

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Harris Medical Center Project

Lead Agency: City of Eureka Contact Person: Caitlin Castellano, Senior Planner
 Mailing Address: 531 K Street Phone: 707-441-4160
 City: Eureka Zip: 95501 County: Humboldt

Project Location: County: Humboldt City/Nearest Community: Eureka
 Cross Streets: Harris Street between Williams and D Streets (272 Harris Street) Zip Code: 95503

Longitude/Latitude (degrees, minutes and seconds): 40 ° 46 ' 48.36 " N / 124 ° 9 ' 58.608 " W Total Acres: 1.01
 Assessor's Parcel No.: 010-261-012 Section: 34 Twp.: 51N Range: 1W Base: HBM
 Within 2 Miles: State Hwy #: 101 Waterways: Humboldt Bay
 Airports: _____ Railways: _____ Schools: Zoe Barnum H.S. & Pacific Charter

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

Development Type:

Residential: Units 8-12 Acres _____
 Office: Sq.ft. 5680 Acres _____ Employees 15 Transportation: Type _____
 Commercial: Sq.ft. 1600 Acres _____ Employees 24 Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational: _____ Waste Treatment: Type _____ MGD _____
 Recreational: _____ Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____

Present Land Use/Zoning/General Plan Designation:

Low Density Residential/ Residential Low, proposed to change to Neighborhood Commercial/ Henderson Center

Project Description: (please use a separate page if necessary)

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.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X". If you have already sent your document to the agency please denote that with an "S".

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| <input checked="" type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input checked="" type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # 1 | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # 1 |
| <input checked="" type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # 1 | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input checked="" type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | |
| <input checked="" type="checkbox"/> Health Services, Department of | Other: _____ |
| <input checked="" type="checkbox"/> Housing & Community Development | Other: _____ |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date September 9, 2024 Ending Date October 9, 2024

Lead Agency (Complete if applicable):

Consulting Firm: <u>Northpoint Consulting Group</u>	Applicant: <u>Dr. Deepak Stokes</u>
Address: <u>1117 Samoa Blvd.</u>	Address: <u>3200 Walford Ave.</u>
City/State/Zip: <u>Arcata, CA 95521</u>	City/State/Zip: <u>Eureka, CA 95503</u>
Contact: <u>Annje Dodd</u>	Phone: <u>707-496-1147</u>
Phone: <u>707-798-6438</u>	

Signature of Lead Agency Representative:  Date: 9/6/2024

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.