

**RESOLUTION NO. 2024-**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EUREKA ADOPTING A MITIGATED NEGATIVE DECLARATION, MITIGATION MONITORING AND REPORTING PROGRAM, AND RESPONSE TO COMMENTS FOR THE HARRIS MEDICAL CENTER PROJECT AT 272 HARRIS STREET (APN 010-261-012)**

WHEREAS, the Applicant (Dr. Deepak Stokes) is proposing a General Plan Map Amendment and Zone Reclassification to change the land use designation and zoning district at a 1.01-acre former-church site located at 272 Harris Street (APN 010-261-012) (the site) from Low Density Residential (LDR)/Residential Low (R1) to Neighborhood Commercial (NC)/Henderson Center (HC) to allow for subsequent redevelopment of the site with residential and commercial uses (i.e. the Applicant's proposed Harris Medical Center Project); and

WHEREAS, the site currently contains a vacant church building, accessory garage/storage buildings, a large parking lot, and a cell tower; and, the existing cell tower would not be modified and would continue to operate as is if the amendments are approved; and

WHEREAS, the land use designation and zoning changes will allow the Applicant to construct the proposed Harris Medical Center at the site, which 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; and

WHEREAS, the entire proposed project including the General Plan Map Amendment and Zone Reclassification and subsequent development of the Harris Medical Center at the site, is subject to environmental review in accordance with the California Environmental Quality Act (CEQA); and

WHEREAS, an Initial Study (IS) Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) pursuant to the provision of CEQA have been prepared for the entire project (ED-24-0001) and reflect the City of Eureka's independent judgment and analysis; and

WHEREAS, the MND concludes that with mitigation, no substantial adverse environmental impact will result from the proposed project; and

WHEREAS, the IS/MND (State Clearinghouse [SCH] No. 2024090215) and Notice of Intent to Adopt (NOI) a Mitigated Negative Declaration were posted for review and comment in accordance with the provisions of CEQA from September 9, 2024 to October 9, 2024; and

WHEREAS, the City received two comment letters on the IS/MND in response to the mailed NOI related to construction noise and traffic, and the submitted comments and the response to comments are contained in the Response to Comments document; and

WHEREAS, on November 13, 2024, following the public hearing where no public comments were received, the Planning Commission of the City of Eureka considered the IS/MND, MMRP, and Response to Comments for the entire project pursuant to CEQA Guidelines §15074(a), and then, by a vote of 5 to 0, adopted Resolution No. 2024-21 making the required findings and recommending the City Council approve the proposed General Plan Map Amendment and Zone Reclassification at 272 Harris Street (APN 010-261-012); and

WHEREAS, the City Council of the City of Eureka held a duly noticed public hearing at City Hall in the City of Eureka on December 3, 2024 at 6:00 p.m. via Zoom and in person in the Council Chamber, to consider the entire project; and

WHEREAS, the City Council of the City of Eureka has reviewed the IS/MND, MMRP and Response to Comments for the entire project, and on the basis of the whole record, and after due consideration of all testimony, evidence, and reports offered at the public hearings, does hereby find and determine that there is no substantial evidence that the project will have any significant effects on the environment with implementation of the mitigation measures included in the MMRP; and

WHEREAS, the documents and other material which constitute the record of proceedings upon which the City Council's decision is based are maintained at City Hall of the City of Eureka by Development Services - Planning, 531 K Street, Eureka, CA.

NOW THEREFORE, BE IT RESOLVED that the City Council of the City of Eureka does hereby adopt the Mitigated Negative Declaration, Mitigation Monitoring and Reporting Program and Response to Comments for the Harris Medical Center Project.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Eureka in the County of Humboldt, State of California, on the 3<sup>rd</sup> day of December, 2024 by the following vote:

AYES: COUNCILMEMBERS  
NOES: COUNCILMEMBERS  
ABSENT: COUNCILMEMBERS

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Kim Bergel, Mayor of the City of Eureka

*Attest:*

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Pamela J. Powell, City Clerk

*Approved as to Administration:*

*Approved as to form:*

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Miles Slattery, City Manager

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Autumn Luna, City Attorney