



## **Creekside Annex EIR Scoping Meeting Notes – March 10, 2015 – 9:30 AM**

### **Attendance:**

Streamline Consulting (4)	Kevin Tucker (Caltrans Planning)
Chris Dart, Danco	Jennifer Olsen (CDFW)
Julie Neander (Arcata ES)	Mark Verhey (Hum CO DEH)
Mark Andre (Arcata ES)	Michael Le Grand (Hum Co P/W)
Erik Lust (Arcata ES)	Bill Rich (Cultural Resources Consultant)
Alyson Hunter (Arcata ComDev)	Erika Cooper (Bear River THPO)
Larry Oetker (Arcata ComDev)	Janet Eidsness (BL THPO)
Netra Khatri (Arcata Engineering)	Colette Metz (LAFCo)
Dalene Whitlock (W-Trans Traffic Consultant)	

### **Comments:**

1. Biology – Discussion on allowed development within creek setback, ESHA, detention facilities and appropriate design, variable width setbacks may be appropriate, flood zone issues, LID, 1600 permit required for streambed alterations
2. Traffic – Danco will enter into a supplemental contract with W-Trans to address project-specific intersections (to accompany City’s comprehensive Sunset area study just beginning) and analyze both vehicular crossing of Janes Creek at the Foster bend in the road, as well as vehicular access via 17<sup>th</sup>/Q/Foster without the creek crossing; ped/bike access; RR ROW as non-motorized access and potential connection to Hammond Trail (PCBR); Hum Co P/W is recommending that City include additional area in annexation in order to control public road requirements
3. Annex in general – the subject property is within the USB; LAFCo may recommend that City try to annex the 4 properties to the south in order to avoid creating an island of County surrounded by City. Director Oetker said that it’s not the City’s practice to try to force annexation on properties that don’t explicitly request it; Danco application to include annex of city park property to the NW of subject site
4. Water/Sewer – there may be onsite water storage requirements; City underway on sewer flow testing now; I&I; City will encourage graywater usage wherever possible; Facilities Plan going to Council on 4/20 – will have more detail on WWTP capacity availability and may result in mitigation impact fee program under which this project would be expected to contribute; Netra will need water/sewer loading calcs; assisted living facility will have commercial kitchen (grease trap, pre-treat, etc)
5. THPO – need to get Bill any soils reports that indicate depth of disturbance associated with site development; any ACOE 404 permits will trigger Section 106 review – Garry to provide past documentation; inadvertent discovery as COA
6. Development Agreement – Streamline to begin drafting based on latest to be provided by Alyson

7. HazMat – Hum Co DEH recommends having Soil Management Safety and contingency plans in place in order to protect workers in event of discovered contamination; site has closed RWQCB case and RWQCB is the oversight agency for any contamination; be prepared to conduct pre-characterization; Garry mentioned that soils under concrete slabs are unknown at this point and further testing will be conducted once removed