



**NOTICE OF PUBLIC HEARING
CITY OF ARCATA CITY COUNCIL**

March 4, 2020, at 6:00 p.m. in the Council Chambers, 736 F Street.

Project Description: The City Council will consider approval of the Arcata Community Health Center (Open Door) project, including adoption of an Environmental Impact Report (EIR) and a Statement of Overriding Considerations. The project consists of the development of a health center with associated parking, lighting, signs, sidewalks and utility infrastructure on the 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 transportation mitigation, a Development Agreement is considered for the project's proportional share of transportation improvement fees to fund future improvements at Foster Ave/Alliance Rd and Sunset Ave/US 101 North/LK Wood Blvd intersections. The project includes a vacation of portions of Sunset Avenue public rights of way and will be presented by the Engineering Division in a separately noticed hearing. The Final EIR includes analysis of the project, mitigations, a mitigation and monitoring plan, and public comments received on the project. This project and the Final EIR were reviewed and recommended for Council approval at the February 11, 2020, Planning Commission hearing.

Application Type: A Planned Development Permit, Design Review Permit, and a Development Agreement.

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

Applicant / Property Owner: Open Door Community Health Centers.

File Number: 189-068 - PDP-DR.

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

General Plan: Public Facility

Coastal Status: Project is not located in the Coastal Zone.

Environmental: The project is subject to environmental review under the California Environmental Quality Act (CEQA). An EIR, Findings of Fact, and a Statement of Overriding Considerations have been prepared and circulated in accordance to the CEQA Guidelines. The project was found to have significant transportation impacts on the environment that are unavoidable. The project will require the adoption of a Statement of Overriding Considerations to approve the project.

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 St, Arcata on weekdays between the hours of 9:00 a.m. and 5:00 p.m. Contact the City of Arcata Community Development Department - Joe Mateer, Senior Planner 707-825-2139, jmateer@cityofarcata.org for further information.

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).*"

Mailed, published, and posted no later than: Wednesday, February 19, 2020