

access and a well-planned secondary access (acceptable to Public Works). Development of this property shall be in accordance with the Development Timing policies found in Chapter 2630 of this Plan. Eggert Road may be considered the primary access if development is to occur having a density not greater than 1 unit per 20 acres. Any development greater than this density must require a new primary access and/or Eggert Road developed to a standard acceptable to the Department of Public Works.

15. Eureka City Schools Property at Walford Street: This property shall carry an R-3-Q zone for the approximate 3 acres on Harris Street, with the Q-zone requiring public Works review, ~~and an R-4-Q zone for the remainder, with the Q zone allowing professional office use only.~~
16. Lot Frontage on Major Roads: This Plan discourages lots fronting onto major roads so as to avoid the backing of vehicles into the high speed traffic lanes. Lots should be accessed from side streets which stub off of major roads including, but not limited to Humboldt Hill Road, Walnut Drive, Ridgewood Drive, Campton Road, Excelsior, and Harrison Avenue.
17. Pedestrian Corridors: This Plan encourages sidewalks and bicycle paths within pedestrian corridors especially along roads such as Walnut, Campton, Excelsior, Ridgewood, Humboldt Hill and future main roads developed in the Eggert, Robinson/Dunn, McKay and Barry properties.
18. Elk River Road/Ridgewood/Westgate Intersections: It is the policy of this Plan to encourage the realignment or abandonment of this intersection as a high priority in Public Works' Five-Year Priority Plan program. This Plan recognizes the high costs and difficulty in obtaining funds for this project. Yet, with increased growth and traffic, it is anticipated that this area will become significantly more congested.
19. Fire Station in Cutten/Ridgewood: A minimum area of 20,000 square feet shall be made available as a Public Facility for a Humboldt Fire Protection District No.1 fire station in either the Mid McKay Tract or South McKay Tract properties. This policy shall be implemented during subdivision after the 10 year TPZ phaseout of the properties has been completed.
20. Densities on the Eggert North, Eggert South, Robinson-Dunn Properties: During their review of the Eureka Community Plan, the Board of Supervisors supported removal of density limitations on the Eggert North (300 units), Eggert South (240 units) and Robinson-Dunn (700 units) properties. The Board ultimately did not remove the limitations because of the likelihood of significant delay in adopting the Eureka Community Plan.

The Board supports submittal of a General Plan Amendment to remove the density limitations placed on the Eggert North, Eggert South and Robinson-Dunn properties, if such submittal includes a traffic study which documents the traffic service impacts of removal of those density limitations.