

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: We Are Up Mixed-Use Planned Development Project

Lead Agency: Humboldt County Planning and Building Department

Contact Person: Rodney Yandell

Mailing Address: 3015 H Street

Phone: 707-268-3732

City: Eureka

Zip: CA

County: Humboldt

Project Location: County: Humboldt

City/Nearest Community: McKinleyville

Cross Streets: Central Ave. and School Rd.

Zip Code: 95519

Longitude/Latitude (degrees, minutes and seconds): 40 ° 55 ' 58 " N / -124 ° 05 ' 58 " W Total Acres: 17.58

Assessor's Parcel No.: 509-181-003, -005, -012, and -061

Section: 5

Twp.: 6N

Range: 1E

Base: Humboldt

Within 2 Miles: State Hwy #: 101, 200

Waterways: Mad River, Mill Creek, White Widow Creek, and Norton Creek

Airports: None

Railways: None

Schools: McKinleyville HS, Morris Elementary, McKinleyville MS

Document Type:

- CEQA: NOP
 Early Cons
 Neg Dec
 Mit Neg Dec

- Draft EIR
 Supplement/Subsequent EIR
 (Prior SCH No.) _____
 Other: _____

- NEPA: NOI
 EA
 Draft EIS
 FONSI

- Other: Joint Document
 Final Document
 Other: _____

Local Action Type:

- General Plan Update
 General Plan Amendment
 General Plan Element
 Community Plan

- Specific Plan
 Master Plan
 Planned Unit Development
 Site Plan

- Rezone
 Prezone
 Use Permit
 Land Division (Subdivision, etc.)

- Annexation
 Redevelopment
 Coastal Permit
 Other: _____

Development Type:

Residential: Units 70 Acres 1.26

Office: Sq.ft. _____ Acres _____ Employees _____

Commercial: Sq.ft. 20000 Acres .46 Employees 8

Industrial: Sq.ft. _____ Acres _____ Employees _____

Educational: _____

Recreational: _____

Water Facilities: Type _____ MGD _____

Transportation: Type _____

Mining: Mineral _____

Power: Type _____ MW _____

Waste Treatment: Type _____ MGD _____

Hazardous Waste: Type _____

Other: _____

Project Issues Discussed in Document:

- Aesthetic/Visual
 Agricultural Land
 Air Quality
 Archeological/Historical
 Biological Resources
 Coastal Zone
 Drainage/Absorption
 Economic/Jobs

- Fiscal
 Flood Plain/Flooding
 Forest Land/Fire Hazard
 Geologic/Seismic
 Minerals
 Noise
 Population/Housing Balance
 Public Services/Facilities

- Recreation/Parks
 Schools/Universities
 Septic Systems
 Sewer Capacity
 Soil Erosion/Compaction/Grading
 Solid Waste
 Toxic/Hazardous
 Traffic/Circulation

- Vegetation
 Water Quality
 Water Supply/Groundwater
 Wetland/Riparian
 Growth Inducement
 Land Use
 Cumulative Effects
 Other: _____

Present Land Use/Zoning/General Plan Designation:

Zoning: Community Commercial, Residential One-Family. General Plan: Commercial Services, Residential Medium Density, Residential Low Density.

Project Description: *(please use a separate page if necessary)*

The proposed Project would construct a new infill Mixed-Use Planned Development consisting of up to 70 residential units for seniors and individuals with disabilities, a four-story Mixed-Use Community Center, a greenhouse, garden space, orchard, recreation facilities, and walking trails at 1515 Central Ave, McKinleyville CA. The Project proposes construction of up to 70 total residential units to house approximately 100 to 120 occupants. The Community Center will host residential uses, retail use, and temporary uses, such as classes, trainings, meetings, community meals, and indoor and outdoor weddings. The primary outdoor grounds will be host to temporary uses as well. A total of 13,470 square feet of existing wetlands are proposed to be filled to accommodate the proposed development. To mitigate the loss of wetlands, 16,052 square feet of upland area is proposed to be converted to wetlands expanding the footprint of existing wetlands on the Project Site, shown on the Site Plan as "Wetland Mitigation Areas". The site is served water and sewer from the McKinleyville Community Services District. The project also includes a Lot Line Adjustment of four parcels to accommodate the proposed development.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans District # _____	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>1</u>
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # <u>1</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date November 26, 2024 Ending Date December 26, 2024

Lead Agency (Complete if applicable):

Consulting Firm: <u>Planwest Partners Inc.</u>	Applicant: <u>We Are Up - Mary Keehn</u>
Address: <u>670 9th Street, Suite 201</u>	Address: <u>144 Weirup Lane</u>
City/State/Zip: <u>Arcata, CA 95521</u>	City/State/Zip: <u>McKinleyville, CA 95519</u>
Contact: <u>Vanessa Blodgett</u>	Phone: <u>707-362-1111</u>
Phone: <u>707-825-8260</u>	

Signature of Lead Agency Representative:  Date: 11/18/2024

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.