

Sample Summary for Electronic Document Submittal

15 copies of this document may be included when a Lead Agency is submitting electronic copies of environmental impact reports, negative declarations, mitigated negative declarations, or notices of preparation to the SCH. The SCH will still accept other summaries, such as an EIR summary prepared pursuant to CEQA Guidelines Section 15123, attached to the electronic copies of the document.

SCH # _____

Lead Agency: City of Arcata

Project Title: Arcata Community Health Center

Project Location: Sunset and Foster Avenues, City of Arcata Humboldt County
City *County*

Please provide a Project Description (Proposed Actions, location, and/or consequences).

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.

Please identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

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

If applicable, please describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Traffic and parking impacts to neighboring residential neighborhood were raised by the public.

An area wide traffic analysis indicated the project would not have a significant impact on traffic based on Vehicles Miles Traveled (VMT) but there would be for Level of Service. During previous review of environmental impacts on an unrelated project the Arcata Planning Commission and City Council determined and EIR is required until the City adopts VMT thresholds and a traffic impact fee program.

Fill of small isolated wetlands are going to be mitigated on off-site, nearby City property.

Please provide a list of the responsible or trustee agencies for the project.

Army Corps of Engineers
Caltrans
Water Board
Fish and Game