





CORRESPONDENCE

Raeleen Gannon

From: Colin Fiske <colin.fiske@gmail.com>
Sent: Friday, December 9, 2022 12:13 PM
To: Planning
Subject: Lundbar Hills Southwood Unit No. 6

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Planning Commissioners,

The Lundbar Hills Southwood Unit No. 6 subdivision is a planned single-family home development in the forest at the edge of an existing single-family subdivision which is in turn at the outermost edge of the city of Eureka. It is nearly 4 miles from downtown and almost as far (by road) from local schools, and getting to these places - or to any other destination with jobs or services - requires traversing the Fairway Drive/Herrick Ave/F Street corridor, much of which has high-speed traffic and no facilities at all for pedestrians or bicyclists. The project is, in a word, sprawl.

The project was approved in 2007, at a time when the city had a dramatically different General Plan, zoning code, and approach to development than it does today. The staff report makes some pretty absurd claims in order to conclude that the project could be considered consistent with today's plans and policies, including that it is "walkable" and "in proximity to" schools and other services.

It is clear to us that this project is in fact inconsistent with many of the city's current plans and policies. Furthermore, the city cannot rely on it to help alleviate the housing crisis, because the entire rationale for the proposed Development Agreement before you - which extends approvals another 10 years - is that the developer has no immediate plans to actually build the project.

The staff report also argues that no new environmental review of the project is necessary, because nothing has changed since the MND was prepared in 2006. This is not true. In fact, many of the circumstances have changed, notably the adoption of a new and dramatically different General Plan and zoning code for the city, as well as SB 743 changes to CEQA which require a completely different approach to assessing transportation impacts and which would very likely result in the required finding of a new and significant impact. Therefore, a new or "subsequent" environmental review is required pursuant to CEQA Guidelines Sections 15162(a)(2) and (a)(3).

We request that you conduct a new environmental review as required prior to adoption of any Development Agreement.



Thank you.

--
Colin Fiske (he/him)

Executive Director
Coalition for Responsible Transportation Priorities
www.transportationpriorities.org

Raeleen Gannon

From: Jennifer Kalt <jkalt@humboldtbykeeper.org>
Sent: Friday, December 9, 2022 2:10 PM
To: Planning
Subject: Lundbar Hills Southwood Unit No. 6

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Commissioners,

I am writing on behalf of Humboldt Baykeeper to request a new environmental review for the Lundbar Hills Southwood Unit No. 6 subdivision as required prior to adoption of any Development Agreement. The project is in the Martin Slough watershed, and one corner of the property is within very close proximity of the stream channel.

The staff report argues that no new environmental review of the project is necessary, because nothing has changed since the MND was prepared in 2006. However, the MND was approved years before Martin Slough was added to the 303(d) list of Impaired waters for bacteria pollution from stormwater runoff. Increasing impervious surfaces by developing what is now undeveloped forest land has the potential to impact water quality by increasing runoff that results in pollution as well as increased sedimentation from erosion. Therefore, a new or "subsequent" environmental review is required pursuant to CEQA Guidelines Sections 15162(a)(2) and (a)(3).

Humboldt Baykeeper is not opposed to the project, and recognizes the need for housing in our region. The potential environmental impacts must be fully assessed and minimized or mitigated under current regulations that were enacted to protect aquatic habitat, fish and wildlife, and Humboldt Bay from further degradation.

Thank you for your consideration.

Jennifer Kalt, Executive Director
Humboldt Baykeeper
600 F Street, Suite 3 #810, Arcata, CA 95521
(707) 499-3678
www.humboldtbykeeper.org



From: Nancy Brockington <nbrock@sbcglobal.net>
Sent: Saturday, December 10, 2022 7:51 AM
To: Planning
Subject: Comment on Lundbar Hills Subdivision

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sigh,
new growth is opportunity to become less dependent on cars... sorry to hear this proposed subdivision not taking advantage.
nancy brockington
arcata, ca

Sent from my iPhone

From: Nancy Ihara <nancyihara@gmail.com>
Sent: Sunday, December 11, 2022 7:26 PM
To: Planning
Subject: Comment on Lundbar Hills Subdivision

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Hello,

I would like to urge you to require an updated environmental review for this project. Lundbar Hills does not represent a walkable community.

Nancy Ihara

From: hannah siegel <hannahsiegel@yahoo.com>
Sent: Sunday, December 11, 2022 7:47 PM
To: Planning
Subject: Comment on Lundbar Hills Subdivision

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This project is not walkable as described by various people. It is almost 4 miles from downtown and separated from all major destinations by a high speed stretch of road with no bike or pedestrian, walking facilities. This project needs an updated environmental review using modern standards now that it's 2007 approvals are expiring.--- Emily Siegel lcsw, Eureka small business owner.