



CITY OF EUREKA
COMMUNITY DEVELOPMENT DEPARTMENT

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NOTICE OF MEETING

EUREKA CITY COUNCIL

NOTICE IS HEREBY GIVEN that the Eureka City Council will hold a special meeting to consider certification of the Environmental Impact Report for the Marina Center project. The City Council will meet on October 27, 2009, at 6:00 p.m., or as soon thereafter as the matter can be heard, in the Council Chamber, Second Floor, Eureka City Hall, 531 "K" Street, Eureka, California.

Project: On March 7, 2006 CUE VI, LLC made application to the city for the Marina Center project. The Marina Center project would include approximately 313,500 sq. ft. of Retail/Service/ Furniture including 28,000 sq. ft. of Nurseries/Garden; 104,000 sq. ft. of Office; 72,000 sq. ft. of Multi-Family Residential (54 dwelling units); 70,000 sq. ft. of Light Industrial use; 14,000 sq. ft. of Restaurant; and 12,500 sq. ft. Museum. The new buildings would be between one and five-stories. The project would include approximately 1,590 parking spaces, including about 462 spaces in a four-level parking structure.

The Marina Center project would be constructed in phases. Phase 1 would include implementation of the Supplemental Interim Remedial Action Plan (SIRAP), and including creation of an 11.89 acre wetland reserve, which has received concurrence from the California Regional Water Quality Control Board, North Coast Region (RWQCB). The SIRAP was prepared under the direction of the RWQCB in compliance with Cleanup and Abatement Order No. R1-2001-26.

The project site is located in the City of Eureka on a 43 acre brownfield site that is generally bounded by Waterfront Drive to the north and west, Washington Street to the south, and Broadway (Highway 101) to the east. Assessor Parcel Numbers: 001-014-002; 003-021-009; 003-031-003; 003-031-008; 003-031-012; 003-031-013; 003-041-005; 003-041-006; 003-041-007; and 003-051-001.

Further phase(s) would include pedestrian and roadway improvements, including a proposed extension of Fourth Street into the site, connecting to and terminating at Waterfront Drive; and the proposed extension of Second Street into the site, connecting to and terminating at the Fourth Street extension. Additional access would be provided via driveway access from the Sixth Street and Broadway intersection. Further phase(s) would also include the construction of a landscaped pedestrian and bicycle path parallel to Waterfront Drive, as well as landscaping throughout the site. On-site landscaping

would incorporate native plants, ranging from restored slough and wetland aquatic plants to upland trees, shrubs, and grasses indigenous to the region.

The four parcels which roughly make up the tract of land known as the Balloon Track have an existing general plan land use designation of Public/Quasi Public (PQP) with a corresponding zoning designation of Public (P). Five of the existing remaining parcels have an existing land use designation of Light Industrial (LI) with a corresponding zoning designation of Limited Industrial (ML). The last two parcels have an existing land use designation of Highway Service Commercial (HSC) with a corresponding zoning designation of Service Commercial (CS).

Further phase(s) of the project include amendment of the certified Local Coastal Program (LCP) to a combination of designations that include General Service Commercial (GSC), Professional Office (PO), Waterfront Commercial (WFC), Limited Industrial (LI), and Water Conservation (WC). 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 ordinance and zoning district maps.

The proposed project design would draw from the site's maritime and industrial heritage, as well as from the contemporary influences of the Eureka waterfront, Old Town and downtown areas. Development of the site would seek to maximize views of Clark Slough, as well as Humboldt Bay, the small-boat marina, and the developing waterfront west of the site.

CEQA: The City determined that the Marina Center project is a "project" under the California Environmental Quality Act (CEQA) and that an Environmental Impact Report (EIR) would be required. The City issued a Notice of Preparation for the EIR and subsequently prepared a Draft EIR which was circulated for public and agency comment for a period of 62 days. The City prepared a Final EIR which includes the Draft EIR, the comments received on the Draft EIR, the responses of the City to the comments, and the Mitigation Monitoring and Reporting Program.

Staff recommendation is that the City Council certify the EIR as complete and adequate by adopting a "*RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EUREKA, CALIFORNIA, CERTIFYING THE ENVIRONMENTAL IMPACT REPORT FOR THE MARINA CENTER PROJECT, AND ADOPTING WATER SUPPLY ASSESSMENT.*"

The coastal development permit for Phase 1 of the proposed Marina Center project is scheduled for a public hearing before the City Council on November 3, 2009.

If you have questions please contact Sidnie L. Olson, AICP, Principal Planner, *phone:* (707) 441-4265 *e-mail:* solson@ci.eureka.ca.gov

October 23, 2009

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