

Sidnie Olson

From: C Rowe [crowemediate@yahoo.com]

Sent: Thursday, May 04, 2006 9:38 PM

To: Sidnie Olson

Subject: balloon track

I am strongly opposed to the Depot plan, and I hear nothing but similar overwhelming opposition. I hope someone is listening to this. I come to Eureka almost daily, and do most of my shopping there.

The track is a fabulous location that shouldn't be developed into another tacky, crassly developed, trash bowl. Please use some style and creativity. I like the ideas I've heard from everyone: a design for walking/not just parking., use local businesses, beg for a Trader Joes, a conference center (I've heard this request really hundreds of times) etc.

Please listen. Thank you.

Carol Rowe

2244 Graham Road

Bayside, CA 95524

Yahoo! Messenger with Voice. [Make PC-to-Phone Calls](#) to the US (and 30+ countries) for 2¢/min or less.

Sidnie Olson

From: Lynn Ryan [lynn-r@sbcglobal.net]
Int: Thursday, May 04, 2006 11:52 PM
To: Sidnie Olson
Subject: scoping comments balloon tract

To: Sidnie L. Olson, Senior Planner
Community Development Department
531 "K" Street
Eureka, CA 95501

Subject: Balloon Tract CEQA Scoping Comments

Dear Senior Planner Olson and Eureka Community Development Department,

I am a registered nurse currently employed at Mad River Hospital in Arcata. As part of our local health care team, I feel compelled to speak out and support the health of our community regardless of anyone's personal motivation.

These are my scoping comments on the City of Eureka General Plan Amendment and rezoning requested for the Balloon Tract and adjacent areas.

The toxic thus negative impacts for the people of Eureka and Humboldt County due to the contamination situation and the economic impacts on our local communities are my main concerns. The Environmental Impact Report (EIR) should address the issues of toxic stew, hydrology and water quality, air quality, visual and noise pollution to name a few issues.

I have been observing that open space for years, watching for years as the rail locomotives dripped unsafe fluids, recently watching the pathetic paint cans catch the drips and overflow with unsafe fluids, watching rain runoff carry oil to the bay. I recognize the value of the Eureka waterfront and the integral part the balloon tract will play as Eureka increases in value as an eco-friendly recreation destination, as population increases, as land use decisions are made. We need to be accountable to our ecosystem now, and reap the rewards in the future. Let's do the right thing.

Citizens for Real Economic Growth have held valuable workshops during which citizens like myself have brought up a laundry list of points to be addressed in the EIR. I now go on record in support of CREG's comments and questions as if they were my own comments, and they are to be addressed in the EIR.

The toxic contamination be cleaned up to the fullest extent of technical feasibility and not be left for future generations to deal with. The various railroad companies of yore all mixed into the current railroad company are responsible for cleaning up the mess. Industry must be held accountable for their impact on the planet, and

this is our local problem. No matter what other counties, states or countries are doing about their own local old railroad yard "balloon tracts" or brownfields, in this county I am resident, present and responsible for the health of my home ecosystem.

The EIR must provide a comprehensive and current appraisal of the composition and distribution of the toxic materials on the site. There must be an explanation of the known and potential risks to human health associated with these toxic materials. There must be a state of the art consideration of the known and potential movement of these materials into ground water and/or the receiving waters of Humboldt Bay. All possible connections to all receiving waters must be considered for the site under current conditions, as well as over time across a long term time scale equivalent to the persistence of toxic effects from these materials.

All likely and potential impacts of toxic materials must be inventoried and assessed for all resource values, including but not limited to, water quality, sport and commercial fisheries and oyster mariculture, and other wildlife and plant resources. Cumulative impacts of this toxic waste site must be assessed as one among the many toxic waste sites in the watersheds of the Humboldt Bay. The cumulative impacts analysis must also be considered relative to the wide range of alternatives outlined below.

The EIR must consider a full range of alternatives- not a simplistic two alternative analysis of the current proposal or a "No Action". Alternatives should consider several levels of toxic contamination an-up from full technical feasibility to the minimum levels proposed by the current project. The EIR should also consider a wide range of land use alternatives including the current Big Box Mall proposal, a no retail option, a public facilities option, a waterfront dependent only option, a light industrial only option, and a wide variety of other mixes of uses.

The EIR must document and disclose the full range of project economic effects on the regional economy. These findings must be founded on a comprehensive survey of current studies of economic effects of big box retail on local economies, especially those that are similar to the economies Eureka and Humboldt County. Studies that reach conclusions counter to those providing the rationale for the current Big Box Mall proposal must be explained and substantial evidence provided for not applying such studies to the current proposal. Economic effects should be studied for potential changes to area wage levels, anticipated likely reallocation of retail spending, employment levels, loss of profits from the area, costs to local government for infrastructure and provision of services, indirect subsidies through increased public costs for medical and social services, and loss of local multiplier effects. Economic analysis must consider county-wide effects. The economic impacts analysis must also be considered relative to the wide range of alternatives outlined above.

Based on the vigorous political history surrounding this site, please analyze and demonstrate how a zoning change will not open the way to the Wal-Mart resoundingly rejected by voters in 1999?

Thanks for your consideration of these comments. I look forward to accomplishing a development plan for this site that best protects the significant public interests at stake in my home ecosystem, home economic system, my place of residence for which I personally feel responsible.

Sincerely,
Lynn Ryan RN
1693 J. St.
Arcata, CA 95521

To: Sidnie L. Olson, Senior Planner
Community Development Department
531 "K" Street
Eureka, CA 95501

RECEIVED
MAY 08 2006
DEPARTMENT OF
COMMUNITY DEVELOPMENT

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Sincerely,
Lynn Ryan RN
1693 J. St.
Arcata, CA 95521

A handwritten signature in black ink, appearing to read "Lynn Ryan RN". The signature is written in a cursive style with a large, looping initial "L".

Sidnie Olson

From: Richard Salzman [salzman@inreach.com]
Sent: Friday, May 05, 2006 7:02 PM
To: Sidnie Olson
Subject: Balloon Track

I want to know about this use vs. other uses for waterfront property. Is this the best use? Will this use lead to increased demand on public services? Also, what about water run off? Why can't they use a permeable surface instead of asphalt and concrete?

--
Richard Salzman
PO Box 41
Trinidad Ca 95570
707.677-0241

Sidnie Olson

From: Kaye [kstricklan@humboldt1.com]
Sent: Friday, May 05, 2006 2:16 PM
To: Sidnie Olson
Cc: Melvin McKinney; Oringer; fourstar@northcoast.com; jwoolley@co.humboldt.ca.us; Peter La Vallee
Subject: NOP Marina Center

May 5, 2006

To: Sidnie Olson, Senior Planner

Solson@ci.eureka.ca.gov

Re: Notice of Preparation: Marina Center Mixed -Use Project EIR

My comments are mine, and this much has been discussed and is our consensus at Citizens for Port and Rail Development at our recent meetings.

In regards to the Rail Right-Of-Way; we want to make sure that the rail line is maintained fully, to the legal and operational satisfaction of the Northcoast Railroad Authority (NCRA).

We have been assured that Security National (SN) also plans to maintain the R-O-W.

We are also concerned that sufficient area be maintained on site, and planned for the successful near future operation of the railroad, both for freight and soon we hope for passengers. Including the whole 300+ mile line.

This will need to include the retaining of the old NWP office, and the eventual reconstruction of the old Eureka Railroad Terminal Building for the originally planned Multi-Modal Transit Center.

I have some further concerns:

Traffic: the alterations they feel could be necessary for the Marina Center to succeed. I'm wondering how they will happen and how will they be paid for?

Employment: I've expressed concern that there be less retail, and it seems from looking at the latest iteration, that that has been reduced somewhat. Our organizations have always strived for 'long term, stable living wage employment opportunities'.

Resident and Visitor Serving: I would like to see it be more open, at this time it seems very cluttered.

I do like the plan to bring the Discovery Museum over, the plans to relocate the Brewery

and more smaller retail shops as well as other local businesses may desire to relocate there. I would hope that it would be local businesses rather than from outside, and I don't personally want to see a 'big box' locate there..

Another long term effort by many folks, is a Convention Center. Is that feasible?

Transportation: I hope that there will be much less automobile traffic and much parking space used, and make it very accessible to public transit, pedestrian, bike use. I like the current plan to ease crossing of Broadway, and would have no objections to Fourth St. being continued thru to WF Drive.

Housing: Needs to be very carefully planned and affordable.

I have encouraged our folks to keep open minds on this project, and to follow the process all the way thru. I/we will have lots more to say once the DEIR is available. In our discussions with folks from SN, I've wanted to make it clear to them that my mind is open. I feel some that is proposed is good and some is not.

Thanks, and put me on your notice list.

Kaye Strickland, Chair

Port and Rail Support Groups

kstricklan@humboldt1.com

443-6105

Sidnie Olson

From: Diane Sutherland [to_digs@pacbell.net]

Sent: Sunday, May 07, 2006 9:58 AM

To: Sidnie Olson

please accept my comments regarding the proposed development of the balloon tract
thank you,
-Diane Sutherland.

May 5, 2006

Sidnie L. Olson
Senior Planner
Community Development Department
531 "K" Street
Eureka CA 95501

Dear Sidnie L. Olson:

SUBJECT: BALLON TRACT CEQA COMMENTS

Please accept my comments regarding the proposed development of the land referred to as the Balloon Tract and adjacent areas. I am concerned that the project will have negative impacts on the people of Eureka the surrounding areas due to the toxic contamination of site not being properly remediated.

In general, I am in support of the business aspects of the plan. I am not opposed to having "Big Box" retailers allowed to practice business in the Eureka area, but I think that more should be done to clean up the site before it is developed. I think that "big box" retailers can provide some sorely needed competition in the market of Humboldt County. I hope you will thoroughly examine the economic effects of the proposal, as required by the EIR, but I am not opposed to the development based on the my feelings of it's effects on business.

I am however opposed to the plan based on my perceptions of the environmental issues. In my opinion, capping a polluted site by building on top of it is not an acceptable way to remediate pollution. This site is particularly close to the Humboldt Bay and to the 101 highway making the environmental cleanup particularly sensitive, and making it very visible to the public in terms of proximity to town. This project could very well define the direction in which Eureka and Humboldt County's business and environmental policy will run for decades to come. I urge you to pay particular attention to the portions of the CEQA scoping factors that regard: (1) aesthetics - I believe the proposed structure could better fit with Eureka's architectural heritage; (2) Wetlands and (3) Hazards and Hazardous Materials - I believe the proposed capping of the pollutants is not an acceptable way of mitigating the problem. Please pay close attention to items 1, 2, 6, 15, 16 and 21 under the Hazards and Hazardous Materials, and to items 1 and 2 under Geology & Soils. This property is located in an extremely seismically active area, and is subject to tsumani (seiche) waves and again, I want to express my concern about building on this site before remediation the pollution. We should not trade a clean environment for business interests - let's clean it up and then build on the site.

Thank you for taking the time to review my comments and adding them to the public record,

Sincerely,

Diane Sutherland

DIANE SUTHERLAND
3245 WEST END ROAD
ARCATA CA 95521

Sidnie Olson

From: Kimberly Tays [ktays@cox.net]
Sent: Friday, May 05, 2006 11:33 AM
To: Sidnie Olson
Cc: larry@wildcalifornia.org
Subject: ANOTHER HUMBOLDT COUNTY RESIDENT AGAINST HOME DEPOT

Sidnie L. Olson, Senior Planner
Community Development Department
531 "K" Street
Eureka, CA 95501

This e-mail is written in regards to the proposed project for Eureka's Balloon Tract.

I agree with many residents in Humboldt County that the Balloon Tract needs to be cleaned up, as it is a horrible blight on the landscape. I use to work for Union Pacific in Omaha, and I know that the company has plenty of money to clean up after itself. This seems to be a trait in our country that large, wealthy corporations are allowed to pollute the environment for their own gain and then walk away when they are finished without cleaning up their messes. Union Pacific Railroad must be held responsible for cleaning up the property that they contaminated.

Eureka's Waterfront is prime real estate and should be reclaimed for the enjoyment of the community, at large, whether it be for a park or a mixed-use site for restaurants, shops and recreational uses. I absolutely oppose the location of a Home Depot or any other big box store on this site. I moved here from Southern California--San Diego to be specific--to get away from the mindless overdevelopment that has ruined San Diego and most of Southern California.

One of the reasons I fell in love with Humboldt County is that it still has that special, small-town feel to it. Big box stores do not enhance the feeling of community--in fact, they overwhelm communities with their massive big box structures and parking lots to match. Also, big box stores create more traffic and pollution, because they are designed for the car, not the pedestrian.

The future of Humboldt County depends on important decisions being made by leaders like you. We stand at a very important crossroads. If we are not careful, Humboldt County will be destroyed like so many other communities all over California. Please step outside the big box (pun intended) and put forth a plan for this site that protects the character and quality of life of Humboldt County and is something we can all enjoy and be proud of.

Thank you for considering my comments.

Kimberly Tays
Trinidad, CA

Diane R. Venturini
175 Dana Lane
Eureka, CA 95503
April 15, 2006

Sidnie L. Olson
AICP Senior Planner
Community Development Dept.
531 K. St.
Eureka, CA 95501

RECEIVED

APR 18 2006

DEPARTMENT OF
COMMUNITY DEVELOPMENT

To Whom It May Concern:

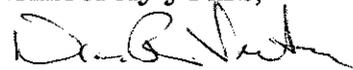
I am writing this letter to comment on the pending development of the "Balloon Tract" property in Eureka. The **MOST** important part of developing this property is to **CLEAN UP** the hazardous waste created by the present owner, Union Pacific. This does not mean **COVER UP** these poisons to leach into our groundwater and bay water in later years.

This **PRIME** bay front property should be developed with future generations in mind. Very little acreage remains as public use land or park land. We, the Humboldt Co. population have already voiced our opinion regarding the zone change issue with the "WalMart fiasco". Public use **DOES NOT** mean big box or even little box. To me it means community open space, parks, walking/biking trails, natural space for public access and enjoyment.

As a 19 year resident of Humboldt Co., I have seen my share of **BAD** decisions made by the city of Eureka. **DO NOT** give in to the pressures of a few wealthy residents. Listen to the public, the majority of us who are **AGAINST** the "Marina Center" development.

DO NOT GO FORWARD WITH THE MARINA CENTER in the Balloon Tract site!!! Create something special for my great grandchildren to be proud of!!

Sincerely yours,



Diane R. Venturini

Cc: John Wooley, Supervisor
Peter LaValle, Mayor