

- Very large development planned for Walker Point
- Maybe as large as 176 to 601 units
- No nearby sewer lines
- Major traffic impact expected

On November 1 the Humboldt County Board of Supervisors will hear a petition to start the planning process for a housing development off Indianola Cutoff proposed by Security National Properties.

The two parcels equalling 22.06 acres are currently zoned RA 2.5 (Rural Residential Agriculture with minimum parcel size of 2.5 acres). According to the petition submitted to the County, Security National is asking to rezone them as Multifamily Residential with a proposed Land Use of Residential/Medium Density. The gross density range for this land use is between 8 and 30 dwelling units per acre.

Changing the density range for the parcels could result in as many as 176 to 601 units. SN is calling this "infill" development, which is a misnomer. Infill development is defined as "building within unused and underutilized lands within existing development patterns." This proposed development is in an undeveloped area with no amenities, no access to wastewater treatment and will be heavily car dependent because there is no access to transit. It is not infill development.

The closest public sewer connection is to the City of Eureka system with a potential connection point approximately 3.0 road-miles away. According to the petition application to the County, the project would conduct a feasibility analysis to determine the most practical alternative for wastewater treatment; either connection to the City of Eureka's sewer system or construction of an onsite wastewater treatment system. Where would a private sewage treatment plant discharge to? Who would operate it and who would they be accountable to? Have similar private sewage treatment plants been permitted in the Coastal Zone? If not, why waste County staff's time on pursuing this project? Would extension of and connection to the City of Eureka for wastewater treatment open up the area to further development? Can the City of Eureka wastewater treatment plant handle the increased load? Would the cost of extending the lines be externalized to ratepayers?

Changing the density range for the parcels could result in 176-601 units, which would mean a dramatic increase in traffic. Can the local roads handle that increase? Security National says there will be access to transit, but how will they fund a transit stop and attract riders? Will the Indianola overpass be finished before the development is done? Or will the development add more traffic to Old Arcata Road? Both parcels are in the Coastal Zone. How will sea level rise affect the area, specifically access to the area from the 101 Safety Corridor? What will the maximum building height be?

