

July 22, 2008

Humboldt County Board of Supervisors  
825 Fifth Street, Room 111  
Eureka, CA 95501

Jimmy Smith, District 1 Supervisor  
Johanna Rodoni, District 2 Supervisor  
John Woolley, District 3 Supervisor  
Bonnie Neely, District 4 Supervisor  
Jill Geist, District 5 Supervisor

RE: Kramer GPP-07-02, APN017-032-03, North McKay Tract, Cutten

Dear Ladies and Gentlemen:

This letter is in reference to the request by Mr. K. Kramer to change the current zoning for the above referenced tract which was continued from your May 13, 2008 Board meeting.

We ask for your consideration of several issues we take with Mr. Kramer's request to rezone 80+/- acres known as the North McKay Tract (see enclosed map):

1. It seems to be Mr. Kramer and the Planning Department's assumption that there was an incorrect zoning of said property dating back to 1995. It is our contention that the "error" may have occurred intentionally. Who is to say what intentions were in place so many years ago. Therefore, the Department of Community Development should re-evaluate the complete zoning issue for the entire North McKay Tract through the eyes of our much more environmentally and safety conscious community.
2. Mr. Kramer contends the North McKay Tract has already been approved for 320 units and his development plans calls for 320 units, insinuating his plan has already been approved! In reality Mr. Kramer's plans are for a totally different development, including:
  - a. 64 "workforce" apartments
  - b. 32 "affordable" single family parcels
  - c. 46 "townhouse" units
  - d. 64 "condominium" units
  - e. 114 single family parcels
  - f. 1.8 acre of neighborhood commercial space with "affordable" apartments above
  - g. 30 acres of open space

As is easily seen, this is a far cry from the originally suggested 320 low density residential units! Mr. Kramer's plan calls for 1.8 acres of commercial space PLUS "affordable" apartments above the commercial space!

3. There appears to be NO significant answers from the County nor City as how to handle what would be a significant increase in traffic which would occur, not only in Cutten, but spilling into the City of Eureka. Please note that the May 2008 HCAOG Draft Regional Transportation Plan ([www.hcaog.net](http://www.hcaog.net)) was just released and the following Cutten area street/roads were listed as Congested Roadways (LOS E or F):
  - a. Walnut from Hemlock to Cypress and Elk River Road at Herrick and the entire length of Fairway Drive.
  - b. Time projections/cost for the Walnut and Herrick intersection was 2016-2025 with an associated cost of \$1,592,000 (assumed to be in today's dollars)
  - c. Fern Street extension to Campton 2016-2025 with an associated cost of \$1,161,000.
  - d. McKay Tract Connector, northerly connection to Harris at Hubbard 2016-2025 with an associated cost of \$2,912,000.

Obviously, we are NOT even close to providing for the currently needed traffic solutions, let alone allowing such a huge development to proceed with potentially adding over 736 (320 X 2.3) residents and their vehicles to an already identified traffic impacted community! How can we assume the State of California will have funding years in the future when the traffic congested areas of Walnut/Hemlock and Walnut/Fern have been identified long ago and are still unfunded? This was specifically addressed at a community traffic meeting held months ago.

4. There were comments made by Mr. Kramer and/or his staff at your May 13, 2008 meeting about his project being "infill". We take issue with this designation. How could the North McKay Tract be considered "infill" when it is located in a pristine forested area of Cutten? Water, power, sewer and more street access (infrastructure) would have to be built and maintained by an ongoing currently unfunded County and City in order to support this development!
5. As noted above (item 4) a significant amount of new infrastructure would have to be built thus placing an additional BURDEN on the resident taxpayer.
6. We also feel we must give consideration to the fact that a huge amount of natural habitat would be destroyed. We must feel obligated to protect the natural inhabitants of our wildland. The Cutten/Ridgewood rural community is inhabited by deer, bear, mountain lions, fox, raccoon, osprey, spotted owl, quail, doves and a multitude of other fowl. All of which continue to be forced from their natural environment with continued development.

7. The North McKay Tract development is just another example of urban sprawl, bringing residents further from major shopping areas and places of work. With the cost of energy and without adequate mass transit we must ask ourselves, what are we doing to our rural communities?

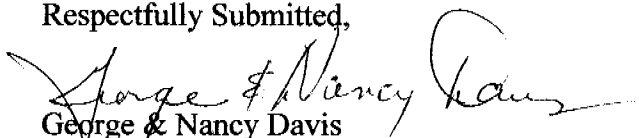
Development of the North McKay Tract would do nothing more than exacerbate an identified existing traffic problem in the Cutten/Ridgewood, as well as, the City of Eureka, threatening the health and safety of all residents.

In closing, the outlying areas of Eureka, i.e., Cutten/Ridgewood/Pine Hill/Elk River, etc., neighborhoods have experienced considerable development in the form of individual homes and small developments within existing neighborhoods over the past twenty years. We estimate approximately 200 homes have been built with little to no consideration for infrastructure, street/road upgrading or the growing traffic problem. The prospect of adding other significant developments in our community (North/Mid/South McKay Tracts, Forster-Gill Development, Eggert Road Extension, etc.) is absolutely irresponsible at this time

We must keep in mind; the 1995 General Plan evidently designated the North McKay Tract capable of sustaining 320 low density residential homes. The General Plan update is yet to be finalized, however, when it is it should give some definitive direction on developments in the unincorporated areas surrounding Eureka. Allowing any development in our rural areas without the updated General Plan guideline is unadvisable.

Please consider the health and safety of all residents and view all development from a "community" perspective.

Respectfully Submitted,

  
George & Nancy Davis  
439 Westgate Drive  
Eureka, CA 95503

CC: Virginia Bass, Mayor  
Larry Glass, Councilman Ward 1  
Polly Endert, Councilwoman Ward 2  
Jeff Leonard, Councilman Ward 3  
Chris Kerrigan, Councilman Ward 4  
Mike Jones, Councilman Ward 5