ENVIRONMENTAL CHECKLIST

McKinleyville Town Center Zoning Amendment Program EIR Project Information

1. **Project Title:** Life Plan of Humboldt Subdivision and Special Permit

2. **Project Location:** The project site is in the McKinleyville area, on the south side of Hiller Road, beginning approximately 200 feet west of the intersection of Hiller Road and Central Avenue, on the property known as 1470 Hiller Road.

3. **Project Record Number:** PLN-2025-19246

4. **Lead Agency:** Humboldt County

5. **Project Description**: A Parcel Map Subdivision (PMS) to divide an approximately 14.59-acre parcel into two parcels of approximately 12.63 acres (Parcel 1) and 1.96 acres (Parcel 2). The purpose of the subdivision is to create the smaller parcel to convey separately with the remaining 12.63-acre parcel retained by Life Plan Humboldt. The parcel is currently undeveloped and served with community water and sewer provided by McKinleyville Community Services District. The applicant is requesting an exception to specific roadway improvements, placement of a Public Utility Easement (PUE), and bicycle storage requirements for future development. A Special Permit is also required for the relocation of existing wetlands to facilitate future development of the parcel with senior housing.

Determination

*This Environmental Checklist has been prepared in accordance with CEQA Guidelines section 15168 to support that the Programmatic EIR prepared the McKinleyville Town Center has addressed a*ll the effects of the proposed project and all applicable mitigation measures identified within the McKinleyville Town Center Zoning Amendment Program EIR will be implemented. The project is, therefore, within the scope of the McKinleyville Town Center Zoning Amendment Program EIR. No Additional CEQA Documentation is required

Signature_____ Date_____

AIR QUALITY

Environmental Impact Covered in EIR	Level of Significance Identified in the EIR	Does the Impact Apply to the Project	Are Mitigation Measures from the EIR Applicable	Is the Project Impact More Severe than Identified in the EIR	Impact Evaluated Within the Scope of the EIR
Conflict with Air Quality Plan	Less Than Significant with Mitigation	Yes	5-1	No	Yes
Generation of Criteria Air Emissions	Less Than Significant	Yes	N/A	No	Yes (5-23)
Operation of Construction Equipment Would Expose Sensitive Receptors to Toxic Air Contaminants	Less Than Significant with Mitigation	Yes	5-4 (a) and (b)	No	Yes (5-25)
Exposure of Sensitive Receptors to Operational Sources of Toxic Air Contaminants	Less Than Significant	Yes	N/A	No	Yes (5-28)

BIOLOGICAL RESOURCES

Environmental Impact Covered in EIR	Level of Significance Identified in the EIR	Does the Impact Apply to the Project	Are Mitigation Measures from the EIR Applicable	Is the Project Impact More Severe than Identified in the EIR	Impact Evaluated Within the Scope of the EIR
Potential Effects on Special-Status Plant Species	Less Than Significant with Mitigation	Yes	6-1 (a)-(c)	No	Yes (6-36)
Potential Effects on Special-Status Wildlife Species (Northern Red-Legged Frog)	Less Than Significant with Mitigation	Yes	6-2 (a) and (b)	No	Yes
Potential Effects on Special-Status Wildlife Species (Western Bumble Bee)	Less Than Significant with Mitigation	Yes	6-3	No	Yes
Potential Adverse Effect on Special-Status Bat Species (Townsend's Big-Eared Bat)	Less Than Significant with Mitigation	Yes	6-4 (a) and (b)	No	Yes
Potential Adverse Effect on Nesting Migratory Birds and Raptors	Less Than Significant with Mitigation	Yes	6-5 (a) and (b)	No	Yes

Loss or Damage to Federally- and State-Protected Wetlands or Waters of the U.S.	Less than Significant with Mitigation	Yes	6-6 (a)-(d)	No	Yes
Loss or Damage to Riparian Habitat or Other Sensitive Natural Community (Coastal Dune Willow - Sitka Willow - Douglas Spiraea Thickets Shrubland Alliance)	Less than Significant with Mitigation	Yes	6-7	No	Yes (6-53)

CULTURAL AND TRIBAL RESOURCES

Environmental Impact Covered in EIR	Level of Significance Identified in the EIR	Does the Impact Apply to the Project	Are Mitigation Measures from the EIR Applicable	Is the Project Impact More Severe than Identified in the EIR	Impact Evaluated Within the Scope of the EIR
Loss of or Damage to Historic Resources and/or Unique Archaeological Resources During Construction	Less than Significant	Yes	N/A	No	Yes (7-11)
Loss of or Damage to Native American Human Remains During Construction	Less than Significant	Yes	N/A	No	Yes (7-12)
Loss of or Damage to Tribal Cultural Resources During Construction	Less than Significant	Yes	N/A	No	Yes (7-12)

ENERGY

Environmental Impact Covered in EIR	Level of Significance Identified in the EIR	Does the Impact Apply to the Project	Are Mitigation Measures from the EIR Applicable	Is the Project Impact More Severe than Identified in the EIR	Impact Evaluated Within the Scope of the EIR
Energy Resources Consumption	Less than Significant	Yes	N/A	No	Yes (8-10)

GREENHOUSE GASES

Environmental Impact Covered in EIR	Level of Significance Identified in the EIR	Does the Impact Apply to the Project	Are Mitigation Measures from the EIR Applicable	Is the Project Impact More Severe than Identified in the EIR	Impact Evaluated Within the Scope of the EIR
Generation of Greenhouse Gas Emissions	Less than Significant with Mitigation	Yes	9-1 (a) and (b)	No	Yes
Conflict with an Applicable Plan, Policy, or Regulation for Reducing Greenhouse Gases	Less than Significant with Mitigation	Yes	9-1 (a) and (b)	No	Yes (9-22)

HYRDOLOGY AND WATER QUALITY

Environmental Impact Covered in EIR	Level of Significance Identified in the EIR	Does the Impact Apply to the Project	Are Mitigation Measures from the EIR Applicable	Is the Project Impact More Severe than Identified in the EIR	Impact Evaluated Within the Scope of the EIR
Potential to Violate Water Quality Standards or Waste Discharge Requirements	Less than Significant	Yes	No	No	Yes
Increase in Storm Water Runoff with Potential to Cause Flooding and Exceed Storm Drainage System Capacity	Less than Significant	Yes	No	No	Yes

NOISE

Environmental Impact Covered in EIR	Level of Significance Identified in the EIR	Does the Impact Apply to the Project	Are Mitigation Measures from the EIR Applicable	Is the Project Impact More Severe than Identified in the EIR	Impact Evaluated Within the Scope of the EIR
Temporary Noise Increase from Construction Activities	Less than Significant with Mitigation	Yes	11-1 (a)-(e)	No	Yes (11-16)
Permanent Traffic Noise Level Increases at Existing Sensitive Receptors on Railroad Drive	Significant and Unavoidable	Yes	N/A	No	Yes (11-21)
Permanent Traffic Noise Level Increases on Central Avenue at Future On-Site Sensitive Receptors	Less than Significant with Mitigation	No	N/A	N/A	Yes (11-22)
Future Commercial Uses Could Cause a Permanent	Less than Significant with Mitigation	Yes	11-3	No	Yes (11-23)

Noise Increase at Sensitive Receptors					
Exposure of Future Project Site Residents to Excessive Aircraft Overflight Noise	Less than Significant	Yes	No	No	Yes
Groundborne Vibration Intensity from Construction Activities that Exceeds Standards	Less than Significant	Yes	No	No	Yes

PUBLIC SERVICES

Environmental Impact Covered in EIR	**Level of Significance Identified in the EIR**	**Does the Impact Apply to the Project**	**Are Mitigation Measures from the EIR Applicable**	**Is the Project Impact More Severe than Identified in the EIR**	**Impact Evaluated Within the Scope of the EIR**
Impact to Fire Department Services	Less than Significant	Yes	No	No	Yes (12-9)

Impact to Police Protection	Less than Significant	Yes	No	No	Yes (12-10)
Impact to Schools	Less than Significant	No	N/A	N/A	Yes (12-12)

TRANSPORTATION

Environmental Impact Covered in EIR	**Level of Significance Identified in the EIR**	**Does the Impact Apply to the Project**	**Are Mitigation Measures from the EIR Applicable**	**Is the Project Impact More Severe than Identified in the EIR**	**Impact Evaluated Within the Scope of the EIR**
Conflict with CEQA Guidelines Section 15064.3 by Exceeding the Applicable Threshold for Residential and Office Use VMT	Less than Significant	No	No	No	Yes
Conflict with CEQA Guidelines Section 15064.3 by Exceeding the Applicable Threshold for Retail Use VMT	Less than Significant	Yes	No	No	Yes (13-20)

Create Circulation Hazards or Insufficient Emergency Access that Triggers the Need for Physical Improvements	Less than Significant	Yes	No	No	Yes (13-21)

Water Demand and Supply

Environmental Impact Covered in EIR	**Level of Significance Identified in the EIR**	**Does the Impact Apply to the Project**	**Are Mitigation Measures from the EIR Applicable**	**Is the Project Impact More Severe than Identified in the EIR**	**Impact Evaluated Within the Scope of the EIR**
Sufficient Water Supplies are Available to Serve Future Development within the Site	No Impact	Yes	No	No	Yes (14-6)

WASTEWATER

Environmental Impact Covered in EIR	Level of Significance Identified in the EIR	Does the Impact Apply to the Project	Are Mitigation Measures from the EIR Applicable	Is the Project Impact More Severe than Identified in the EIR	Impact Evaluated Within the Scope of the EIR
Need for Expanded Wastewater Treatment Capacity to Future Project Demand	Less than Significant	Yes	No	No	Yes
Need for New Wastewater Collection Infrastructure to Serve Future Site Development	Less than Significant	Yes	No	No	Yes (15-9)