

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Harris Medical Center Project

Lead Agency: City of Eureka

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Project Location: 272 Harries Street, Eureka
City

Humboldt
County

Project Description (Proposed actions, location, and/or consequences).

The Harris Medical Center Project involves changing the land use designation and zoning district of a 1.01-acre, former-church site from Low Density Residential/ Residential Low to Neighborhood Commercial/Henderson Center, and subsequent redevelopment of the site with residential and commercial uses. The site currently contains a vacant church building, accessory garage/storage buildings, a large parking lot, and a cell tower. Proposed development includes converting the existing church building into an urgent care facility, rural healthcare clinic, medical spa, and associated office space (with remodeling/demolition as necessary); constructing 8-10 dwelling units within two new two-story residential structures and up to two dwelling units within the existing church building; constructing ±1,600 sq. ft. of new commercial space for a café; and associated site improvements, including demolition of an existing garage building. The existing cell tower would not be modified, and would continue to operate as is.

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

The project would not significantly degrade the quality of the environment because the site has been extensively altered by prior development associated with the historical use of the property. Beyond the site being already developed, it does not contain environmentally-sensitive features or habitat for sensitive species. Potential impacts to biological, cultural, and tribal cultural resources resulting from a future redevelopment project are addressed in Section IV, Section V, and Section XVIII, respectively. In instances where the Proposed Project has the potential to result in direct or indirect adverse effects to human beings, including impacts to Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gases, Noise, and Tribal Cultural Resources, mitigation measures have been applied to reduce the impact to below a level of significance. With required implementation of mitigation measures identified in this document, construction and operation of the Proposed Project would not involve any activities that would result in environmental effects which would cause substantial adverse effects on human beings. Impacts would be less than significant with Mitigation Measures AQ-1, AQ-2, BIO-1, CUL-1, CUL-2, GEO-1, and NOI-1, and NOI-2 incorporated.

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

None.

Provide a list of the responsible or trustee agencies for the project.

None.