

**RESOLUTION OF THE PLANNING COMMISSION
OF THE COUNTY OF HUMBOLDT**

Resolution Number: 25-037

Record Number: PLN-2024-19020

Assessor's Parcel Numbers: 509-181-003, 509-181-005, 509-181-012, 509-181-061

Resolution by the Planning Commission of the County of Humboldt certifying compliance with the California Environmental Quality Act and conditionally approving the We Are Up Inc. Planned Unit Development Permit, Conditional Use Permit, Special Permit, and Lot Line Adjustment.

WHEREAS, We Are Up, Inc., provided an application and evidence in support of approving a Planned Unit Development Permit, Conditional Use Permit, Special Permit, and Lot Line Adjustment for 70 units of housing, a community center, agricultural uses, outdoor recreation uses, open space, and special events; and

WHEREAS, the Environmental Streamlining Checklist and General Plan Consistency Analysis, reflects the independent judgment of the lead agency in evaluating the project pursuant to Public Resources Code section 21083.3 and CEQA Guidelines section 15183, the Humboldt County General Plan, the McKinleyville Community Plan, and the Humboldt County Zoning Code; and

WHEREAS, the Planning Division, pursuant to Section 202 of Resolution 77-29 of the Humboldt County Board of Supervisors, has determined that impacts from projects of this sort were analyzed and addressed during preparation of the Programmatic Environmental Impact Reports for the 2017 Humboldt County General Plan Update, the 2002 McKinleyville Community Plan (MCCP), and the 2017 MCCP Amendments, and the CEQA Addendum prepared for the 2019 Housing Element Update consistent with the criteria outlined within section 15183 of the CEQA Guidelines; and

WHEREAS, the project as conditionally approved will not result in new or more severe significant impacts on the environment not previously considered in the environmental documents prepared and adopted for the General Plan Update, including the Housing Element Addendum, and the McKinleyville Community Plan; and

WHEREAS, the project will undertake all applicable and feasible measures specified in the General Plan Update, Housing Element and McKinleyville Community Plan environmental documents, will comply with the applicable development and zoning standards required by the County Code, and will adhere to uniformly applicable development standards, conditions of approval, and regulatory permit conditions.

WHEREAS, the lead agency has determined the project can be found statutorily exempt from additional environmental review pursuant to California Code Regulations Title 14 § 15183(a) as it is consistent with the development density established by existing zoning, community plan, or general plan policies for which an environmental impact report has already been certified; and

WHEREAS, the Humboldt County Planning Commission held a duly-noticed public hearing on June 26, 2025, and reviewed, considered, and discussed the application for a Planned Unit Development Permit, Conditional Use Permit, Special Permit, and Lot Line Adjustment and reviewed and considered all evidence and testimony presented at the hearing.

Now, THEREFORE BE IT RESOLVED, that the Planning Commission makes all the following findings:

- 1. FINDING:** **Project Description:** A Planned Unit Development Permit, Conditional Use Permit, Special Permit, and Lot Line Adjustment for an infill mixed use development consisting of 70 residential units, a community center, a greenhouse, barn, garden space, orchard, livestock, walking trails, outdoor recreation activities, wetland fill and wetland creation, planting of riparian vegetation, indoor and outdoor special events, access road, parking, and other ancillary site improvements such as lighting and drainage. The project also includes demolition of structures and modification of height and setback standards to support the quasi-public use. There will be no more than 35 special events per year which will not exceed 400 persons at one time. The lot line adjustment between four parcels will result in the following: APN 509-181-003 from 0.14 acres to (Parcel A) 1.99 acres; APN 509-181-012 from 1.06 acres to (Parcel B) 1.27 acres; APN 509-181-005 from 0.73 acres to (Parcel C) 1.72 acres; and 509-181-061 from 15.45 acres to (Parcel D) 12.4 acres. Parcels are served with water and sewer by the McKinleyville Community Services District.

EVIDENCE: a) Project File: PLN-2024-19020

- 2. FINDING:** **CEQA.** The project is statutorily exempt from additional environmental review pursuant to California Code Regulations Title 14 section 15183(a) as it is consistent with the development density established by existing zoning, community plan, or general plan policies for which an environmental impact report has already been certified.

EVIDENCE: a) Environmental Streamlining Checklist and General Plan Consistency

Analysis (Attachment 3).

b) Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183:

Projects consistent with the development density established by the existing zoning, community plan, or general plan policies for which an EIR was certified “shall not require additional review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site.” This CEQA exemption allows the County, as lead agency, to avoid repeating analyses that were already provided in previously certified Environmental Impact Reports (EIRs) when considering the potential impacts of a proposed project that is consistent with those prior planning decisions.

While agencies have discretion regarding which streamlining process to utilize, they are required to limit their environmental review of a project when a program EIR has been certified for a general plan and a later project is consistent with the general plan. (*Hilltop Group Hilltop Group, Inc. v. County of San Diego* (2024) 99 Cal.App.5th 890, 912)

Once a lead agency determines a project is eligible for the streamlined environmental review process in section 15183, it must limit its examination of a proposed project’s effects to those circumstances enumerated in subdivision (b)(1) through (4). This examination of potential, project-specific environmental effects include only those which:

1. Are peculiar to the project or the parcel on which the project is located;
2. Were not analyzed as significant effects in a prior EIR on the zoning action, community plan, or general plan with which the project is consistent;
3. Are potentially significant off-site impacts and cumulative impacts that were not discussed in the prior EIR prepared for the general plan, community plan, or zoning action with which the project is consistent; or
4. Were previously identified in a prior EIR as significant effects, which, as a result of substantial new information that was not known at the time the EIR was certified, are determined to have

a more severe adverse impact than what was discussed in the prior EIR.

However, if project impacts are not peculiar to the project or project site, had been addressed in a prior EIR, or can be substantially mitigated by imposition of and compliance with uniformly applicable development policies or standards, then the County need not prepare an additional EIR or other CEQA document for the project based solely on those impacts. (*See Hilltop, supra*, 99 Cal.App.5th at p. 916 [“[e]ven if evidence in the record demonstrates the existence of project-specific environmental effects, an environmental impact” “shall not be considered peculiar to a project if uniformly applied development policies or standards will substantially mitigate the effect”].)

- c) The project is consistent with the development density established by zoning, community plan, and general plan policies for which an EIR was certified:

The development density specified in the McKinleyville Community Plan (MCCP) was evaluated in a Programmatic Environmental Impact Report (PEIR) certified by the Humboldt County Board of Supervisors on December 10, 2002 (SCH #98082024).

That same development density was used in the PEIR prepared for the 2017 Humboldt County General Plan Update (GPU), which includes all the required elements specified in Section 65302 of the Government Code.

The GPU and the GPU PEIR also analyzed corresponding amendments to the MCCP (2017 MCCP Amendments). The GPU PEIR was certified with adoption of the GPU on October 10, 2017 (SCH #2007012089) (Resolutions 17-94, 17-95, 17-96).

The GPU’s Housing Element was updated in 2019, and the residential density and housing needs were analyzed and addressed in the corresponding CEQA Addendum (HE Addendum) that tiered from the GPU PEIR (Resolution 19-84).

For portions of the site designated for residential uses under the RM and RL 1-7 land use designations and R-1 zoning, the project proposes developing courtyard apartments, attached cottage residential units, outdoor assembly areas, and an orchard and

garden. The proposed courtyard apartments will include 17 apartments, multi-family style common-walled residential units, while the attached cottages will include 13 townhome-style common-walled residential units. Both types of residential uses are allowed under the RM designation and will comply with the allowed density of 7-30 dwelling units per acre. The residential uses are consistent with the allowable residential use types permitted under the RL 1-7 designation, and the proposed number of units will not collectively exceed the 1-7 du/acre allowed density.

Because the project will be operated by a private non-profit organization the project's proposed supportive and transitional residential housing units are consistent with the R-1 zoning designation as a Quasi-Public Use. The attached cottage units are proposed to be constructed at up to 30 feet and height consistent with the R-1 zone's height limitation. The Special Permit included in the project includes exceptions to height standards for the courtyard apartments from 35 feet to 40 feet. HCC 314-99.1.1 allows height in the R-1 Zone to be exceeded with a Special Use Permit when associated with long term housing affordability.

For portions of the project site designated for commercial uses under the CS land use designation and C-2 zoning designation, the project proposes developing a mixed-use community center which will provide professional offices for support staff, retail sales, community assembly space, and dwelling units above the ground floor. Because the site is within a Housing Opportunity Zone under the MCCP, apartments are allowed in the C-2 zone above the ground floor. The community center will be 65 feet, which is below the 75-foot maximum allowable height. For these reasons, these uses are consistent with the types of commercial uses allowed under the CS land use and C-2 zoning designations.

Through the Planned Unit Development Permit, residential units will cluster in the northwestern portions of the site adjacent to existing commercial and urban uses leaving most of the site as open space which will help reduce and avoid impacts to the biological resources and wetlands consistent with the Conservation Element of the General Plan and the Streamside Management Area Ordinance.

The project is consistent with the uses and development intensities forecasted and planned for in the GPU, MCCP, and HE Update. The Project's 70 supportive units, which will be developed in a

designated Housing Opportunity Zone within an Urban Development Area and fall within the 186 multifamily units targeted in the Quantified Objectives of the Housing Element Update.

- d) There are no project-specific effects that are peculiar to the project or site:

The site is zoned both commercial and residential and abuts a busy commercial thoroughfare to the west and single-family residential development to the north, east and west. The property is typical of larger properties in McKinleyville that abut Central Avenue and the project is typical of similar mixed-use developments. The project will not result in any new or more severe potentially significant adverse effects on the environment not previously considered in the environmental documents prepared for the General Plan Update, including the Housing Element Addendum, and the McKinleyville Community Plan.

With respect to the temporary noise impacts, the project includes a design feature and approval condition to reduce noise levels to the nearest sensitive residential receptor through the construction of a sound wall or fence which will reduce noise levels to meet the General Plan (N-S7) noise standards and will be less than significant.

For these reasons, the project will not have significant impacts that are peculiar to the project itself or to the project site and is therefore consistent with the General Plan, McKinleyville Community Plan, the Housing Element, and the Humboldt County Code.

- e) There are no environmental impacts not previously analyzed as significant in the General Plan and McKinleyville Community Plan PEIRs or Housing Element Addendum:

The project is consistent with the residential and commercial land uses and intensities contemplated in the General Plan, McKinleyville Community Plan, and House Element and the project would be built to the currently planned density for the area.

The project is also consistent with applicable General Plan and McKinleyville Community Plan policies and standards, as well as the zoning designations and regulations prescribed by the Humboldt County Zoning Code. In addition to compliance with these policies and regulations, the project is conditioned to comply with uniformly

applicable development standards, standard best management practices, regulatory program permit conditions, and conditions of approval. For these reasons, there are no significant environmental impacts that were not previously analyzed in the General Plan and McKinleyville Community Plan PEIRs or the Housing Element Addendum.

- f) There are no potentially significant off-site and/or cumulative impacts that were not analyzed in the prior General Plan and McKinleyville Community Plan PEIRs:

Since adoption, no substantial changes have occurred to the project site or its surroundings. The residential and commercial uses that border the site were previously evaluated in the General Plan and McKinleyville Community Plan PEIRs.

The project, as described in the site and operations plans, are consistent with the use characteristics and limitations of the development considered by and analyzed in the General Plan and McKinleyville Community Plan PEIRs and the Housing Element Addendum, including for the surrounding project area. The proposed development would be built to the currently planned density for the area and fall within the growth that was forecast for build out under the General Plan and McKinleyville Community Plan, and Housing Element Update.

The General Plan and McKinleyville Community Plan PEIRs considered the incremental impacts of projects with uses common to those proposed by We Are Up, Inc. The Housing Element Addendum found that the General Plan PEIR adequately analyzed the cumulative impacts of residential development in Housing Opportunity Zones, such as that proposed by the project. The 2017 McKinleyville Community Plan Amendments similarly concluded that the General Plan PEIR adequately analyzed the cumulative impacts associated with the types of residential and commercial development proposed by the Project in McKinleyville's Urban Development Areas.

- g) There is no substantial new information that results in more severe impacts than those anticipated by the General Plan and McKinleyville Community Plan PEIRs:

Since adoption, no substantial changes have occurred to the project site or its surrounding area. The residential and commercial uses that border the Project site were previously evaluated in the General Plan and McKinleyville Community Plan PEIRs. The site remains largely undeveloped and surrounding uses remain residential and commercial in nature. Both the site and the surrounding area fall within an Urban Development Area under the McKinleyville Community Plan. The site is included in the area's Housing Opportunity Zone, which seeks to encourage residential development on currently undeveloped infill lots. Therefore, the proposed residential and commercial uses are of the type and nature contemplated by the General Plan and McKinleyville Community Plan, and Housing Element Update, and analyzed in the corresponding PEIRs and Addendum.

Additionally, the 2017 General Plan and McKinleyville Community Plan Amendments and the 2019 Housing Element Update have not been invalidated by any judicial proceeding, so their policies and standards continue to be implemented by the County with full force and effect. For these reasons, there is no substantial new information that would result in more severe impacts that were not known at the time the County certified the General Plan and McKinleyville Community Plan PEIRs or Housing Element Addendum.

- h) The Project will undertake all applicable mitigation measures specified in the General Plan and McKinleyville Community Plan PEIRs, comply with development and zoning standards required by the Humboldt County Code, and adhere to uniformly applicable development standards, conditions of approval, and regulatory permit conditions:

The project is subject to all applicable mitigation measures adopted pursuant to the Mitigation Monitoring and Reporting Program for the General Plan and McKinleyville Community Plan PEIRs, in addition to the uniformly applied development standards, best management practices, and regulatory conditions prescribed by the General Plan and McKinleyville Community Plan, and Humboldt County Code.

The project incorporates project design features, adheres to uniformly applicable development standards, and complies with regulatory permit conditions imposed by responsible agencies as

well as all conditions of Project approval imposed by the County (Attachment 1A).

The combination of applicable mitigation measures, uniform development standards, conditions of approval, and regulatory permitting conditions would reduce all potentially significant project impacts to less-than-significant levels. For these reasons, preparation of an EIR or other subsequent CEQA document is not required

CONFORMANCE WITH THE GENERAL PLAN

3. FINDING: The proposed development is in conformance with the County General Plan.

EVIDENCE: a) The project is consistent with the Land Use Element:

In the Residential Medium Density (RM) land use category, multi-family residential units, common-walled units, apartments, group residential, transitional housing, and community care facilities are allowable uses. In the Residential Low Density (RL 1-7) land use category, single family residential and townhouses are allowable uses per Table 4-B of the Land Use Element. For the portion of site designated Commercial Service (CS), retail uses, classes and supportive housing on the upper floors are consistent with the uses in Table 4-C of the Land Use Element. All of these uses are proposed in portions of the site that correspond to the appropriate land use designation.

The project is adequately serviced by public services such as water, wastewater, and transportation.

The community center will be within the CS portion of Parcel A, which is approximately one acre, which means the floor area ratio will be approximately 1.65, which is below the maximum of 3.0 for the CS land use designation.

b) The project is consistent with the Community Infrastructure and Services Element:

The proposed mixture of residential, community, commercial, agricultural, open space, and supportive uses will be adequately served by existing utility infrastructure and service providers, including McKinleyville Community Services District, PGE, and Arcata

Fire Protection District.

c) The project is consistent with the Circulation Element:

The proposed uses will be adequately supported by a mixture of transportation options that will not significantly burden or adversely affect surrounding roadways or infrastructure. It is anticipated that most residents will not drive or own a car and will access their general needs by walking or bicycling to services and stores within a few blocks of the site with access from existing sidewalks. Bicycle use is encouraged by providing onsite bicycle parking and a protected bicycle storage room in the community center building. Nearby public transportation provided by Redwood Coast Transit is also available, including an existing bus stop within 600 feet of the main entrance on Central Avenue.

To reduce potential congestion and facilitate vehicle accessibility and pedestrian walkability, improvements will be made to the existing traffic signal system at the intersection of Anna Sparks Way and Central Avenue including upgrades to existing pedestrian improvements along the frontage to reduce congestion and facilitate accessibility and walkability.

A transportation analysis concluded there will be no significant impact on vehicle miles traveled. The analysis concludes that at full buildout the project will generate an estimated average of 191 trips per day for all proposed uses including special events. This represents a 67% reduction in vehicle miles traveled compared to other similar types of allowed development. Therefore, the vehicle miles traveled resulting from the project are consistent with applicable standards. The project's potential impact on levels of service was also found to be consistent with applicable standards.

d) The project is consistent with the Housing Element:

The proposal includes construction of up to 70 supportive units of varying sizes and types on a mostly vacant, underdeveloped, infill site situated within an Urban Development Area and Housing Opportunity Zone.

The majority of the 70 units will be affordable to lower-income households and will serve a residential population exclusively comprised of people with intellectual disabilities, seniors, and

students in related fields of study. Promoting affordable supportive housing is a priority of the goals, policies, and standards of the Housing Element.

As documented in the 2019 Housing Element Update and the Annual Reports of building permit activity, the County continues to strive to meet its fair share of the Regional Housing Needs, particularly for lower income households. The proposed project will help the County meet its fair share housing needs through construction of 70 multifamily units, many of which will be studio and one-bedroom apartments, which are the most affordable housing types for low-income households. The project helps achieve policies H-P2 (Flexibly Apply Development Standards to Low Income Housing); H-P12 (Housing and Support Services for Elders and Disabled Persons); H-P17 (Promote Infill, Reuse, and Redevelopment); H-P18 (Housing Opportunity Zones); HP-21 (Siting of Multifamily Housing Developments); and H-P35 (Supportive Housing).

- e) The project is consistent with the Conservation and Open Space Element - Biological Resources as evidenced by compliance with the following policies and standards:

Streamside Management Areas (BR-P5, P6) and Wetland Identification (BR-P7) - A Project-specific wetland delineation was prepared that identified wetlands and formed the basis on an avoidance, relocation and mitigation plan. Approximately 8.84 acres of wetlands were identified. All impacted wetlands and buffer areas will be mitigated at ratios established by the responsible resource agencies.

Biological Resource Maps (BRP11) - An Aquatic Resource Delineation and Sensitive Habitat Report assessed the potential presence of any candidate, sensitive, or special status species within the Project area was prepared and mitigation measures identified that ensure all potential impacts will be reduced to a less than significant level.

The project as conditioned is consistent with local policies and ordinances protecting biological resources, and riparian and wetlands habitats. As a result, the project will not conflict with any local policies or ordinances protecting biological resources.

Agency Review (BR-P12) - Consistent with this policy, the county has

consulted with the California Department of Fish and Wildlife. The initial consultation was in January 2023 and recommendations were received and incorporated into the project. Additional consultation occurred on May 19, 2025.

Goals and policies pertaining to Cultural Resources have been satisfied through referral and consultation with Northwest Information Center, the Bear River Band of Rohnerville Rancheria, the Blue Lake Rancheria, and the Wiyot Tribe. A Cultural Resources Survey with addendums was prepared for the project. The cultural resources study concludes that the project is not expected to impact significant historic or prehistoric archaeological. To address the unlikely event that buried cultural resource deposits are discovered during project activities, the standard inadvertent discovery protocol is included as an ongoing condition of project approval.

The project is consistent with the Conservation and Open Space Scenic Resources policies as the only applicable policy is related to restricting light and glare. The project is proposed and conditioned to follow International Dark Sky Association Standards that exceed the requirements of Scenic Resources Standard SR-S4, Light and Glare. Driveway and parking area lights would be poles mounted at maximum 16 feet above ground, downcast, with fixtures shielded with hoods. Lighting at the eastern side of the buildings would be minimized to mitigate light encroachment into the undeveloped areas to the east. Outside light fixtures will be mounted, aimed, and shielded so that direct light is not cast onto adjacent properties. Exterior lighting will be designed to protect wildlife and night-time views, including views of the night sky. The Project would be designed to be consistent with the recommendations of the International Dark-Sky Association. This would ensure lighting is contained within the Site and does not cause significant lighting and glare impacts for surrounding land uses and sensitive habitat areas.

The project site is not located near any designated scenic highway or scenic vista.

f) The project is consistent with the Noise Element:

The proposal complies with Standard N-S4 (Noise Study Appendix). The applicant retained a qualified expert who prepared a noise study that measured and modeled the Project's potential CNEL and Lmax levels and recommended applicable design features to ensure the

project's anticipated noise levels are consistent with applicable policies regarding nearby sensitive residential receptors to the south of the project site.

The noise study analyzes and documents how the Project's noise impacts fall below the threshold noise limits set in the County General Plan Noise Element, including Standard N-S7 (Short-term Noise Performance Standards), which identifies threshold noise limits for temporary events. The noise generated by the Project's proposed Special Events and other operational uses were analyzed and compared to Standard N-S7's threshold limits. The noise study concluded that, with the proposed sound wall / fence, the operational noise levels to the nearest sensitive receptor will remain less-than-significant and within the maximum short-term noise standards set forth in Standard N-S7. Specifically, the noise at the nearest sensitive receptor will not exceed 65 dBA, which is the maximum set forth in this standard for short term noise. While this standard excepts temporary events in conformance with an approved Conditional Use Permit from complying with these standards, the temporary events are nonetheless still proposed to be at or below the standards.

Under the proposed Conditional Use Permit outdoor events will be required to comply with the noise limits identified in the Noise Study, will not be permitted to have loud amplified music and must end by 10:00 PM.

g) The project is consistent with the Water Resources Element:

Project approval is conditioned on complying with best management practices, including those related to erosion and sediment discharge, and any others that require compliance with the County's NPDES Permit.

A Stormwater Control Plan (Attachment 4D) evaluated existing site conditions and proposes improvements to meet Municipal Separate Storm Sewer System (MS4) and Low Impact Development (LID) requirements and standards. The project will include approximately 3.86 acres of impervious development and approximately 2.57 acres of pervious area in the development footprint. Multiple stormwater detention basins in four detention management areas totaling approximately 0.88 acres will be constructed to accommodate expected storm events and site drainage.

h) The project is consistent with the Safety Element:

The Project complies with Standard S-S1 (Geologic Report Requirements) and Policy S-P11 (Site Suitability) because the Project has prepared a soils report, which indicated that the site is suitable for the proposed development and will not create or significantly contribute to geologic instability.

The site is within a mapped Moderate Fire Hazard severity area and within the State Responsibility Area. The project is consistent with Policy S-P15 (Conformance with State Responsibility Areas Fire Safe Regulations), which requires defensible space, fire resistant building construction and landscaping and adequate emergency access. The site is within the Arcata Fire Protection District, approximately three-quarters of a mile from the McKinleyville Fire Station.

According to the Humboldt County Geographic Information System the southeast one-third of the project location is within the 100-year floodplain of Mill Creek. No structures are proposed in this low-lying area of the site.

CONFORMANCE WITH THE MCKINLEYVILLE COMMUNITY PLAN

4. FINDING: The We Are Up Inc. project is in conformance with the McKinleyville Community Plan.

- EVIDENCE:**
- a) The project site is designated and zoned for residential use and is presently under-utilized infill. The site is constrained by 8.84 acres of wetlands. The proposed project utilizes available upland areas while protecting and enhancing most of the property as wetlands and riparian habitat and retaining these areas as part of the outdoor experience for residents. The proposed project balances the planned urban use of the land while supporting and enhancing the natural environment.
 - b) Section 2400 of the McKinleyville Community Plan includes a goal of providing sites for all types of residential development, including special needs group residences such as the proposed We Are Up Inc. project. Additionally, the MCCP seeks to promote "simplification, flexibility, and diversity of housing and zoning regulations to allow for the construction... of varying types of housing developments to meet the needs of all socio-economic sectors in the community."

The We Are Up project provides supportive housing to an underserved population.

- c) Section 3422 of the McKinleyville Community Plan specifies that on existing parcels only certain types of development is allowed within Wetland Areas and only where the least environmentally damaging alternative of development techniques is employed and where mitigation measures have been provided to fully offset any adverse effects. The plan further identifies that no development that degrades the wetland or detracts from the natural resource values shall be permitted in Wetland Areas on newly created parcels. Of the four parcels involved in the project, only one was created in its current configuration after adoption of the McKinleyville Community Plan.

After implementation of the project no development will occur within wetland areas. The primary wetland feature on the property, an 8.68-acre (377,918 square foot) wetland, will be retained except for 0.14 acres (6,207 square feet) on the outer edges which will be relocated and enhanced in the upland areas near the center of the existing wetland feature. Three additional small, isolated pocket wetlands, totaling 0.16 acres (7,387 square feet), will also be relocated and enhanced within the upland areas near the center of the existing large wetland. A total of 15,834 square feet of new wetland area will be created in this area of the property which will enhance the existing wetland area and the natural resource value of the property. An additional 6,600 square feet of riparian area on the property will be enhanced to mitigate for temporary impacts to these wetlands from construction activities and temporary roads. Relocation, consolidation and enhancement of wetland areas is a common practice that has been shown to increase habitat and natural resource values of wetland areas. The project will result in enhanced natural resource values of the wetland and open space area of the property

CONSISTENCY WITH ZONING

5. FINDING:

The proposed development is consistent with the purposes of the existing R-1-WR, C-2, C2-N, and C2-N-WR Zones in which the site is located.

EVIDENCE:

- a) The Residential One-Family (R-1) Zone District is intended to apply to areas devoted to single family residences. However, as a Quasi-

Public Use per HCC 314-152, the We Are Up Inc. project is allowed in the R-1 zone with a Conditional Use Permit which is included in the project.

- b) The Streamside Management Areas and Wetlands WR combining zone applies to areas defined by the Streamside Management Areas Ordinance (HCC 314-38) under which wetlands or streamside management areas may be modified with a Special Permit (HCC 314-61.1.5). The project includes wetland relocation, restoration and enhancement and includes a Special Permit allowing modification with an overall 1.65:1 enhancement ratio including the riparian vegetation planting.
- c) The height of all project elements meets the requirements for the R-1 and C-2 zones, except for the height of the courtyard apartments which are in R-1 and the height of the barn, which as an accessory structure in a R-1 District is limited to 26 feet in height without approval of a Special Permit. The project includes a Special Permit to provide an exception to the 35-foot height limit (HCC 314-6.2) for the courtyard apartments allowing structures to be up to 40 feet and to allow the barn to be 30 feet in height. HCC 314-102.1.3, Height and Size Limitations and Modifications, allows a building to be erected to a height greater than the maximum height of the zone in which it is located provided that a Special Permit is obtained. Both the courtyard apartments and the barn would exceed the minimum setbacks from adjacent residential properties.
- d) The location of all project elements meets the setback requirements for the R-1 and C-2 zones, except for the internal setbacks between Parcel C which is dedicated to parking with Parcels A and B which will be developed with the community center and residential units. The Planned Unit Development Permit allows the modification of the setback standard. The reduction in building setbacks will be to zero for structures adjacent to the parking areas. No setback reductions are applied to the parcel boundaries along the exterior perimeter of the project. The setback reductions are only to parcel lines interior to the overall project site. Applicable setbacks between structures will be maintained.
- e) The community center and associated uses are in the C-2 zone. The proposed retail and classes (commercial instruction) are principally permitted in C-2. The residential units on the upper floors are principally permitted because the parcel is within a Housing

Opportunity Zone and is consistent with the commercial residential provisions of HCC 314-56. The commercial kitchen is considered an accessory use to the principle uses. The internal roads and parking areas are consistent with the C-2 zone because they support the principally permitted use. Supportive housing is also allowed on the upper floors in a C-2 zone per HCC 314-61.2.3.

- f) The Noise Impact (N) Combining Zone establishes regulations to maintain low exposure levels to airport and major road noise within single-family homes, multi-family buildings, and structures designed for transient habitation. The Community Center building will be developed according to the N Combining Zone's development standards by employing corresponding features and treatments to ensure the upper residences and other habitable areas achieve acceptable internal noise levels.

A Noise and Vibration Assessment concluded that noise levels generated by large Indoor Special Events would be compatible with adjacent land uses. Noise from large Outdoor Special Events was determined to be compatible with neighboring uses with the Project's proposed construction of a noise barrier fence / wall along a portion of the southern property line.

- g) Supportive housing located within one-half mile walking distance of a public transit stop is not subject to minimum parking requirements per HCC 314-61.2.4. There is an existing bus stop within 600 feet of the project entrance which will be improved for accessibility by the project.

A Transportation Analysis determined that a total of 178 parking spaces would adequately serve the project. This includes 142 paved parking spaces, eight garage spaces, and 28 unpaved spaces. Of the 178 parking spaces, a total of 15 would be ADA accessible.

- h) The parcels meet the minimum lot size standards which are 2,000 square feet for the C-2 zone and 5,000 square feet for the R-1 zone. That smallest parcel will be 1.27 acres.

PLANNED UNIT DEVELOPMENT PERMIT

6. FINDING:

The proposed project is eligible for a Planned Unit Development Permit under HCC 314-31.

- EVIDENCE:** a) The Planned Unit Development Permit (PDP) is applicable when there is a public interest and any of the following criteria are met: 1) More than four dwelling units are proposed; 2) The development proposal is in a residential zone and includes residential and non-residential development; or 3) The development proposal would provide a better means of carrying out the intent of the General Plan (HCC 314-31.1.2).

The We Are Up proposal is in the public interest because it provides supportive housing of more than four residential units on Parcel B, zoned R-1 and Parcel A zoned C-2.

The PDP allows clustering of housing units in three areas so that the majority of the site can be dedicated to open space.

The PDP allows a reduction of building setbacks to property lines. The reduction in building setbacks will be to zero for structures adjacent to the parking areas. The setback reduction only applies to structures adjacent to Parcel C, resulting from the proposed lot line adjustment, which is dedicated to parking and access. No setback reductions are applied to the parcel boundaries along the exterior perimeter of the project. The setback reductions are only to parcel lines interior to the overall project site. The setbacks between structures are still compliant with applicable standards. The reduced setbacks to the parcel dedicated to parking and access facilitates the lot line adjustment which is necessary to secure funding to carry out the project's public interest purpose.

CONDITIONAL USE PERMIT

- 7. FINDING:** We Are Up, Inc. is a private non-profit organization and the proposed supportive housing units are permitted as a Quasi-Public Use in the R-1 Zone with a Conditional Use Permit. The special events are temporary uses that are allowed with a Conditional Use Permit.

- EVIDENCE:** a) As defined in HCC 314-152, a Quasi-Public Use is "A use operated by a private non-profit educational, religious, recreational, charitable, fraternal, or medical institution, association, or organization, and including but not limited to such uses as churches, private schools, universities, community recreational, educational and social facilities, meeting halls, private hospitals and the like." The We Are Up project qualifies as a Quasi-Public Use because it is operated by a non-profit public benefit corporation registered in California and is

a 501(c)(3) non-profit under the Internal Revenue Code. We Are Up, Inc., will operate and provide recreational, education, and social facilities.

- b) Special events are a type of temporary use per HCC 314-62.1.1 and require a Conditional Use Permit. Special events may occur any day of the week between 8:00 AM and 11:00 PM for indoor events and 12:00 PM and 10:00 PM for outdoor events. During all special events, a gate at Weirup Lane will be closed to prevent guests and staff from using that access point to minimize impact on residents living along that road. The construction of a sound fence/barrier will ensure that all noise at the property line will meet standard N-S7 in the Noise Element.
- c) The four units reserved for guests are integral to the supportive housing services provided by We Are Up. The guest units are distinguished from dwelling units as defined in HCC 314-139 in that they are not designed to be and are conditioned not to be ever used as a residence in which an individual can "live". The guest units are distinguished from residential use types as defined in HCC 314-177 as they are part and parcel of We Are Up's primary purpose as an institutional living arrangement involving a special kind of care. The ability of long-term residents to reserve guest units provides an essential function for the project in providing the ability for family, loved ones, and other guests to be present and support the residents who are members of the special needs community. The project is further conditioned to limit the four units to guests of residents and will not be available to the general public or visitors associated with special events such as weddings. The County has a legitimate government interest in allowing guests of residents to temporarily reserve these four units for visitation purposes because it is in the best interest of the residents, whom are all members of a special needs community, to have convenient access for opportunities to interact with individuals within their family, support, and social network.

SPECIAL PERMIT

8. FINDING:

The proposed 40-foot height for the courtyard apartments exceeds the height limit of 35 feet and therefore requires a Special Permit. The relocation, restoration, and enhancement of wetlands is permissible with a Special Permit. The proposed 30-foot height of the barn exceeds the height limit of 26 feet requiring a Special

Permit. The increase in size of the barn and greenhouse from 1,500 square feet to 2,112 and 2,880 square feet respectively requires a Special Permit.

EVIDENCE:

- a) An exception to the height standard may be granted with the Special Permit that is required pursuant to HCC § 314-99.1.1.1. The exception to the R-1 Zone's maximum allowed height allows consolidation of residential units within the RM land use designation, which allows for higher densities and community care facilities, and to achieve a minimum efficient economy of scale while maximizing retention of wetlands and natural features on site. The height exception for courtyard apartments results in a smaller building footprint enabling the avoidance of wetlands and dedicating more land to open space.

The Special Permit also provides an exception to the height of the barn, a detached accessory structure from 26 feet to 30 feet (HCC 314-102.1.2.1.2). The height exception for the barn is consistent with the Quasi-Public use of the project and does not conflict with other applicable goals and policies or adjacent land uses.

- b) Development affecting wetlands, other wet areas and buffers may be permitted with a Special Permit per HCC 314-61.1.5.

As conditioned, the project will comply with the County Streamside Management and Wetlands Ordinance (HCC 314-61) and with the policies of the McKinleyville Community Plan relating to Sensitive and Critical Habitats (Policies 3422 and 3423). There are approximately 8.8 acres total wetlands within the project parcels. The project proposal includes restoration, relocation, and enhancement including converting 0.36 acres of upland area on Parcel D into three-parameter wetlands. The relocation and creation of wetlands will offset the filling of approximately 0.31 acres of existing three-parameter wetlands. Upon completion, the total wetland and riparian creation and enhancement ratio is 1.6:1.

Comments from CDFW, US Army Corp of Engineers, and North Coast Regional Water Quality Control Board regarding the Wetlands Habitat Mitigation and Monitoring Plan have been incorporated into the project.

- c) The Special Permit provides an exception to the maximum gross floor area for two detached accessory structures, the barn and green

house from 1,500 square feet to 2,112 and 2,880 square feet respectively (HCC 314-102.1.2.2.2). The size exception for the barn and greenhouse are consistent overall with the Quasi-Public use of the project and does not conflict with other applicable goals and policies or adjacent land uses.

LOT LINE ADJUSTMENT

9. FINDING: The Lot Line Adjustment complies with the Subdivision Map Act and local subdivision regulations.

EVIDENCE: a) All four parcels involved in the Lot Line Adjustment were created in compliance with the Subdivision Map Act and the governing rules that existed at the time of their creation.

APNs 509-181-003, 509-181-005, and 509-181-012 were determined to be legal parcels created by deed executed prior to the establishment of the County's subdivision regulations.

APN 509-181-061 was determined to be a legal parcel created by Parcel Map 3555, recorded December 10, 2012 (Book 35 of Parcel Maps, pp. 48-49) (PMS-10-01)

b) The lot line adjustment will result in the parcel sizes described below:

509-181-003 (Parcel A) from 0.14 acres to 1.99 acres.

509-181-012 (Parcel B) from 1.06 acres to 1.27 acres.

509-181-005 (Parcel C) from 0.73 acres to 1.72 acres.

509-181-061 (Parcel 2) from 15.45 acres to 12.4 acres.

The resultant parcels meet the minimum lot sizes for the R-1 and C-2 zones which are 5,000 and 2,000 square feet respectively.

HEALTH SAFETY AND WELFARE

10. FINDING: The project and the conditions under which it may be operated or maintained will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.

EVIDENCE: a) The project is located on a paved, publicly maintained road that can safely accommodate the level of traffic.

- b) Water and wastewater are provided by the McKinleyville Community Services District
- c) Wetland relocation and enhancement will result in a net environmental benefit.
- d) Limits on noise levels and the construction of a sound wall will ensure compatibility with adjacent uses.
- e) The installation of a gate at Weirup Lane will ensure compatibility with adjacent uses during special events.
- f) The traffic signal on Central Avenue will be upgraded.
- g) The closest bus stop will be upgraded to be more accessible.
- h) Adequate parking is provided on site to serve proposed uses.

HOUSING INVENTORY

11. FINDING:

The proposed development does not reduce the residential density for any parcel below that utilized by the Department of Housing and Community Development in determining compliance with housing element law.

EVIDENCE:

- a) The parcels were not included in the housing inventory of Humboldt County's 2019 Housing Element.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Humboldt County Planning Commission does hereby:

- Adopt the findings set forth in this resolution; and
- Conditionally approves the Planned Unit Development Permit, Conditional Use Permit, Special Permit, and Lot Line Adjustment for We Are Up, Inc. subject to the conditions of approval attached hereto as Attachment 1 with the direction for the County to review the proposed traffic signal upgrade to determine if a roundabout or other design feature was more appropriate for the projected increase in traffic volume and pedestrian use. The Planning and Building Department may exercise its judgment on the feasibility of a roundabout such as whether additional right of way would be required.

Adopted after review and consideration of all the evidence on **June 26, 2025**.

The motion was made by COMMISSIONER LORNA MCFARLANE and second by COMMISSIONER PEGGY O'NEILL and the following vote:

AYES: COMMISSIONERS: Lorna McFarlane, Peggy O'Neill, Iver Skavdal, Jerome Qiriaz, Sarah West, Noah Levy

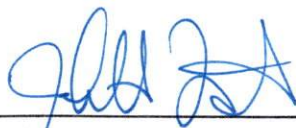
NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS: Thomas Mulder

ABSTAIN: COMMISSIONERS:

DECISION: Motion carried 6/0

I, John H. Ford, Secretary to the Planning Commission of the County of Humboldt, do hereby certify the foregoing to be a true and correct record of the action taken on the above-entitled matter by said Commission at a meeting held on the date noted above.



John H. Ford, Director
Planning and Building Department

CONDITIONS OF APPROVAL
PLN-2024-19020

Approval of the Planned Unit Development Permit, Conditional Use Permit, Special Permit, and Lot Line Adjustment are conditioned on the following terms and requirements:

A. Indemnification Agreement

1. Within 20 calendar days, the Permittee shall sign and return the Indemnification Agreement by and between Humboldt County and We Are Up, Inc.

B. Pre-Construction Surveys and Construction Operations

1. Hours of construction for all site improvements shall be restricted to Monday through Friday from 7:00 AM to 6:00 PM, Saturday from 9:00 AM to 5:00 PM, with no construction activity on Sunday. All proposed uses must comply with the noise standards identified in Table 13-C (Page 13-6 Noise Element) of the General Plan.
2. Project-related construction lighting shall be minimized. Any security lighting associated with the construction shall either be contained within structures or limited by appropriate reflectors or shrouds and focused on areas needed for safety, security or other essential requirements.
3. Removal of bat roost habitat (e.g. structure demolition or tree removal) may occur only between March 1 and April 15 or September 1 and October 15, when evening temps rise above 45 F, and when no rainfall greater than one-half inches has occurred in the last 24 hours.

If trees or structures cannot be removed during the volant period (when bats are able to leave roosts) then a qualified biologist shall conduct surveys within suitable habitat for special status bats. Survey methodology shall include visual examination with binoculars and may optionally utilize ultrasonic detectors. Surveys shall be conducted within seven days prior to construction in any areas where potential maternity roosts may be disturbed/removed. If the presence of a maternity roost is confirmed, an appropriate buffer distance would be established in consultation with CDFW to ensure that construction noise would remain below disturbance thresholds for bats. If no bat utilization or roosts are found, then no further study or action is required. If bats are found to utilize the

study area, or presence is assumed, a bat specialist should be engaged to advise on the best method to prevent impact.

4. Potential locations for White-footed Vole nesting will be inspected within the project area within a week before construction commences. This includes under rocks and logs within the project vicinity. All trees planned for removal will be marked and a qualified biologist will thoroughly inspect them for signs of inhabitation within a week prior to removal. If Voles are detected no disturbance shall occur until consultation with CDFW to ensure construction will remain below disturbance thresholds for Voles.
5. To avoid any direct effects to special-status and protected birds, ground disturbance and vegetation clearing shall be conducted during the fall or winter months and outside of the avian nesting season, which is generally between March 15 and August 15. If ground disturbance or vegetation clearing cannot be confined to the nesting season, the Permittee shall ensure that a qualified biologist conducts pre-construction surveys within the project area for nesting activity of native birds and to evaluate the site for presence of raptors and special status bird species. The biologist must conduct, at minimum, a one-day pre-construction survey within the seven days prior to vegetation removal and ground-disturbing activities. If ground disturbance and vegetation removal work lapses for seven days or longer during the nesting season, a qualified biologist must conduct a supplemental avian pre-construction survey before Project work is reinitiated.

If active nests are detected within the construction footprint, or within 500 feet of construction activities, the biologist shall flag a buffer around each nest. Construction activities shall avoid nest sites until the biologist determines whether the young have fledged or nesting activity has ceased. If nests are documented outside of the construction disturbance footprint, but within up to 500 feet of the construction area, buffers will be implemented as needed in consultation with the California Department of Fish and Wildlife and other appropriate agencies. If active nests are detected during the survey, the biologist shall monitor all nests at least once per week to determine whether birds are being disturbed. If signs of disturbance or distress are observed, the biologist must immediately implement adaptive measures to reduce disturbance.

A construction worker training regarding identification of special status birds and nests shall occur within seven days of the start of construction.

6. A qualified biologist shall conduct a survey for special status reptiles such as the northwestern pond turtle within two days prior to commencement of construction or ground disturbance activities. If northwestern pond turtle is found, consultation with CDFW shall be required, as well as the development of a relocation plan for northwestern pond turtle encountered during construction. If no special status reptiles are detected during surveys, no further measures are needed.
7. A qualified biologist shall conduct a survey for amphibian species within seven days prior to commencement of ground disturbance. Suitable habitat shall be determined by the biologist. The biologist shall relocate any specimens that occur within the disturbance area to a nearby suitable habitat. If a special status amphibian is observed in an active construction zone, the contractor must halt construction activities in the area and the frog and/or salamander would be moved by a biologist to a safe location in similar habitat outside of the construction zone.

Construction worker training regarding identification of special status amphibians shall occur within seven days of the start of construction. Work crews shall inspect open trenches, pits, and beneath construction equipment and material left onsite in the morning and evening for amphibians that may have become trapped or are seeking refuge.

8. Any Project-related construction materials or soil from grading and digging will be restricted from entering Mill Creek to reduce impacts of sedimentation or turbidity. Removal of riparian habitat along Mill Creek is not permitted.
9. A qualified biologist shall perform a survey for special-status bee species within seven days prior to commencement of ground disturbance. If possible, ground disturbance, mowing, and vegetation clearing will occur from October to February, which is outside of the flight season for bumble bees. If a special-status bee or nest is observed, CDFW shall be notified, and a buffer established.

If possible, the project will not use pesticides. If necessary, the application will be direct and as local as possible to reduce drifting. The pesticide should be applied when plants are not in bloom, in winter or fall, and/or at dusk or night when bees are not flying.

10. Prior to any grading or construction, training shall be provided to field contractors and workers regarding the protocols for inadvertent discovery. The following

procedure shall be used if/when cultural materials such as chipped or ground stone, historic debris, building foundations, or bone are discovered during ground-disturbance activities:

- a. Work shall be stopped within 50 feet of the discovery, per the requirements of CEQA (Revised Guidelines, Title 14 CCR 15064.5 (f)).
- b. Work near the archaeological finds shall not resume until a professional archaeologist, who meets the Secretary of the Interior's Standards and Guidelines, has evaluated the materials and offered recommendations for further action in consultation with the Tribal Historic Preservation Officers for the Blue Lake Rancheria, Wiyot Tribe and the Bear River Band of Rohnerville Rancheria.
- c. If human remains are discovered during project construction, work will stop at the discovery location, within 66 feet, and any nearby area reasonably suspected to overlie adjacent to human remains (PRC, Section 7050.5). The Humboldt County Coroner will be contacted to determine if the cause of death must be investigated. If the Coroner determines that the remains are of Native American origin, it is necessary to comply with State laws relating to the disposition of Native American burials, which fall within the jurisdiction of the NAHC (PRC, Section 5097). The Coroner will contact the NAHC. The descendants or most likely descendants of the deceased will be contacted, and work will not resume until they have made a recommendation to the landowner or the person responsible for the excavation work for means of treatment and disposition, with appropriate dignity, of the human remains and any associated grave goods, as provided in PRC, Section 5097.98.

11. The following noise control measures are required during all phases of construction:

- a. All equipment driven by internal combustion engines shall be equipped with mufflers, which are in good condition and appropriate for the equipment.
- b. The construction contractor shall utilize "quiet" models of air compressors and other stationary noise sources where technology exists.
- c. At all times during project grading and construction, stationary noise-generating equipment shall be located as far as practicable from sensitive

receptors and placed so that emitted noise is directed away from residences.

- d. Unnecessary idling of internal combustion engines beyond 5 minutes shall be prohibited.
- e. Construction staging areas shall be established at locations that will create the greatest distance between the construction related noise sources and noise-sensitive receptors near the project site during all project construction.
- f. Haul truck deliveries are subject to the same hours specified for construction equipment.
- g. Neighbors located adjacent to the construction site shall be notified of the construction schedule in writing.
- h. The construction contractor shall designate a noise disturbance coordinator responsible for responding to any complaints about construction noise. The disturbance coordinator shall determine the cause of the noise complaint (e.g., starting too early, bad muffler, etc.) and implement reasonable measures as warranted to correct the problem. A telephone number for the disturbance coordinator shall be conspicuously posted at the construction site.

12. Dust control practices shall achieve compliance with North Coast Unified Air Quality Management District fugitive dust emission standards. The following practices shall be followed during construction:

- a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, active graded areas, excavations, and unpaved access roads) shall be watered two times per day in areas of active construction as necessary.
- b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
- c. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.

- d. All vehicle speeds on unpaved roads shall be limited to 15 mph, unless the unpaved road surface has been treated for dust suppression with water, rock, wood chip mulch, or other dust prevention measures.
- e. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible.
- f. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
- g. Idling times shall be minimized either by shutting off equipment when not in use or reducing the maximum idling time to five minutes. Clear signage shall be provided for construction workers at all access points.
- h. All construction equipment shall be maintained and properly tuned in accordance with the manufacturer's specifications.
- i. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 24 hours.

C. Conditions That Must Be Satisfied Prior to Issuance of a Building Permit

1. The Permittee shall provide an operations plan for solid waste storage for both the assembly and residential areas and update the site plan to show the designated solid waste storage area(s) to the satisfaction of the Division of Environmental Health. The storage / enclosure areas should be adequately sized to accommodate separate containers for solid waste, source-separated recyclables, and source-separated organics for SB 1383 compliance. Access should be adequate for local solid waste franchise haulers to enter and safely exit.
2. The Permittee shall provide three copies of a Development Plan to the Planning and Building Department for review and approval. The map shall be drawn to scale and give detailed specifications as to the development and improvement of the site and the following site development details:
 - a. Mapping:
 1. Topography of the land in 10-foot contour intervals; and
 2. Building envelopes and the location of all necessary easements, including utility easements as necessary; and

3. Location of mapped wetlands and wetland mitigation areas as shown in Figure 2.1 on page 28 of Attachment 4A except wetlands approved to be filled and man-made drainage features). Mapping shall also show riparian planting areas and Streamside Management Areas (SMA). Wetlands, SMAs and sensitive community areas shall be labeled "unbuildable"; and
 - a. Details showing conformance with provisions of the State Fire Safe Regulations, including but not limited to:
 - b. Road and driveway access standards, including emergency access road such as road width, roadway surface, roadway grades, roadway structures, etc.
 - c. Signing and building numbering standards such as road name signs, building address signs, etc.
 - d. Emergency water standards such as placement of fire hydrants, 2,500-gallon individual emergency water supply, etc.
 - e. Fuel modification standards such as setbacks for structure defensible space of at least 30 feet, greenbelts, etc.

3. Notes to be placed on the Development Plan:

- a. The project site is not located within an area where known archaeological sites have been identified. However, as there exists the possibility that undiscovered archaeological resources may be encountered during construction activities, the following post-review, inadvertent archaeological discovery measures are required under state and federal laws:
 1. If cultural materials for example: chipped or ground stone, historic debris, building foundations, or bone are discovered during ground-disturbance activities, all ground disturbing work shall be stopped within 50 feet of the discovery, per the requirements of CEQA (Guidelines § 15064.5(f)). Work near the archaeological finds shall not resume until a professional archaeologist, who meets the Secretary of the Interior's Standards and Guidelines, has evaluated the materials and offered recommendations for further action in consultation with the Tribal Historic Preservation Officers for the Blue Lake Rancheria, Wiyot Tribe and the Bear River Band of Rohnerville Rancheria.
 2. If human remains are discovered during project construction, work will stop at the discovery location, within 66 feet, and any nearby area

reasonably suspected to overlie adjacent to human remains (PRC, Section 7050.5). The Humboldt County Coroner will be contacted to determine if the cause of death must be investigated. If the Coroner determines that the remains are of Native American origin, it is necessary to comply with State laws relating to the disposition of Native American burials, which fall within the jurisdiction of the NAHC (PRC, Section 5097). The Coroner will contact the NAHC. The descendants or most likely descendants of the deceased will be contacted, and work will not resume until they have made a recommendation to the landowner or the person responsible for the excavation work for means of treatment and disposition, with appropriate dignity, of the human remains and any associated grave goods, as provided in PRC, Section 5097.98.

4. The project is in a designated non-attainment area for the state's health-based particulate matter (PM10) air quality standard. As such, the project:
 - a. Shall not include open fireplaces;
 - b. Should use clean fuels (electricity or natural gas), when feasible for heating; and
 - c. If wood heating must be used such as wood stoves, only U.S. Environmental Protection Agency certified heating appliances shall be permitted.
5. Hours of construction activity shall be limited to Monday through Friday from 7:00 AM to 6:00 PM and Saturday from 9:00 AM to 5:00 PM with no construction activity on Sunday.
6. Invasive plant species shall not be used in landscaping. Native plants appropriate to coastal northern California, which provide aesthetic and habitat values while requiring minimal watering and maintenance should be used.
7. Please note that the information and requirements described and/or depicted on this Development Plan are current at the time of preparation but may be superseded or modified by changes to the laws and regulations governing development activities. Before commencing a development project, please contact the Planning Division to verify if any standards or requirements have changed.

8. The applicant shall cause to be recorded a "Notice of Development Plan" for all parcels on forms provided by the Humboldt County Planning Division. Document review and recording fees as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors will be required.
9. In accordance with the Noise (N) combining zone, the building plans for the residential units in the community center with direct views of Central Avenue traffic shall show they will be equipped with a mechanical ventilation system capable of supplying adequate fresh air to the units when windows and doors are closed for noise control.
10. Consistent with the requirements of the statewide Construction General Permit, the Permittee shall prepare and implement a Storm Water Pollution Prevention Plan (SWPPP) designed to reduce impacts on surface water quality through the project construction period. The SWPPP shall be prepared by a qualified stormwater professional and shall include the minimum best management practices as required.
11. The building plans for the commercial kitchen and laundry facilities shall be designed and constructed to allow for future conversion to all electric appliances. Design shall include, at a minimum, the appropriate electrical wiring to convert the laundry facilities, commercial kitchen range, stove, and other gas- fueled appliances to all-electric options as they become feasible and available.

D. Conditions That Must Be Satisfied Prior to Issuance of a Certificate of Occupancy

1. The Permittee shall install the parking pavement markings for the access point on Central Avenue to the satisfaction of Public Works.
2. The Permittee shall construct the proposed bus stop as depicted on the site plan in accordance with the terms described on page 3 of Attachment 5C.
3. The Permittee shall have completed the proposed parking areas including ADA spaces and charging station(s) associated with the structure receiving the certificate of occupancy.

E. Conditions That Must Be Satisfied Prior to Conducting Special Events of Any Size

1. The Permittee shall cause to be constructed and approximately 210-foot noise barrier fence along the south property line adjacent to the neighboring residence as described on pages 26 - 27 of the We Are Up Project Noise and Vibration Assessment dated April 29, 2025 (Attachment 4C).
2. Because the project has the potential to cause traffic congestion on Central Avenue during special events, the Permittee must complete the traffic signal system at the intersection to the satisfaction of Public Works with the installation of a new pole and mast arm on the southeast corner and a new mast arm on the existing northwest traffic pole to reduce the congestion at the intersection, along with pedestrian improvements along the frontage. The Permittee shall obtain an encroachment permit for frontage improvements including installation of a traffic pole. Improvements 1a through 1e as described on page of Attachment 5C are also required.

F. Requirements to Complete the Lot Line Adjustment

1. The Permittee shall provide documentation from the County of Humboldt Tax Collector that all property taxes for the parcels involved in the Lot Line Adjustment have been paid in full if payable, or secured if not yet payable, to the satisfaction of the County Tax Collector's Office, and all special assessments on the property must be paid or reapportioned to the satisfaction of the affected assessment district. Please contact the Tax Collector's Office approximately three to four weeks prior to filing the Notice of Lot Line Adjustment to satisfy this condition. Note: The purpose of this condition is to avoid possible title consequences in the event of a tax default and sale affecting the owner's real property interest. If property is acquired as a result of a Lot Line Adjustment and said property has delinquent taxes, the property cannot be combined for tax purposes. This means, that the owner will receive two or more tax bills, and penalties and interest will continue to accrue against the land which has delinquent taxes. If five or more years have elapsed since the taxes on the subject property were declared in default, such property will be sold by the County Tax Collector for non-payment of delinquent taxes unless the amount required to redeem the property is paid before sale. Property combined by lot line adjustment but "divided" by tax sale will require separate demonstration of subdivision compliance of all resultant parcels prior to the County's issuance of a building permit or other grant of authority to develop the subject properties.

2. A Notice of Lot Line Adjustment shall be recorded for each resultant parcel. The following information must be submitted to the Planning Department for review prior to recordation:
 - a. A copy of the existing deeds and the deeds to be recorded for the adjusted parcels. If the property is not changing ownership, only the existing deeds are required.
 - b. A Preliminary Title Report regarding ownership of the parcels involved. The title report documents must be current at the time of submittal.
 - c. A completed "Notice of Lot Line Adjustment and Certificate of Subdivision Compliance" form for each parcel.
 - d. Document review fees as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors.
3. When the parcels being adjusted are not held in common ownership, copies of the executed deeds (signed but not recorded) prepared by a qualified individual must be submitted for review by the Planning and Public Works Departments.
4. A map revision fee as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors as required by the County Assessor's Office shall be paid to the County Planning Division, 3015 H Street, Eureka. The check shall be made payable to the "Humboldt County Planning Division."
5. The applicant shall comply with the provisions of Section 321-14 of the Humboldt County Code concerning reapportionment or payment of special assessments.

G. Ongoing Requirements for the Life of the Project

1. The Permittee is required to pay for permit processing on a time and material basis as set forth in the latest schedule of fees and charges as adopted by the ordinance of the Humboldt County Board of Supervisors. The Department will provide a bill to the applicant after the decision and upon file close out and during any post approval monitoring and inspection. All outstanding Planning fees to cover the processing of the application to decision shall be paid to the Humboldt County Planning Division, 3015 H Street, Eureka.

2. The project shall be developed and operated in accordance with the approved Project Description, Site Plan, Plan of Operations, and the March 24, 2025 Wetland Habitat Mitigation and Monitoring Plan (Attachment 4A).
3. The gate at Weirup Lane shall be closed during all special events to prevent use of Weirup Lane for access or egress during events. Special events involve over 150 persons including guests, employees, staff, and volunteers.
4. Special events may not exceed 400 persons, including guests, employees, staff, and volunteers. Special event size shall be reduced proportional to available and adequate parking if parking is allocated to other project uses during the scheduled event. The transportation analysis (Attachment 4B) assumes three persons per vehicle. Therefore, event population must be reduced by three for each unavailable space.
5. For indoor events, amplified music will take place inside the community center. Outdoor events will restrict amplified music to adopted noise standards, which are discussed further below. Up to 20 indoor and 15 outdoor events (35 total) will be allowed per year with no more the six indoor and three outdoor (nine total) special events will be allowed in a single month. Special events may occur any day of the week between 8:00 AM and 11:00 PM for indoor events and 12:00 PM and 10:00 PM for outdoor events. Noise from special events shall not exceed 65 decibels at exterior project property lines.
6. If cultural resources are encountered during construction activities, the contractor on site shall cease all work in the immediate area and within a 50-foot buffer of the discovery location. A qualified archaeologist and the appropriate Tribal Historic Preservation Officer(s) are to be contacted to evaluate the discovery and, in consultation with the applicant and the lead agency, develop a treatment plan in any instance where significant impacts cannot be avoided. Prehistoric materials may include obsidian or chert flakes, tools, locally darkened midden soils, ground-stone artifacts, shellfish or faunal remains, and human burials. If human remains are found, California Health and Safety Code 7050.5 requires that the County Coroner be contacted immediately at 707-445-7242. If the Coroner determines the remains to be Native American, the Native American Heritage Commission will then be contacted by the Coroner to determine appropriate treatment of the remains pursuant to Public Resources Code (PRC) Section 5097.98. Violators shall be prosecuted in accordance with PRC Section 5097.99.

7. Livestock is permitted subject to compliance with Humboldt County Code Section 314-43.3, Animal Keeping. The Sitka Spruce and Coast Willow Alliance Sensitive Natural Communities identified in Attachment 4A Appendix C shall be fenced to prevent damage by livestock.
8. The four guest units in the community center shall be reserved only for guests of the residents of We Are Up. These units shall be reserved only for those visitors who are there to provide mental, emotional, physical, or other forms of support to the overall health, well-being, and special needs of the long-term residents. These units shall not be held out for residential use or otherwise be used as a form of dwelling or short-term rental unit. In addition, these units shall not be made available for rent by the general public or visitors associated with special events such as weddings. The four reserved units may be used as additional space for We Are Up's long-term residents.

Informational Notes:

1. A Record of Survey as outlined in the Business and Professions Code of the State of California may be required pursuant to Section 8762 of the Land Surveyors Act which states in part, a Record of Survey shall be filed upon "...the establishment of one or more points or lines not shown on any subdivision map, official map, or record of survey...".
2. The Lot Line Adjustment shall expire three years after the effective date. This approval may be extended in accordance with the Humboldt County Code.



Plan of Operations

Project description summary, proposed uses, hours / days of operation, employees, ongoing operational characteristics.

Applicant: We Are Up

We Are Up was founded 2021 as a 501c3 not-for-profit organization with a mission to support adults on the autism spectrum and those with intellectual and/or developmental disabilities.

Fundamental Project Objective and Goals:

We Are Up strives to create an integrated, replicable “ecosystem of care” anchored in long term affordable housing, agriculture, workforce development, environmental preservation, enrichment, and community-building to transform the lives of residents, their families, and our region. A mix of residents, people with intellectual disabilities, seniors, and students in related fields of study will create a community that celebrates belonging, empowers the abilities of its residents, provides better outcomes and lowers societal costs. The community center, educational offerings, and commercial kitchen allow the community at large to benefit, value, contribute, and become part of the project. Additionally, the community center will create important community integration and job opportunities for residents. Events at the community center can be staffed by residents who can provide flower arrangements, food preparation from the commercial kitchen, clean up, set up and ushering. This gives residents job skills that are transferable and integrates them into the wider community.

Project Description & Proposed Uses:

The proposed project would construct a new infill mixed-use development in McKinleyville, California, consisting of accessible residential housing units for seniors and individuals with intellectual disabilities, a community center, a greenhouse, garden space, orchard, walking trails, recreation opportunities, community access, and associated site improvements. The main entrance to the development will be at 1515 Central Avenue and Anna Sparks Way controlled intersection with a secondary access at 144 Weirup Lane.

Residential Units:

Description:

The Project proposes construction of up to 70 total residential units to house approximately 100 to 120 occupants. Specifically, the Project’s units will include a maximum of 40 apartment units in the main Community Center building comprised of a mixture of studio, one-, two-, and three-bedroom units that are approximately 550 to 1,200 square feet (sf) each, which are described in more detail below. Primary access to these residences will be from Central Avenue. The site will also feature a maximum of 14 attached cottages (approximately 13,000 sf total area) and 16 courtyard apartment units (approximately 22,000 sf total area) that will be comprised of an approximately equal mix of one- and two- bedroom units. These units will be primarily accessed by an internal road linked to the main entrance off Central Avenue. Secondary access will be

provided from Weirup Lane. All units will have full kitchens. Four two-car garages are proposed accessory to the Attached Cottages. They will be 440 square feet each, or 1,700 square feet total.

Proposed Uses:

- Uses: A mixture of studio, one-bedroom, two-bedroom, and three-bedroom residential units are proposed for residential use within the Community Center and in attached Cottages and Courtyard Apartments located on the Project site. Four (4) of the apartment units in the main Community Center building will be reserved for guests of on-site residents to rent for short stays of less than a month.
- Hours/Days of Operation: Residential uses will operate on a permanent basis 24 hours a day, 7 days a week.
- Number of Employees: Initially, the Project's residential uses will be supported by approximately eight (8) full-time employees for support, programming, and maintenance purposes, two (2) of whom are expected to live on site. As explained below, an additional two (2) employees will be hired to support agricultural and farming operations, thereby bringing the Project's total number of full-time employees to ten (10) employees. The anticipated mixture and function of these employees includes: 1 executive director; 1 maintenance manager; 1 farm manager; 1 inclusion concierge; 1 housekeeper; 1 farm and maintenance laborer; and 2 office staffers. An additional six (6) employees may be hired once all phases of the Project are fully implemented and operational, such as those needed to assist with providing day programs for residents and the community at large.
- Description of any Byproducts the Operation will Generate and the Method of Disposal: Compostable food waste, recyclable paper, typical household use products, and non-recyclable items. McKinleyville Community Services District (MCSD) will be contracted to pick-up waste from the Project site on a weekly basis.
- Description of any Discharge or Emissions the Operation will Generate: Household lighting and standard cooking odors that are typical of everyday housing/residential uses.
- Description of any Noise Level Increase as a result of the Operation: Typical household sounds.
- Description of the Operation's Use of Public Facilities, such as Roads, Water, or Sewer: The Project's residential units will be connected to public water, power, and sewer. Water and sewer services will be provided by the McKinleyville Community Services District (MCSD). Gas and electricity will be provided by Pacific Gas & Electric (PG&E). We Are Up anticipates that the majority of its residents will not drive or own a car and will access their general needs by walking or bicycling to the grocery store, bank, health care facilities, movie theater, health club, or restaurants that are located within a few blocks from the Project Site with access via existing sidewalks. Offsite roadway access to the site is provided by the County of Humboldt via Central Avenue and Weirup Lane. Public transportation is also available on Central Avenue and is provided by Redwood Coast Transit. An existing bus stop is within 600 feet of the Project site's main entrance on Central Avenue. Onsite roadways, parking and a turnaround for compact buses will be developed and provided by We Are Up and will feature at least one onsite electric

charging station for electric vehicles. We Are Up will also encourage bicycle use by providing an abundance of onsite bicycle parking and a protected bicycle storage room in the Community Center building.

Table 1: Residential Unit Count (Upper Limit)

	Studio	One BR	Two BR	Three BR	Total
Attached Cottages	0 units	7 units	7 units	0 units	14 Attached Cottage Units
Courtyard Apartments	0 units	8 units	8 units	0 units	16 Courtyard Apartment Units
Community Center	7 units	16 units	11 units	6 units	40 Community Center Units
<i>2nd Floor</i>	3 units	4 units	3 units	1 unit	11 units (2 nd floor)
<i>3rd Floor</i>	2 units	6 units	4 units	1 unit	13 units (3 rd floor)
<i>4th Floor</i>	2 units	6 units	4 units	4 units	16 units (4 th floor)
TOTALS	7 total studio units	31 total one-BR units	26 total two-BR units	6 total three-BR units	70 TOTAL RESIDENTIAL UNITS

Community/Mixed Use Center:

Description:

The Project also proposes the construction and operation of a Community Mixed Use Center (Community Center or Center) located at 1515 Central Avenue as shown on the accompanying Site Plan. The Center would be four stories and approximately 65 feet in height with a footprint of approximately 20,000 sf and a total floor area of up to 72,000 sf (all floors combined). The Community Center will offer a mixture of community and residential uses, as shown in Table 1, ranging approximately 550 to 1,200 sf each; along with office/staff support spaces, a commercial kitchen, a meeting/events room, and residential accessory facilities such as laundry and living spaces.

Specifications of Proposed Community Center Building:

First Floor: The First Floor of the Community Center is proposed to be approximately 20,000 total square feet (sf), which includes a meeting room of 4,600 sf, along with two partitionable spaces of 740 sf each, which can be used in a variety of ways for meetings, fundraising events, workshops, and other gatherings. Additional spaces include a 960-sf arts and crafts room, along with reception, support offices, restrooms, and approximately 150-sf retail store spaces as noted on site plan drawings. The First Floor will also feature a 1,500-sf commercial kitchen, which has

an adjoining space to be used for life skills and cooking classes, value added product production, community events, catering rental, and some daily residential needs. The kitchen will be complemented with dry, refrigerated, and freezer storage, which will in turn allow increased food security by storing food and goods produced on site. The commercial kitchen may be used during the day or night to accommodate the needs of residents, visitors, and catering rental needs.

Second Floor: The Second Floor is proposed to be approximately 14,300 total sf, which will include 11 residential units as shown in Table 1 above, laundry facilities, and office/support staff rooms to be used by staff and residents for bookkeeping, library and computer uses, and other needs. Each dwelling unit will feature a kitchen, bathroom, and living space.

Third Floor: The Third Floor is proposed to be approximately 19,200 total sf, which will include a 2,000-sf rooftop garden, 13 residential units as shown in Table 1 above, along with a 4,000-sf assembly/support room, a sunroom, and residential laundry facilities.

Fourth Floor: The Fourth Floor is proposed to be approximately 16,100 total sf and will feature 16 residential units as shown in Table 1 above, plus laundry facilities, offices, and support spaces.

Proposed Uses:

Uses:

- The first floor of the Community Center is intended to be used by residents and the community at large for classes, arts and crafts, makers classes, and projects stemming from farm and greenhouse production, shared meals, trainings, meetings and social events. It includes a commercial kitchen and an adjoining space to be used for life skills and cooking classes, value added product production, community events, catering rental, and space supporting daily residential needs. The proposed non-residential uses are described in more detail later in the Temporary Uses section of this document. There is also an approximately 150-sf space that could be used for a gift shop or other retail use.
- The upper floors of the Community Center are primarily used for residences with office/support staff rooms to be used by staff and residents for bookkeeping, library and computer uses, and other needs. Four of the Community Center units will be reserved for guests of on-site residents. These units will be made up of three (3) studio apartments and one 1-bedroom unit, and will be rented for stays of less than one (1) month. A 4,000-sf assembly/support room is proposed on the third floor, which may host meetings and similar events as described later in this document in the detailed "Temporary Uses" section below.
- Laundry facilities will be available for residents' use on each Community Center floor.

Operations:

- Hours/days of operation: Community Center hours vary based on the types of uses:

- *Residential Uses:* Residential uses within the Community Center, including use of the commercial kitchen to prepare meals for guests and residents will operate 24 hours/day, 7 days per week.
- *Retail Use:* Hours and days of operation for retail use within the Community Center will generally be Mondays through Sundays between 8:00 am and 6:00 pm and occasionally during evening hours when events are taking place.
- *Temporary Uses:* Scheduled classes, training, meetings and other events will generally be held Mondays through Saturdays between 8:00 am and 6:00 pm, but would be allowed to occur on Sundays and could go as late as 11:00 pm as described later in the detailed "Temporary Uses" section below.
- Number of Employees: Approximately eight (8) full-time employees for support, programs, and maintenance, two (2) of whom will live on site along with their Family. This includes employees of the retail store and commercial kitchen. In addition, residents will be employed as needed and as they may desire.
- Description of any Byproducts the Operation will Generate and the Method of Disposal: As with the residential use component, the Center will produce compostable food waste (which will be separated and composted onsite), recyclable paper and typical household use products, and non-recyclable items. Humboldt Sanitation will be contracted to pick up waste from the Project site on a weekly basis.
- Support for Use of Electric Vehicles and Bicycles: At least two onsite electric charging stations for electric vehicles will be provided adjacent to the Community Center building. Bicycle storage for approximately 12 bikes will be provided adjacent to the Community Center building and a protected bicycle storage room within the Center will hold an additional approximately 12 bikes.

Greenhouse:

Description:

The Project proposes to include a Greenhouse building of 2,880 sf on a concrete pad of 3,600 sf. The greenhouse will generally be used for hydroponic growing of plants (vegetables, flowers, herbs), while providing an educational/teaching venue for residents, community members, and occasional community events. In order to accommodate people with various mobility levels, the greenhouse will have a permanent concrete foundation. Construction will have arches and poly-carb walls, one restroom, a shed to store equipment, and an area to wash materials. A 1,200-gallon water reservoir (approx. 8' x 12' x 6') will be used to recycle and reuse water and nutrients used for hydroponic growing of plants. The reservoir will be buried in the ground to maintain a more constant temperature and reduce the need for heating or cooling.

Proposed Uses:

Uses: The Greenhouse will be used to hydroponically grow plants on a daily basis, while also providing an educational/teaching venue for residents, community members, and as an occasional gathering opportunity for community events as described in the Temporary Uses section. Cannabis cultivation and/or processing is not a proposed use in the Greenhouse.

Operations:

- Hours/days of operation: The Greenhouse will be open seven (7) days a week (Mondays through Sundays) so that the plants being grown can be tended to.
- Number of Employees: The Greenhouse and other agricultural uses on the Project Site is anticipated to be supported by one (1) full-time farm manager, either at least one (1) full-time or two (2) part-time farm/maintenance employees, along with community volunteers.
- Duration of Operation: The Greenhouse will operate on a permanent basis.
- Description of any Byproducts the Operation will Generate and the Method of Disposal: Unusable plant material will be composted, and water will be recycled onto other plants. Nutrient fertilizers made from the purest commercial grade minerals that follow California's strict guidelines on standards and quality will be used.
- Description of any Discharge or Emissions the Operation will Generate: The Greenhouse will use Horizontal Air Flow (HAF) fans for ventilation, along with exhaust fans and intake shutters, a cooling pad with automatic cooling, and a heating system.
- Description of any Noise Level Increase as a result of the Operation: The Greenhouse's use of HAF fans may produce low levels of indoor noise typical of sounds generated by spinning fans. Vehicles will also occasionally drive to the site to deliver supplies and pick up produce grown in the Greenhouse.

Other Agricultural Operations/Uses:

Description:

The Project Site will feature an orchard, in-ground and raised planter beds throughout the site, one (1) small barn at 1,280 sf, and various livestock/farm-type animals such as chickens, sheep, goats, and/or cattle consistent with what is allowed under the Humboldt County Code. These agricultural operations will produce food and provide an educational venue for residents, community members, and occasional gatherings for community events as described in the "Temporary Uses" section below.

Temporary On-Site Uses:

Description:

The following occasional uses are also proposed to occur as part of the proposed Project. Only one of these types of Temporary Uses may occur at one time. Table 2 below compares the Temporary Uses.

Primary Events (Community Meals and Gatherings / Conferences / Meetings / Other Events)

The Project Site will be broadly available to host breakfasts and/or dinners, conferences, community fundraising, and similar meetings and events. These events may occur anywhere on the Project Site either indoors or outdoors, or a combination of the two.

Limitations and Restrictions on all Primary Events:

- Size: Primary Events will be allowed to host up to 150 persons including all guests, employees and volunteer staff.
- Number and Frequency: There are no limitations on the number or frequency of Primary Events.
- Hours: Primary Events will be allowed to occur any day of the week between 8:00 am to 11:00 pm indoors and between 8:00 am to 10:00 pm outdoors.

Indoor Weddings / Special Events

The Community Center and outdoor patio adjacent to the Community Center will also be available to host Indoor Weddings or other similar Special Events including but not limited to educational, community, fundraising, or similar meetings and events. Indoor events will require that any amplified music will take place inside the community center. Guests may still gather and converse in the outdoor areas.

Outdoor Weddings / Special Events

The Project Site will also be available to host Outdoor Weddings or other similar Special Events. These events will mostly occur outdoors with supporting uses occurring indoors. Outdoor events may have low outdoor amplified music, which must comply with the decibel restrictions and limitations required by the Humboldt County Code's noise regulations, and guests may gather and converse outdoors.

Limitations and Restrictions on all Indoor & Outdoor Weddings / Special Events:

- Size: Each Indoor and Outdoor Weddings/Special Event will be allowed to host between 150 to 400 persons, including all guests, employees, and volunteer staff.
- Number and Frequency: Up to twenty (20) Indoor and fifteen (15) Outdoor Weddings/Special Events may occur each calendar year (up to 35 events per year total), with no more than six (6) Indoor and three (3) Outdoor Weddings/Special Events occurring per month (up to 9 events per month maximum).
- Hours: Each Indoor and Outdoor Weddings/Special Event will be allowed to occur any day of the week between 8:00 am to 11:00 pm for Indoor Events and 12:00 pm to 10:00

pm for Outdoor Events.

- **Internal Road Closure:** During all Indoor and Outdoor Wedding/Special Events, a gate at the exit of We Are Up and Weirup Lane will be closed to prevent guests and staff from using Weirup Lane, thus minimizing impact to residents who live along that street.

Table 2: Temporary On-Site Uses / Events

PRIMARY EVENTS			WEDDINGS & SPECIAL EVENTS	
<i>Event types / examples</i>	Scheduled classes; trainings; community meals; breakfast/dinner gatherings; conferences and meetings; fundraisers, etc.		Weddings; larger educational, community, or fundraising events and meetings, etc.	
	Indoor Events	Outdoor Events	Indoor Events	Outdoor Events
<i>Max. # of Persons*</i>	Up to 150 persons max.	Up to 150 persons max.	Up to 400 persons max.	Up to 400 persons max.
<i>Site Location(s)</i>	Community Center & Adjacent Patio	Anywhere on Project Site (e.g., Greenhouse, Barn, Lawns, Open Spaces, etc.) Community Center for Supporting Uses	Community Center & Adjacent Patio	Primary Outdoor Grounds (e.g., Greenhouse, Barn, Lawns, etc.) Community Center for Supporting Uses
<i>Hours Allowed</i>	8:00 AM – 11:00 PM	8:00 AM – 10:00 PM	8:00 AM – 11:00 PM	12:00 PM – 10:00 PM
<i>Days Allowed**</i>	Mondays through Sundays	Mondays through Sundays	Mondays through Sundays	Mondays through Sundays
<i>Monthly Frequency**</i>	No limit	No limit	6 events/month	3 events/month
<i>Annual Frequency</i>	No limit	No limit	20 events/year	15 events/year
<i>Parking</i>	On site paved spaces	On site paved spaces	On site paved spaces	On site paved spaces
<i>Restrictions</i>	Any event-related amplified music must take place inside the Community Center and comply with the decibel limitations recommended by	Any event-related amplified music will comply with all decibel restrictions and limitations recommended by the Project specific Noise Study.	Any event-related amplified music must take place inside the Community Center and comply with the decibel limitations recommended by	Any event-related amplified music will comply with all decibel restrictions and limitations recommended by the Project specific Noise Study.

	the Project specific Noise Study.		the Project specific Noise Study. The gate at the site's Weirup Lane exit must remain closed during event operations.	The gate at the site's Weirup Lane exit must remain closed during event operations.
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* The maximum number of onsite "persons" include all event guests/attendees, event staff/employees, and any additional support staff or volunteers.

** Only one event may occur at a single time.

Lighting:

Description:

Exterior lighting, installed on all buildings and in improved parking areas, to comply with County and ADA requirements, is proposed to improve safety. Driveway and parking area lights would be poles mounted maximum 16 feet above ground, downcast, with fixtures equipped with hoods (i.e., shielded). Lighting at the eastern side of the Project buildings would be minimized to mitigate light encroachment into the undeveloped areas to the east. Outside light fixtures would be cut-off fixtures and would be located, mounted, aimed, and shielded so that direct light is not cast onto adjacent properties.

Exterior lighting would be designed to protect wildlife and night-time views, including views of the night sky. The Project would be designed to be consistent with the recommendations of the International Dark-Sky Association, which includes standards for fixtures, shielding, placement, height, and illumination levels. To comply with these requirements, lighting would be the minimum lumens necessary, directed downward, shielded, and at pedestrian level when feasible. This would ensure lighting is contained within the site and does not cause significant lighting and glare impacts for surrounding land uses and sensitive habitat areas.

Access:

Description:

The main/event entrance is from APN 509-181-005 across from the Anna Sparks Way intersection on Central Ave which serves the Mill Creek Marketplace. There is a secondary access point to the Project site on APN 509-181-061 via Weirup Lane, south of Sutter Road.

Parking:

Description:

The Project proposes to include 184 parking spaces, of which 148 will be paved spaces, and approximately eight (8) will be in Garages and 28 will be available on the lawn. The Garage spaces and 27 of the paved spaces will be reserved for residents (based on 0.5 spaces per residence, since less than half of all residents are expected to drive/own a car), while 149 spaces will be set aside for Temporary Use event parking, which is based on accommodating up to 400 guests (133 spaces / average 3 guests per vehicle = 400 event participants). The proposed driveways and parking areas total approximately 73,600 sf.

The Project may include a request for an exception to the minimum number of parking spaces required by the Humboldt County Zoning Ordinance based the proximity of the Project to existing developed areas, the levels of anticipated vehicle use, and other applicable factors.

Walking Paths, Trail, & Outdoor Recreation:

Description:

Walking paths to be enjoyed by residents and guests will be located throughout the property between the Project Site's residences, Community Center, Greenhouse, and Farm. Please see attached Site Plans. Outdoor recreation activities developed near the community center as shown on the Site Plan may include badminton, volleyball, basketball and/or other similar activities.

13 ATTACHED COTTAGES (7 ONE BEDROOM, 6 TWO BEDROOMS)
 17 COURTYARD APARTMENTS (8 ONE BEDROOM, 9 TWO BEDROOMS)
 40 APARTMENTS (7 STUDIOS, 16 ONE BEDROOM, 11 TWO BEDROOMS, 6 THREE BEDROOMS)

TOTAL: 70 UNITS = 35 (50% OF UNITS) TO 42 (30% OF RESIDENTS) RESIDENT PARKING SPACES

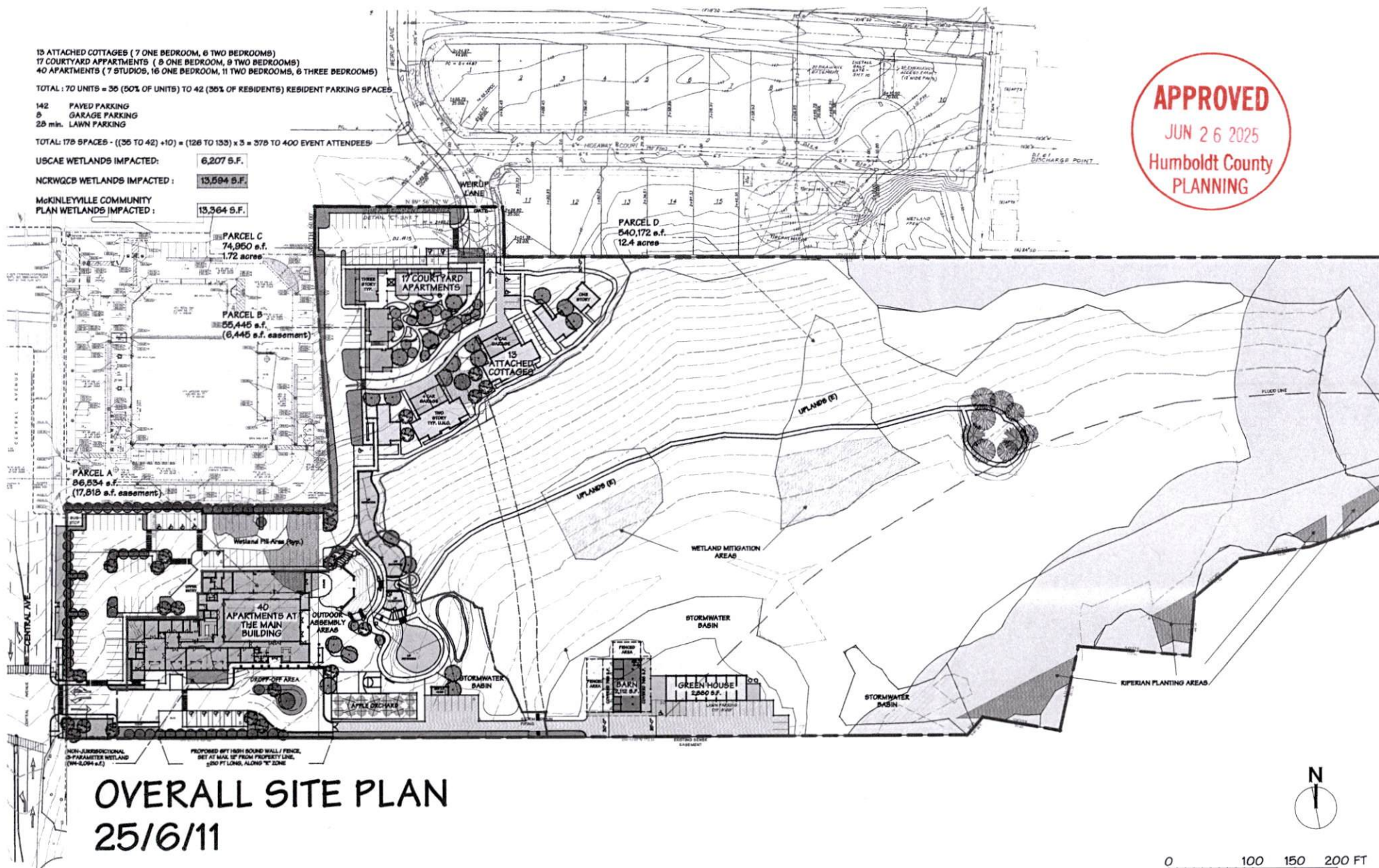
142 PAVED PARKING
 8 GARAGE PARKING
 25 min. LAWN PARKING

TOTAL: 178 SPACES - ((35 TO 42) x 10) = (126 TO 133) x 3 = 378 TO 400 EVENT ATTENDEES

USCAE WETLANDS IMPACTED: 6,207 S.F.

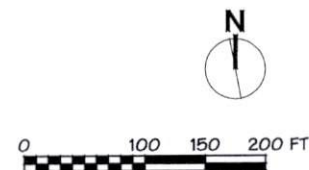
NCRWCB WETLANDS IMPACTED: 13,594 S.F.

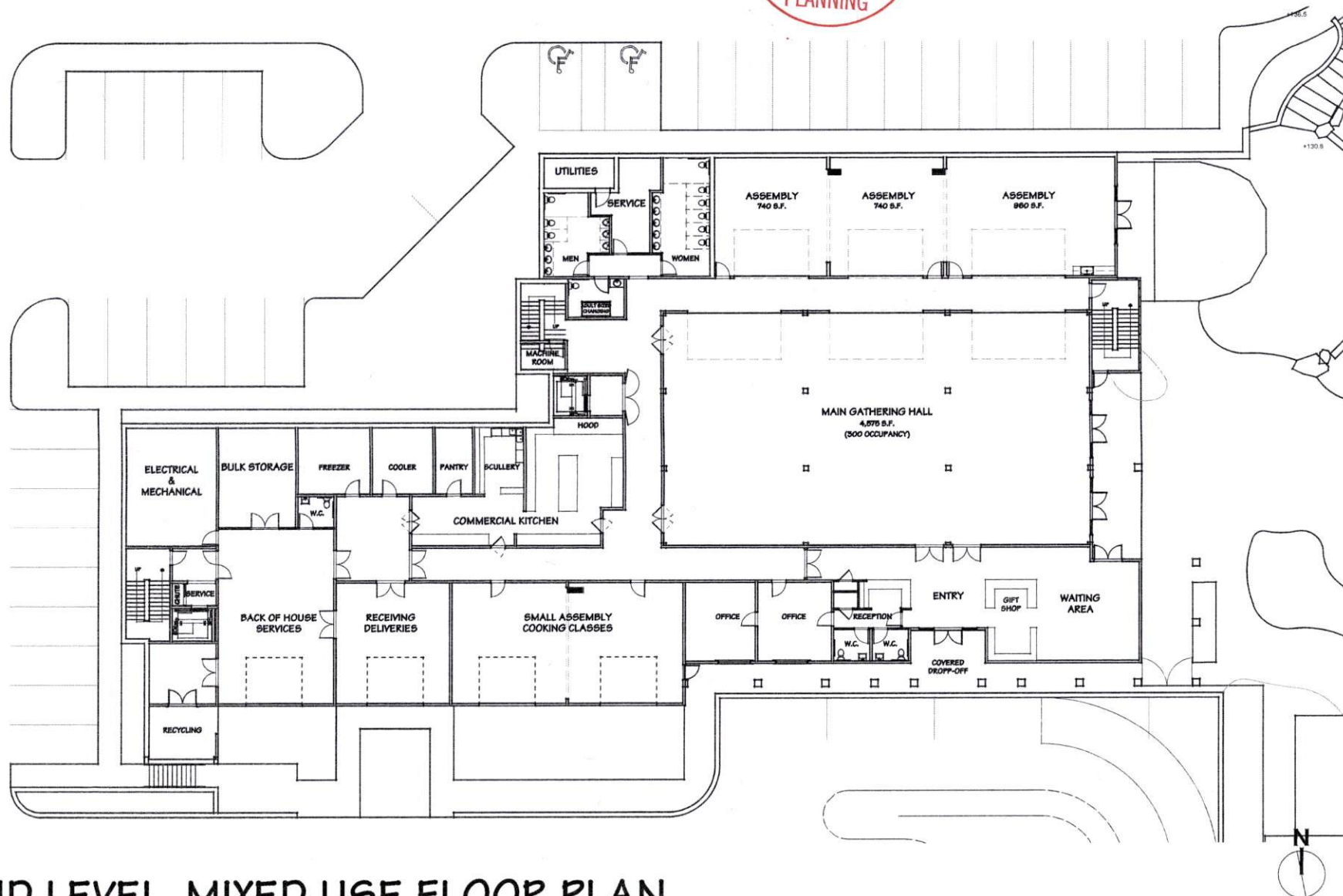
McKINLEYVILLE COMMUNITY
 PLAN WETLANDS IMPACTED: 13,564 S.F.



APPROVED
 JUN 26 2025
 Humboldt County
 PLANNING

OVERALL SITE PLAN
 25/6/11

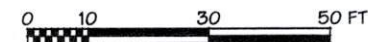


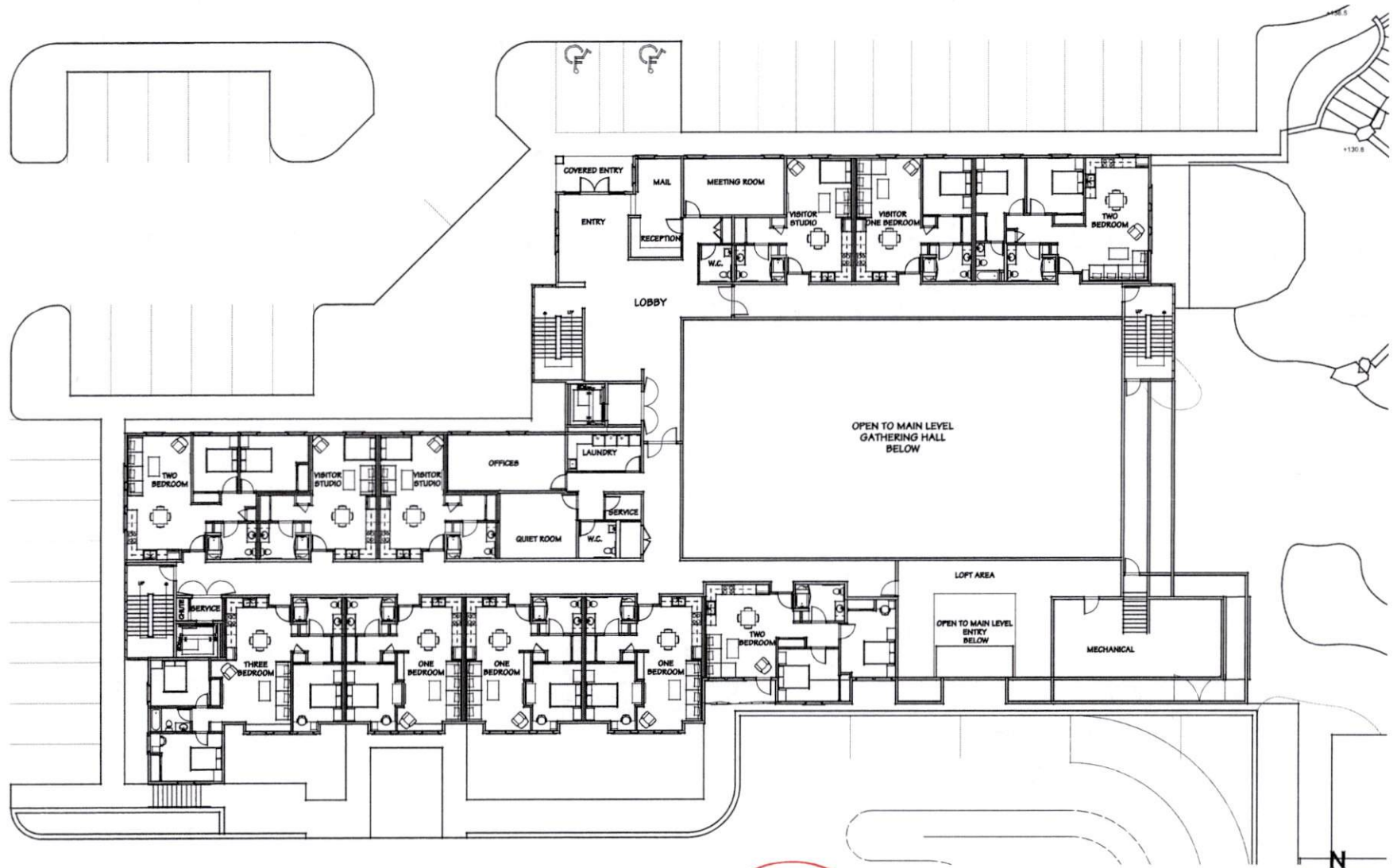


GROUND LEVEL, MIXED USE FLOOR PLAN

3/20/25

19,992 S.F.





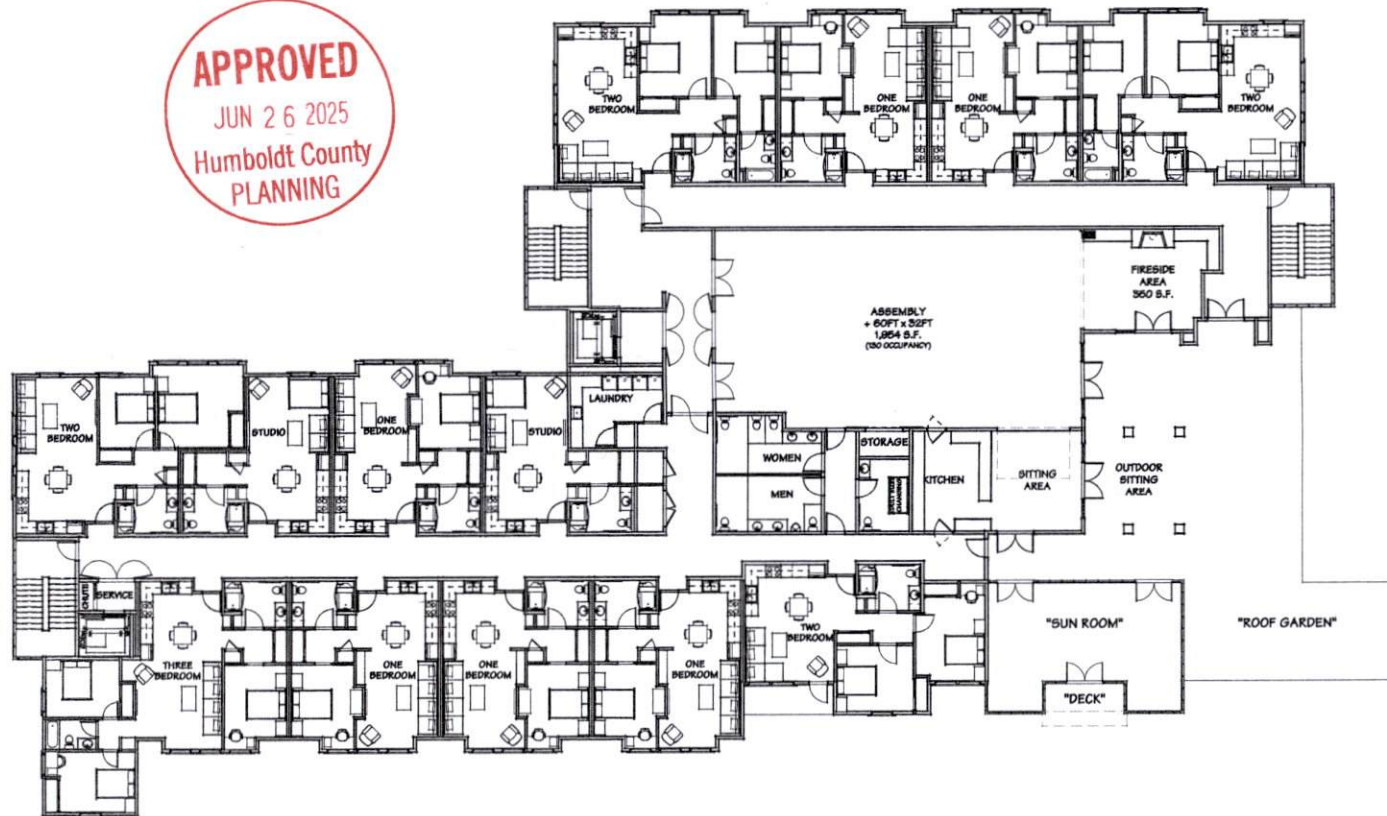
FIRST LEVEL, RESIDENTIAL FLOOR PLAN

3/20/25

14,720 S.F.



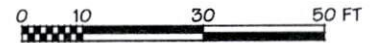
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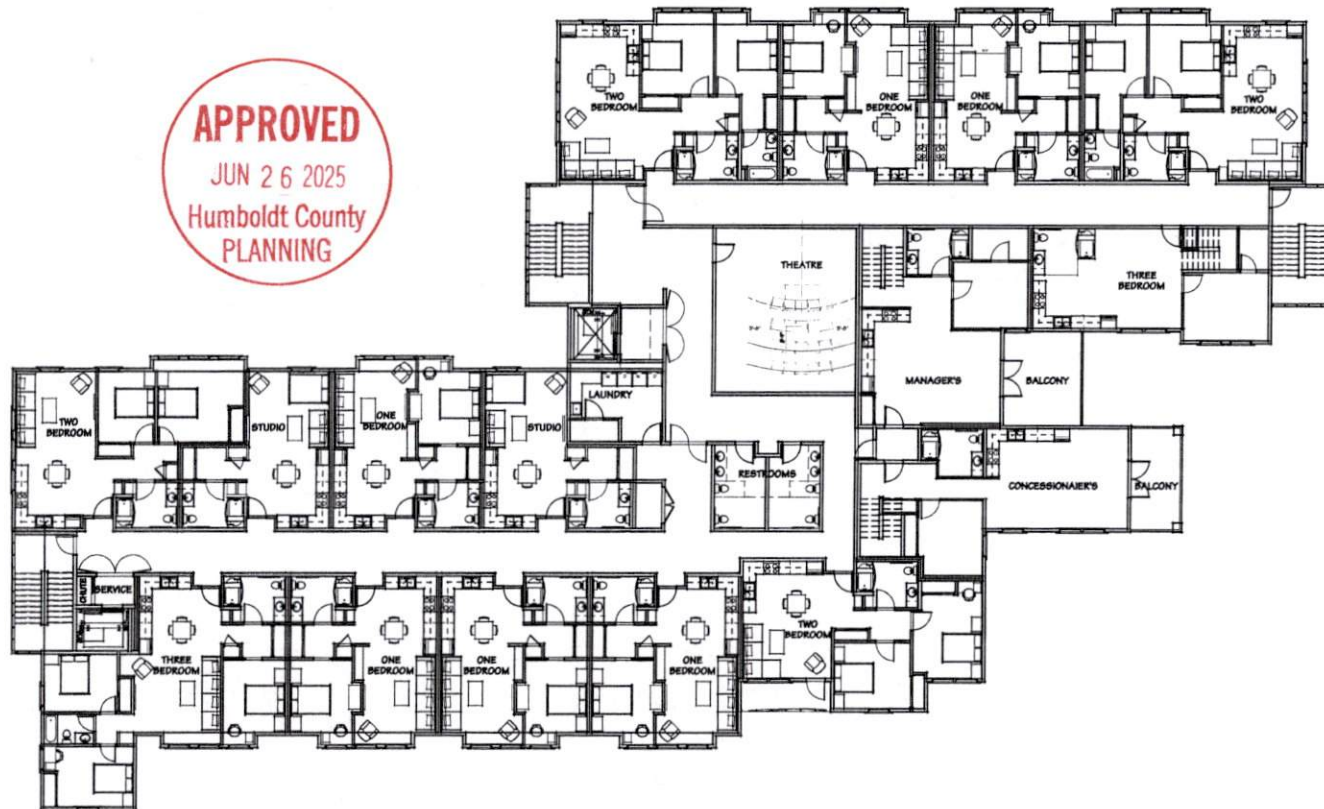


SECOND LEVEL, RESIDENTIAL FLOOR PLAN

3/20/25

20,350 S.F. (INCLUDES ROOF GARDEN)

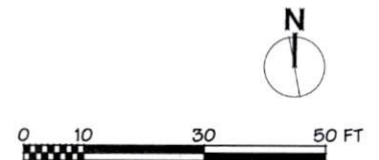


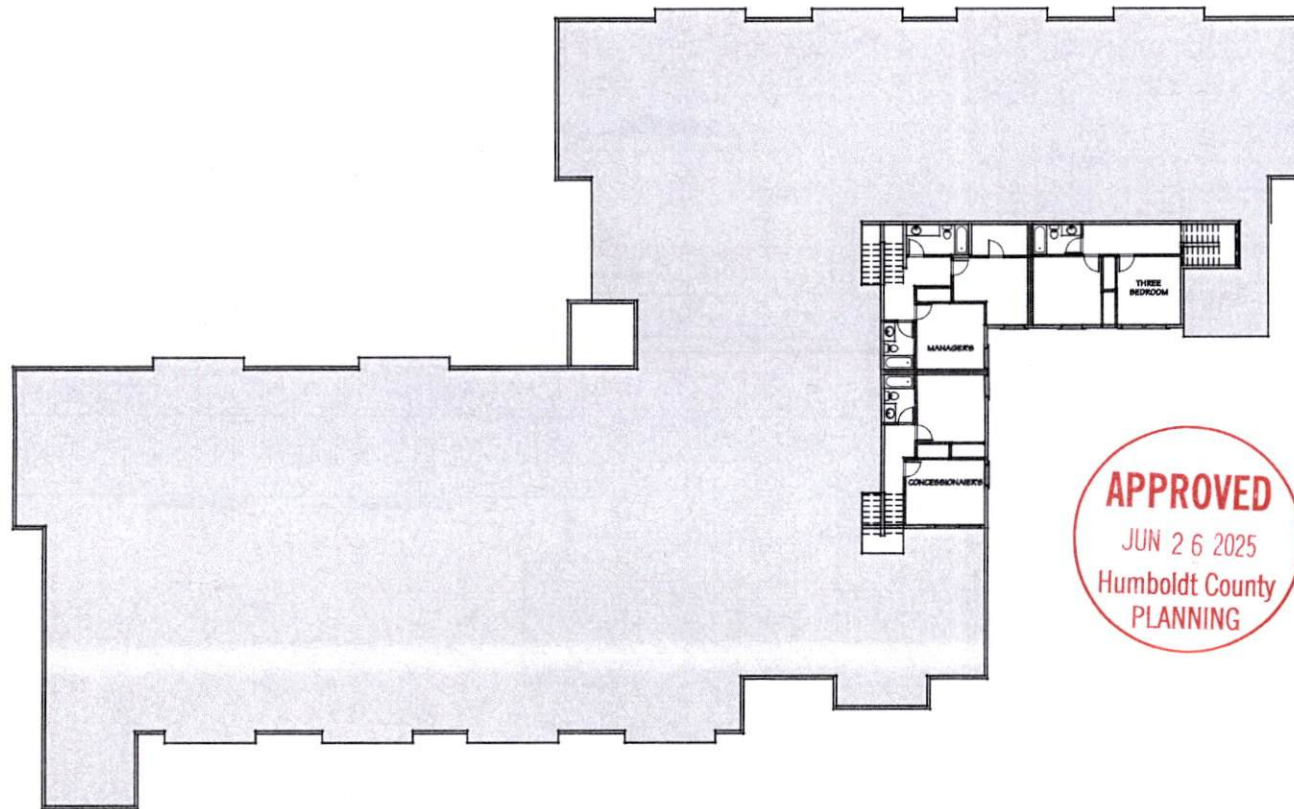


THIRD LEVEL, RESIDENTIAL FLOOR PLAN

3/20/25

17,900 S.F.

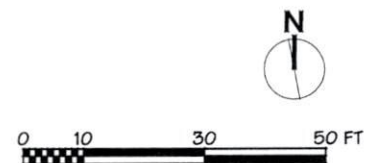


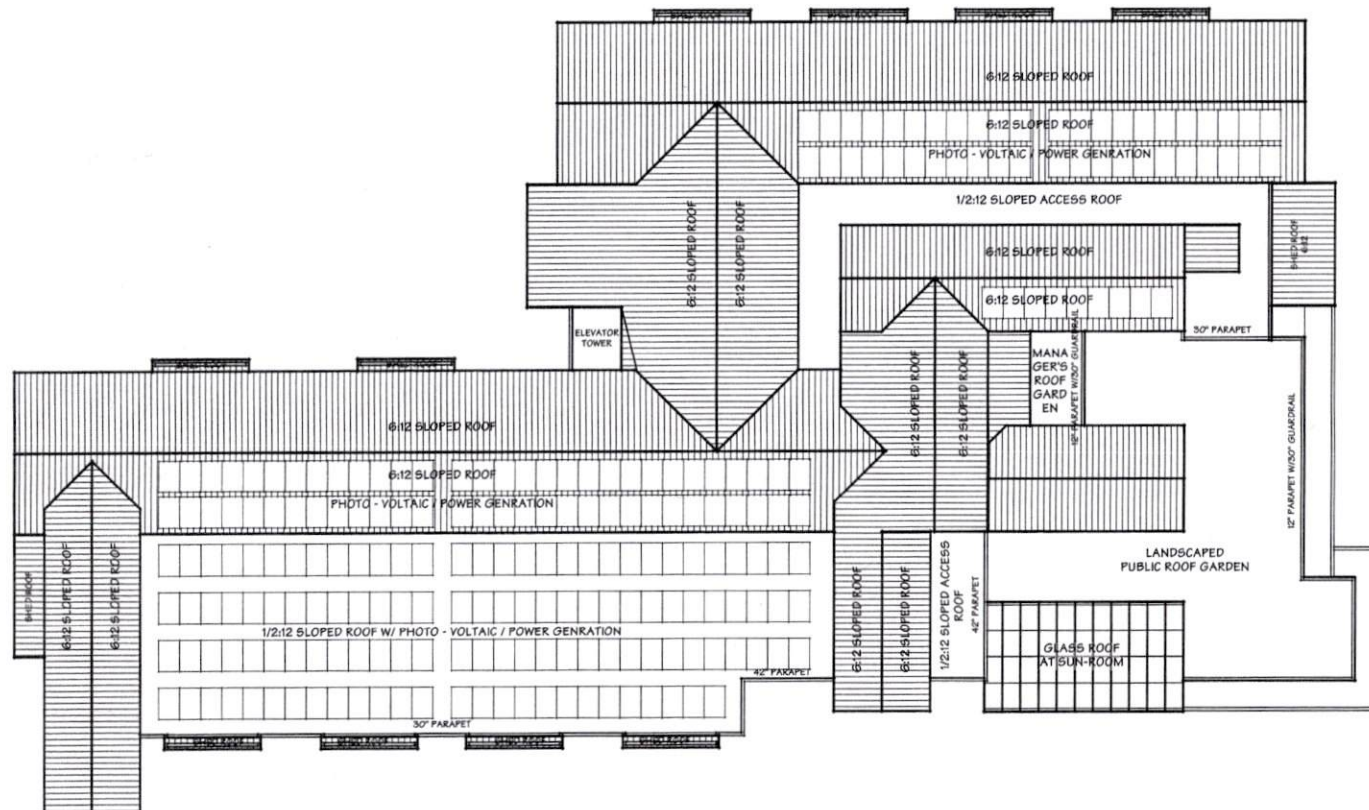


FOURTH LEVEL, RESIDENTIAL FLOOR PLAN

3/20/25

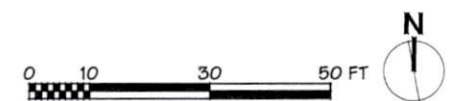
1,580 S.F.





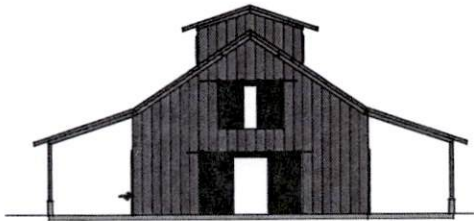
ROOF LEVEL PLAN

3/20/25

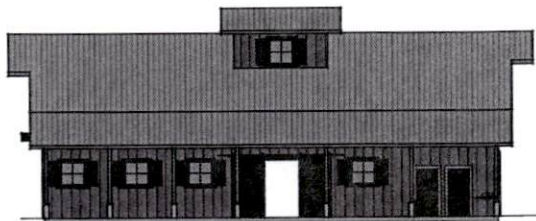




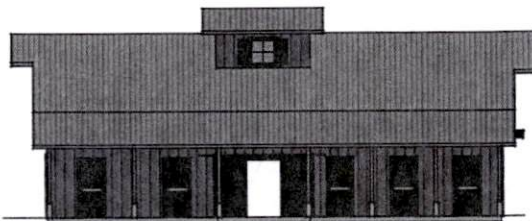
CROSS SECTION LOOKING SOUTH



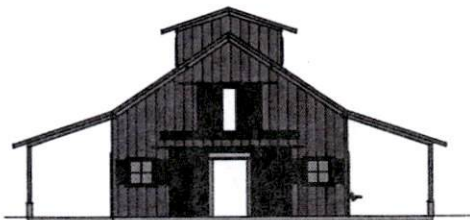
NORTH ELEVATION



EAST ELEVATION



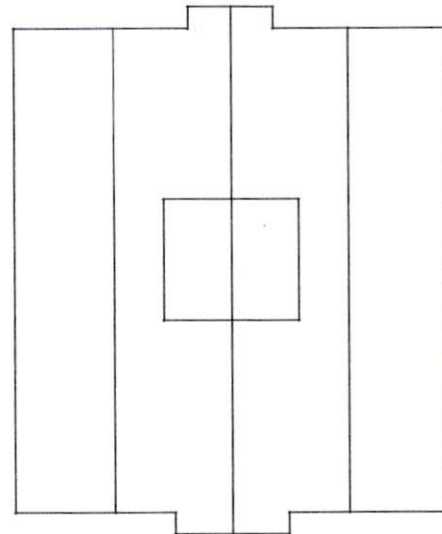
WEST ELEVATION



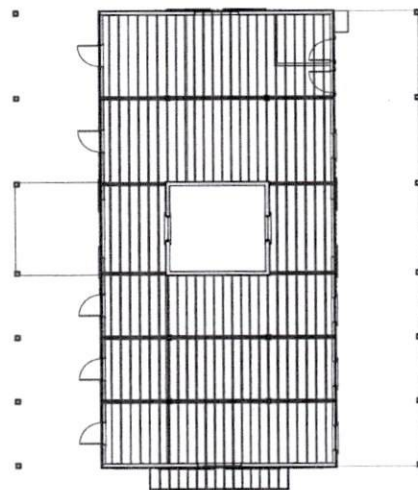
SOUTH ELEVATION



CROSS SECTION LOOKING NORTH

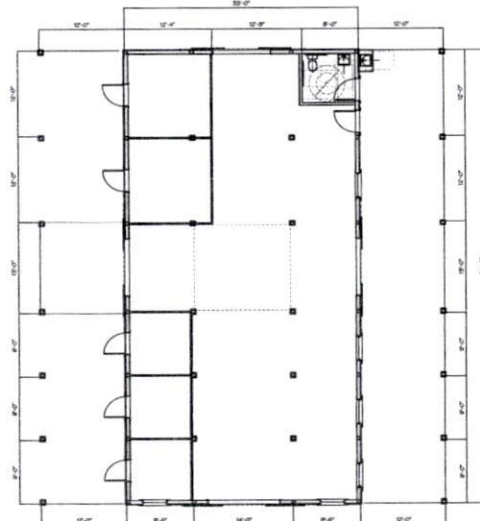


ROOF PLAN



LOFT PLAN

PROPOSED LOFT FLOOR AREA : 700 S.F. (a max. 1,440 S.F.)



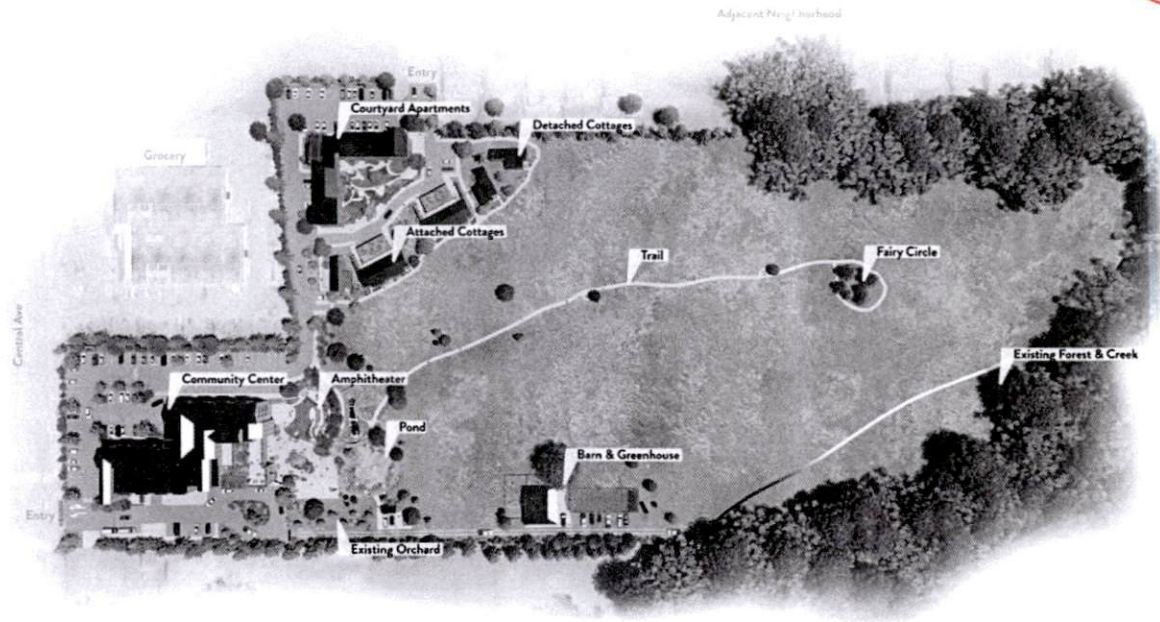
FLOOR PLAN

PROPOSED BARN FLOOR AREA : 2,112 S.F.
BARN COVERED AREA : 3,648 S.F.

SET FINISH FLOOR @ +123'



SITE PLAN



WE ARE UP AERIAL



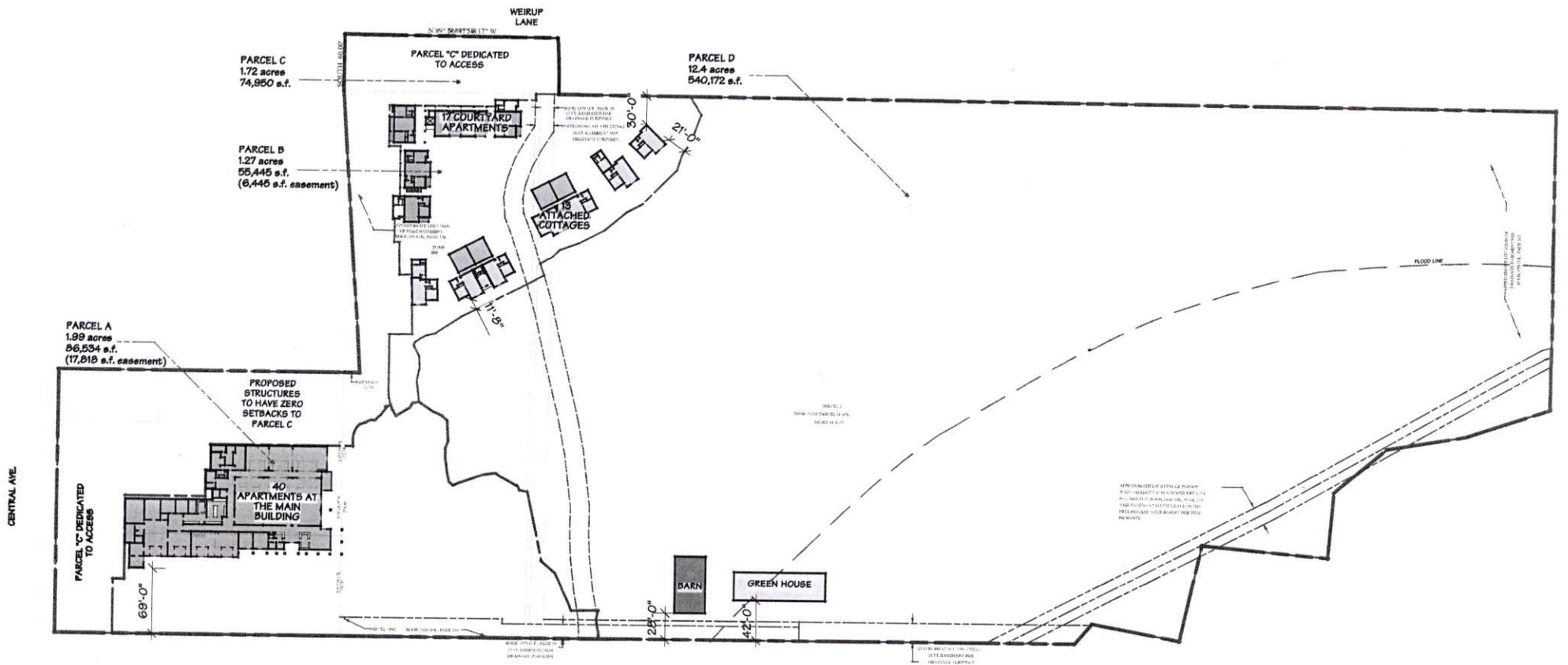
COMMUNITY PLAZA



COMMUNITY PLAZA



APPROVED
 JUN 26 2025
 Humboldt County
 PLANNING



LOT LINE ADJUSTMENT SITE PLAN

