



PLANNING DIVISION
COMMUNITY DEVELOPMENT SERVICES

COUNTY OF HUMBOLDT

3015 H STREET

EUREKA, CALIF. 95501-4484 PHONE (707) 445-7541

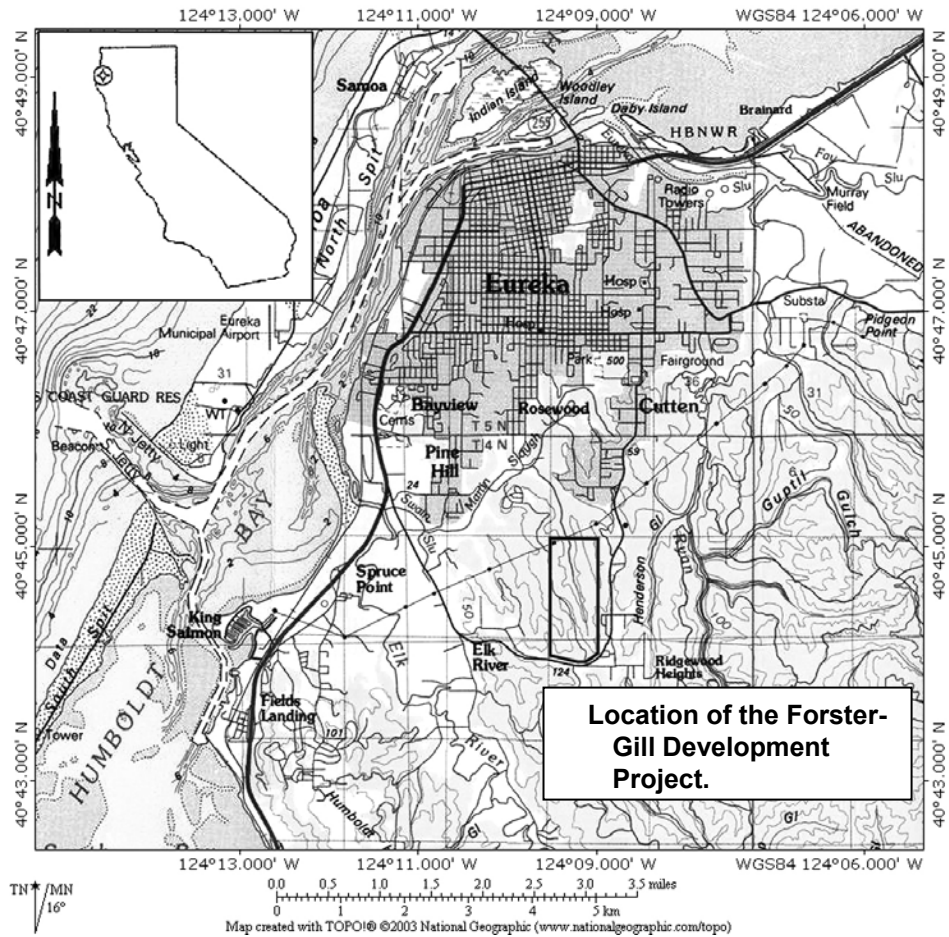
Public Information Session

Forster-Gill Development Project
February 5, 2007

Recommended Meeting Practices

- Listen to Planning Staff and Consultant presentations
- Seek clarification where uncertainty exists
- Make sure that your concerns are identified for the record

Project Location



Regional Setting



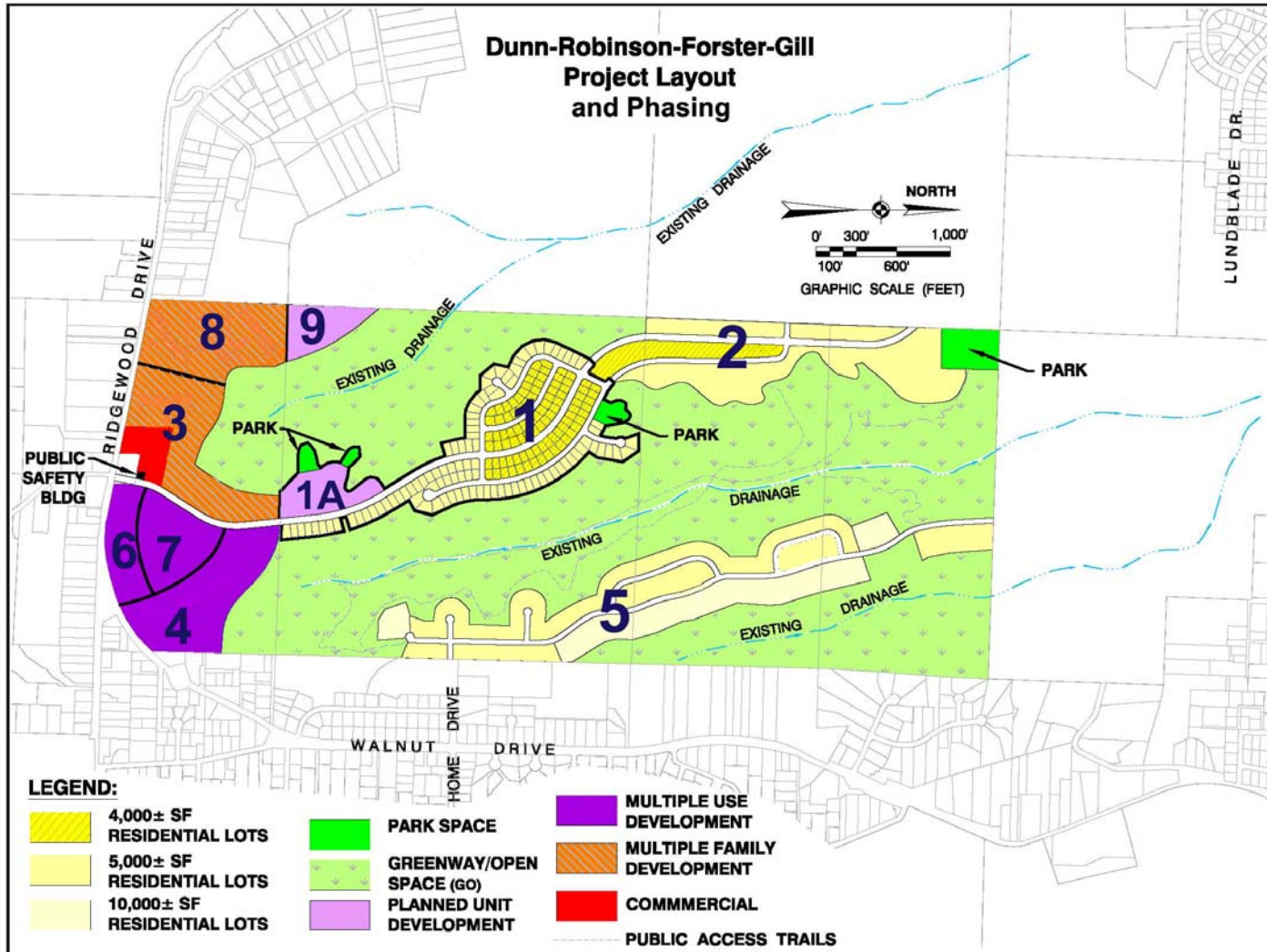
Project Identified

- Multi-phase subdivision of four existing parcels with a total area of 386 acres
- The Phase I Planned Unit Development (PUD) element will allow \pm 197 residential single-family lots that will be smaller than the 6,000 square-foot (sf) size normally consistent with the existing zoning (lots will be 4,000 – 5,000 sf in size)
- \pm 4.6-acre parcel for a future common interest development utilizing a density maximum of 16 units per acre
- The remaining \pm 350 acres of the project site will, under the proposal, be allocated as follows:
 - 11 parcels of various acreages will be subdivided under future project phases,
 - 10 parcels that sum to a total area of \pm 220 acres will be left in open space, and
 - a small public safety parcel will be created near Ridgewood Drive

Humboldt County Land Use Review Process

- What the General Plan currently allows
- What the application submitted to the County includes
- Steps in the County land use review process
- Where we are now in the process
- What will happen as the process moves forward

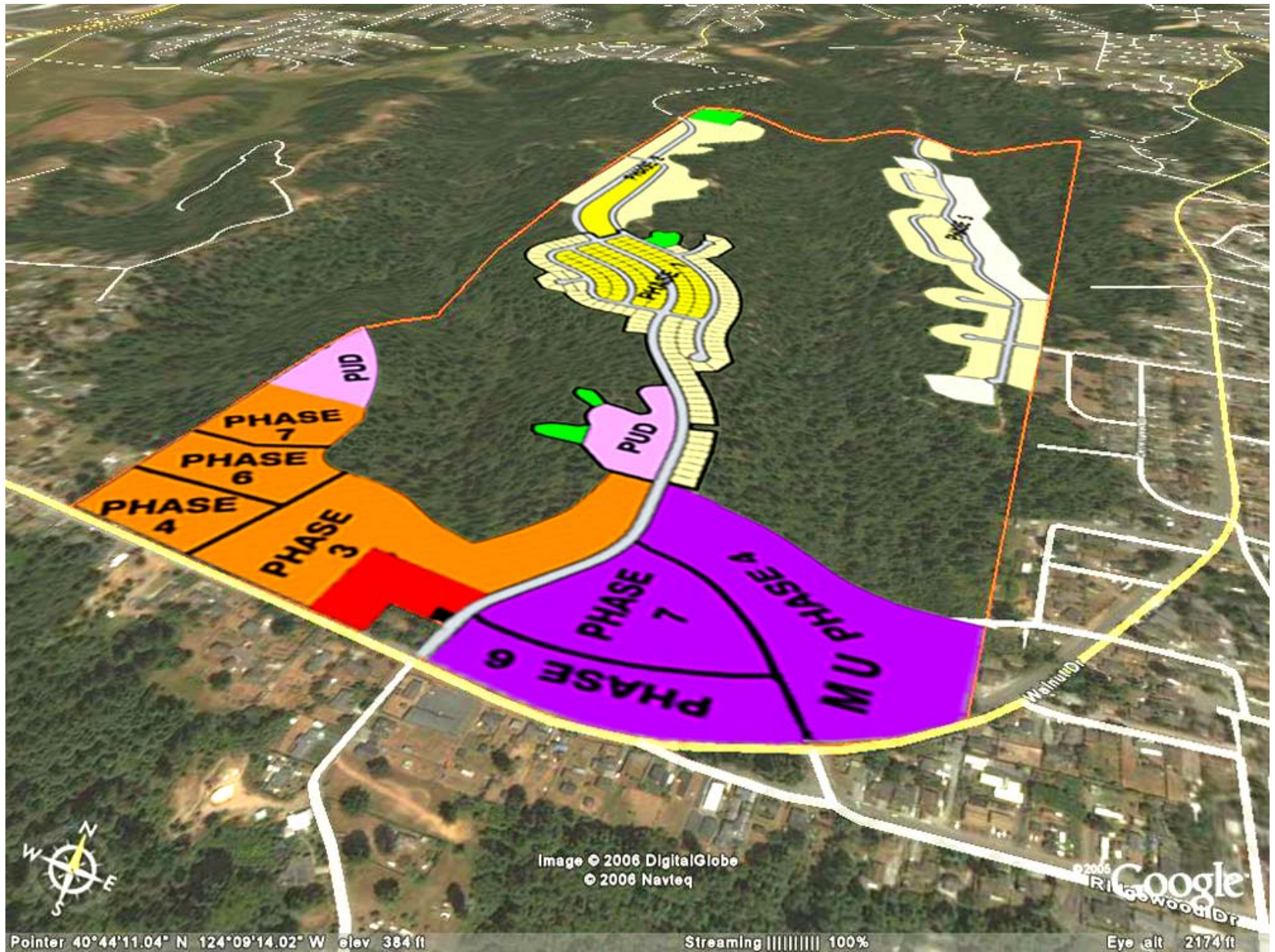
Overall Phasing Diagram



Development Timing and Elements

Phase	Year Initiated	Primary Use	Residential Units	Commercial Space (Square Feet)
1	2008	Single-family Residential	193	00
1A	2008	Multi-family Residential (Common-interest/PUD)	73	00
2	2009	Single-family Residential	200	00
3	2010	Multi-family Residential / Commercial (market)	275	60,000
4	2011	Mixed Use/Commercial (retail/office)	70	200,000
5	2012	Single-family Residential	234	00
6	2013	Mixed Use/Commercial (retail/office)	95	33,000
7	2014	Mixed Use/Commercial (retail/office)	120	34,000
8	2015	Multi-family Residential	182	00
9	2015	Multi-family Residential (Common-interest/PUD)	00 (Reserved)	00
Total			1442	327,000





Pointer 40°44'11.04" N 124°09'14.02" W elev 384 ft

Image © 2006 DigitalGlobe
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Streaming ||||| 100%

Eye alt 2174 ft

EIR Process

- Identify potentially significant environmental concerns
- Identify potentially significant land use concerns, including traffic and neighborhood compatibility
- Identify mitigation measures

EIR Schedule

*Note – this Schedule will be amended as necessary

Milestone	Week	Date
<i>County Issues NOP (actual date)</i>	2	29 Dec 06
<i>Response Period for NOP Closes (actual date)</i>	6	29 Jan 07
<i>Administrative Draft EIR Delivered to County Planning Department</i>	20	01 May 07
<i>Staff Review and Comment on Administrative Draft EIR</i>	23	21 May 07
<i>Modification of Administrative Draft EIR to Reflect County Comments</i>	26	15 Jun 07
<i>Public Draft EIR Distributed</i>	27	22 Jun 07
<i>Close of Public Review Period for DEIR</i>	34	10 Aug 07
<i>Final EIR Delivered to County Planning Department</i>	38	07 Sep 07

Mitigation Measures

- County must identify measures that avoid or reduce the significance of each identified impact
- Primary test of a mitigation measure to be included in EIR is its “feasibility,” which considers both physical and economic criteria
- County may certify an EIR and approve a proposed project even if all impacts are not fully mitigated to less-than-significant levels
- County must enact a monitoring program to ensure that mitigation measures adopted for a proposed project are implemented

Alternatives that will be Considered

- “No Project” (defined in CEQA law as the development that would be authorized under adopted planning documents)
- An alternative that would comply with City of Eureka development standards, which would be a lower-density alternative; this would be required should the project site be annexed to the City of Eureka

Known Environmental Concerns

- Land Uses Authorized for Project Site
- Development Density/Intensity/Timing
- Traffic and Circulation
- Wastewater Services
- Drainage, Water Quality, and Flooding
- Sensitive Species and Habitat

Land Use and Density Issues

- Existing General Plan authorizes 940 residential units
- Proposed project ultimately proposes:
 - 1442 residential units
 - 327,000 sf of commercial/office space
- Proposed project includes a Development Agreement that would commit land to the proposed uses without allowing future changes

Traffic and Circulation Issues

- Circulation impacts were a significant regional environmental concern when the existing Eureka Community Plan was adopted by the County in the mid-1990s
- Existing traffic impact mitigation approach (identified for Martin Slough Project) incorporates City/County approach to identify needed projects and collect traffic impact fees
- EIR will address traffic through two-phased approach, using a recently developed regional circulation model

Wastewater Services

- Two issues:
 - Best use of alternative connections for existing collection system operations and needed future improvements
 - Intergovernmental agreements addressing Elk River Treatment Plant capacity and similar development-related issues

Drainage, Water Quality, and Flooding Issues

- The Martin Slough valley has a known history of flooding, exacerbated by prior development in uplands, which may not be possible to mitigate
- Increased development is associated with adverse water quality impacts from stormwater runoff
- Increased development alters watershed hydrology, with impacts to fish (including state- and federally listed coho salmon), wetlands, riparian habitat, and aquatic ecosystems

Sensitive Species Issues



- Site is currently forested, and provides habitat for “sensitive” wildlife:
 - Spotted Owl
 - Osprey
- Site includes parts of three stream sub-basins that may provide habitat for:
 - Coho Salmon

Other Potential Issues

- Possible impacts because of geotechnical concerns
- Possible impacts to culturally significant resources
- Possible impacts to schools
- Possible impacts to fire protection services in project area
- Possible air quality impacts in a “non-attainment” area
- Possible impacts because of old mill on site

Other Potential Issues

Open discussion and identification of other potentially significant effects that could result from the proposed project