Print Form

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2016022083

Project Title: Creek Side Homes Project

Lead Agency: City of Arcata

Contact Name: David Loya

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Project Location: Arcata (*City*) Humboldt (*County*)

Project Decription (Proposed actions, location, and/or consequences).

The residential development site is located at 2000 Foster Ave (APN 505-161-011) on the western edge of Arcata city limits. The project proposes the annexation, redesignation/rezoning, and subdivision of parcel 505-161-011 (2000 Foster Ave) to allow 32 single-family residences and 32 accessory dwelling units, an assisted living/memory-care facility with 100 care beds, and 25 senior-restricted neighborhood cottage units. Onsite project features will also include a stream protection zone along Janes Creek, a wetland mitigation area, landscaping, pedestrian/bicycle trails, and the development and dedication of public infrastructure (access roads, utilities, stormwater facilities, etc.). Offsite improvements will include parkland, an emergency access road, pedestrian/bicycle trails, and the connection of Foster Avenue over Janes Creek which will include sidewalks, bike lanes, and a "T" type intersection. The project also includes the annexation of City-owned parcel 505-151-009, 0.74 acres of parcel 506-161-009 (total parcel size = 0.94 acres), and a portion of the right-of-ways for Foster Avenue and Q Street that are currently in County jurisdiction. The project would provide housing for approximately 269 residents. See Chapter 1 (Introduction) of the Draft EIR for additional information about the project.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

GREENHOUSE GAS EMISSIONS: Significant and unavoidable impacts from the generation of greenhouse gas emissions. Mitigation includes onsite GHG reduction measures and the purchase of carbon offsets.
HAZARDS AND HAZARDOUS MATERIALS: Potentially significant impacts from remaining petroleum hydrocarbons on the residential development site. Mitigation includes the removal of remaining contaminated soils and implementation of a Site Development Contamination Contingency and Site Safety Plan.
TRANSPORTATION-TRAFFIC: Significant and unavoidable impacts due to a reduced LOS at nearby intersections from the additional vehicle trips that will be generated by the project and the other housing projects in the area. Mitigation includes the payment of a fair share contribution for transportation improvements at nearby intersections and the construction of new pedestrian/bicycle pathway to serve the development.
BIOLOGICAL RESOURCES: Significant impacts to wetlands and riparian vegetation and potentially significant impacts to sensitive fish and wildlife species. Mitigation includes pre-construction biological surveys, implementation of the CDFW Salmonid Habitat Restoration Manual, the payment of riparian impact fees to contribute towards offsite riparian enhancement projects, construction of an onsite wetland mitigation area, onsite planting of native vegetation, and onsite removal of invasive plant species.
AGRICULTURE AND FORESTRY RESOURCES: Significant impacts due to the conversion of prime agricultural land from offsite improvements including an emergency access road and parkland. Mitigation includes dedication of a conservation easement to preserve adjacent prime agricultural land in the City's Sphere of Influence.
CUMULATIVE IMPACTS: Significant and unavoidable traffic impacts requiring mitigation as noted above.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

-Traffic congestion
-Traffic safety
-Wastewater capacity
-Cumulative effects
-Conversion of agricultural land
-Wetland impacts

Provide a list of the responsible or trustee agencies for the project.

-California Department of Fish & Wildlife
-U.S. Fish and Wildlife Service
-U.S. Army Corps of Engineers
-North Coast Regional Water Quality Control Board
-North Coast Unified Air Quality Management District
-County of Humboldt
-Humboldt County Local Agency Formation Commission