.31 14:26:33 -07'00' **Date:** 7/31/2026

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