

5/5/2016

- Seems like a lot of overreach
- Martin Slough was a specific project - scope has grown - Fee needs to be specific to M-S.
- Consider setting up different basins
- Restrict funds to M-S area
- 2 county comparisons: Butte + Placer
  - Placer example: divide into simple areas - fees generated in specific area, stays in area
  - Almost all projects not in M-S
  - More discussion of boundary areas needed
- Intent of M-S EIR was to mitigate traffic impacts there, not for development in other areas
- Concern about nexus
- Eureka - 0.2% growth. County = 0% growth, per the state stats
- Are there specific projects identified?

- Pop of Eureka declining?
  - demographic data shows population in Eureka declining
  - how would this function in area of declining population?

→ Rate of development in MCK not what it used to be

— What is mechanism used to collect fee?

— What is authority to enter into contract?

— EIR refers to specific areas  
why aren't the other areas listed (project area)

- Why doesn't EIR list areas that are the cause?
- Why talking about huge area when EIR was done on constrained area around Martin Slough?
- "all feasible alternatives prior to impact fee" - sounds like we should have looked at anything + everything. Can you explain how we got to this point?
- Was a tax looked at?
- How did we get to this point when foundational documents don't support it
- Not seeing the nexus between BOS authorized (M-S project) and this larger, "greater Eureka area"
- Nexus between MOU + houses in Kneeland area?
- MOU doesn't seem to imply the fee will be applied to greater Eureka area

- Which of projects listed on Table 3 are w/in M.S. area?
- no street improvements in projects listed on Table 3
- Board considered mello-roos + sales tax
- EIR not certified?
- NCHB concerned about appearance that City + County decided to stretch boundary
- Why needs to include Manila, Freshwater, Humboldt Hill + Fields Landing
- Some intersections are under jurisdiction of Caltrans
- Request TC draft comments or recommendations to BOS
- Inappropriate to pass along impact fees only to new development

— would be appropriate to consider Mello-Roos →

County-wide assessment