

Hofweber, Tom

From: p farnham [pfarnham2002@yahoo.com]
Sent: Friday, March 09, 2007 10:55 AM
To: Hofweber, Tom
Subject: General Plan Update

tom,

I just got an email from Mr Salzman about the upcoming Energy Alternatives to the County General Plan. I have some thoughts about two projects that I am very familiar with that should certainly get addressed in the Energy and Land Use parts of the County General Plan.

One aspect of planning that should be added to the County General Plan is the zoning and infrastructure to encourage centralization of public facilities like Community Colleges, and so called Regional Shopping Centers. I happen to be aware of the fact that there is a serious proposal to create a rebuilt campus for the College of the Redwoods on the same site where it now exists and that Fortuna is moving full steam ahead on the WalMart SuperCenter complex idea for the Palco lumber mill site in th city of Fortuna.

Both of these projects defy any sense of overall Green Planning. The C R site seemed appropriate in the 1960s when gas was cheap and Global Warming, etc was just beginning to be mentioned. We now know it is riddled with small earthquake caused cracks, making it very difficult to site buildings and making construction costs sore.

Everyone has to drive to the campus or take the bus, costing the students over 4 million dollars a year to get out there according to a survey done by the students themselves and I'm sure that they didn't include enviromental costs or their own time spent in their cars. A centrally located Community College would have its facilities used by all sorts of community groups and create a real center for learning and community. As it is the campus is a ghost town on Fridays, Saturdays and Sundays as well as the late afternoon and nights the rest of the week.

The Fortuna MegaStore project - clearly favored by the City Council at this point dreams of 10,000s of shoppers driving from throughout Humboldt County to Fortuna on a weekly basis to do nearly all there retail buying. I've done some rough figuring and can show that the average roundtrip from the actual geographical population center of the County would cost the driver at least \$30 in driving expenses above what they would spent to shop locally and an hour of their time as well as contribute at least 40 additional lbs of CO2 to the atmosphere. The combined effect on air pollution would be about the same as building another small gas fired power plant.

In Conclusion, the County can create a general plan that discourages this irresponsible sprawl and begins to consolidate the public service centers in the

center of the population instead of on the outskirts
and the future will be grateful for it.

I hope you can use some of these ideas. Please feel
free to contact me if you would like any additional
information.

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Design)
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