



NOTICE OF AVAILABILITY OF A SUPPLEMENTAL DRAFT ENVIRONMENTAL IMPACT REPORT

The Draft Supplemental Environmental Impact Report (SEIR) for the Fortuna Mill District Specific Plan is now available for review. Public comment on this document is invited for a 45-day period extending from **August 30, 2024, through October 15, 2024 at 5 P.M**

Project Overview

The proposed project is located in the City of Fortuna, Humboldt County, California and includes the Mill District Specific Plan (MDSP) Area, off-site improvement areas, and General Plan land use change areas not associated with the MDSP. The project encompasses a total area of 150.3 acres, 104.4 of which comprise the MDSP Area. The project is located about 20 miles south of Eureka and 253 miles north of San Francisco. The MDSP Area is bordered to the west by Highway 101 and South Fortuna Boulevard to the east, with key areas like Newburg Road to the north and Kenmar Road to the south. The project location provides significant access points and connectivity. The surrounding landscape features residential and commercial areas.

Background

A Draft Program Environmental Impact Report (State Clearinghouse # 2007062106) was prepared for the City of Fortuna General Plan 2030 (General Plan) in July 2010. The Fortuna City Council certified a Final Environmental Impact Report (previous FEIR) adopting the General Plan in October 2010. The draft Supplemental EIR has been prepared to comply with the requirements of CEQA. The overall purpose of this draft Supplemental EIR is to inform the City's decision makers and the public whether, as compared to the Mill District Focus Area policies contained in the General Plan, the proposed MDSP and General Plan amendments would result in any new significant impacts or an increase in the severity of significant impacts previously analyzed.

Project Description

The MDSP is intended to implement the Fortuna General Plan 2030 Land Use Element Mill District Focus Area policies and facilitate the transformation of the former Pacific Lumber Company (PALCO) mill, which has been underutilized since its closure in 2004. The Mill District Focus Area policies aim to revitalize the local economy and enhance community amenities by accommodating mixed-use development that integrates residential, commercial, and compatible light-industrial development.

The MDSP and corresponding General Plan and Zoning amendments will enable the flexible and beneficial redevelopment of the MDSP Area by allowing a diverse range of land uses, providing a balanced transportation network, protecting and enhancing the Strongs and Mill Creek riparian areas, and providing integrated open space areas. MDSP allowable land uses include mixed use, flex space, transportation, general commercial, advanced manufacturing, office, residential, and industrial activities.

General Plan amendments to implement will revise the document narrative, the Mill District (MD) Land Use Designation, Mill District Focus Area policy, and modify industrial and commercial use caps in the Land Use Element. The General Plan Land Use Map will also be revised to expand the

MDSP Area to include an adjacent underutilized light industrial/commercial area, remove non-MDSP areas, and apply an appropriate land use designation to the Riverwalk District land use change area. The MDSP implementing Zoning amendments will ensure consistency with the General Plan and include a new Q – Qualified Zone.

Potential Environmental Effects of the Project: The draft SEIR provides a detailed project description, an analysis of physical environmental effects of the project, and an identification of feasible mitigation measures and alternatives that would avoid or lessen the severity of project impacts. The previous General Plan FEIR determined that certain impacts would remain significant and unavoidable after implementation of the General Plan. Impacts to agricultural resources, air quality, hydrology/water quality, noise, transportation/circulation and utilities/services systems were unable to be mitigated to a level below significance. The addition of commercial and industrial space, infrastructure and utilities, and residential units as a result of the amendments to the General Plan and implementation of the MDSP does not change these determinations. The draft SEIR concludes that the MDSP and the full implementation of the General Plan would result in significant and unavoidable impacts resulting from vehicle miles travelled, which was not an impact topic under CEQA at the time the previous General Plan FEIR was certified.

Hazardous Waste Sites: Pursuant to CEQA Guidelines Sec. 15087(c)(6), there are no sites located within the project area that are on lists enumerated under Government Code Section 65962.5. However, interested parties are encouraged to learn more about Section 65962.5 at <https://calepa.ca.gov/sitecleanup/corteselist/section-65962-5a/>.

Availability of the Draft SEIR: The draft SEIR and all documents referenced therein will be available for review at this website <https://www.friendlyfortuna.com>. A physical copy of the Draft EIR is available at the City of Fortuna Community Development Department at 621 11th Street, Fortuna, CA 95540 Monday through Thursday during normal business hours and Friday by appointment.

Draft SEIR Public Review Period:

Please submit written comments by **5:00 p.m. on October 15, 2024:**

- Email: smeads@ci.fortuna.ca.us, please include “Mill District Specific Plan Draft SEIR” in the subject line.
- Mail: Shari Meads
Mill District Specific Plan EIR
P.O. Box 545
Fortuna, CA 95540

Public Hearings:

The following public hearings are proposed to be held:

Planning Commission Hearing	Tuesday September 24, 2024
Proposed City Council Hearing 1	Monday October 21, 2024
Proposed City Council Hearing 2	Monday December 2, 2024