

NOTICE OF PREPARATION OF FOCUSED DRAFT ENVIRONMENTAL IMPACT REPORT

DATE: August 15, 2019
PROJECT TITLE: Arcata Community Health Center
PROJECT LOCATION: Sunset and Foster Avenues, Arcata, Humboldt County, California
LEAD AGENCY: City of Arcata

Project Summary

Open Door Community Health Centers (ODCHC) is proposing to construct a new consolidated health center (the “Arcata Community Health Center”) west of the intersection of Foster and Sunset Avenues in Arcata. The approximately 1.8 acre property, Assessor’s Parcel Number 505-121-031, is currently vacant. The City of Arcata land use designation is PF:PD, or Public Facility with a Planned Development Overlay.

The Arcata Community Health Center will replace and consolidate two existing medical health center sites in Arcata that both would require significant modernization to be brought up to current standards: the Humboldt Open Door Clinic (HODC) located at 770 10th Street and the North Country Clinic (NCC), located at 785 18th Street. HODC was ODCHC’s first health center; neither building was originally designed to function as a medical health center and both have aging infrastructure. The proposed facility will allow Open Door to provide services in a modern and efficient building, designed specifically for providing medical health services, and will also create the opportunity for re-use of two centrally-located lots in the heart of Arcata. The proposed facility will include two stories of occupied space (approximately 31,000 square feet) with an unoccupied basement/utility level (approximately 3,000 square feet). Additional details regarding the proposed facility are provided in the Initial Study.

Purpose of this Notice of Preparation

The City of Arcata will serve as lead agency under California Environmental Quality Act (CEQA) and an Initial Study has been prepared to analyze the proposed project. The Initial Study has identified the potential for significant environmental effects in certain resource areas; therefore, the City will prepare a focused environmental impact report (EIR) for the Project to satisfy the requirements of CEQA [Public Resources Code (PRC) Section 21000 et seq.].

In accordance with the California Code of Regulations (CCR) Section 15082, the City has prepared this Notice of Preparation (NOP) to inform agencies and interested parties that a focused EIR will be prepared for the proposed project. The purpose of the NOP is to provide sufficient information about the project and its potential environmental effects to allow agencies and interested individuals the opportunity to provide a meaningful response related to the scope and content of the EIR including mitigation measures that should be considered and alternatives that should be addressed [CCR Section 15082(b)]. The project location, description, and potential environmental effects are summarized herein. Additional details about the Project’s potential effects are included in the Initial Study which is available for public review at the City of Arcata Community Development Department, 736 F Street, Arcata, CA 95521; and electronically at: <https://www.cityofarcata.org/860/Open-Door>

Figure 1. Project Location



Possible Environmental Effects

Pursuant to CEQA and CCR Section 15084, the discussion of potential impacts on the environment in the EIR shall be focused on those impacts that the City has determined may be potentially significant. The proposed project consolidates two existing health centers by developing a new health center on a currently vacant site that is surrounded by development. The property was part of a former mill site that is now surrounded by development including: newly constructed apartments to the east, Foster Avenue extension to the South, Sunset/Foster Avenue round-about to the east, and single family residential development to the north. The City has determined that the project could result in potential environmental impacts in the following topic areas, which therefore will be further analyzed in the Focused EIR.

- **Biological Resources** – The proposed project will impact the entire project site, including mapped wetlands; therefore, potential biological resource impacts will be analyzed in the EIR.
- **Transportation / Traffic** –The project has the potential to increase vehicle delays at near-by intersections during certain times of day; therefore, potential transportation/traffic impacts will be analyzed in the EIR.

These issue areas will be discussed further in the Focused EIR, and where possible, feasible mitigation measures will be recommended to reduce any identified potentially significant and significant impacts.

Pursuant to CEQA, the discussion of potential effects on the environment is focused on those impacts that may be significant or potentially significant. CEQA allows a Lead Agency to limit the detail of discussion of the environmental effects that are not considered potentially significant [PRC Section 21100, CCR Sections 15126.2(a) and 15128]. Effects dismissed in the Initial Study as clearly insignificant and unlikely to occur need not be discussed further in the EIR unless the Lead Agency subsequently receives information inconsistent with the finding in the Initial Study (CCR Section 15143). Environmental issue areas scoped out of the Focused EIR will include an explanation of why these issues would not result in significant environmental effects and are not required to be evaluated further. Environmental issue areas that would be scoped out of the Focused EIR are listed below. Supporting evidence for this determination is provided in the Initial Study.

- Agricultural and Forestry Resources
- Air Quality
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire

Providing Comments

The NOP and Initial Study are available for public review at:

- City of Arcata, 736 F Street, Arcata, CA 95521
- And online at : <https://www.cityofarcata.org/860/Open-Door>

Agencies and interested parties may provide written comments on topics to be addressed in the Focused EIR. Comments must be received no later than 1:00 p.m. on September 20, 2019. Please send all comments to:

Joe Mateer, Senior Planner
City of Arcata – Community Development Department
736 F Street, Arcata, CA 95521
Phone: (707) 825-2139
Email: jmateer@cityofarcata.org

Property Report - Assessor's Parcel Number: 505-121-031



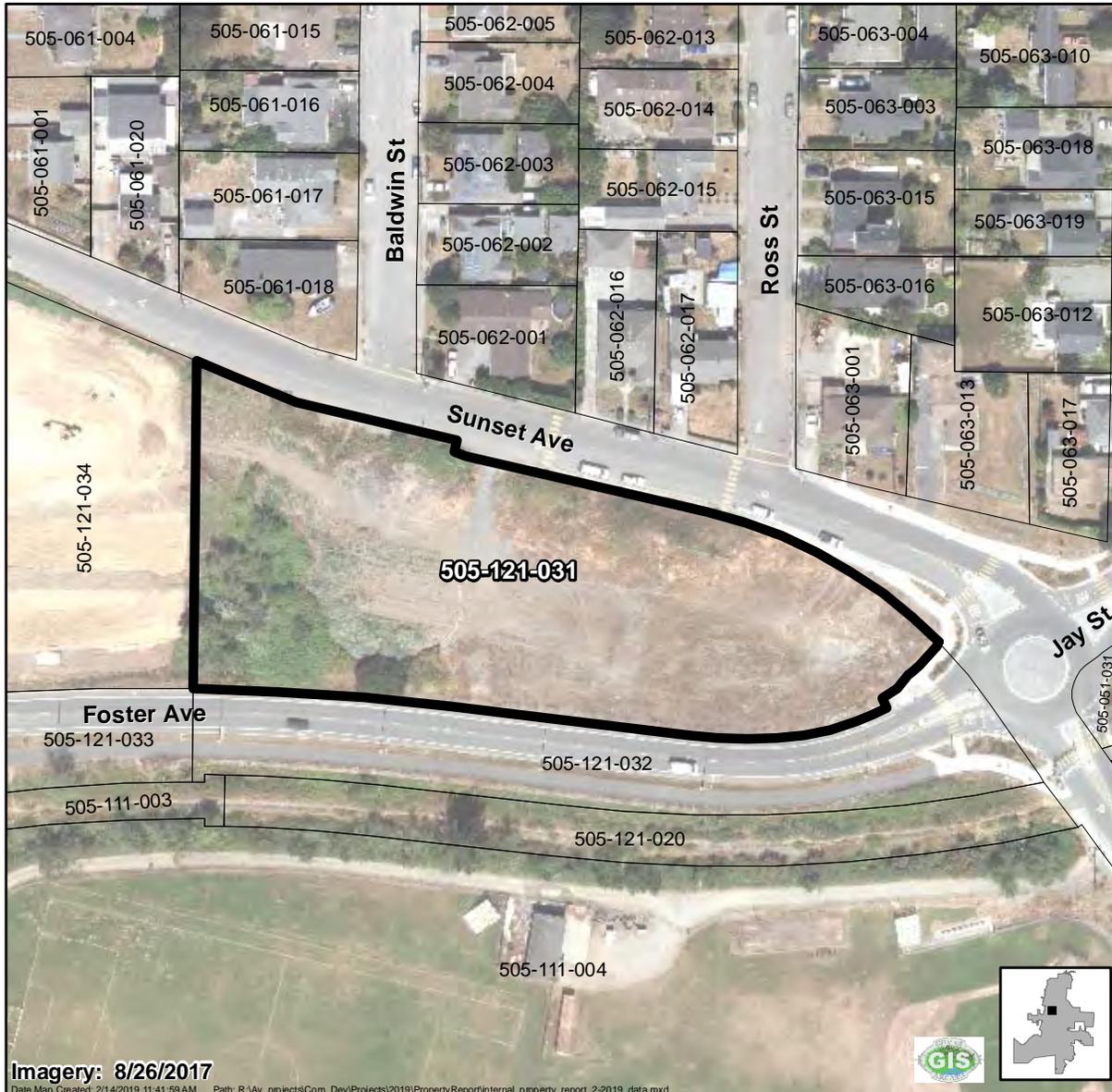
City of Arcata Community Development Department
 736 F Street, Arcata, Ca. 95521
 (707) 822-5955

Humboldt County Assessor Details

Parcel information date: 2/1/2019

Owner Name: Open Door Community Health Centers
 Mailing Address: 1275 8Th St, Arcata CA, 95521
 Site Address/City/Zip:
 Land Value: \$797,731.00
 Improvement Value: \$0.00
 Other Value: \$0.00
 Recorded Document: 2008R 27525
 Assessor Parcel Map Link: <http://co.humboldt.ca.us/assessor/maps/505-12.pdf>
 Use Code: 40
 Tax Rate Area: 1038
 Census Block: 400 Census Tract: 11.01

For parcel owner information please call:
 Humboldt County Assessor
 825 5th Street, Eureka, Ca 95501
 (707) 445-7663



Imagery: 8/26/2017

Date Map Created: 2/14/2019 11:41:59AM Path: R:\Av_projects\Com_Dev\Projects\2019\PropertyReport\Internal_property_report_2-2019_data.mxd

This map is for informational purposes only. The City of Arcata, including any employees and sub-contractors, makes no warranties, express or implied, as to the accuracy of the information contained in this map. The City of Arcata, including any employees and sub-contractors, disclaims liability for any and all damages which may arise due to errors in the map and the user's reliance thereon.



- ● Coastal Zone Boundary
- APN 505-121-031
- Parcel
- Creek

City of Arcata Property Details

Property Details

Latitude/Longitude: 40.87975 -124.08595
 Section/Township/Range: SECTION 29 T6N, R1E
 Parcel Size in Sq Ft (GIS Computed): 79,485.6
 Parcel Size in Acres (GIS Computed): 1.8
 Google Map Link:
<http://maps.google.com/maps?f=q&hl=en&geocode=&q=40.8797593987,-124.0860093&ie=UTF8&l-h&z=16&iwloc=addr>
 Sewer Lateral Certificate(as of 2/12/2019): No

Zoning

Arcata Land Use Code (LUC):
 Public Facility
 Arcata Coastal Land Use & Development Guide (CLUDG):
 N/A

General Plan Land Use

Inland - Arcata General Plan: Public Facility
 Coastal - Arcata General Plan: N/A

Special Resources/Hazards/Constraints Areas

Creamery District (:CD) Combining Zone: Out
 Historical Landmark (:HL) Combining Zone: None
 Homeless for Housing (:HH) Combining Zone: Out
 Cannabis Innovation Zone (:CIZ) Combining Zone: Out
 Neighborhood Conservation Area (:NCA): Out
 Planned Development (:PD) Combining Zone: Yes
 Plaza Area (:PA) Combining Zone: No
 Special Consideration (:SC) Combining Zone: :SCP
 Wetland/Stream (:WP/:SP) Combining Zone: None
 Alquist/Priolo Fault Zone: Out
 Coastal Zone Boundary: Out
 Categorical Exclusion Area: Out
 Creek Zone(Within 25' of creek): No
 Coastal Jurisdiction: Out
 FEMA Flood Zone (2017): Out
 Hillside Development: None
 Liquefaction: Moderate Liquefaction
 Matthews Dam Failure: Out
 Noise Contour: Yes
 Redevelopment Area: In
 Urban Services Boundary: In
 USFWS Wetlands: No
 Within 50' of Fault Zone: Out