TABLE OF CONTENTS

Marina Center Mixed-Use Development Project

Page

Volume 1 – Draft EIR

I. Introduction **I-1**
- A. Project Overview I-1
- B. California Environmental Quality Act I-1
- C. Environmental Review Process I-2
- D. Organization of the Marina Center EIR I-10

II. Summary **II-1**
- A. Project Under Review II-1
- B. Environmental Impacts and Mitigation Measures II-1
- C. Alternatives II-2
- D. Potential Areas of Controversy II-2

III. Project Description **III-1**
- A. Project Location and Site Characteristics III-1
- B. Project Characteristics III-2
- C. Project Construction Phasing III-14
- D. Project Applicant's Objectives III-15
- E. Proposed Project Compared to NOP Project III-16
- F. Project Entitlements and Approvals III-17

IV. Environmental Setting, Impacts, and Mitigation Measures **IV-1**
- A. Aesthetics IV.A-1
- B. Agricultural Resources IV.B-1
- C. Air Quality IV.C-1
- D. Biological Resources IV.D-1
- E. Cultural Resources IV.E-1
- F. Geology, Soils, and Seismicity IV.F-1
- G. Hazards and Hazardous Materials IV.G-1
- H. Hydrology and Water Quality IV.H-1
- I. Land Use and Planning IV.I-1
- J. Mineral Resources IV.J-1
- K. Noise IV.K-1
- L. Population and Housing IV.L-1
- M. Public Services IV.M-1
- N. Recreation IV.N-1
- O. Transportation IV.O-1
- P. Urban Decay IV.P-1
- Q. Utilities and Service Systems IV.Q-1

Page

V. Impact Overview **V-1**
A. Significant Unavoidable Environmental Impacts V-1
B. Significant Irreversible Environmental Changes Which Would Be Caused by the Proposed Project Should It Be Implemented V-2
C. Cumulative Impacts V-3
D. Growth Inducing Impacts V-5
E. Effects Found to Be Less-than-significant V-6

VI. Alternatives **VI-1**
A. CEQA Requirements VI-1
B. Criteria for Selecting Alternatives VI-2
C. Screening for Alternatives VI-3
D. Selection of Alternatives VI-16
E. Alternatives Considered but Not Carried Forward for Analysis VI-17
F. Analysis of Alternatives VI-17
G. Environmentally Superior Alternative VI-34

VII. Report Preparers **VII-1**

Appendices

A. Notice of Preparation A-1
B. Comments on the Notice of Preparation and Responses B-1
C. Air Quality and Noise C-1
D. Listed/Proposed Threatened and Endangered Species for Humboldt County D-1

Volume 2 – Technical Appendices (*bound separately*)

E. Health Risk Assessment Regarding Vehicle Emissions Associated with the Proposed Marina Center Project E-1
F. Health Risk Assessment Associated with Diesel Emissions Associated with Wetlands Construction and Delivery Operations for the Proposed Marina Center Project F-1
G. Biological Assessment Marina Center Project Balloon Track Property, Eureka G-1
H. Investigation of the Presence of Wetlands and Other Waters of the U.S., Balloon Property H-1
I. Balloon Tract Coastal Zone Wetland Delineation Coastal Commission Methodology I-1
J. Hazardous Material Assessment, Security National Properties, Proposed Marina Center Development J-1
K. Eureka Balloon Track Retail Development Economic Impact and Urban Decay Analysis K-1
L. Peer Review of the Eureka Balloon Track Retail Development Economic Impact and Urban Decay Analysis done by CB Richard Ellis L-1
M. Response to Economic Research Associates' October 17, 2007 Peer Review of the Eureka Balloon Track Retail Development Economic Impact and Urban Decay Analysis done by CB Richard Ellis in November 2006 ..... M-1
N. Eureka Balloon Track Retail Development Economic Impact and Urban Decay Analysis - Current Economic Conditions Summary Analysis N-1
O. Public Safety Questionnaire Responses O-1
P. Traffic Impact Study for Proposed Balloon Track Mixed-Use Development P-1
Q. Proposed Marina Center's Utility Impact Analysis Q-1
R. SB 610 Water Supply Assessment CUE VI LLC Proposed Marina Center Development R-1

Page

List of Figures

III-1 Project Location III-3
III-2 Project Site Plan III-5
III-3 Project Renderings – Viewpoints 1–3 ..... III-7
III-4 Project Renderings – Viewpoints 4–6 ..... III-9
III-5 Project Parcel Map III-11
IV.A-1 Viewpoint Location Map IV.A-8
IV.A-2a-b Site Photo and Simulation – Viewpoint 1 ..... IV.A-9
IV.A-3a-b Site Photo and Simulation – Viewpoint 2 ..... IV.A-10
IV.A-4a-b Site Photo and Simulation – Viewpoint 3 ..... IV.A-12
IV.A-5a-b Site Photo and Simulation – Viewpoint 4 ..... IV.A-13
IV.A-6a-b Site Photo and Simulation – Viewpoint 5 ..... IV.A-14
IV.A-7 Current Photographs of the Project Site IV.A-15
IV.D-1 Location of Areas Subject to Jurisdiction as Wetlands Under the California Coastal Act IV.D-9
IV.D-2 Coastal Commission Wetland Delineation IV.D-10
IV.D-3 Proposed Clark Slough Wetlands Restoration IV.D-26
IV.D-4 Wetland Restoration Plan – Aerial Simulated View IV.D-27
IV.D-5 Wetland Restoration Plan – Ground Level Simulated View IV.D-28
IV.E-1 Northwest Pacific Railroad Company (c. 1935) IV.E-5
IV.E-2 1946 Aerial Photo IV.E-7
IV.E-3 Marina Center Project Overlain on 1946 Aerial Photo IV.E-9
IV.F-1 Tectonic Plates and Active Faults in the Vicinity of the Project Site IV.F-2
IV.G-1 Groundwater Monitoring Well Locations IV.G-2
IV.G-2 Storm Water Monitoring Locations IV.G-10
IV.H-1 Eureka Plain Groundwater Basin IV.H-5
IV.H-2 Humboldt Bay Tsunami Hazard IV.H-8
IV.I-1 Existing and Proposed Land Use Designation Maps IV.I-4
IV.I-2 Existing and Proposed Zoning District Maps IV.I-5
IV.K-1 Noise Monitoring Locations IV.K-3
IV.K-2 24-Hour Noise Measurement Data – Location LT-1 Traffic-Related Noise IV.K-4
IV.O-1 Vicinity Map IV.O-2
IV.O-2 Bus Transit Routes IV.O-6
IV.O-3 Bicycle Routes IV.O-8
IV.O-4 Existing Turning Movement Volumes IV.O-12
IV.O-5 Existing Peak Hour Weekday Pedestrian Volumes IV.O-13
IV.O-6 Existing Peak Hour Weekday Bicycle Volumes IV.O-14
IV.O-7 Existing Lane Configurations and Traffic Controls IV.O-16
IV.O-8 Baseline 2010 Turning Movement Volumes IV.O-22
IV.O-9 Baseline 2010 + Project Turning Movement Volumes IV.O-29
IV.O-10 Baseline 2010 + Project Lane Configurations and Traffic Controls with Mitigation IV.O-36
IV.O-11 Broadway 2010 Improvements (North) IV.O-37
IV.O-12 Broadway 2010 Improvements (South) IV.O-38
IV.O-13 Anticipated Potential Development Projects IV.O-49
IV.O-14 Cumulative 2025 + Project Turning Movement Volumes IV.O-52
VI-1 Marina Center Alternative Site Locations VI-5
VI-2 Reduced Footprint Alternative VI-21
VI-3 Existing Limited Industrial Zoning VI-25
VI-4 Limited Industrial Zoning Alternative VI-26
VI-5 Shoreline Property Alternative VI-30

Page

List of Tables

I-1 Issues Raised in the NOP and Scoping Sessions, and Location in Draft EIR where Issue Is Addressed I-4
II-1 Summary of Impacts and Mitigation Measures for the Proposed Marina Center Project II-4
III-1 Existing and Proposed Project Site General Plan Designations and Zoning Classifications III-12
III-2 Proposed Project Compared to Project Described in Notice of Preparation III-17
IV.C-1 Air Quality Data Summary for the Project Area, 2002–2006 ..... IV.C-3
IV.C-2 State and National Criteria Air Pollutant Standards, Effects, and Sources IV.C-6
IV.C-3 Recommended AB32 Greenhouse Gas Measures to Be Initiated by CARB between 2007 and 2012 ..... IV.C-10
IV.C-4 Project Construction Emissions Estimates IV.C-13
IV.C-5 Operation Emissions Estimates IV.C-14
IV.C-6 Summary of Risk or Hazard Index for the Four Assessment Conditions for Proposed Project Operation IV.C-17
IV.C-7 Populations at Risk of Health Effects from Air Pollution IV.C-18
IV.C-8 Estimated Emissions of Greenhouse Gases from Proposed Project IV.C-20
IV.D-1 Wetland Functions and Values IV.D-12
IV.D-2 Wetland Functions and Values to Result from Implementing the Wetlands Restoration / Mitigation Plan IV.D-23
IV.D-3 Summary of Project Wetland Impacts and Mitigation Requirements IV.D-25
IV.F-1 Fault Information IV.F-5
IV.F-2 Modified Mercalli Intensity Scale IV.F-8
IV.I-1 Existing and Proposed Zoning and Land Use Designations by Assessor Parcel Number IV.I-2
IV.I-2 Policy Consistency Analysis IV.I-16
IV.K-1 Short-Term Noise Level Measurements in the Vicinity of the Project Site IV.K-2
IV.K-2 Baseline (2010) and Baseline Plus Project Traffic Noise Levels along Roadways in the Project Vicinity IV.K-8
IV.K-3 Baseline (2010) and Cumulative (2025) plus Project Traffic Noise Levels along Roadways in the Project Vicinity IV.K-8
IV.K-4 Noise Level Performance Standards for New Projects Affected by or Including Non-Transportation Noise Sources IV.K-9
IV.K-5 Maximum Allowable Noise Exposure for Transportation Noise Sources IV.K-9
IV.K-6 Typical Noise Levels from Construction Equipment IV.K-14
IV.L-1 Population Trends in Humboldt County IV.L-1
IV.L-2 Housing Trends in Humboldt County IV.L-2
IV.L-3 2000 and 2005 Unemployment Rates IV.L-4
IV.L-4 Proposed Job Estimate by Land Use IV.L-6
IV.O-1 On-Street Parking Occupancy on Broadway IV.O-9
IV.O-2 Saturday and Weekday Peak Volume Comparisons IV.O-11
IV.O-3 Level of Service Summary – Existing (2006) Conditions IV.O-17
IV.O-4 Level of Service Summary – 2010 Baseline Conditions IV.O-23
IV.O-5 Project Trip Generation IV.O-24
IV.O-6 Levels of Service 2010 Baseline and 2010 Baseline plus Project IV.O-28
IV.O-7 A.M. and P.M. Peak Hour Micro-Simulation Results IV.O-31

Page

List of Tables (continued)

IV.O-8 Levels of Service Summary – Baseline 2010 plus Project with Mitigation IV.O-35
IV.O-9 Potential Development Project Trip Generation IV.O-50
IV.O-10 Levels of Service Summary – 2025 Cumulative (plus Project) without and with Future Mitigation IV.O-53
V-1 Cumulative Project List V-4
VI-1 Significant Impact Screening VI-11
VI-2 Objective Screening VI-12
VI-3 Feasibility Screening VI-13
VI-4 Final Alternative Screening VI-15
VI-5 Comparison of Proposed Project and Marina Center Reduced Footprint Alternative VI-20