

NOTICE OF A PUBLIC HEARING OF THE CITY OF ARCATA PLANNING COMMISSION

SUBJECT: Arcata Community Health Center (Open Door) Planned Development and Design Review Permits located on a vacant parcel west of the Sunset and Foster Avenue intersection, Arcata; File # 189-068-PDP-DR. The project is scheduled for a public hearing of the Planning Commission on November 12, 2019, at 6:00 p.m., in the Arcata City Council Chambers, at 736 F Street, Arcata.

Project: Development and operation of a new 34,000 square foot, two story, health center with associated parking, lighting, signs, sidewalks and utility infrastructure on a vacant 1.8 acre parcel. The project proposes bus stop improvements at the Arcata Skate Park. Improvements to An off-site wetland mitigation area at Shay Park is proposed for impacts to on-site wetlands. In addition, a Development Agreement is considered for the project's proportional share of traffic improvement fees to fund future improvements at Foster Avenue/Alliance Road and Sunset Avenue/US 101 North/LK Wood Boulevard intersections. The Planning Commission will make project recommendations to the City Council for their final action. Additional public hearings before the Planning Commission and City Council are required prior to taking final action.

Location: Vacant parcel west of Sunset and Foster Avenue roundabout. Latitude: 40.87975; Longitude: -124.08595; Section 29 T6N, R1E

Assessor's Parcel Number: 505-121-031; (505-131-016 and 505-131-019 Shay Park); 505-051-025 (Arcata Skate Park)

Property Owner/Applicant: Open Door Community Health Centers

Date of application: June 7, 2019

File Number: 189-068- PDP-DR

Zoning: Public Facility with Planned Development and Wetland Protection Combining Zones (PF: PD; WPA)

General Plan: Public Facility (PF)

Coastal Zone: Not located in the Coastal Zone.

Environmental: An Initial Study and Notice of Preparation of an Environmental Impact Report were prepared pursuant to the California Environmental Quality Act (CEQA) for potential significant environmental effects related to traffic and wetland resources. A focused Draft Environmental Impact Report is being prepared and will be circulated when available.

NOTICE IS FURTHER GIVEN that the Planning Commission will consider public comment, and the entire public record on the project, prior to making any decision. All interested persons are encouraged to attend the hearing, which will include a time for public comment. Comment may also be made in advance in writing.

NOTICE IS FURTHER GIVEN that the information regarding the proposed project and environmental determination may be reviewed on the City's website: <http://www.cityofarcata.org/704/Major-Development-Projects> or at the Community Development Department at Arcata City Hall, 736 F Street, Arcata on weekdays between the hours of 9:00 a.m. and 5:00 p.m., or by phone: 707-825-2139. Contact person: Joe Mateer, Senior Planner.

NOTICE IS FURTHER GIVEN that this action is appealable to the City Council. In compliance with §9.76.030 of the City's Land Use Code, any aggrieved person who, in person, in writing, or by representative, informed the City of their concerns at or before the hearing or decision may appeal a final action by the review authority. Appeals must be filed within 10 business days following the date of the action by filing an appeal, along with the applicable fee.

NOTICE IS FURTHER GIVEN that, pursuant to §1094.5 of the California Code of Civil Procedure, "*If you challenge City action on a proposed project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the hearing body at, or prior to, the public hearing(s).*"