



COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT

NOTICE OF INTENT TO
ADOPT A MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that the County of Humboldt, as Lead Agency, in accordance with the State California Environmental Quality Act (CEQA) Guidelines intends to adopt a Mitigated Negative Declaration (finding of no significant adverse environmental effect) on the project described below. **This notification is to advise you that the Humboldt County Planning and Building Department will receive public comments on the proposed Mitigated Negative Declaration from April 11, 2025 to May 10, 2025.**

PROJECT TITLE: Walford Avenue Zone Reclassification and General Plan Text Amendment. APNs 017-015-034, 017-041-008.

APPLICANT: Dr. Deepak Stokes

PROJECT DESCRIPTION: A Zone Reclassification and General Plan Text Amendment. The Zone Reclassification would remove the Qualifying Combining Zone (“Qualifying Zone,” “Q-Zone”) which restricts all development to medical, dental and health related offices and facilities only. The Proposed Project would also require a General Plan text amendment to remove the Q-zone provision that is embedded in Section 2620.15 of the Eureka Community Plan, a component of the Humboldt County General Plan. No change to the principal zone or the General Plan land use designation is proposed. The Proposed Project would change the zoning designation as follows:

- Current Zoning: R-4*-Q (Apartment Professional) with medical-only Q-Zone restriction
- Proposed Zoning: R-4 B-1 (Apartment Professional, 6,000 sq ft minimum lot size)

PROJECT LOCATION: The project site is located in the Eureka area, on the East Side of Walford Avenue, approximately 50 feet from the intersection of Wilson Street and Walford Avenue, on the property known as 3200 Walford Ave.

ADDRESS WHERE COPIES OF THE PROPOSED MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY ARE AVAILABLE FOR REVIEW AND WHERE COMMENTS MAY BE MAILED:

Humboldt County Planning and Building Department
Attention: Cliff Johnson
3015 H Street
Eureka, CA 95501

The project and the proposed Mitigated Negative Declaration will be considered by the Humboldt

County Planning Commission and Board of Supervisors at future public hearings. A separate notice for these hearings will be provided pursuant to Humboldt County Code 312-8 et seq.

Specific questions regarding the proposed project and the draft Mitigated Negative Declaration may be directed to Cliff Johnson, Planning Manager at (707) 445-7541 or cjohnson@co.humboldt.ca.us.

April 11, 2025