



736 F Street
Arcata CA 95521

City Manager
707-822-5953

Environmental Services
707-822-8184

Police
707-822-2428

Recreation
707-822-7091

Community Development
707-822-5955

Finance
707-822-5951

Public Works
707-822-5957

Transportation
707-822-3775

Streamline | SHN
1062 G Street, Suite I
Arcata, CA 95521
Attn: Bob Brown

November 2, 2016

Re: The Village Scoping Meeting Follow-Up

Bob –

Thanks so much for facilitating this morning's EIR Scoping Site Visit for The Village project. A list of participants is located on the following page.

My recollection of the pertinent items that were discussed by the group and the party(ies) responsible for any follow-up are summarized below. These items, among others, should be addressed in the EIR:

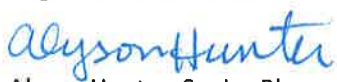
1. Stormwater & Drainage – these items continue to be of significance especially in terms of existing offsite flooding during storm events. Of particular concern is impacts to the existing residences west of the property and the onsite wetland, as well residences who are currently effected by the City's stormwater facility onto Stromberg at the southwest corner of the property. Manhard Consulting should obtain the County's LID Handbook (<http://www.humboldt.gov/DocumentCenter/View/52096>) and continue to work with the City Engineer and Environmental Services Departments on the preparation of an appropriate regulated stormwater plan that includes minimizing impervious surfaces through a reduction in parking area and an increase in LID features to minimize offsite impacts to a sufficient standard. As mentioned at the meeting and given the project's hydromodification features, it might be useful for the engineer to attend the next North Coast Stormwater Coalition's meeting which is on November 9th at the City of Arcata Council Chambers, 9:00-11:00 AM;
2. Water Usage – this discussion referred to sanitary, drinking and landscaping uses, and included the City's desire to utilize gray-water systems, rain catchment and reuse, native and drought-tolerant landscaping that requires minimal irrigation, water conservation features that will assist the project in meeting its LEED Silver rating, etc. Mr. Moon indicated that he would be able to provide Erik Lust of our Environmental Services Department with water (and wastewater) usage data from his Monterey Bay CSU project;
3. Parking – in an effort to minimize impervious surface, the notion of car "warehousing" was brought up wherein vehicles could be stored onsite in a much smaller area, using a valet-style service to organize access. Other parking-reduction techniques could include: financial incentive for leaving the car at home, Zip-cars and bicycles, additional transit opportunities, and perhaps more. The project already includes electrical charging stations, a bike library and the development of a portion of the Rail with Trail to provide a direct route to Sunset Avenue;
4. Lighting, Energy Use and the Dark Sky Initiative – public area and parking lot lighting shall be in compliance with the City's Land Use Code §9.30.070 and the Dark Sky Initiative (<http://darksky.org/lighting/lighting-basics/>). Lighting should be pedestrian-level wherever possible. In order to reach LEED Silver status and to comply with the State and the City's Greenhouse Gas (GHG) reduction policies, the applicant shall utilize LED and other energy-conscious fixtures, solar systems for electricity and hot water, where feasible, and other measures identified in the 2013 California Building Code, Part 11 (CA Green Building Standards Code);
5. Fire – Arcata Fire District personnel were onsite and reiterated comments their March 28, 2016, letter which pertain mostly to vehicular access, water pressure for hydrants, and sprinklers;
6. St Louis Rd ROW Vacation – this item was tabled for further individual discussion;

7. Wastewater – potential improvements at the wastewater treatment plant (WWTP) continue to be an ongoing conversation internally; and
8. Traffic – City staff continue to work on finalizing the Traffic Impact Study (TIS) and collaborate with our State partners (Caltrans and HSU) on coming up with some potential designs that would satisfy all parties throughout the project area, but with a specific concern at the Sunset Ave/101/LK Wood intersection.

These comments are based on my notes during the meeting; they may not be comprehensive. If you have thoughts or comments you'd like to add, please do so. Also, please share this letter with your client and others as you deem appropriate.

Please do not hesitate to call (707-825-2040) or email me directly at ahunter@cityofarcata.org with any comments or questions.

Regards,



Alyson Hunter, Senior Planner
Arcata Community Development Department

Attendance List:

1. Bob Brown, Garry Reese – Streamline | SHN (EIR consultant)
2. Dave Moon and William Moon, Coleraine Capital Group (co-applicant)
3. Patrick Shanahan, AMCAL (co-applicant)
4. Jenny Williamson, Arcata Fire District
5. Desmond Cowan, formerly of the Arcata Fire District
6. JB Mathers, real estate consultant to applicant(s)
7. Erik Lust and Mike Clinton, City of Arcata Wastewater/Utilities
8. Julie Neander, City of Arcata Environmental Services Dept.
9. Doby Class, City Engineer
10. Steve Mu, Manhard Consulting
11. Sean Armstrong, Redwood Energy
12. Jesse Robertson, Caltrans Planning
13. Alyson Hunter, City of Arcata Community Development Dept.