NOTICE OF DETERMINATION

To: ☐ Office of Planning and Research
1400 Tenth Street
PO Box 3044
Sacramento CA 95812-3044

☒ County of Humboldt
County Clerk
825 Fifth Street
Eureka CA 95501

From: County of Humboldt
Planning and Building Department
3015 H Street
Eureka CA 95501

Contact: Steven Santos
Telephone 707-445-7541
Email: sasantos@co.humboldt.ca.us

Lead Agency *(if different from above)*:
Address:

Contact:
Telephone:

Applicant: Black Dog Partnership, LP
Kevin Jenkins
2725 Central Ave.
McKinleyville CA 95519

APN: 510-081-001; 510-081-002; 510-081-003

Case No.: PLN-2021-17029

Subject: ***Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.***

State Clearinghouse Number: 2026080039

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

Project Location (include County):
The project is in the McKinleyville area, on the east side of Central Avenue, approximately 500 feet south from the intersection of Murray Road and Central Avenue, on the property know as 2707 and 2725 Central Avenue and known as Assessor Parcel Numbers 510-081-001, 510-081-002, and 510-081-003.

Project Description:
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.

This is to advise that the County of Humboldt as the Lead Agency has approved the above-described project on October 1, 2026,

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 the provisions of CEQA.
   ☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
   ☒ A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures ☒ were ☐ were not made a condition of the approval of the project.
4. A Mitigation Reporting and Monitoring Plan ☒ was ☐ was not adopted for this project.
5. A Statement of Overriding Considerations ☐ was ☒ was not adopted for this project.
6. Findings ☒ were ☐ were not made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, and the Addendum, is available to the General Public at: Planning Division, 3015 H St, Eureka, CA 95501.

Signature: Steven A. Santos Date: 10/2/2026

Title: Senior Planner Date received for filing at OPR: