

To: County Clerk  
County of Humboldt

From: (Public Agency): County of Humboldt  
Planning and Building Department  
3015 H Street  
Eureka, CA 95501

Lead Agency (if different from above):

Planner: Steven Santos

Address:

Email: sasantos@co.humboldt.ca.us

Phone: 707-445-7541

Assessor Parcel Number(s): 509-181-003, 509-181-005, 509-181-012, 509-181-061

Record ID: PLN-2024-19020

Project Title: We Are Up, Inc., Planned Unit Development Permit, Conditional Use Permit, Special Permit, and Lot Line Adjustment

Project Applicant: We Are Up, Inc. 144 Weirup Lane McKinleyville CA 95519

Project Location - Specific: The project is in the McKinleyville area, on the east side of Central Avenue, approximately 400 feet south of the intersection of Central Avenue and School Road, on the properties known as 1515, 1529, and 1551 Central Avenue, and the property known as 144 Weirup Lane.

Project Location – City: Unincorporated – McKinleyville Area Project Location - County: Humboldt

Description of Nature, Purpose and Beneficiaries of Project: 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.

Name of Public Agency Approving Project: Humboldt County Planning Commission

Name of Person or Agency Carrying out Project: We Are Up, Inc.

Exempt Status: (check one):

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number:
- Statutory Exemptions. State code number: **15183(a)**

Reasons why project is exempt:

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.

Lead Agency Contact Person: Steven Santos, Senior Planner Telephone: (707) 445-7541

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project?  Yes  No

Signature: Steven Santos Date: June 27, 2025 Title: Senior Planner

Signed by Lead Agency  Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code. Date Received for filing at OPR: \_\_\_\_\_

Reference: Sections 21108, 21152, and 21152.1, Public Resources Code. Revised 2011