

Revised Notice of Preparation

Date: April 28, 2011

To: State Clearinghouse
1400 10th Street
Sacramento, CA 95814

From: Planning Division
Humboldt County Community Development Services
3015 H Street
Eureka, CA 95501-4484

Subject: Revised Notice of Preparation of a Draft Supplemental Environmental Impact Report

Lead Agency: **County of Humboldt**
3015 H Street
Eureka, CA 95501
(707) 445-7541
Contact: Michael Richardson, Senior Planner
Email: MRichardson@co.humboldt.ca.us

Project Title: 2010 Humboldt County Housing Element General Plan Amendment, Zone Reclassification, and Local Coastal Plan Amendment

Project Applicant: Humboldt County

Notice is hereby given that the County of Humboldt will be the Lead Agency and will prepare a Draft Supplemental Environmental Impact Report (SEIR) under the California Environmental Quality Act (CEQA) for the project entitled 2010 Humboldt County Housing Element General Plan Amendment, Zone Reclassification, and Local Coastal Plan Amendment. **This notice has been revised to reduce the number of candidate sites for rezoning; properties on this list no longer sites where the owner has expressed opposition.**

The County of Humboldt is interested in your comments regarding the scope and content of the environmental information germane to your agency's statutory responsibilities in connection with the proposed project. Please provide the following information:

1. Name of the contact person for your agency, mailing address, e-mail, and telephone number;
2. Permit(s) or approval(s) under your agency's authority;
3. Environmental information that must be addressed in the EIR to enable your agency to use this documentation as a basis for your permit issuance or approval;
4. Permit stipulations or conditions that your agency will apply to this project;
5. Alternatives that your agency recommends be analyzed in the EIR; and
6. Reasonably foreseeable projects, programs, or plans under your agency's authority that may have an overlapping influence with the proposed project.

The County of Humboldt also seeks participation and comments from the general public regarding the scope and content of the environmental information in connection with the proposed project.

The project description, its location, and environmental topics discussed in the SEIR are contained in the attached materials. Due to the time limits mandated by State law, your response must be sent no later than 30 days after receipt of this notice, or postmarked by May 29, 2011, whichever is later. To minimize the impact of responding to this revised notice on agencies, if they submitted comments on the previous version of the Notice of Preparation for this project, they will be considered for this version of the project as well.

Please mail your comments to:

County of Humboldt

3015 H Street

Eureka, CA 95501

Contact: Michael Richardson, Senior Planner

Email: MRichardson@co.humboldt.ca.us

Project Description

Project Title: 2010 Humboldt County Housing Element General Plan Amendment, Zone Reclassification, and Local Coastal Plan Amendment

Project Purpose and Background: The updated Housing Element of the Humboldt County General Plan requires the County to increase the supply of land planned and zoned for multifamily residential uses to meet the future housing needs of lower income households.

As described in greater detail below, the project will re-zone properties to increase the multifamily housing development potential in the County by approximately 980 units. Between 60 and 100 acres of land will likely be affected. The County will use the Supplemental Environmental Impact Report (SEIR) to help select the properties for rezoning.

Project Location: The set of candidate sites for rezoning are located in various areas of unincorporated Humboldt County. All of the parcels are located in the unincorporated areas of the County within the boundaries of one of the following Community Planning Areas (CPA's) or a Coastal Zone Area Plans (CZAP's) as defined by the Humboldt County General Plan.:

- Avenues CPA
- Carlotta-Hydesville CPA
- Eureka CPA
- Garberville-Redway-Benbow CPA
- Humboldt Bay CZAP
- McKinleyville CPA
- McKinleyville CZAP
- Orick CPA

The affected parcels are divided into ten Neighborhood Study Areas (NSA's) for convenience of review and analysis. Each NSA will be analyzed for potential project-related impacts. The NSA's are as follows:

- Glendale
- Eureka - Cutten Area
- Eureka - Humboldt Hill
- Eureka - Myrtle town Area
- Eureka - Pine Hill Area
- Eureka - Ridgewood Area
- Humboldt Bay - Manila Area
- McKinleyville - East Area
- McKinleyville - Central Area
- McKinleyville - South Area
- Miranda/Phillipsville
- Orick
- Redway

Attachment A contains tables which identify all the candidate sites for rezoning. Maps showing the candidate sites are available on the County's web GIS system at www.gis.co.humboldt.ca.us.

Project Description: The proposed project is a General Plan Amendment, Zone Reclassification, and Local Coastal Plan Amendment of a portion of the candidate sites for rezoning, which will increase the inventory of multifamily housing development potential in the County by approximately 980 units.

The candidate sites are all located in the unincorporated area of Humboldt County. The project will change the General Plan Land Use Designation of the affected parcels from RL (Residential Low Density) to RM (Residential Medium Density) for all parcels; change the zoning designation from RS (Residential Single Family) to RM (Residential Multi-Family) for parcels in the Coastal Zone; and change the zoning designation from R-1 (Residential One-Family) to R-3 (Residential Multiple Family) for parcels outside the Coastal Zone.

Q- Qualified combining zone designations will be used to tailor the zoning for the parcels to site-specific conditions, to establish a minimum residential density of 16 units per acre, and to allow more than four units per building.

Scope of the SEIR: The SEIR will evaluate potential project-related impacts on the following topics: Aesthetic Resources; Agriculture and Forestry; Air Quality; Biological Resources; Cultural Resources; Geology, Seismicity, and Soils; Greenhouse Gas Emissions; Hazards and Hazardous Materials; Hydrology and Water Quality; Land Use and Planning; Mineral Resources; Noise; Population and Housing; Public Services; Recreation; Transportation and Traffic; and Utilities and Services Systems.

Lead Agency: Under Sections 15050, 15367, and 15381 of the CEQA Guidelines, Humboldt County is the designated Lead Agency and has principal authority and jurisdiction over the certification of the SEIR and adoption of the Housing Element of the General Plan.

Environmental Review Process: On December 14 2003, the Humboldt County Board of Supervisors certified an EIR (SCH #1996-052011) for the 2003 update to the Housing Element of the Humboldt County General Plan. On August 28, 2010 the Board of Supervisors certified a Supplemental EIR (SCH #2009022077) for the 2010 Housing Element update, which extended and revised the 2003 EIR.

Humboldt County has determined that an SEIR which extends and revises the 2010 Housing Element Update SEIR is the appropriate CEQA document for the project. This SEIR will address potential environmental impacts associated with implementation of the project according to CEQA as amended (Public Resources Code, Section 21000 et seq.), the CEQA Guidelines (California Code of Regulations, Section 15000 et seq.), and other appropriate State and local regulations.

The Humboldt County Board of Supervisors will be responsible for reviewing and certifying the SEIR prior to taking action on the proposed project. The SEIR is being prepared to: (1) identify the potential project-related environmental impacts determined to be significant or potentially significant; (2) identify the project-related environmental effects that are not significant; (3) indicate the manner in which those significant effects can be mitigated or avoided; (4) identify alternatives to the project; and (5) provide technical analysis and discussion supporting these determinations.

The Final SEIR will be certified before the Board of Supervisors formally approves the proposed changes to the General Plan and Zoning designations of the affected parcels. The County may also use the Final SEIR as a Program EIR or Master EIR in the approval of development projects facilitated by the General Plan Amendment and Zone Reclassification.

Attachment(s): Tables showing the candidate sites for rezoning

List of Candidate Sites for Rezoning

Assessor's Parcel Number	Side Address	Nearest Cross Street
014221009	1584 Myrtle Avenue, Eureka	Hoover Street
014221010	1588 Myrtle Avenue, Eureka	Hoover Street
014221015	1580 Myrtle Avenue, Eureka	Harrison Avenue
015111012	1850 Myrtle Avenue, Eureka	Lucas Street
015152028	3409 Edgewood Road, Eureka	Quaker St.
016112010	3000 Moore Avenue, Eureka	Maple Lane
016131023	2610 Erie Street, Eureka	Harrison Avenue
016232013	2947 Harris Street, Eureka	Oneil Lane
017031008	Harris Street, Eureka	Hubbard Lane
017032002	Elk Street, Eureka	Freese Avenue
017032007	Elk Street, Eureka	Freese Avenue
017061038	Manzanita Avenue, Eureka	Harrison Avenue
017072002	Redwood Street, Eureka	Cedar Street
017073009	Fern Street, Eureka	Cedar Street
018051007	4089 Cedar Street, Eureka	Arbutus Street
018052019	2365 Arbutus Street, Eureka	Cedar Street
018081013	2450 Arbutus Street, Eureka	Cedar Street
018121001	1439 Fern Street, Eureka	Brogan Way
019031003	4255 Union Street, Eureka	Sea Avenue
019041009	4543 Union Street, Eureka	Madison Street
019061004	4100 Union Street, Eureka	Wildwood Street
019061005	4150 Union Street, Eureka	Wildwood Street
019071007	488 Sea Avenue, Eureka	Union Street
019071010	4316 Union Street, Eureka	Sea Avenue
019101029	Sea Avenue, Eureka	Crestview Drie
019131018	1281 Sea Avenue, Eureka	Little Fairfield Street
019141034	1213 Barnum Place, Eureka	Bailey Street
077081027	760 Briceland - Thorne Road, Redway	Redway Drive
077081035	Briceland - Thorne Road, Redway	Oakridge Road
077121004	376 Orchard Lane, Redway	McKenzie Drive
077151001	861 Briceland-Thorne Road, Redway	Apple Lane
077181001	10 Whitmore Lane, Redway	Briceland-Thorne Road
077241011	454 Orchard Lane, Redway	McKenzie Drive
077301007	210 West Coast Road, Redway	Mill Road
077302002	195 West Coast Road, Redway	Mill Road
077331031	188 Rusk Lane, Redway	Redwood Drive
204192015	3652 Highway 36, Hydesville	Graybrook Lane
212171077	School Street, Miranda	Highway 254
214051001	2300 block of Highway 254, Phillipsville	Phillipsville Road
300093019	4650 Walnut Drive, Eureka	Campton Road
300131032	4600 Excelsior Road, Eureka	Simmons Road
300181011	4298 Campton Road, Eureka	Randy Court
300181017	4240 Campton Road, Eureka	Randy Court
300191004	4374 Campton Road, Eureka	Trail End Road
302021003	904 Alpha Avenue, Eureka	Bingen Avenue
302041005	4800 Myers Avenue, Eureka	Higgins Avenue
303011003	5371 North Ridge Road, Eureka	Walnut Drive
303062002	6407 Avalon Drive	Meadowwood Lane
303191048	5956 Christopher Drive, Eureka	Home Drive

Assessor's Parcel Number	Side Address	Nearest Cross Street
305061041	Humboldt Hill Road, Eureka	Carbon Drive
306022001	6682 2nd Street, Eureka	Railroad Avenue
306022002	6662 2nd Street, Eureka	B Street
306023002	3rd Street, Eureka	B Street
306023004	3rd Street, Eureka	B Street
306023005	3rd Street, Eureka	B Street
306023006	3rd Street, Eureka	Railroad Avenue
306023007	3rd Street, Eureka	Railroad Avenue
306061016	Spring Street, Eureka	Orchard Avenue
306361003	Loma Avenue, Eureka	King Salmon Avenue
306381007	6483 Purdue Drive, Eureka	Temple Circle
400041065	1860 Keyes Street, Manila	Lupin Avenue
506081017	Peninsula Drive, Manila	State Hwy 255
506082017	Peninsula Drive, Manila	State Hwy 255
508061017	Anna Sparks Way, McKinleyville	School Road
508061020	1580 Betty Court	School Road
508071006	1532 Bugenig Avenue, McKinleyville	Wrangler Court
508073003	Bugenig Avenue, McKinleyville	Wrangler Court
508081057	Green Acres Lane, McKinleyville	Salmon Avenue
508081058	1525 Salmon Avenue, McKinleyville	Griffith Road
508172024	1895 Ocean Avenue, McKinleyville	Cape Avenue
508182012	1925 Ocean Avenue, McKinleyville	Cape Avenue
508182013	1931 Ocean Avenue, McKinleyville	Cape Avenue
508182014	1901 Ocean Avenue, McKinleyville	Cape Avenue
508191084	1933 Ocean Avenue, McKinleyville	Cape Avenue
508232004	1766 McKinleyville Avenue, McKinleyville	Ian Lane
508251055	Nursery Road, McKinleyville	Heartwood Drive
508301021	1707 Vine Avenue, McKinleyville	School Road
508331013	936 Hiller Road, McKinleyville	Columbus Avenue
509092001	1985 A Avenue, McKinleyville	Second Road
509092002	2115 Second Road, McKinleyville	B Avenue
509093002	2185 Second Road, McKinleyville	C Avenue
509095004	2984 Second Road, McKinleyville	Elm Avenue
509104022	2183 Park Road, McKinleyville	First Road
509114002	1790 A Avenue, McKinleyville	First Road
509114015	A Avenue, McKinleyville	First Road
509114016	A Avenue, McKinleyville	First Road
509151028	2160 Sutter Road, McKinleyville	Carmesin Avenue
509151029	2116 Sutter Road, McKinleyville	Carmesin Avenue
509201048	1620 Kellner Avenue, McKinleyville	Sutter Road
509212023	1716 Van Eaton Avenue, McKinleyville	Sutter Road
509212024	1734 Van Eaton Avenue, McKinleyville	Sutter Road
509213003	Van Eaton Avenue, McKinleyville	Sutter Road
509221016	1765 Market Avenue, McKinleyville	Mygina Avenue
509301043	1548 Azalea Avenue, McKinleyville	Sutter Road
510051008	1657 Babler Road, McKinleyville	Goldenfinch Lane
510071001	Central Avenue, McKinleyville	Prairie Court
510091021	2760 Loren Lane, McKinleyville	Murray Road
510091074	Central Avenue, McKinleyville	Murray Road
510101008	1428 Reasor Road, McKinleyville	Larissa Circle
510101011	1458 Reasor Road, McKinleyville	Larissa Circle

Assessor's Parcel Number	Side Address	Nearest Cross Street
510101020	2612 Central Avenue, McKinleyville	Prairie Court
510132031	1522 City Center Road, McKinleyville	Central Avenue
510142052	Walnut Avenue, McKinleyville	Railroad Drive
510181028	1015 Norah Lane, McKinleyville	Eucalyptus road
510191084	2406 Wisner Avenue, McKinleyville	Bates Road
510211075	Joanna Court, McKinleyville	Commercial Lane
510211076	Joanna Court, McKinleyville	Commercial Lane
510211077	Joanna Court, McKinleyville	McKinleyville Avenue
510211080	2144 Spruce Avenue, McKinleyville	Railroad Drive
510101025	1434 Reasor Road, McKinleyville	Larrissa Circle
510101009	1410 Reasor Road, McKinleyville	Larrissa Circle