



COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT

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NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT

Date: November 26, 2024

To: California State Clearinghouse
Humboldt County Clerk
Responsible and Trustee Agencies

CC: Interested Parties and Organizations

Lead Agency: County of Humboldt

Contact: Rodney Yandell, Senior Planner
Humboldt County Planning & Building Department
3015 H Street
Eureka, CA 95501

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

Review Period: November 26, 2024, to December 26, 2024.

NOTICE IS HEREBY GIVEN THAT the County of Humboldt (County) as lead agency under the California Environmental Quality Act (CEQA), has prepared this Notice of Preparation (NOP) of a Draft Environmental Impact Report (EIR) for the We Are Up Mixed-Use Planned Development Project (the Project). This NOP includes a description of the Project, Project location maps and site layout, and an overview of the reasonably foreseeable and potentially significant adverse environmental impacts of the Project that will be addressed in the EIR.

This NOP was prepared in accordance with CEQA Guidelines Section 15082 (Cal. Code Regs., tit. 14, § 15000 et seq.). According to that provision, the purpose of an NOP is to provide responsible and trustee agencies with sufficient information describing the Project and the potential environmental effects of the Project to enable the agencies to make a meaningful response regarding the information the agencies would like the lead agency to include in the Draft EIR. The County needs to know your agency's views as to the scope and content of the environmental information germane to your agency's statutory responsibilities in connection with the proposed Project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the Project. This NOP is also being provided to other interested parties, which are invited to provide their recommendations regarding the scope and content of the Draft EIR.

THE PURPOSE OF THIS NOTICE IS: (1) to solicit input no later than 30 days after receipt of this notice from responsible and trustee agencies, and interested individuals and groups, about the desired content and scope of the Draft EIR to be prepared by the County of Humboldt for the proposed Project; and (2) to announce a voluntary public scoping meeting for the proposed Project, to be held virtually on Wednesday, December 11, 2024 at 6:00 PM.

Please use the links below to join the meeting virtually via Zoom or by phone:

1. Zoom link: <https://us06web.zoom.us/j/83694117513>
2. Password: 734462
3. Call in via telephone at [1 (669) 900-6833]

30-DAY NOP REVIEW PERIOD: The NOP will be circulated for a 30-day review period from November 26, 2024, to December 26, 2024. Written comments should be submitted or postmarked no later than **5:00 p.m. on December 26, 2024**. Please indicate a contact person in your response and send your comments to:

Rodney Yandell, Senior Planner
Humboldt County Planning & Building Department
3015 H Street Eureka, CA 95501
ryandell@co.humboldt.ca.us

DOCUMENTS AVAILABLE FOR PUBLIC REVIEW: The NOP is also available for public review online at: <https://humboldt.gov/2347/Major-Projects>.

PROJECT LOCATION AND SETTING:

The proposed Project is located in the unincorporated Humboldt County community of McKinleyville, California. (See Figure 1.) McKinleyville is situated on the Pacific Coast, approximately 9 miles north of Eureka and 75 miles south of the Oregon border.

The Project would be located on approximately 17.58 contiguous acres east of Central Avenue between Bartow Road and Hideaway Court. The Project site is comprised of four Assessor's Parcel Numbers (APNs) which are generally described below:

APN	Street Address	Parcel Size (acres)	Existing Use
509-181-003	1551 Central Avenue	0.26	Vacant
509-181-012	1529 Central Avenue	1.01	Vacant (Five former structures tagged "Unsafe")
509-181-005	1515 Central Avenue	0.86	Single family and multifamily (duplex)
509-181-061	144 Weirup Lane	15.45	Multifamily (duplex); open space

The area surrounding the smaller parcels along Central Avenue is characterized as mixed-use development with a combination of single-family homes, duplexes and commercial buildings. The Mill Creek Shopping Center is directly across the street (Central Avenue). (Figure 1)

The larger Weirup Lane property is bordered by retail commercial development along its western boundary and a combination of single-family homes, multifamily apartments and the offices of the McKinleyville Community Services District (MCSD) to the north. To the east and to the south the property is bordered by Mill Creek which leads into a riparian forest with wetlands and scattered single-family homesites. (Figure 1.)

Terrain in the vicinity gradually slopes to the southeast toward Mill Creek. There is a 15- to 20-foot drainage easement bisecting APN 509-181-061 along a north-south axis for MCSD drainage purposes. The MCSD drainage pipe currently terminates near the center of the property. Also, a 15- to 20-foot MCSD sewer easement is located along the south and southeast portion of the parcel. The MCSD easement parallels the southern parcel boundary to the parcel midpoint before shifting south to follow Mill Creek.

The southeast portion of APN 509-181-061 is included in the mapped Federal Emergency Management Agency (FEMA) 100-year flood zone.

GENERAL PLAN LAND USE AND ZONING:

The Project site is located within the McKinleyville Community Planning Area, which specifies the Land Use and Zoning designations for the properties as shown in the table below:

APN	General Plan Land Use Designation	Zoning
509-181-003	CS – Commercial Services	C-2/N: Community Commercial with Noise Combining Zone
509-181-005	CS – Commercial Services	C-2/N, WR: Community Commercial with Noise and Streamside Management Areas and Wetlands Combining Zones
509-181-012	CS – Commercial Services	C-2/N, WR: Community Commercial with Noise and Streamside Management Areas and Wetlands Combining Zones
509-181-061	CS – Commercial Services for approximately 60 feet along the north property line RM – Residential Medium Density for approximately 100 feet along the west property line, and RL – Residential Low Density	C-2: Community Commercial for approximately 60 feet along the north property line R-1-WR: Residential One-Family with Streamside Management Areas and Wetlands Combining Zones

PROJECT DESCRIPTION:

The Project proposes the construction of a new infill mixed-use planned development consisting of residential housing units, a community center, a greenhouse, a barn, and installation of associated site improvements, including an access road, walking trails, outdoor recreation activities (e.g. badminton, basketball), related lighting, stormwater features, wetland creation, and riparian planting (See Figure 2). The Project intends 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, including people with intellectual disabilities, seniors, 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.

More specifically, the Project will include the following structures and related uses:

RESIDENTIAL UNITS: The Project proposes construction of not more than 70 units, each approximately 550 to 1,200 square feet (sf) in size, to house approximately 100 to 120 occupants. As shown in Table 1 below, the residential portion of the Project includes:

- **Community Center Units:** A maximum of 40 apartment units in the main Community Center building comprised of a mixture of studio, one-, two-, and three-bedroom units (see Table 1 below). 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.

- **Standalone Units:** A maximum of 14 Attached Cottages (approximately 13,000 sf total area) and 16 Courtyard Apartment units (approximately 22,000 sf total area) will be constructed on APNs 509-181-061 (Parcels B and C). The Attached Cottages and Courtyard Apartments will have an approximately equal mix of one- and two- bedroom units—i.e., the Attached Cottages will contain seven (7) one-bedroom units and seven (7) two-bedroom units; and the Courtyard Apartments will include eight (8) one-bedroom units and eight (8) two-bedroom units. All residential 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.

COMMUNITY CENTER: A Community Mixed Use Center (Community Center or Center) is proposed to be constructed on APN 509-181-005 and 509-181-012 (Parcel A). The Center would be four stories, 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). It will offer a mixture of community and residential uses as described in the following paragraphs.

Community Center Floors:

- **First Floor:** The First Floor of the Community Center is proposed to be approximately 20,000 sf, which includes a meeting room of approximately 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 of retail store space 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 below, 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, along with a 4,000-sf assembly/support room, a sunroom, and 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, plus laundry facilities, offices, and support spaces.

Table 1: Residential Unit Count (Upper Limit)

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

Community Center Uses:

- The first floor of the Community Center would be used by residents and 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. 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.

Community Center 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 Uses:* 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 smaller 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. This includes employees of the retail store and commercial kitchen. In addition, residents will be employed as needed and as they may desire.
- Solid waste handling: Compostable food waste (separated and composted on site), recyclable paper and typical household use products, and non-recyclable items will be picked up weekly by Humboldt Sanitation.
- 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 up to 12 bikes will be provided adjacent to the Community Center building and a protected bicycle storage room within the Center will hold an additional 12 bikes.

GREENHOUSE: 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 heating or cooling needs.

Greenhouse Uses:

- 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.

Greenhouse Operations:

- Hours/Days of Operation: The Greenhouse will be open seven (7) days a week 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.
- 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: Use of HAF fans may produce low indoor noise levels 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 USES: The Project will have an orchard, in ground and raised bed plantings 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. Unused plant material, animal feed and animal manure will be composted and used on site.

TEMPORARY ON-SITE USES: The following occasional uses are also proposed to occur on-site 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 On-Site Uses.

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

The Project Site will also 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.

Weddings / Special Events

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 must take place inside the Community Center. Guests may still gather and converse in the outdoor areas.

Outdoor Weddings / Special Events

The outdoor grounds of the Project Site will be available to host Outdoor Weddings or other similar Special Events. These events will primarily occur outdoors with supporting uses occurring inside the Community Center. 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 Events 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 maximum), with no more than six (6) Indoor and three (3) Outdoor Weddings/Special Events occurring per month (up to nine [9] events per month maximum).
- Days of the Week/Hours: Each Indoor and Outdoor Wedding/Special Event will be allowed to occur any day of the week between the hours of 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	Any event-related amplified music will comply with all decibel restrictions and limitations	Any event-related amplified music must take place inside the	Any event-related amplified music will comply with all decibel restrictions and limitations

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PRIMARY EVENTS			WEDDINGS & SPECIAL EVENTS	
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	Indoor Events	Outdoor Events	Indoor Events	Outdoor Events
<i>Restrictions (continued)</i>	decibel limitations recommended by the Project specific Noise Study.	recommended by the Project specific Noise Study.	Community Center and comply with the decibel limitations recommended by the Project specific Noise Study. The gate at the site's Weirup Lane exit must remain closed during event operations.	recommended by the Project specific Noise Study. The gate at the site's Weirup Lane exit must remain closed during event operations.

* 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.

ACCESSORY DEVELOPMENT: The following accessory developments are proposed to facilitate overall Project development and operation:

Lighting

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 at 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 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

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

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 on the proximity of the Project to existing developed areas, the levels of anticipated vehicle use, and other applicable factors.

Walking Paths, Trail, & Outdoor Recreation

Walking paths will be developed between residences, Community Center, Greenhouse, farm, and throughout property as shown on the Site Plan (Figure 2). Outdoor recreation activities developed near the Community Center as shown on the site plan may include badminton, volleyball, basketball and/or other similar activities.

Demolition of Existing Vacant & Unsafe Structures

The three vacant residential structures on APN 509-181-005 (1515 Central Avenue) and the vacant duplex and outbuildings on APN 509-181-061 (144 Weirup Lane) are proposed to remain until site work commences on the Community Center at which time they will be removed upon approval of a demolition permit from the Humboldt County Planning and Building Department. At the direction of the County's Planning and Build Department, five structures on APN 509-181-012 that were deemed "unsafe" and a potential danger to public health and safety were recently removed pursuant to a ministerial permit.

Lot Line Adjustment

A lot line adjustment is proposed to reconfigure the existing parcel lines to better accommodate the proposed uses and facilitate financing for the Project's affordable units and supportive services. The proposed parcels are shown on the site plan. A comparison of the existing and proposed parcels is shown in Table 3 below:

Table 3: Existing and Proposed Parcels Before and After the Lot Line Adjustment

Existing Parcel (APN)	Existing Street Address	Existing Parcel Size (acres)	Proposed Parcels	Proposed Parcel Size (acres)
509-181-003	1551 Central Avenue	0.135 acres	Parcel A	1.99 acres
509-181-012	1529 Central Avenue	1.06 acres	Parcel B	1.27 acres
509-181-005	1515 Central Avenue	0.735 acres	Parcel C	1.72 acres
509-181-061	144 Weirup Lane	15.45 acres	Parcel D	12.4 acres

Wetland Fill, Mitigation, Restoration, Riparian Plantings, Protective Fencing and Stormwater Treatment Facilities

A total of 13,470 square feet of existing wetlands, of which 1,290 square feet are single parameter wetlands and 12,180 are three parameter 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”. Also, riparian plantings are proposed to restore 6,174 square feet of riparian habitat on site adjacent to Mill Creek. Protective fencing is proposed along the restored and existing riparian area. Stormwater treatment facilities and bioswales are also proposed to minimize the drainage impacts from the new development.

Figure 1. Location Map

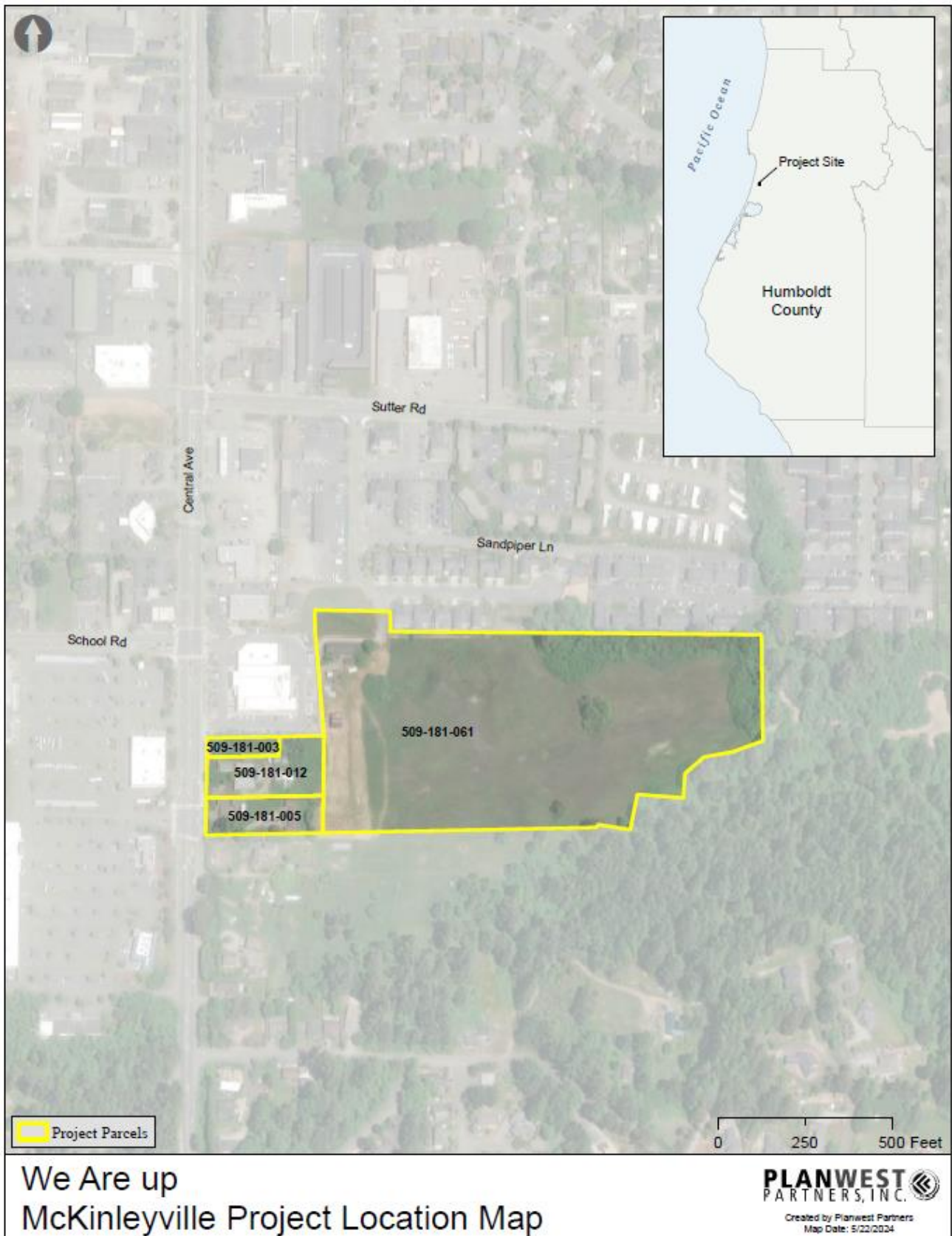


Figure 3. Detail of Proposed Parcel A

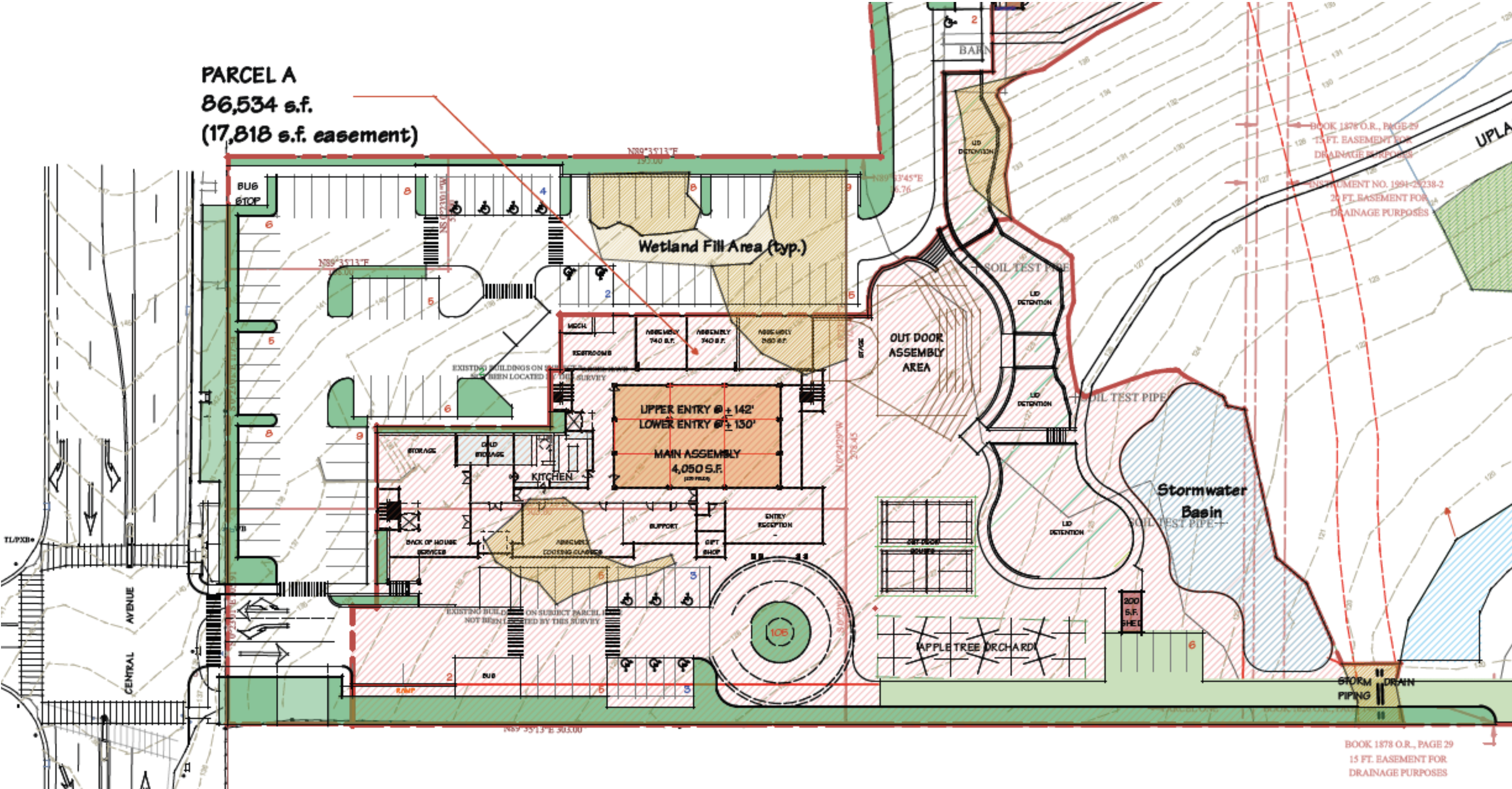


Figure 4. Detail of Proposed Parcel B



SUMMARY OF KEY ENVIRONMENTAL ISSUES TO BE ADDRESSED IN THE EIR

Consistent with Appendix G and Section 15064 of the CEQA Guidelines, the County anticipates that the EIR will contain the following chapters:

- Aesthetics
- Agriculture/Forestry
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazardous and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population /Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire

Each chapter of the EIR will include identification of the thresholds of significance, identification of project-level and cumulative impacts, and the development of mitigation measures and monitoring strategies, as required for each resource area. If the Project is not anticipated to significantly impact a potential resource, the analysis will explain why the impact is deemed less-than-significant and conclude the analysis. The EIR may also discuss and rely on the County General Plan as may be relevant. In addition to relevant County documents, project-specific technical studies are being prepared by technical experts.

The following paragraphs summarize the anticipated analyses that will be included in the EIR.

Aesthetics: The Aesthetics chapter of the EIR will summarize the existing regional and project area aesthetics and visual setting. To the extent applicable, the chapter will describe project-specific aesthetics issues such as scenic vistas, trees, historic buildings, existing visual character or quality of the project area, as well as light and glare. Pursuant to Appendix G of the CEQA Guidelines, the focus of the analysis concerning the project's effects on visual character or quality of the project site and its surroundings will be on whether the proposed project will substantially degrade the existing visual character or quality of public views of the site and its surroundings. The analysis would be based in part on photo simulations.

Agriculture and Forestry Resources: The Agricultural Resources chapter of the EIR will provide information in regard to the existing setting relative to agricultural and forestry resources on the project site and consider the thresholds set forth in Appendix G of the CEQA Guidelines to the extent applicable. Nearly all of the site is mapped with Arcata and Candymountain soils with two to nine percent (2–9%) slopes which are considered Farmland of Statewide Importance¹. The EIR will utilize the applicable County General Plan goals and policies for the thresholds of significance as they are relevant to the Project. If required, mitigation for significant adverse impacts on agricultural uses will also be identified.

Air Quality: The Project site is located in the North Coast Air Basin (air basin). The North Coast Unified Air Quality Management District (air district) has jurisdictional authority within the air basin. The proposed Project would generate criteria air pollutant emissions during demolition, construction and operation. This chapter of the EIR will address whether the Project would conflict with or obstruct implementation of the applicable air quality standards, result in a cumulatively considerable net increase of any criteria pollutant, and/or create air pollutant concentrations that could create risk for public health. The potential for the proposed Project to generate criteria air pollutants and toxic air contaminants with potential to cause significant impacts will be the focus of this analysis. Air emissions will be modeled and compared to thresholds of significance. As such, the air quality impact analysis will include a quantitative assessment of short-term (i.e., demolition and construction) and long-term (i.e., operational) increases of criteria air pollutant emissions of primary concern (i.e., ROG, NOX, and PM10). The project's cumulative contribution to regional air quality will also be discussed, based in part on the modeling conducted at the project level. The analysis will also address any potential odor impacts that may occur, as well as toxic air contaminant (TAC) emissions. With respect to odor impacts, the analysis will primarily be focused on the project site's inclusion of farm animals and whether the Project will have the potential to exacerbate odors.

Biological Resources: The Biological Resources chapter of the EIR will summarize the existing environmental setting and describe the potential effects of the Project on plant communities, oak woodlands, wildlife, and wetlands, including adverse effects on rare, endangered, candidate, sensitive, and other special-status species for the Project Site, as identified in Appendix G of the CEQA Guidelines. Effects associated with all on-site and off-site improvements will be included in the analysis. Analysis in the chapter will be based on technical studies prepared specifically for the proposed Project.

¹ <https://casoilresource.lawr.ucdavis.edu/gmap/> accessed July 17, 2024

Cultural Resources: The Project Site is located adjacent to Mill Creek, which could influence the potential that cultural resources are present. The potential for the Project to impact historic and unique archaeological resources will be assessed in a Cultural Resources Report and mitigation measures proposed as necessary.

Energy: The proposed Project will increase energy resources demand, primarily in the form of electricity and transportation fuels. The Energy chapter of the EIR will therefore evaluate whether the proposed Project could result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation. The discussion will also evaluate whether the proposed project would conflict with or obstruct a State or local plan for renewable energy. The chapter will review the County General Plan and code to identify energy-related measures that may be applicable to the proposed Project.

Geology and Soils: The Geology and Soils chapter of the EIR will summarize the setting and describe the potential effects, or lack thereof, from the Project relating to soil erosion, earthquakes, liquefaction, expansive/unstable soils, as well as identify any known paleontological resources or unique geological features within the project area. The chapter will also discuss the potential for significant disruptions to soil or changes in topography due to Project development. The chapter will be based primarily on existing site-specific geotechnical information. Existing state and local uniformly applied development standards that serve to reduce related hazards and impacts will also be included.

Greenhouse Gas (GHG) Emissions: The proposed Project will result in the generation of direct and indirect GHG emissions which will also be evaluated in the EIR. The most significant emissions are likely to be vehicle travel, with electricity and potentially natural gas use also being notable sources. The draft *Humboldt County Climate Action* plan will be used to streamline the review of GHG emissions impacts if the plan is adopted prior to the Draft EIR being released for public review. If not, the plan will be used as reference, but with guidance for evaluating GHG impact significance provided by the Bay Area Air Quality Management District in its *CEQA Thresholds for Evaluating the Significance of Climate Impacts from Land Use Projects and Plans* used as the basis for determining impact significance. Projected GHG emissions will be quantified using CalEEMod. Emissions reductions accruing to proposed specific actions identified in the project description will be evaluated. Feasible mitigation measures will be identified as required if GHG emissions are deemed significant.

Hazards and Hazardous Materials: The Hazards and Hazardous Materials chapter of the EIR will summarize the setting and describe any potential for existing or possible hazardous materials within the Project area, including but not limited to any lead or asbestos associated with the existing on-site structures, overhead/underground utility lines, or soil contamination associated with other sources. The chapter will also assess the potential for the proposed Project to create a significant hazard to the public or environment as noted in Appendix G of the CEQA Guidelines. Preliminary analysis shows that the Project site is not located on, or within one mile of a site listed in the DTSC EnviroStor database (DTSC 2024). The Project is also not located on a cleanup site as mapped in the GeoTracker database, though there are 17 closed sites within one mile of the Project, the closest being a Leaking Underground Storage Tank (LUST) approximately 500 ft north (McKinleyville CSD Sutter Road, T0602300166) (SWRCB 2022). The types of new development anticipated by the Project are not anticipated to be notable sources of hazardous materials risks. Uniformly applied state and County regulations designed to reduce the risk of hazardous materials release will be identified as serving the function of mitigating potential environmental impacts.

Hydrology and Water Quality: The Hydrology and Water Quality chapter of the EIR will summarize setting information and identify potential impacts on stormwater drainage, flooding, groundwater, and water quality, including stormwater runoff water quality. The Hydrology and Water Quality chapter will evaluate project-related increases in impervious surfaces and stormwater flows, increases in downstream flooding, and on-site facilities necessary to treat and possibility detain on-site runoff. In addition, the chapter will evaluate impacts associated with alteration of any 100-

year floodplain limits and existing drainage patterns. The chapter will primarily be based on a project-specific Preliminary Drainage Report, a 100-year floodplain hydraulic analysis, and a Storm Water Quality Plan.

Land Use and Planning: The Project Site is located within lands designated for residential and commercial uses by Humboldt County. The EIR will evaluate the proposed Project for consistency with existing local land use policies and regulations. The Land Use and Planning/Population and Housing chapter of the EIR will therefore evaluate the consistency of the proposed Project with all the relevant policies and regulations included in the County General Plan and County Code adopted for the purpose of avoiding or mitigating an environmental effect including, but not limited to CP-5 Level of Service Criteria. In addition, the chapter will include an evaluation of the potential for the project to induce substantial unplanned population growth in the area, either directly or indirectly (i.e., through extension of roads or other infrastructure). Additionally, the chapter will include a discussion of the County's affordable housing requirements, relying on information from the California Department of Finance and the County General Plan Housing Element.

Noise: The Noise chapter of the EIR will be based on a Project-specific Noise Study. The chapter will address potential noise impacts resulting from demolition, Project construction and operation, including existing and future traffic noise levels on the local roadway network. Noise-sensitive land uses or activities in the Project vicinity will be identified and ambient noise and vibration level measurements on, and in the vicinity of, the Project site will be conducted to quantify existing background noise and vibration levels for comparison to the predicted Project-generated levels and decibels. Noise exposure levels/decibels will then be compared to applicable significance criteria in the County General Plan Noise Element and CEQA. Feasible and appropriate mitigation measures to avoid or reduce adverse noise impacts will be identified, as needed.

Public Services and Utilities: The Public Services and Utilities chapter of the EIR will evaluate whether the proposed Project could increase demands upon local service providers (e.g., fire, police, schools). In accordance with Appendix G of the CEQA Guidelines, the focus of the analysis will be on whether the Project's demand would require physical alteration of, or need for new governmental facilities, in order to maintain acceptable service ratios, response times, or other performance objectives, the construction of which could cause significant environmental impacts. Additionally, the chapter will evaluate the proposed Project's increase in water supply demand and wastewater generation to determine whether the existing water and sewer infrastructure systems can accommodate demands from the proposed Project, or if system upgrades would be required. An evaluation of any proposed improvements will also be included in the chapter. The chapter will also evaluate the receiving landfill's capacity to accommodate the increase in solid waste associated with the proposed project. Electricity and natural gas service will also be addressed in the chapter. The chapter will be based on existing information from the County General Plan and information obtained from direct consultation with appropriate service providers, including, but not limited to, Humboldt County Sheriff's Office, Humboldt County Office of Emergency Services, Arcata Fire Protection District, Humboldt County Parks and Trails, Pacific Union School District, and Northern Humboldt Union High School District.

Recreation: The EIR will consider the proposed Project's potential effects on parks and other recreational facilities, if any. This analysis, along with others, may be included in a section identified as "Effects Not Found to be Significant." Section 15128 of the CEQA Guidelines, for example, states that an EIR shall contain a brief statement indicating the reasons that various possible significant effects of a project were determined not to be significant and were, therefore, not discussed in detail in the EIR. Accordingly, the Effects Not Found to be Significant chapter of the EIR will include abbreviated discussions of impacts determined not to be significant, including recreation.

Transportation: The Transportation chapter of the EIR will be based on a Transportation Impact Analysis (TIA) and local traffic report prepared specifically for the proposed Project. Impact determination for CEQA purposes will be based on vehicle miles traveled (VMT), consistent with CEQA Guidelines Section 15064.3,

which became effective statewide on July 1, 2020. The VMT analysis will be prepared consistent with relevant guidance regarding the analysis of VMT, including all the relevant policies and regulations included in the County General Plan and County Code adopted for the purpose of avoiding or mitigating an environmental effect including, but not limited to, General Plan Policy CP-5 Level of Service and the County's thresholds of significance for VMT analyses.

The proposed Project's impacts to alternative modes such as pedestrian, bicycle and transit facilities will be assessed based on their significance criteria contained in the adopted County guidelines. The EIR chapter will also include an analysis of the proposed project's potential impacts related to conflicting with applicable programs, policies, and ordinances addressing the circulation system, vehicle safety hazards, and emergency access. Feasible and appropriate mitigation measures to avoid or reduce adverse impacts will be identified, as needed.

Tribal Cultural Resources: The Tribal Cultural Resources chapter will describe the potential effects on tribal cultural resources from the buildout of the proposed Project. Prior to release of the Draft EIR, the County will comply with the provisions of AB 52, including Public Resources Code Section 21080.3.1.

Wildfire: The Wildfire chapter of the EIR will address the questions in Section XX – Wildfire, of Appendix G of the CEQA Guidelines. Specifically, the proposed Project will be evaluated to determine if the Project would substantially impair an adopted emergency response plan or emergency evacuation plan. In addition, the chapter will consider whether the proposed Project would exacerbate fire risk, as well as whether the project would expose people or structures to significant post-fire risks, including downslope or downstream flooding or landslides. Mapping prepared by the California Department of Forestry and Fire Protection (CAL FIRE) regarding fire hazard severity zones will be reviewed, and if necessary, the analysis will include consultation with CAL FIRE.

Effects Found Not to Be Significant: This section of the EIR will include brief analysis of environmental effects whose impacts are determined to be less than significant based on review of readily available information. At this time, it is anticipated that mineral resources, recreation and population and housing impacts will be less than significant. One or more environmental topics discussed above may be included in this section based on the outcome of their respective impact analyses. Data sufficient to support a determination of less than significant impact will be provided.

Statutorily Required Sections. Pursuant to CEQA Guidelines Section 21100(B)(5), the Statutorily Required Sections chapter of the EIR will address the potential for growth-inducing impacts of the proposed project, focusing on whether removal of any impediments to growth would occur with the proposed project. A summary of any significant and unavoidable impacts identified within the EIR will be included in this chapter, as well as a discussion of significant irreversible impacts. The chapter will generally describe the cumulative setting for the proposed Project; however, a detailed description of the subject-specific cumulative setting, as well as analysis of the potential cumulative impacts, will be included in each technical chapter of the EIR.

Alternatives: In accordance with Section 15126.6(a) of the CEQA Guidelines, the EIR will include an analysis of a range of alternatives, including a No Project Alternative as required. Consideration will be given to potential off-site locations consistent with CEQA Guidelines, Section 15126.6(f)(2), and such locations will be determined in consultation with County staff. If it is determined that an off-site alternative is not feasible or is unnecessary, the EIR will include a discussion describing why such a conclusion was reached. The Project alternatives will be selected when more information related to Project impacts is available in order to be designed to reduce significant project impacts. The chapter will also include a section of alternatives considered but dismissed, if necessary. The Alternatives Analysis chapter will describe the alternatives and identify the environmentally superior alternative. The alternatives will be analyzed at a level of detail less

than that of the proposed project; however, the analyses will include sufficient detail to allow a meaningful comparison of the impacts. Such details may include conceptual site plans for each alternative, basic quantitative traffic information (e.g., trip generation), as well as a table that will compare the features and the impacts of each alternative.

REQUESTED ENTITLEMENTS/ NECESSARY APPROVALS

The proposed Project requires the following County discretionary approvals, including certification of the EIR as adequate under CEQA:

- **Conditional Use Permit. (CUP):** The CUP will permit the Temporary Uses on the site including outdoor weddings and other community events (see Humboldt County Code, § 314-62.1). The CUP also authorizes the Project more broadly as a “quasi-public use” (see Humboldt County Code, §§ 314-85.1 and 314-152).
- **Planned Development Permit (PDP):** The PDP will authorize the proposed planned development aspects of the Project, including the multifamily and multiple single-family uses in the area zoned R-1, and the integrated commercial and residential uses across the various general plan designations/zones that apply to the site (see Humboldt County Code, § 314-31.1).
- **Special Permit (SP):** The Special Permit will authorize the proposed wetland setback modification, wetland fill, riparian planting and wetland mitigation and authorize proposed uses to occur within the mapped wetland/riparian protection area including a nature trail (see Humboldt County Code, § 314-38.3)

The proposed Project also requires County approval of a ministerial Lot Line Adjustment of parcel lines within the Project Site to better align the parcels with the proposed uses, and a ministerial demolition permit to remove three existing vacant residential structures on APN 509-181-005 before construction of the Community Center commences. As explained above, at the direction of the County’s Planning and Build Department, the five other structures on APN 509-181-012 that were deemed “unsafe” and a potential danger to public health and safety have already been removed pursuant to a ministerial permit.

The Project would also require the following approvals/permits from the following responsible agencies:

- Permit to Construct/Permit to Operate (AQMD).
- NPDES Construction General Permit (RWQCB).

The Project will also rely on the following approvals/permits:

- Section 404 Nationwide Permit (or Letter of Permission) (US Army Corps of Engineers).
- Section 401 Water Quality Certification (Regional Water Quality Control Board).