



**Notice of Availability of a
Draft Environmental Impact Report and
Notice of Public Hearing to Provide Comments on the Draft EIR**

The Draft Environmental Impact Report (DEIR) (SCH#2019080313) for the Arcata Community Health Center (Open Door) Project is now available for review. Public comment on this document is invited for a 45-day period extending from November 26, 2019, through January 13, 2020. More information is provided below.

Project Location: 1.8 acre 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. Off-site improvements, including wetland mitigation, trail/path, bus stop and proportional share of street improvements at Foster Avenue/Alliance Road and Sunset Avenue/US 101 North/LK Wood Boulevard intersections will occur on parcels: 505-131-016; 505-131-019; 505-051-025; and public rights of way.

Project Description: 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. As traffic-transportation mitigation, 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.

Application Type: Planned Development Permit and Design Review Permit.

Applicant and Property Owner: 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.

Significant Impacts: The Draft EIR identifies significant impacts to the following California Environmental Quality Act (CEQA) environmental issue areas: transportation-traffic, and wetland (biological). As described in the DEIR, many of these impacts can be fully mitigated, but the traffic-transportation impacts cannot and they would remain significant and unavoidable.

Document Availability: The Draft EIR and other project materials are now available for review and download on the City of Arcata website at www.cityofarcata.org under Major Development Projects "Open Door". Printed copies of the documents are available for public review at the following locations during normal business hours:

- Arcata City Hall, 736 F Street, Arcata, California
- Arcata Public Library, 500 7th Street, Arcata, California
- Humboldt State University Library – Humboldt Room, Arcata, California

Public Review Period for the Draft EIR: The review period set by the Arcata Community Development Department for review of the Draft EIR is 45 days.

Starting Date: November 26, 2019

Ending Date: January 13, 2020

Draft EIR Public Hearing: A public hearing is scheduled for the Arcata Planning Commission meeting on December 10, 2019, at 6:00 p.m. The purpose of the hearing is to solicit input and comments from public agencies and the general public on the Draft EIR for the Arcata Community Health Center (Open Door) Project. This hearing will be held at the City Council Chambers at Arcata City Hall, located at 736 F Street, Arcata, CA 95521.

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. There will be no transcription of oral comments at this public hearing or any subsequent hearings. Comments received will be summarized by staff for inclusion in the Final EIR. Those who wish to have their verbatim comments incorporated in the Final EIR must submit their comments in writing prior to the end of the public review period.

NOTICE IS FURTHER GIVEN that the information regarding the proposed project and environmental determination may be reviewed on the City's website at www.cityofarcata.org under Major Development Projects "Open Door" 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.

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).*"

If you have any questions regarding this notice please contact the City of Arcata Community Development Department - Joe Mateer, Senior Planner 707-825-2139, jmateer@cityofarcata.org with cc to kroberts@cityofarcata.org.

Meeting facilities are accessible to persons with disabilities. Request for accommodation should be made in advance by contacting the City Clerk at 707-822-5953.