



# COUNTY OF HUMBOLDT

For the meeting of: 4/5/2022

---

File #: 22-408

---

**To:** Board of Supervisors  
**From:** Planning and Building Department  
**Agenda Section:** Consent

**SUBJECT:**

North McKay Ranch Subdivision Project

Tentative Subdivision Map, Planned Unit Development, Development Agreement, and Special Permit  
APNs: 017-032-003, 017-071-004, 017-071-009, 017-072-002, 017-072-003, 017-073-007, 017-073-009 and 303-012-020

Record No.: PLN-9902-GPA

**RECOMMENDATION(S):**

That the Board of Supervisors:

1. Adopt Ordinance No. \_\_\_ (Attachment 2b-i) Amending Section 311-7 of the Humboldt County Code by Rezoning Property in the Cutten Area (PLN-9902-GPA (Fairhaven Cottages, LLC)), reclassifying approximately 18.5 acres of R-1 Residential One Family with combining zones indicating Planned Unit Development (P), Recreation (R), and Greenway and Open Space (GO), to Apartment Professional (R-4) with combining zones indicating Planned Unit Development (P), Recreation (R), and Greenway and Open Space (GO), and 2.2 acres of Residential One Family with combining zones indicating Planned Unit Development (P), Recreation (R), and Greenway and Open Space (GO) to Neighborhood Commercial (C-1) with combining zones indicating Planned Unit Development (P), Recreation (R), and Greenway and Open Space (GO); and
2. Adopt Ordinance No. \_\_\_ (Attachment 3) Approving the Development Agreement between Kramer Properties Inc. and the County of Humboldt for the North McKay Ranch Subdivision Project, and waive the first reading; and
3. Adopt Ordinance No. \_\_\_ (Attachment 3) Approving the Development Agreement between Kramer Properties Inc. and the County of Humboldt for the North McKay Ranch Subdivision Project for adoption on April 5, 2022, or at least 1 week away from the date of the Board of Supervisors meeting at which the Ordinance is first introduced; and
4. Direct the Clerk of the Board to publish the pre-adoption summary of the Ordinance (Attachment 3C), and to post a certified copy of the full text of the proposed Ordinance in the office of the Clerk of the Board, both publication and posting to be done at least 5 days prior to

the Board meeting at which the Ordinance will be adopted. [Government Code Section 25124 (b)(1)]; and

5. Direct the Clerk of the Board, within 15 days after adoption of the Ordinance, to publish a post-adoption summary of the ordinance (Attachment 3D) with the names of the Supervisors voting for and against the Ordinance, and to post in the office of the Clerk of the Board a certified copy of the full text of the adopted Ordinance and amendments along with the names of those Supervisors voting for and against the Ordinance. [Government Code Section 25124 (b)(1)]; and
6. Adopt the Resolution 22- \_\_\_\_ (Attachment 1) Adopting Findings for Certification of the Final Environmental Impact Report, Certifying the Final Environmental Impact Report, Adopting the Statement of Overriding Considerations, and Adopting the Mitigation and Monitoring and Reporting Program for the project, pursuant to the California Environmental Quality Act; and
7. Adopt the Resolution 22- \_\_\_\_ (Attachment 2a) adopting findings in support of the General Plan Amendment and approving the General Plan Amendment to change 18.5 acres of land designated as Residential low Density to residential Medium Density and 2.2 acres of land designated as Residential Low Density to Commercial General; and
8. Adopt the Resolution 22- \_\_\_\_ (Attachment 2b) adopting findings in support of the Zone Reclassification; and
9. Adopt the Resolution 22- \_\_\_\_ (Attachment 2) adopting findings in support of the Tentative Subdivision Map, Planned Unit Development and Special Permit and approving the Tentative Subdivision Map, Planned Unit Development and Special Permit; and
10. Direct the Clerk of the Board, within 15 days after adoption of the Ordinance redesignating zone districts within the project boundary (Attachment 2b-i), to publish a post-adoption summary of the ordinance (Attachment 2b-ii) with the names of the Supervisors voting for and against the Ordinance, and to post in the office of the Clerk of the Board a certified copy of the full text of the adopted Ordinance and amendments along with the names of those Supervisors voting for and against the Ordinance.

SOURCE OF FUNDING:

Applicant fees.

DISCUSSION:

On March 22, 2022, your Board held a public hearing on the North McKay Ranch General Plan Amendment, Zone Reclassification, Tentative Subdivision Map, Planned Unit Development, Development Agreement, and Special Permit and unanimously approved a motion of intent to approve the project (5-0) with the direction for staff to bring a revised circulation element finding and condition of approval to allow for pedestrian and bicycle improvements as an alternative to traffic signals at two intersections. The Board also set Ordinance No. \_\_\_\_ (Attachment 3A) Approving the Development Agreement between Kramer Properties Inc. and the County of Humboldt for the North McKay Ranch Subdivision Project for adoption on April 5, 2022.

The revised findings and condition of approval are included in Attachment 2 to this staff report. The condition specifically revises condition of approval 2.7(a) and 2.7(c) of the Public Works Conditions to

allow an alternative set of improvements in-lieu of traffic signalization to enhance or improve pedestrian and bicycle connectivity including a with a complete streets program subject to agreement of county staff and the developer. This is addressed in the findings through the general plan support for ensuring that automobile level of service improvements do not adversely affect level of service and/or quality of service for other modes of transportation (General Plan Policy C-P4).

**FINANCIAL IMPACT:**

There will be no impact on the General Fund. The applicant is responsible for paying all actual costs involved.

**STRATEGIC FRAMEWORK:**

This action supports the Board's Strategic Framework by retaining existing and facilitating new living-wage private sector jobs and housing .

**OTHER AGENCY INVOLVEMENT:**

The Development Agreement was reviewed by County Counsel.

**ALTERNATIVES TO STAFF RECOMMENDATIONS:**

Board discretion

**ATTACHMENTS:**

- Attachment 1: Resolution No. 22- \_\_\_\_\_, CEQA
- Attachment 1A: Mitigation, Monitoring and Reporting Program
- Attachment 2: Resolution No. 22- \_\_\_\_\_, Resolution Adopting Subd Findings and Approval
- Attachment 2: Exhibit A - Public Works Conditions
- Attachment 2A: Resolution No. 22- \_\_\_\_\_, Resolution Adopting the General Plan Amendment
- Attachment 2B: Resolution No. 22- \_\_\_\_\_, Resolution Adopting the Zone Reclassification
- Attachment 2B-i: Ordinance No. \_\_\_\_\_, Zone District Reclassification
- Attachment 2B-ii: Post adoption summary for the Zone District Reclassification
- Attachment 3: Ordinance No. \_\_\_\_\_, Development Agreement
- Attachment 3A: Development Agreement
- Attachment 3B: Development Agreement Exhibits
- Attachment 3C: Post-Adoption Summary for the Development Agreement Ordinance

**PREVIOUS ACTION/REFERRAL:**

Board Order No.: I-1  
Meeting of: March 22, 2022  
File No.: 22-267