

Sidnie Olson

From: Jeffrey Lytle [jlcdesignbuilders@sbcglobal.net]
Sent: Saturday, January 31, 2009 5:07 PM
To: Sidnie Olson
Subject: DEIR Marina Center comments due by end of Saturday - 01/31/09

Hello Miss Olson,

just a few comments,

#1. Make sure the mitigated signage is enforced. Allowing more signage and advertising "after the fact" is blightful, as well as, often encroaching within landscaped areas and sidewalks. I drive often enough in the County's multiple jurisdictions and have increasingly noticed businesses putting out "saw horse" style signs on and within the sidewalk zones which is a violation of many standards which affect pedestrian ingress and egress. Further, site visibilities are obstructed when considering tight turns and corners and how they tie into the type and category of the public roadways dedicated to the City through mitigated Public Works standards. The obstructions also include utility pedestals and trees/large plants and bushes between 0 and 6 feet in height.

111-1

#2. The parking lot tiers need to have landscaping, concrete or other barriers at ALL parking lot separations to eliminate the "cutting through" and "speeding" of motorists/shoppers/residents/guests/ etc... through multiple zones trying to get from "point A to point B" as quickly as possible rather than driving through the defined routes and internal access roadways.. The current parking lot design induces and encourages speeding and road course racing.

111-2

#3. A clearly worded agreement for garbage collection, garbage pick-up, cart and basket pick-up, etc... needs to be drafted by the city and enforced to eliminate public and private nuisances within and outside the project area due to the impacts of stranded and run-away carts and baskets.

111-3

#4. These businesses' employees who wander off of the actual business location to stand in the middle of the sidewalk, or other areas off the business location/address, needs to be nipped in the bud. It is a violation of the business certificate among many things as the only place to do business for a particular business is that specific business address. This is another nuisance issue.

111-4

#5. It is not very logical to be mixing in residential with commercial and industrial uses, as basic California Real-Estate laws covering "planning and zoning" clearly define that such intermixing is not recommended as it causes both public and private nuisances.

111-5

#6. I have observed many other comments that seem to be fair. I know your job can be confounding; however, the "after the fact" impacts must be controlled through a disclaimer agreement with the developer and individual business in perpetuity (meaning that all businesses, whether now or at a later date) demanding that they follow the rules; and, that if new problems come up, that they, as a business and land owner, will be subject to updated regulations regardless of this development process' current mitigated conditions. All too often, the circumventions and usurpation of mitigated conditions occur again, after the fact, which creates nuisances.

111-6

In ending, you have noticed that what has been stated is really connected to the "after the fact" impacts; and, not so much the design (except for parking lots/substructure accessories). It is true that garbage and

111-7

blight are the two main problems that can make your work seem devalued because the development looks "run down" after the "initial opening" and "first site usages" by the general public.

↑ 111-7
cont.

Also, Thank You for spending the time with me over the phone a few years ago after Target opened up and the garbage collection was terrible - as much garbage was stuck by wind to the chain link fence abutting S/B Hwy 101 at the slough entering Eureka. Good Luck the rest of the way.

Jeffrey Lytle
McKinleyville - 5th District

5-662

Letter 111: Jeffrey Lytle

- 111-1 The comment urges the City to ensure that mitigated signage is enforced and that site street furniture is held to Public Works standards.

The City Council would require the implementation of mitigation measures as a condition of project approval. Also, as stated on Draft EIR page IV.O-19, Caltrans must be involved in and approve the planning and design of all improvements involving state highway facilities.

- 111-2 The comment states that the parking lot tiers must have landscaping and barriers to eliminate cutting through and speeding by motorists.

As described on page III-13 of the Draft EIR, the proposed project would include approximately 1,590 parking spaces, 462 of which would be housed in the proposed four-story parking structure. A visual simulation of the proposed parking garage is depicted in Figure IV.A-4b. The parking garage would be designed to accommodate adequate circulation and be subject to approval by the City.

- 111-3 The comment is concerned about enforceable agreements to address stranded and run-away carts and baskets.

It is unclear whether the comment is raising an issue about existing carts and baskets from nearby businesses, or whether the comment is concerned about long-term maintenance of the project site once tenants are in place. This appears to be an existing condition or a code enforcement issue for the City, and not necessarily an adverse environmental effect of the project. Thus, no further response is necessary.

- 111-4 The comment complains that business employees who wander off the actual business location to stand in the middle of the sidewalk should be nipped in the bud, is a violation of the business certificate, and is a nuisance.

It is unclear from the comment whether the comment is complaining about existing business employees or individuals who are expected to be employed by retailers within the project once it is constructed. This appears to be an existing condition or a code enforcement issue for the City, and not necessarily an adverse environmental effect of the project. In any event, it would be infeasible for the project or project EIR to control the individual behavior of future business employees. Thus, no further response is necessary.

- 111-5 The comment regarding the mix of uses in the proposed project is noted. Mixed-use developments require more coordination and planning to minimize or avoid nuisances, which can be achieved through performance standards on industrial uses, appropriate traffic circulation plans, and adherence to the California Building Code.

- 111-6 The comment appears to be concerned with after the fact impacts associated with businesses and landowners not following the rules and creating nuisances.

It is unclear from the comment what rules may be at issue. Business and land owners are required to follow the law and remain consistent with City codes where applicable. To the extent that a future business owner or land owner does not follow the law, particularly where it results in creating a public nuisance, the proper redress is through code enforcement either as a citizen or through the City's code enforcement process.

- 111-7 The comment regarding the appearance of the project site during operation is noted. The Project Applicant is committed to maintaining a clean and orderly development, with appropriate maintenance.

Sidnie Olson

From: Lena or Al [foggybeach@gmail.com]
Sent: Wednesday, December 03, 2008 9:29 AM
To: DEIRcomments
Subject: Don't Add to Traffic Congestion and Overpopulation

This comment concerns the proposed development of the "Balloon Track" area of Eureka.

Ten years ago we moved here from the Bay Area to avoid traffic congestion, parking problems, long lines and stressed residents. Here we found a total absence of traffic jams, easy parking, no lines at banks and stores, and friendly relaxed people. During the ten short years we've been here, we've seen a slow progression towards the overcrowding of the place we left. That is, we now see more traffic jams, parking can sometimes be a bit hard to find, and we see more stressed-out people (for example, more tailgaters and aggressive drivers).

Granted, the distinction between the quality of life here and that of the Bay Area is still dramatic. However, based on the trend we've seen, Eureka is headed down a road that ends in the typical overcrowded urban pressure cooker existence common in so many cities. Spend some time in a semi-urban area, and think about whether that's what you want for Eureka. It may take 20 years for this area to resemble Oakland, but if that isn't the vision you have for the future of our area, the time to act is now.

If you make improvements to the area, you'll just be inviting more disaffected people from overpopulated areas to move here.

112-1

My recommendations: Clean up the site. If that's too expensive, just leave it alone. These are the changes that will result in the best quality of life for this area's residents.

112-2

Thank you,

Al Macy

Letter 112: Al Macy

112-1 The comment suggests that the project would attract new residents to the area. Chapter IV.L of the Draft EIR estimated the project would generate net population impact growth of 122 new residents at the project site. The analysis also considered the other foreseeable future development and development trends for the area. The analysis concluded in Impact L-4 that the project-related population growth would have a less-than-significant impact on local population and housing conditions.

112-2 The comment suggests that the project site be cleaned up. The comment is noted.

For further discussion regarding the Remedial Action Plan for the proposed project, please see Master Response 4 and to Appendix S.

Comment Letter 113

Comment Letter 113

Sidnie Olson

E-mail: tgmacc@gmail.com

From: Sidnie Olson
Sent: Friday, January 30, 2009 4:30 PM
To: DEIRcomments
Subject: FW: Citizen Comment Form

From: Pam Powell
Sent: Friday, January 30, 2009 4:20 PM
To: Sidnie Olson
Subject: FW: Citizen Comment Form

Pam Powell
Assistant to the City Manager
-----Original Message-----
From: tgmacc@gmail.com [mailto:tgmacc@gmail.com]
Sent: Friday, January 30, 2009 3:56 PM
To: Pam Powell
Subject: Citizen Comment Form

This was recieved from the Citizen Comment Form

Comment: RE: Marina Center Draft EIR

Dear City of Eureka and Honorable Council Members:

5-667

I am not a city resident, but have worked in Eureka since 1975. I believe strongly that the Marina Center would be an inappropriate use of this property. It conflicts with the current zoning, and we do not need any more big box stores and the increased resulting traffic. The traffic on Broadway during several times of day is already congested, and a Home Depot and residences there would exacerbate the problem.

113-1
113-2

One reason that the current recession has not had as big a negative impact on our county's workforce may be because we have smaller, local stores here. It's my opinion that if the Marina Center goes forward, more locally-owned stores will be unable to compete with the lower prices and they will go bankrupt.

113-3

Two additional issues are that the toxic waste and cultural artifacts on this property have not been thoroughly explored.

113-4

Please consider a more appropriate use of this property, such as an RV park, skating rink, and other tourist-related places.

113-5

Thank you for considering my opinion.

Name: Teresa MacClelland

Address: 2723 Skyline Drive

City: Eureka

Zip: 95503

Phone: 445-3391

Letter 113: Teresa MacClelland

- 113-1 The comment states that the proposed project would conflict with current zoning and be an inappropriate use for the property. The comment is noted.

As stated in Chapter III, Project Description, the proposed project would require rezoning and other approvals. The Draft EIR therefore acknowledges that land use designations changes would be required. Please see Master Responses 3 and 5 regarding uses in the coastal zone.

- 113-2 The comment states that traffic on Broadway is already congested several times per day and that the proposed project would exacerbate the problem. The comment is noted.

The Draft EIR's analysis shows that after implementation of the identified mitigation measures, all intersections on U.S. 101 in the project area would operate acceptably (i.e., without adverse congestion).

- 113-3 The comment states that the proposed project would cause local stores to go bankrupt. Please see Master Response 1, under "Potential Local Store Closures."

- 113-4 The comment states that toxic waste and cultural resources on the property have not been thoroughly explored.

Please see Master Response 4 and new Appendix S regarding site investigations and the remediation action plan. Please also see Master Response 9 for revised Mitigation Measures E2a and E2b, which address archaeological resource surveys.

- 113-5 The comment suggesting other uses for the property is noted.

Please see responses to comments 16-9, 16-239, and 16-242, which explain that the Draft EIR includes a reasonable range of alternatives. Alternatives containing uses similar to those described could be the Tourism Use Alternative and the Covered Swimming Pool Alternative considered in Chapter V of the Draft EIR.

Sidnie Olson

From: Pam Powell
Sent: Monday, January 26, 2009 9:39 AM
To: Sidnie Olson
Subject: FW: Citizen Comment Form

For the EIR

Pam Powell
Assistant to the City Manager

-----Original Message-----

From: tagsecond@yahoo.com [mailto:tagsecond@yahoo.com]
Sent: Sunday, January 25, 2009 2:49 PM
To: Pam Powell
Subject: Citizen Comment Form

This was recieved from the Citizen Comment Form

Comment: I reside in McKinleyville and work in Eureka. I shop in Eureka. I would like to offer my support for the new Arkley development. The opposition to this development insists that we should keep it local but I believe the lack of competition forces all of us to accept lesser service and higher prices. There are no listings on Restaurant.com for any Eureka businesses. When I shop Old Town for clothing, while I like some of what I find, I wonder who could afford to buy more than an item or two a year there. We need choices. Thank you for your attention.

114-1
114-2

Name: Gloria Masterson

Address: 1900 Pickett

City: McKinleyville

Zip: 95519

E-mail: tagsecond@yahoo.com

Letter 114: Gloria Masterson

114-1 The comment in support of the proposed project is noted.

114-2 The comment states that greater and more affordable retail choices are needed in Downtown Eureka. The comment is noted.

Sidnie Olson

From: Gary [g.mather@yahoo.com]
Sent: Thursday, January 29, 2009 10:51 AM
To: DEIRcomments
Subject: Marina Center development

Hello, I would like to give my opinion in regards to the Marina Center development, I think it is a bad idea for the city of Eureka, County of Humboldt and the residents.

First, I believe this would close the doors for a lot of local merchants who spend their money and raise their families here, and in these trying times are just managing to stay open.

115-1

Secondly, This proposed area could be a beautiful place with businesses and park like walks that would attract people to this area for the beauty of the main town "EUREKA!" as the saying goes "we found it!" .

115-2

Tourists are a large income for our area, and would it not be wise to make our city more pleasing to them? after all when they return home photos are shared and what do we have here if not a beautiful area?

Third, In this area we have many older Victorian homes, and a more diverse culture than most other areas in California, we all know that Home Depot only stocks what it sells many of! If it drives out our other established hardware stores where do we go to get those unusual parts and pieces for upkeep of our Victorian and craftsman homes? What when Home Depot finally goes out of business! we are then left with a huge ugly building next to our beautiful bay and many of our local businesses have closed their doors!

115-3

Please stop this project from ruining our waterfront and the quality of life in our area.
G Mather (Humboldt co. resident since 1980)

Letter 115: Gary Mather

- 115-1 The comment states that the proposed project would put local merchants out of business. Please see Master Response 1, under “Potential Local Store Closures.”
- 115-2 The comment proposing alternative uses for the project site is noted. Alternatives to the proposed project, some of which include the uses suggested, are discussed in Chapter VI.
- 115-3 The comment asks what would happen if local hardware stores are put out of business in relation to the unique products needed for restoration / maintenance of Victorian homes. Please see Master Response 1, specifically “Potential Local Store Closures.” It is beyond the scope of CEQA to analyze whether the proposed project would meet all of the specific retail needs of Victorian building restoration and maintenance.

The comment also asks what would happen with the project site if the anchor tenant goes out of business and implies that the community would then not be served by retail. The proposed project includes a large anchor tenant that, like all large anchor tenants, is a business. It is beyond the scope of CEQA or the capability of the Lead Agency to determine if and when such a business would close.

Related to both points above, however, the economic rules of supply and demand generally show that if a known demand exists for a good or service, a business or entrepreneur would seek to fill that need to make a profit. Therefore, it is unlikely that the City of Eureka’s retail demands would remain unfulfilled.

The argument implies, however, that new retail establishments should not be constructed because those businesses would someday cease and they would permanently leave behind vacant buildings. This comment ignores the ongoing reality of retrofitting buildings’ fixtures and layouts for new retail tenants or other allowed uses to move in—a process that has occurred continually over many years.

Comments: DEIR for the proposed Marina Center Project on Eureka's Balloon Tract

Name (print): Janine Melzer

Address: P.O. Box 676 Bayside 373 Indianola Rd Bayside 95521

E-mail: jmelzer2012@aol.com

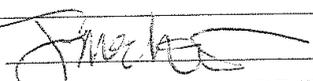
RECEIVED
FEB 02 2009
DEPT. OF
COMMUNITY DEVELOPMENT

Please include in the traffic study for the proposed Marina Center on Eureka's Balloon Tract all the neighborhoods nearby. The impact of the proposed site's daily traffic has not been adequately addressed in the DEIR.

116-1

Please also address the significant amount of additional pollution (air and run-off from rain) that would result from the proposed development - this needs closer scrutiny, a more detailed approach. Thank you.

116-2

Signed: 

Or send e-mail comments to: DEIRComments@ci.eureka.ca.gov

Letter 116: Janine Melzer

116-1 The comment requests that the traffic study include all the neighborhoods nearby and that the impact of traffic has not been adequately addressed in the Draft EIR. The comment is noted.

Please see response to comment 31-1, which states that the 33 percent increase in traffic on U.S. 101 will occur with or without the project, but that mitigation measures would reduce most impacts to less-than-significant levels. Please also see response to comment 32-9, which addresses traffic impacts on two nearby streets.

116-2 The comment requesting more detailed air and water quality analyses is noted.

Potential impacts to air quality are discussed in Chapter IV.C of the Draft EIR. Potential impacts to water quality are discussed in Chapter IV.H. In addition, potential impacts related to hazardous materials are discussed in Chapter IV.G. Please also see Master Response 4. The comment does not specifically address what methodologies or level of detail would better address impacts related to additional pollution. However, the question of whether analyses are considered thorough is ultimately determined by the Lead Agency.

1-5

2-5

TO: EUREKA CITY COUNCIL
FROM: PAMELA MILLER
DATE: JANUARY 30, 2009
RE: MARINA CENTER PROJECT DEIR

RECEIVED
JAN 30 2009
DEPARTMENT OF
COMMUNITY DEVELOPMENT

Please accept the following for the public comment section of the MARINA CENTER DEIR:

1. Legacy toxic contamination must be removed not "capped" from identified parcels before accepting any proposals for the site(s). 117-1

2. Previous violations of the Clean Water Act and Resources Conservation and Recovery Act must be prosecuted in the public trust. 117-2

3. Make no zoning/land use changes especially Public (P) designated parcels until brownfield leaching has ceased. 117-3

4. The City can partner with several public agencies and 117-4

non-profits to clean and restore areas of need. 117-4 cont.

5. Once contaminated areas have been restored the City can properly guide applicant(s) toward proposals more consistent with Eureka's General Plan and the Local Coastal Program. 117-5

6. Over the years Eureka has spent considerable time and money to "redevelop" the waterfront. The library is fabulous, Ingomar sits stately, the Adorni and aquatics building grace the shore. Crab pots and small docks blend in. The Old Town area is revitalized. The boardwalk and fisherman's terminal are slowly taking shape and should maintain 1st priority.

7. The five-story building, 4-level parking structure, 1000+ surface parking proposed in the DEIR is not a good for the sites. 117-6

5-675

3-5

4-5

8. An "upscale" gated community/mall complex does nothing to enhance public opportunity for coastal recreation required by California law. 117-7

9. There are meager visitor-serving commercial recreation facilities proposed over the entire 11 parcels of land and no analysis of coastal/preferred uses in the DEIR 117-8

10. The identity of 4 "anchor" stores and several retail options and the impact to local established businesses is lacking. 117-9

11. The Urban Decay element does not look at impacts to Bayshore Mall stores/jobs that might trade places or not survive. Then what do we do with with a defunct Bayshore Mall sitting on another piece of prime bay front. The City should revisit zoning/land use there so we 117-10
117-11

don't have to deal with another LNG proposal 117-11 cont.

12. An Alternatives Analysis is needed so the city can identify the environmentally superior alternative. An expanded museum concept (ie Museum of Modern Art art gallery, art studios), an aquarium, green surfboard manufacture, culinary school, community swimming pool, expanded wetland/tsunami absorption could be structured 117-12

13. To deem "less than significant potential environmental effect" the possible W. yot villages and burials beneath the project area is offensive and not acceptable 117-13

14. The Biological Resources, Cultural Resources, Hazardous Materials Urban Decay and Water Quality components need much more analysis 117-14

5-676

Comment Letter 117

5-5

15. The projects should be scaled back

117-15

16. The City needs to look closely at 6 of the 11 parcels' zoning/land use proposed changes from limited industrial/light industrial to office & residential/professional office.

117-16

17. There is no disaster mitigation plan

117-17

5-677

380 Essey Lane
Arcata 95521

Letter 117: Pamela Miller

- 117-1 The comment stating that contamination must be removed from the project site and not capped is noted.

For further discussion regarding the Remedial Action Plan for the proposed project, please see Master Response 4 and new Appendix S. Note that soil at contaminated hot spots at the project site would be excavated and removed prior to placement of clean cover material over the project site.

- 117-2 The comment states that previous violations of the Clean Air Act and the Resource Recovery Act must be prosecuted in the public trust. The comment is noted. The comment does not relate to the proposed project, so further response is not provided. Regarding public trust issues, please see response to comment 8-1.

- 117-3 The comment requesting that no zoning changes be made prior to the ceasing of brownfield leaching is noted.

Hazardous materials in the soils on the project site are discussed in Chapter IV.G-1 of the Draft EIR. Please also see Master Response 4 and new Appendix S, which discuss subsurface chemical migration.

- 117-4 The comment states that the City could partner with not-for-profit groups and other agencies to clean and restore the project site.

The EIR evaluates the potential environmental impacts of the proposed project. The course of action described, in which the City partners with other agencies and not-for-profit groups to clean up the project site, could be similar to the Wetland Restoration and Public Park alternative described in Chapter VI, Alternatives. This alternative is screened out of detailed analysis because it would not meet the basic objectives and is not feasible. The City Council is required to evaluate the project proposed by the Project Applicant in making decisions to grant the approvals and entitlements detailed on page III-17. As stated in Master Response 3, the City of Eureka does not own the project site.

- 117-5 The comment stating that the project site could be restored and then subject to proposals consistent with the General Plan and Local Coastal Program is noted.

It is beyond the scope and capability of this EIR and CEQA to analyze the environmental impacts of projects and plans not yet developed. The Lead Agency is required by CEQA to analyze the proposed project. Alternatives to the proposed project, some of which include the uses suggested, are discussed in Chapter VI.

- 117-6 The opinion of the preliminary project renderings of the parking garage is noted. As described on page III-13 of the Draft EIR, the proposed project would include approximately 1,590 parking spaces, 462 of which would be housed in the proposed four-

story parking structure. A visual simulation of the proposed parking garage is depicted in Figure IV.A-4b. The parking garage would be designed to accommodate adequate circulation and be subject to approval by the City.

- 117-7 The comment incorrectly states that the project is an upscale, gated community mall complex and that it does not enhance public opportunities for coastal recreation required by California law.

As stated on Draft EIR page III-14, the proposed project would include an 11.89-acre wetland reserve with a trail, which would provide passive recreational opportunities.

The proposed project does not propose any gates that would unfairly restrict access. To the contrary, development of the project would open up the site to the public.

- 117-8 The comment states that there would not be enough visitor-serving retail facilities over the 11-acre project site and that the Draft EIR does not include an analysis of coastal-preferred uses.

The proposed project includes a proposed wetland and associated passive seating areas and recreational trails. The EIR was prepared pursuant to CEQA guidelines, which require analysis of the proposed project and potential project alternatives. As stated on Table VI-2 on page VI-12, the Tourism Use Alternative is screened out of environmental analysis because it would not be economically viable. Please see Master Responses 3 and 5 for a discussion of land uses permitted under the Local Coastal Program and the California Coastal Commission.

- 117-9 The comment regarding the lack of identification of anchor stores is noted. CEQA does not in most cases require identification of specific tenants to assure an adequate environmental analysis.

- 117-10 The comment states that the urban decay analysis does not look at the potential impact to Bayshore Mall from the proposed project.

Please see Master Response 1, under “Potential Local Store Closures.”

- 117-11 The comment states that the City should revisit zoning and land use related to a previous development proposal, and the comment is within a discussion of Bayshore Mall. Please see Master Response 1 for a discussion of Bayshore Mall. The proposed project’s potential impacts related to Land Use and Planning are discussed in Chapter IV.I of the Draft EIR.

- 117-12 The comment requesting an alternatives analysis with specific museum uses is noted. An analysis of alternatives to the proposed project is provided in Chapter VI of the Draft EIR. Please see responses to comments 16-9, 16-239, and 16-242, which discuss that the Draft EIR provides a reasonable range of alternatives. Alternatives containing uses

similar to those described could be the Tourism Use Alternative, the Covered Swimming Pool Alternative, Convention Center Alternative, Wetlands Restoration and Public Park Alternative.

As stated on Draft EIR page VI-34, “the environmentally superior alternative is the No Project Alternative. When the No Project Alternative is the environmentally superior alternative, the EIR must also identify an environmentally superior alternative among the other alternatives (CEQA Guidelines Section 15126.6[e][2]). The environmentally superior alternative among the other alternatives is the Marina Center Reduced Footprint Alternative.”

- 117-13 The comment states that the significance determinations in the Cultural Resources chapter are unacceptable in relation to Wiyot villages.

Impacts to Native American resources would be considered less than significant with implementation of revised Mitigation Measures E-2a and E-2b, include in Master Response 9. Additional investigations would be completed in consultation with the Wiyot tribe.

- 117-14 The comment states that various sections of the Draft EIR need much more analysis. The comment is noted. No specific points are made as to exactly which areas need further analysis, nor what each analysis is lacking, so the response cannot address particular perceived inadequacies.

- 117-15 The comment’s opinion of the project size is noted. As stated in the outline on page III-18 of the Draft EIR, under F. Project Entitlements and Approvals, and reiterated on page IV.A-6 under Impact A-3, the proposed project would be subject to site plan review and architectural review by the City of Eureka. Design features specific to the site plan and buildings would be established at that time. The Design Review Committee will review the site plans and designs to ensure that EMC Section 156.054 (D) goals are met.

- 117-16 The comment urging the City to look closely at the proposed rezoning is noted. The project entitlements and approvals are listed on pages III-17 and III-18 of the Draft EIR.

- 117-17 The comment states that there is no disaster mitigation plan.

The potential impacts of the project interfering with evacuation or emergency plans is discussed on page IV.G-25, Chapter 4. In addition, the potential for a tsunami hazard to impact the proposed project is discussed on page IV.H-22, Chapter 4. Mitigation Measure H-10a requires preparation of a tsunami Evacuation and Response Plan and Mitigation Measure H-10b also has requirements that minimize potential hazards of a tsunami event.

Comment Letter 118

Martin Mitchell
2105 14th Street
Eureka, California 95501

RECEIVED

JAN 30 2009

DEPARTMENT OF
COMMUNITY DEVELOPMENT

January 30, 2009

Sidnie L. Olsen, Principal Planner
City of Eureka Community Development Department
531 K Street
Eureka, CA 95501

RE: Draft EIR for the Marina Center Project

Dear Ms. Olsen:

Regarding the subject project, I believe that it should not contain a "big box" store such as Home Depot, as this will put similar locally owned stores at risk or even out of business altogether. Also, most revenues from this national chain store are likely to leave the area.

118-1

Instead, I recommend the encouragement of local light industrial and retail developments involving the production of components for sustainable energy systems such as solar, wind, wave and biofuel production systems. Electric vehicles and the associated new lithium batteries could perhaps be produced here also. I strongly believe that a project objective should be to promote the city as a center for green industry, consistent with recent policy statements on creating sustainable development by our new president.

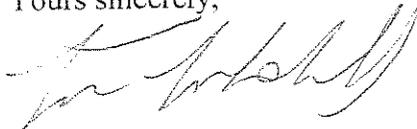
118-2

The project also should contain a large wetland and recreational park component, both to attract tourists and accommodate residents who wish to experience the unique environment of the Humboldt Bay area. Bicycle lanes and public transportation routes should be developed to serve the site, and reduce the proposed massive parking lot footprint.

118-3

Thank you for the opportunity to comment on this document.

Yours sincerely,



Martin Mitchell

Letter 118: Martin Mitchell

- 118-1 The comment stating that the proposed project should include no big box retail stores is noted.

Please see Master Response 1, under “National Stores vs. Local Stores” and “Potential Local Store Closures.”

- 118-2 The comment suggesting alternative uses for the project site is noted. Alternatives to the proposed project, some of which includes the uses suggested, are discussed in Chapter VI of the Draft EIR.

- 118-3 The comment states that the proposed project should include a wetland and a recreational park component.

The proposed project would provide a wetland recreation area, as well as bike and pedestrian paths, to attract residents and tourists. As stated on Draft EIR pages III-13 and III-14, the proposed project would include pedestrian and bicycle paths, bike lanes, and an 11.89-acre wetland reserve. Also, as stated on Draft EIR page IV.O-5 and shown in Figure IV.O-2 on page IV.O-6, the proposed project is within walking distance of the Humboldt County Transit Authority Red, Gold, and Purple routes, as well as the Redwood Transit System routes. As stated in Mitigation Measure O-7d, the Project Applicant shall work with the Eureka Transit Authority to reinstate the bus stop at Koster and Washington Streets and improve the bus stop at Seventh and California Streets, including paying their fair share to enhance the amenities of the stop.

The proposed parking lots, which would contain 1,585 spaces, are estimated to meet the parking demand generated by the proposed project except during the month of December. The potential effects of a fewer parking spaces is explored as part of the Marina Reduced Footprint Alternative in Chapter VI, Alternatives. The Marina Reduced Footprint Alternative would include 1,351 parking spaces.

Comment Letter 119

Comment Letter 119

Sidnie Olson

From: JanePeep@aol.com
Sent: Saturday, January 31, 2009 4:44 PM
To: DEIRcomments
Subject: Fwd: Marina Center
Attachments: Marina Center

A Good Credit Score is 700 or Above. See yours in just 2 easy steps!

Sidnie Olson

From: JanePeep@aol.com
Sent: Saturday, January 31, 2009 4:40 PM
To: DEIRcomments@ci.eureka.gov
Subject: Marina Center

The artists renderings of the proposed marina center are hideous. If your going to build something at the marina in old town Eureka the architecture should be made to look like the charming Victorian sea port village that it is and not to look like an ugly strip mall from Los Angles.

119-1

I think the Marina center development on the balloon tract property is a big mistake! Why not utilize all the abandoned commercial spaces in our town for retail and or to house the homeless.

119-2

Jane Morgan
Eureka

A Good Credit Score is 700 or Above. See yours in just 2 easy steps!

5-683

Letter 119: Janet Morgan

- 119-1 The comment's opinion of the preliminary project renderings are noted. As stated in the outline on page III-18 of the Draft EIR, under F. Project Entitlements and Approvals, and reiterated on page IV.A-6 under Impact A-3, the proposed project would be subject to site plan review and architectural review by the City of Eureka. Design features specific to the site plan and buildings would be established at that time. The Design Review Committee will review the site plans and designs to ensure that EMC Section 156.054 (D) goals are met.
- 119-2 The comment states that the project is a mistake and suggests new uses for vacant spaces Downtown. The comment is noted. New uses Downtown are beyond the scope of the proposed project and this environmental review.

Sidnie Olson

From: John McBeth [jmcbeth@omindustries.com]
Sent: Saturday, January 31, 2009 11:43 AM
To: DEIRcomments
Subject: EIR

City of Eureka Community development dept
Att Sidnie Olson
531 K st Eureka Ca 95501

Re Marina Center draft EIR

I have reviewed the EIR on the marina center project. I have found the document to be comprehensive and complete. I support the EIR and the project wholeheartedly and urge its adoption.] 120-1

Sincerely John McBeth

John McBeth
phone: 707-822-8800
fax: 707-822-8995
jmcbeth@omindustries.com

Letter 120: John McBeth

120-1 The comment supporting the Draft EIR and the proposed project is noted.