

Notice of Preparation

Notice of Preparation

To: State Clearinghouse
1400 Tenth Street
Sacramento, CA 95814
(Address)

From: City of Arcata
736 F Street
Arcata, CA 95521
(Address)

Subject: Notice of Preparation of a Draft Environmental Impact Report

City of Arcata will be the Lead Agency and will prepare an environmental impact report for the project identified below. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project.

The project description, location, and the potential environmental effects are contained in the attached materials. A copy of the Initial Study (is is not) attached.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date but not later than 30 days after receipt of this notice.

Please send your response to Kelsey Fletterick, Planner II at the address shown above. We will need the name for a contact person in your agency.

Project Title: Rogers Garage Affordable Housing Community

Project Applicant, if any: Danco Communities

Date 1/5/2026

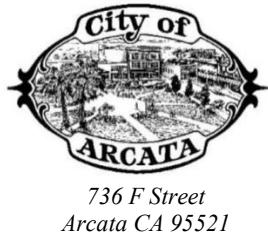
Signature



Title Associate Planner

Telephone (707)825-2135

Reference: California Code of Regulations, Title 14, (CEQA Guidelines) Sections 15082(a), 15103, 15375.



<i>City Manager</i> 707-822-5953	<i>Police</i> 707-822-2428	<i>Recreation</i> 707-822-7091
<i>Community Development</i> 707-822-5955	<i>Finance</i> 707-822-5951	<i>Transportation</i> 707-822-3775
<i>Environmental Services</i> <i>Streets/Utilities</i> 707-822-5957	<i>Environmental Services</i> <i>Community Services</i> 707-822-8184	<i>Building & Engineering</i> 707-825-2128

January 5, 2026

NOTICE OF PREPARATION AND SCOPING MEETING

Rogers Garage Affordable Housing Community Project Environmental Impact Report

Project Title: Rogers Garage Affordable Housing Community

Project Applicant: Danco Communities

Project Location: 1622 & 1632 Old Arcata Road, Arcata, CA 95524

Lead Agency: City of Arcata

Purpose of this Notice of Preparation

The City of Arcata will serve as Lead Agency under California Environmental Quality Act (CEQA) and based on site conditions and scope, the City is choosing to prepare a Focused Environmental Impact Report (EIR) for the Rogers Garage Affordable Housing Community Project (project) to satisfy the requirements of CEQA [Public Resources Code (PRC) Section 21000 et seq.].

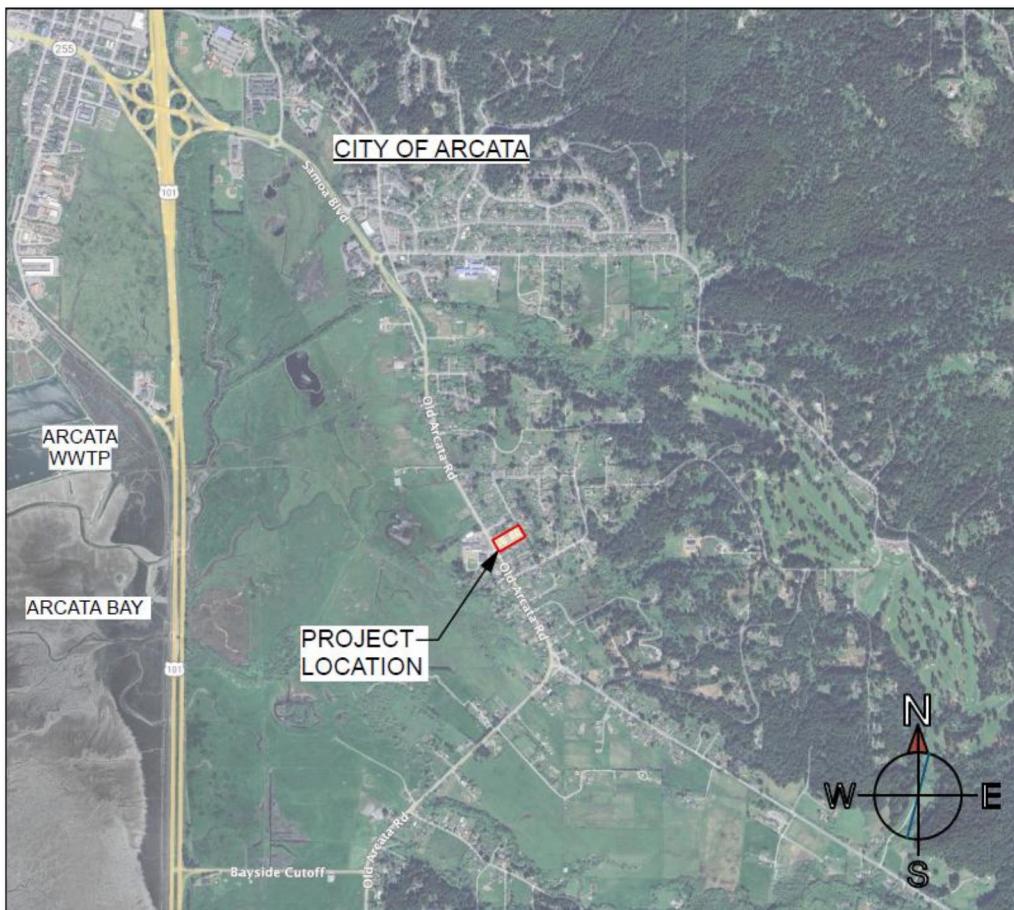
In accordance with the California Code of Regulations (CCR) Section 15082, the City has prepared this Notice of Preparation (NOP) to inform agencies and interested parties that a Focused EIR will be prepared for the proposed project. The purpose of the NOP is to provide sufficient information about the project and its potential environmental effects to allow agencies and interested individuals the opportunity to provide a meaningful response related to the scope and content of the EIR including mitigation measures that should be considered and alternatives that should be addressed [CCR Section 15082(b)]. The project location, description, and potential environmental effects are summarized herein.

Project Summary

The proposed project is a forty-five dwelling unit mixed-use affordable housing project located within the City of Arcata on Assessor's Parcel Numbers (APNs) 500-191-002 and -020, at 1622 and 1632 Old Arcata Road (see Figure 1 below for a project site and vicinity map). The site is zoned Commercial-Mixed (C-M) and is located outside of the Coastal Zone. The site is currently developed with three existing, vacant buildings and one shed that are proposed to be demolished and replaced with four new buildings, including one mixed-use building at the frontage of Old Arcata Road. The site was historically used as a full-service garage with fueling and maintenance operations, and previous site investigations have discovered associated contaminants in the soils on-site that will require additional site testing and treatment. A recent wetland delineation has identified roughly 0.05 acre of perennial emergent wetland along the southern property boundary of APN 500-191-020.

Project Location

Figure 1: Site and Vicinity Map



EIR Scope

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 EIR (including the Initial Study that will be included as an appendix to the EIR) will address all environmental topics listed below. Topics that are highlighted in **bold** below are anticipated to be included for full analysis in the EIR:

- Aesthetics
- Agriculture and Forestry Resources
- **Air Quality**
- **Biological Resources**
- **Cultural Resources**
- Energy
- **Geology and Soils**
- **Greenhouse Gas Emissions**
- **Hazards and Hazardous Materials**
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- **Noise**
- Population and Housing
- Public Services
- Recreation
- Transportation and Circulation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildlife

These bold issue areas listed above 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, that is to be appended to the Focused EIR, as clearly insignificant and unlikely to occur, need not be discussed further in the EIR unless the Lead Agency subsequently receives information inconsistent with the finding in the Initial Study (CCR Section 15143). Environmental issue areas scoped out of the Focused EIR will include an explanation of why these issues would not result in significant environmental effects and are not required to be evaluated further.

Scoping Meeting

A Public Scoping Meeting will be held in-person on January 26th, 2026, from 5:30 p.m. to 8:00 p.m. The meeting will be held at the Humboldt Unitarian Universalist Fellowship, located at 24 Fellowship Way, Bayside, CA 95524.

Public Scoping Period

The NOP will be available for public review at:

- The Community Development Department, City of Arcata, 736 F Street, Arcata, CA 95521
- Online at: <https://www.cityofarcata.org/705/Major-Development-Projects>

Agencies and interested parties may provide written comments on topics to be addressed in the Focused EIR. Please send all comments to:

Kelsey Fletterick, Planner II
City of Arcata – Community Development Department
736 F Street, Arcata, CA 95521
Phone: 707-825-2135
Email: Kfletterick@cityofarcata.org

As specified by the CEQA Guidelines, the NOP will be circulated for a 30-day review period. The public scoping period is from January 5, 2026, through February 4, 2026. Comments on the NOP are due no later than the closure of the 30-day review period at 5:00 p.m. on February 4, 2026.