



COUNTY OF HUMBOLDT

Legislation Details (With Text)

File #: 9902 **Version:** 1 **Name:**

Type: Zoning Item **Status:** Passed

File created: 12/29/2021 **In control:** Planning Commission

On agenda: 1/6/2022 **Final action:** 1/6/2022

Title: North McKay Ranch General Plan Amendment, Zone Reclassification, Tentative Subdivision Map Subdivision, Planned Unit Development, Special Permit and Development Agreement
Record Number PLN-9902-GPA
Assessor's Parcel Numbers 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.
Cutten area

A General Plan Amendment, Zone Reclassification, Tentative Subdivision Map, Planned Unit Development, Development Agreement and Special Permit for a mixed-use development with 320 residential units and approximately 22,000 square feet of commercial development. The Tentative Subdivision Map would create 146 single-family lots, 6 lots to support construction of up to 174 multi-family residential units, 2 commercial parcels supporting up to approximately 22,000 square feet of commercial space and 6 parcels totaling 21.73 acres to be dedicated to the County for future trail management and open space. The proposed project would require annexation into HCSD for the provision of utilities. The project includes an amendment to the Eureka Community Plan land use map to change the land use designation from Residential Low Density (1-7) to Commercial General (CG) and Residential Medium Density (RM) and to reclassify the zoning district from One Family Residential (R-1) with overlays for Planned Development, Recreation and Greenway and Open Space to Neighborhood Commercial (C-1) and Apartment-Professional (R-4) zoning. The project will be a Planned Development. A Special Permit is required for work within Streamside Management Areas for two isolated wetlands in the northern part of the project, a wetland at the proposed location of the Arbutus Street extension and stream crossings related to the extension of Redwood Street. An Environmental Impact Report (SCH#2019049166) has been prepared for the project finding potentially significant and unavoidable impacts related to greenhouse gases and wildfire. The developer is requesting approval of a Development Agreement to allow for phasing of the subdivision project for a period of up to 20 years.

Sponsors:

Indexes:

Code sections:

Attachments: 1. 9902 Executive Summary 1.06.22.pdf, 2. 9902 Northern Mckay Staff Report 1.6.22.pdf, 3. Attachment 4 - N_McKay_Ranch_Subdivision_Final EIR.pdf

| Date | Ver. | Action By | Action | Result |
|----------|------|---------------------|----------|--------|
| 1/6/2022 | 1 | Planning Commission | approved | Pass |

North McKay Ranch General Plan Amendment, Zone Reclassification, Tentative Subdivision Map Subdivision, Planned Unit Development, Special Permit and Development Agreement

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Adopt the resolutions to take the following actions: 1) Recommend that the Board of Supervisors certify the EIR and adopt a statement of overriding considerations and adopt a Mitigation Monitoring and Reporting Program and 2) recommend that the Board of Supervisors make all the required findings for approval and approve the North McKay Ranch Subdivision Project as recommended by staff and subject to the recommended conditions.