Notice of Preparation

To:	State Clearinghouse (Agency)
	1400 Tenth Street, Suite 212 (Address)
	Sacramento, CA 95814

Please see the attached distribution list for Agencies sent a copy of the NOP.

Subject: Notice of Preparation of a Draft Environmental Impact Report

Lead Agency:		**Consulting Firm (If applicable):**	
Agency Name	City of Eureka	Firm Name	ESA
Street Address	531 "K" Street	Street Address	225 Bush Street, Suite 1700
City/State/Zip	Eureka, CA 95501	City/State/Zip	San Francisco, CA 94104
Contact	Sidnie L. Olson	Contact	David Full or Jamie Schmidt

The City of Eureka will be 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 and location are contained in the attached materials.

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 Sidnie L. Olson at the address shown above; or at the email address shown below. We will need the name for a contact person in your agency.

Project Title: Marina Center Mixed-Use Project EIR

Project Location: Eureka (City (nearest)) Humboldt (County)

Project Description: (brief)

The proposed project would construct a mixed-use development on the site that would include approximately 333,700 sq. ft. of Retail/Service/Furniture/Restaurants; 28,000 sq. ft. of Nurseries/Garden; 104,000 sq. ft. of Office; 12,500 sq. ft. of Restaurant; 40 Multi-Family Residential dwelling units; 12,000 sq. ft. of Museum; and 36,000 sq. ft. of Light Industrial use. . The new buildings would be between one- and four-stories. The project would include about 1,647 parking spaces, including about 310 spaces in a 3 level parking structure. The project would also include extensions of 2nd Street and 4th Street to serve the site and would provide vehicular access from Broadway or Washington Streets. The project would also include the construction of a landscaped pedestrian and bicycle path parallel to Waterfront Drive.

Date	April 3, 2006	Signature	Sidnie L Olson
		Title	Senior Planner
		Telephone	(707) 441-4265
		email	**solson@ci.eureka.ca.gov**

PROJECT LOCATION AND SITE DESCRIPTION

The City of Eureka is a charter city with a population of about 26,380 located on Humboldt Bay, approximately 300 miles north of San Francisco and 100 miles south of the Oregon border. Initially founded in the spring of 1850, the City of Eureka was incorporated through a special act of the state legislature on April 18, 1856. The community was reincorporated as a City on February 19, 1874 and received a charter on February 8, 1895. As the county seat for the 572 square mile Humboldt County, Eureka is the center of business and government; the major industries include agriculture, fishing and tourism. The City is bordered on the west and north by Humboldt Bay and on the east and south by unincorporated Humboldt County. The average July maximum temperature is 61.6°F and the average January maximum temperature is 54.3°F. The average July minimum temperature is 52.3°F and the average January minimum temperature is 41.5°F. The average annual precipitation is 39.0 inches; the average annual snowfall is 0.3 inches.

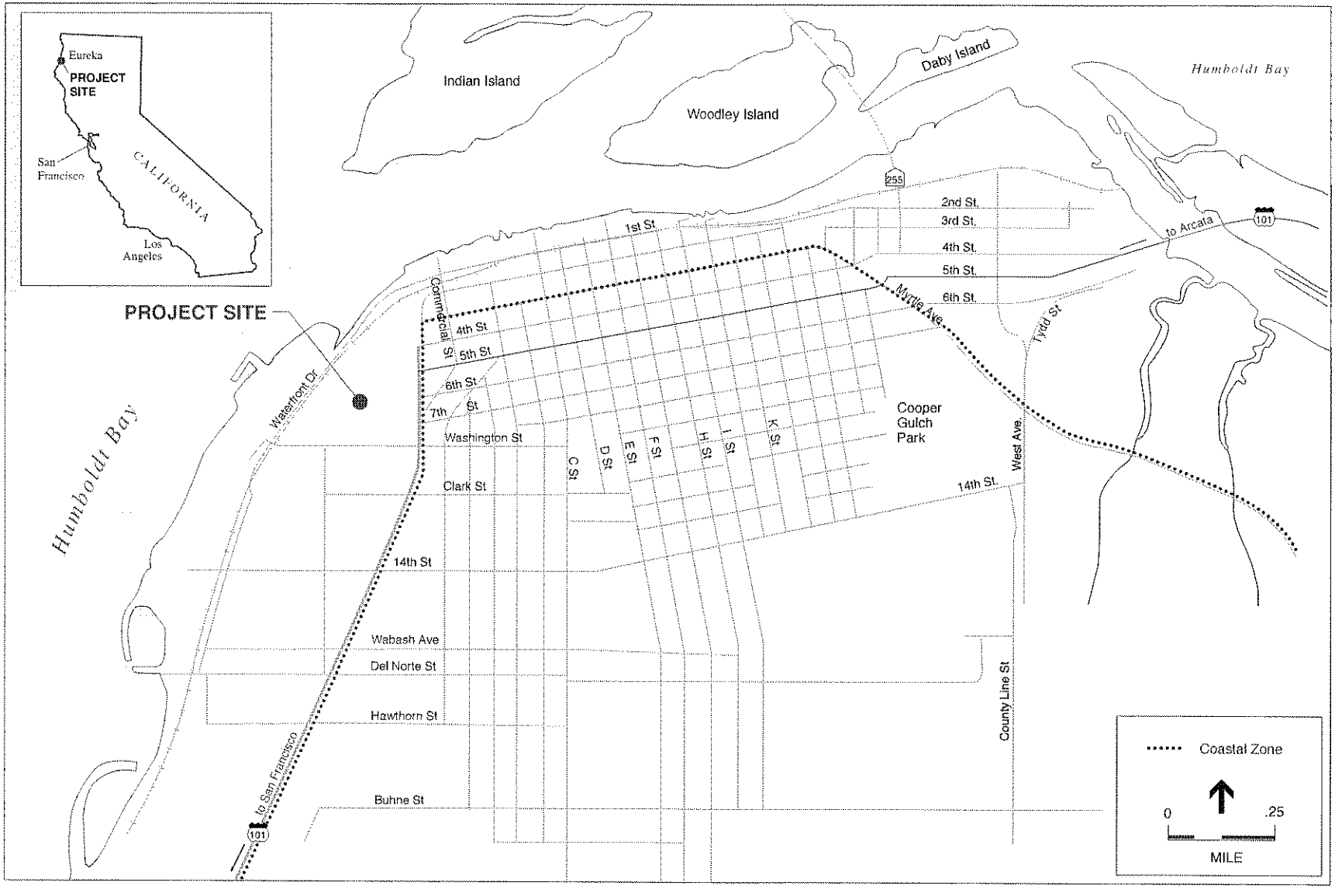
Humboldt Bay is one of the largest bays on the pacific coast. Historically, the bay and associated wetlands covered approximately 27,000 acres. Diking, drainage and filling has reduced the effective bay area to approximately 13,000 acres. Humboldt Bay is located about 30 miles northeast of the junction of the Gorda, Pacific and North American crustal plates. Tectonic activity in the area is extremely high: the Gorda plate is being subducted under the North American plate, and large-scale tectonic motion has produced a number of northwest-southwest trending faults in the region. Uplifting and folding, differential motion at the various fault lines, and erosion have resulted in a complex pattern of geologic formations – the Franciscan, Hookton, Yager, and Wildcat – in the bay region.

This approximately 38-acre project site is located to the west of U.S. Highway 101, the main north-south highway serving the north coast, that bisects Eureka's commercial district (see **Figure 1**). At the south end of the city, and in the project vicinity, U.S. Highway 101 is known as Broadway, and the roadway transitions to one-way couplets, which are known as 4th and 5th Streets at the north end of town. State Route 299, which intersects U.S. Highway 101 approximately 10 miles north of Eureka, is the major east-west highway in the vicinity and intersects with Interstate 5 in Redding. The Marina Center project site is located west of the Eureka Old Town district, roughly bound by the Northwest Pacific Railroad tracks to the west, Broadway to the east, Washington Street to the south and Waterfront Drive on the north and west. The project site consists of nine parcels located in the hinge area of the Westside Industrial area, which is located within the Coastal Zone and within the City's Redevelopment Area. The project vicinity is characterized by a mix of commercial and industrial uses. The project site is generally vacant with abandoned railroad lines and remnants of past railroad and industrial uses.

PROJECT CHARACTERISTICS

The project sponsor, Security National Holding Company, LLC (Security National), proposes to construct a mixed-use development on the approximate 38-acre project site. The project is presently owned by the Union Pacific Railroad and would be transferred to Security National. The project, referred to as the Marina Center Mixed-Use project, would include approximately 333,700 sq. ft. of Retail/Service/Furniture/Restaurants; 28,000 sq. ft. of Nurseries/Garden; 104,000 sq. ft. of Office; 12,500 sq. ft. of Restaurant; 40 Multi-Family Residential dwelling units; 12,000 sq. ft. of Museum; and 36,000 sq. ft. of Light Industrial use. . The new buildings would be between one- and four-stories. The project would include about 1,647 parking spaces, including about 310 spaces in a 3 level parking structure.

The project would also include pedestrian and roadway improvements, including the extension of 2nd Street on the site, terminating at the parking area for the largest of the retail spaces, and the extension of 4th Street to connect Broadway or Waterfront Drive. The site would also include driveway access to the site from Washington Street and Broadway. The project would also include the construction of a landscaped pedestrian and bicycle path parallel to Waterfront Drive, as well as landscaping throughout the site.



SOURCE: ESA

Marina Center Mixed-Use Project EIR . 205513

Figure 1
Project Location

The project site comprises nine parcels, four of which roughly make up the tract of land known as the Balloon Track due to the site's former use as a railroad switching, maintenance and freight yard and the remaining railroad tracks (see **Figure 2**). These four parcels have an existing general plan land use designation of Public/Quasi Public with a corresponding zoning designation of Public. The other five parcels have an existing land use and zone designation of Limited Industrial.

The project proponent proposes to amend the certified Local Coastal Program (LCP) for the nine parcels to a combination of Limited Industrial, Service Commercial, Waterfront Commercial, and Office/Residential. The LCP amendment would include amendments to both the Land Use Plan, which is the relevant portion of the local general plan, and the Implementation Plan, which includes the zoning ordinances and zoning district maps.

NOP DISTRIBUTION LIST

please see attached list

ENVIRONMENTAL ISSUES TO BE DISCUSSED IN THE DRAFT EIR

AESTHETICS

The Draft EIR will characterize the existing visual conditions of the project site and vicinity. The Draft EIR will describe and analyze the changes in the visual character of the project site that would result from the proposed project, and indicate whether these changes result in any substantial adverse impacts to the existing visual environment.

AGRICULTURAL RESOURCES

The Draft EIR will document whether agricultural resources exist at the project site and the impacts to agricultural resources that would occur as a result of the proposed project.

AIR QUALITY

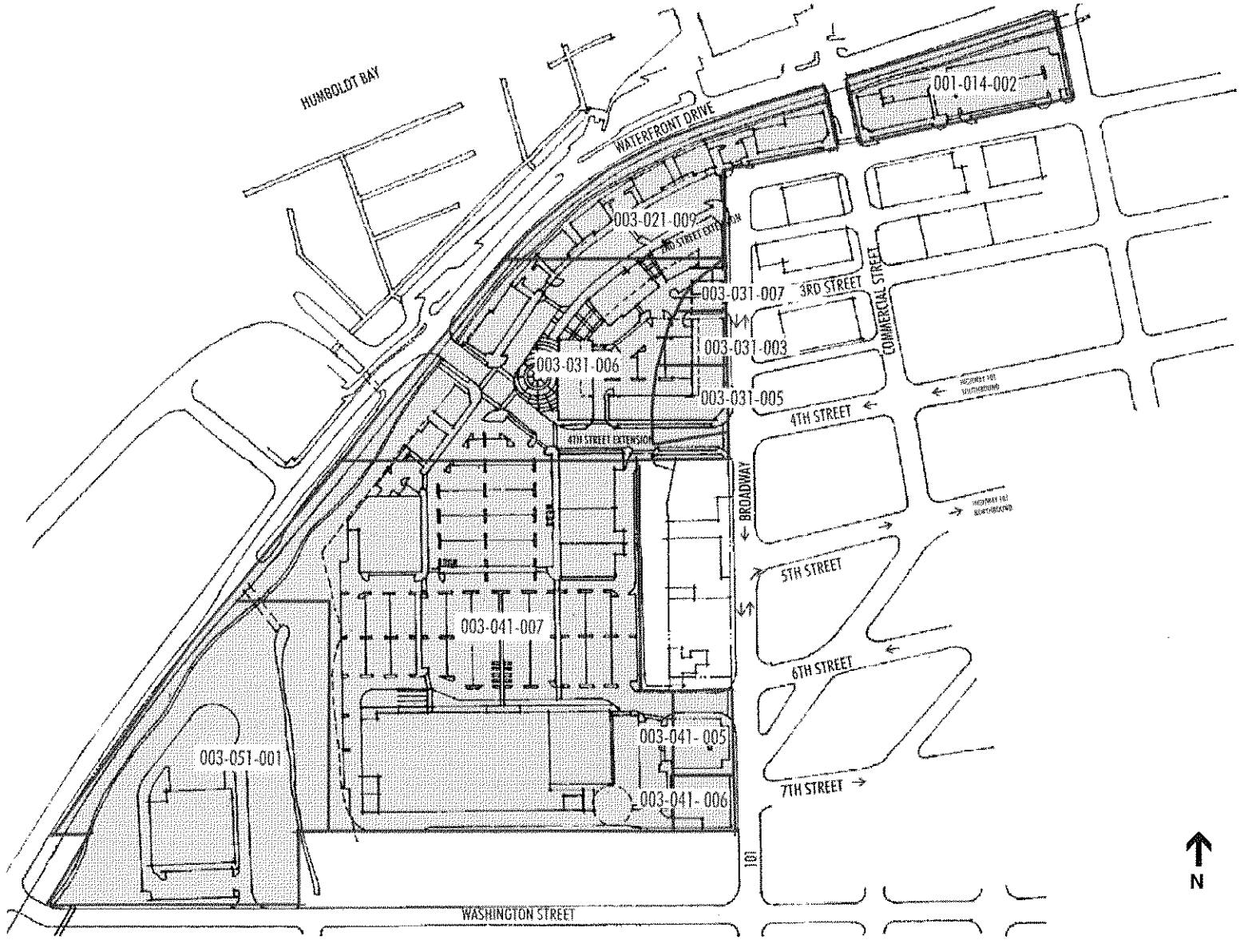
The Draft EIR will discuss the construction-related pollutant emissions associated with the proposed project. The Draft EIR will discuss the number of vehicle trips in the project site vicinity as a result of operation of the project and calculate air pollutant emissions associated with these vehicle trips and operation-related area sources.

BIOLOGICAL RESOURCES

The Draft EIR will define and describe existing plant communities and their associated wildlife species that potentially occupy the site and identify the candidate, sensitive, or special status species within the project site and its vicinity. The Draft EIR will identify sensitive plant communities and sensitive wildlife habitat areas as defined by local, state and federal plans and regulations. A wetland analysis will be prepared to identify any areas that are potentially subject to the jurisdictions of the U.S. Army Corps of Engineers, the California Coastal Commission, and the California Department of Fish and Game that may be affected by proposed project activities.

CULTURAL RESOURCES

The Draft EIR will identify the archaeological sites and other cultural resources at the project site. The Draft EIR will identify potentially culturally sensitive areas. In addition, in accordance with SB 18, the Draft EIR will document the consultation with the Native American Heritage Commission and appropriate Native Americans to determine if traditional properties occur in the project area. The Draft EIR will assess impacts to cultural resources that may occur as a result of the proposed project.



SOURCE: Baysinger Partners

Marina Center Mixed-Use Project EIR . 205513

Figure 2
Project Parcel Map

GEOLOGY/SOILS

The Draft EIR will present an analysis of the geologic conditions at the project site. The geologic and seismic analysis will focus on adverse effects of problematic subsurface conditions (i.e., estuarine deposits, unconsolidated fill), and, since the north coast region is one of California's most seismically active regions, address earthquakes and related seismic ground failure hazards. Impacts and associated mitigation, if necessary, would present measures to overcome unfavorable geologic and seismic conditions and reduce threats to people and property.

HAZARDS/HAZARDOUS MATERIALS

The Draft EIR will rely on historical data, available preliminary environmental assessment reports, site investigations, public records, and past city records to identify and evaluate on-site hazardous materials that could pose a physical threat to the occupants of the developed site or its neighbors. A common source of hazardous materials in urban redevelopment is residual contamination in soil or shallow groundwater originating from past land uses. Previous site investigations have identified on-site contamination, including petroleum hydrocarbons in the soil, in addition to the presence of some potentially hazardous metals. The Draft EIR will evaluate and address hazardous material contamination at the project site. In addition, a health risk assessment for the proposed project will be presented. The Draft EIR also will evaluate whether the proposed project could interfere with adopted emergency response or evacuation plans.

HYDROLOGY/WATER QUALITY

The Draft EIR will discuss whether the proposed project would increase stormwater runoff volume and rates or would substantially alter existing surface water drainage flow pathways. Using standard flow equations and pre- and post-project site plans, the impact analysis would determine whether the increases or alteration in stormwater volume and flow are problematic (i.e., causing increased flooding potential or erosion). Evaluating project effects on non-point surface water pollution would be based on changes in local vehicle use, site activities, and construction practices. The Draft EIR will evaluate flooding risk, and the effects the project would have on the current stormwater control facilities. Considering the coastal locale, the Draft EIR will address the potential tsunami hazards.

LAND USE

The Draft EIR will discuss applicable planning and zoning regulations, and characterize existing land uses on the site and in the project vicinity. The Draft EIR will present a review of applicable planning documents, including the City's *General Plan,* the Eureka Redevelopment Plan, and the Local Coastal Program, and evaluate the project's consistency with such plans. The Draft EIR will discuss the General Plan revision that would be required for the proposed project, describe how the proposed project would change the land uses on the site, and describe whether the project would be compatible with adjacent land uses and regulations contained within the City documents. The Draft EIR will determine whether the project will conflict with policies adopted for the purpose of mitigating or avoiding harmful environmental effects. The Draft EIR will discuss land usage in light of possible public trust considerations.

MINERAL RESOURCES

The Draft EIR will document whether mineral resources exist at the project site and whether impacts to mineral resources will occur as a result of the proposed project.

NOISE

The Draft EIR will describe the existing noise environment within the project vicinity based on information contained in the General Plan of the City of Eureka and based on a site reconnaissance and noise measurements at

up to four locations in the vicinity of the project site. The Draft EIR will identify the principal noise sources and associated noise levels with both construction and operation of the project. The Draft EIR will discuss the number of vehicle trips in the project site vicinity as a result of the project and whether and how the project would change ground traffic noise in the project site vicinity.

POPULATION / HOUSING

The Draft EIR will discuss the possible population and housing impacts associated with the project. The Draft EIR will describe the changes in population and housing that would occur as a result of the proposed project.

PUBLIC SERVICES

The Draft EIR will identify the public services that exist in the project vicinity, including, but not limited to, police protection, fire protection, and schools. The Draft EIR will analyze the impacts that the proposed project will have on the provision of public services at the project site.

RECREATION

The Draft EIR will identify the recreation opportunities at the project site and in the project site vicinity. The Draft EIR will analyze the impacts that the proposed project will have on recreation and recreational uses.

TRANSPORTATION/TRAFFIC

The Draft EIR will discuss the existing traffic and circulation system in the vicinity of the project site, and discuss potential project impacts. The transportation analysis will evaluate intersection operations, on-site access and circulation, parking, and pedestrian and bicycle systems.

UTILITIES / SERVICE SYSTEMS

The Draft EIR will identify the utilities and service systems in the vicinity of the project site, including solid waste, water, wastewater, storm drainage, electricity, and communications. The Draft EIR will analyze the impacts that the proposed project will have on the utilities and service systems at the project site as well as discuss the findings of a water supply assessment.

The following agencies were sent the NOP by certified return receipt mail

U.S. EPA
REGION 9 – CROSS-MEDIA DIVISION
75 HAWTHORNE STREET
SAN FRANCISCO, CA 94105

U. S. ARMY CORPS OF ENGINEERS
ATTN: DAVID AMMERMAN
EUREKA FIELD OFFICE
601 STARTARE DRIVE
EUREKA, CA 95501

U. S. FISH & WILDLIFE SERVICE
ARCATA FISH & WILDLIFE OFFICE
ATTN: RANDY BROWN
1655 HEINDON ROAD
ARCATA, CA 95521

CA DEPT. OF PARKS AND REC
OFFICE OF HISTORIC PRES.
ATTN: STEPHEN D. MIKESELL
P.O. BOX 942896
SACRAMENTO, CA 94296-0001

RWQCB, NORTH COAST REGION
ATTN: KASEY ASHLEY
5550 SKYLANE BLVD., SUITE "A"
SANTA ROSA, CA 95403

CA DEPARTMENT OF FISH & GAME
619 SECOND STREET
EUREKA, CA 95501

CALIFORNIA DEPT. OF FISH & GAME
ATTN: BOB WILLIAMS
NO. CA – NORTH COAST REGION
601 LOCUST STREET
REDDING, CA 96001

CALIFORNIA COASTAL COMMISSION
ATTN: BOB MERRILL
710 E STREET, SUITE 200
EUREKA, CA 95501

STATE LANDS COMMISSION
ENVIR. PLANNING & MGMT. DIV.
100 HOWE AVENUE, SUITE 100 SOUTH
SACRAMENTO, CA 95825

NATIVE AMER. HERITAGE COMM.
ATTN: DEBBIE PILAS-TREADWAY
915 CAPITOL MALL, ROOM 364
SACRAMENTO, CA 95814

NCUAQMD
MR. ROBERT TORZYNSKI, AICP
2300 MYRTLE AVENUE
EUREKA, CA 95501

HUM CO. PLANNING DEPARTMENT
ATTN: KIRK GIRARD, DIRECTOR
3015 H STREET
EUREKA, CA 95501

HUMBOLDT CO. P/W DEPARTMENT
LAND USE DIVISION
3033 H STREET
EUREKA, CA 95501

HUMBOLDT COUNTY DEH
100 "H" STREET, SUITE 100
EUREKA, CA 95501

TABLE BLUFF RESERVATION
WIYOT TRIBE
CULTURAL DIRECTOR
1000 WIYOT DRIVE
LOLETA, CA 95551

HUMBOLDT BAY HARBOR
RECREATION AND CONSERVATION
DISTRICT
P.O. BOX 1030
EUREKA, CA 95502

EUREKA MAIN STREET
525 2ND STREET
EUREKA, CA 95501

HUMBOLDT COUNTY CLERK
825 5TH STREET, 5TH FLOOR
EUREKA, CA 95501

HUMBOLDT FISHERMAN'S
MARKETING ASSOCIATION
3 COMMERCIAL ST
EUREKA, CA 95501

PG&E
LAND DEPARTMENT
2555 MYRTLE AVE
EUREKA, CA 95501

SBC
MARLENE ALLEN
1818 F STREET, ROOM 202
EUREKA, CA 95501

CALTRANS
INTERGOVERNMENTAL REVIEW
P.O. BOX 3700
EUREKA, CA 95501

HCAOG
SPENCER CLIFTON
235 4TH STREET, SUITE F
EUREKA, CA 95501

COX CABLE
911 W. WABASH
EUREKA, CA 95501

EUREKA CITY SCHOOLS
3200 WALFORD AVE
EUREKA, CA 95501

USPS
GAYLE MCDONALD, EUREKA
POSTMASTER
337 W. CLARK STREET
EUREKA, CA 95501

DTSC
700 HEINZE AVENUE
BERKELEY, CA 94710-2721

NOAA
NATIONAL MARINE FISHERIES
SOUTHWEST REGION
1655 HEINDON ROAD
ARCATA, CA 95521

OFFICE OF PLANNING & RESEARCH
STATE CLEARINGHOUSE
P.O. BOX 3044
SACRAMENTO, CA 95812-3044

The following persons were sent a copy of the NOP through standard USPS mail

DAVID FULL
ESA
225 BUSH STREET, SUITE 1700
SAN FRANCISCO, CA 94104

JAMIE SCHMIDT
ESA
225 BUSH STREET, SUITE 1700
SAN FRANCISCO, CA 94104

JOHN BRISCOE
BRISCOE IVESTER & BAZEL, LLP
155 SANSOME STREET, 7TH FLOOR
SAN FRANCISCO, CA 94101

ANASTASIA TELESETSKY
BRISCOE IVESTER & BAZEL, LLP
155 SANSOME STREET, 7TH FLOOR
SAN FRANCISCO, CA 94101

GARY KRUGER
TJKM
5960 INGLEWOOD DR., STE 100
PLEASANTON, CA 94588-8535

TERRY HUFFMAN
THE HUFFMAN-BROADWAY GROUP
828 MISSION AVENUE
SAN RAFAEL, CA 94901

ETHAN EDWARDS
BAYSINGER PARTNERS
1006 SE GRAND, STE 300
PORTLAND, OR 97214

JERRY R. BAYSINGER
BAYSINGER PARTNERS
1006 SE GRAND, STE 300
PORTLAND, OR 97214

BRIAN MORRISSEY
SECURITY NATIONAL PROPERTIES
323 FIFTH STREET
EUREKA, CA 95501

RANDY GANS
SECURITY NATIONAL PROPERTIES
323 FIFTH STREET
EUREKA, CA 95501

FRANS B. LOWMAN
SHN CONSULTING ENGINEERS
812 WEST WABASH
EUREKA, CA 95501-2138

KEVIN AUGUST
CBRE
505 MONTGOMERY ST., STE 600
SAN FRANCISCO, CA 94111

UNION PACIFIC RR COMPANY
1400 DOUGLAS STREET
OMAHA, NE 68179

ANDREW ROSAIA
1032 IRVING ST., BOX 510
SAN FRANCISCO, CA 94122

The Following City of Eureka Departments were sent a copy of the NOP through interoffice mail:

ENGINEERING
ENGINEERING, TRAFFIC
PUBLIC WORKS, UTILITIES
BUILDING/PUBLIC WORKS
FIRE
POLICE
REDEVELOPMENT
ECONOMIC DEVELOP. OFFICER
CITY MANAGER
CITY ATTORNEY
POLICE, SUZIE OWSLEY
FINANCE
PUBLIC WORKS, PARKS