



COUNTY OF HUMBOLDT

For the meeting of: 7/14/2026

File #: 26-621

To: Board of Supervisors

From: Public Works

Agenda Section: Consent

Vote Requirement: Majority

SUBJECT:

Resolution Authorizing the Purchase of Real Property Located at 4325 Broadway Street, Eureka, California

RECOMMENDATION(S):

That the Board of Supervisors:

1. Adopt the attached resolution authorizing the purchase of real property located at 4325 Broadway Street, Eureka, California, in accordance with Section 25353 of California Government Code; and
2. Approve and authorize the Chair of the Board to execute, and have notarized, the attached Certificate of Acceptance (Attachment 6) in accordance with Section 27281 of California Government Code; and
3. Find that the proposed acquisition of the real property located at 4325 Broadway Street, Eureka, California 95501 is exempt from environmental review pursuant to Sections 15061(b)(3) and 15301 of the California Environmental Quality Act (CEQA) Guidelines; and
4. Approve and authorize the Humboldt County Public Works Director, or a designee thereof, to execute and file the attached CEQA Notice of Exemption (Attachment 4).

STRATEGIC PLAN:

This action supports the following areas of your Board's Strategic Plan.

Area of Focus: Core Services/Other

Strategic Plan Category: 9999 - Core Services/Other

DISCUSSION:

The property at 4325 Broadway Street, Eureka, California has an area of eight acres, includes approximately 237 parking stalls, and is located within the City of Eureka. There is a single-story building on site with approximately 60,000 square feet of usable space. The site and the building meet a great deal of programmatic requirements for the One Stop Permitting Center that has been identified as the top priority of the 2020 Facilities Master Plan.

On Mar. 11, 2025, the Humboldt County Board of Supervisors authorized the Humboldt County Public Works Director, and designees thereof, to negotiate terms for the purchase of real property located at 4325 Broadway Street, Eureka with John McNellis, and any duly authorized agents thereof (Attachment 1). The subject property has been identified as useful for implementing the Facilities Master Plan. The property has been poised for the One Stop Permitting Center. This location will house County programs which are currently dispersed within multiple County facilities around the city, improving service delivery, and reducing long-term leasing costs.

On Aug. 12, 2025, the Board met in closed session with the Director of Public Works, and any designee thereof, concerning the price and terms of payment for the real property located at 4325 Broadway Street, Eureka, California.

On May 12, 2026, the Board approved the Notice of Intention to Purchase Real Property located at 4325 Broadway Street, Eureka, California. Subsequently, the Notice was published in the Times Standard once a week for three successive weeks, on May 17, 2026, May 24, 2026 and May 31, 2026, pursuant to California Government Code Section 6063 (Attachment 2).

On May 13, 2026, the City of Eureka Planning Commission, in a public meeting, found that the acquisition of the subject property is in conformance with the City's 2040 General Plan (Attachment 3).

The County of Humboldt is the lead agency for compliance with the California Environmental Quality Act (CEQA). The structure on the subject property is not listed on the City of Eureka's Local Register of Historic Places and is not eligible for listing on the California Register of Historical Resources. Therefore, the structure does not meet the criteria for being considered a "historical resource" as defined in the CEQA Guidelines Section 15064.5.

For the purpose of complying with CEQA, the "project" is defined as acquisition of fee title for the parcel and occupancy of the existing structure for uses comparable to existing activities and excludes future site redevelopment. Approval of the property acquisition does not constitute approval of any new specific facilities or substantial expansion of existing site use. Once a preliminary development plan is prepared, then that proposed action will be subject to environmental analysis under CEQA to determine if there would be any potentially significant impacts or if the proposed action qualifies for a categorical exemption. Acquisition of fee title ownership of the subject property will have no effect on the environment. Staff recommend that the Board find that the project as defined herein is exempt from further environmental review pursuant to Section 15061(b)(3) and 15301 of the CEQA Guidelines. Further, staff recommends that the Board authorize the Director of Public Works, or a designee thereof, to execute and record the attached CEQA Notice of Exemption. (Attachment 4).

One June 9, 2026, the Board held a public hearing for the public to respond to the Notice of Intention with questions and concerns regarding the County of Humboldt's intent to purchase the property and authorized the Public Works Director to execute the real property purchase agreement and joint escrow instructions for the real property located at 4325 Broadway Street, Eureka

On June 9, 2026, the purchase agreement was executed (Attachment 5). On June 15, 2026, a deposit was made, starting the 45-day escrow period with closure on July 30, 2026.

Upon final acquisition of the property, staff will continue efforts to plan and redevelop the site for use as county municipal facilities as prescribed in the 2020 Facilities Master Plan and will return to your Board for project updates and continued discussion.

SOURCE OF FUNDING:

2020 Finance Plan

FINANCIAL IMPACT:

Expenditures (3562-170)	FY26-27 Adopted
Additional Appropriation Requested	\$5,750,000
Total Expenditures	\$5,750,000
Funding Sources (3562-170)	FY26-27 Adopted
2020 Finance Plan	\$5,750,000
Total Funding Sources	\$5,750,000

Narrative Explanation of Financial Impact:

The estimated cost to acquire the real property located at 4325 Broadway Street, Eureka, California, is \$5,750,000. This amount includes the purchase price of \$5,700,000 with an additional \$50,000 that includes the cost of the City of Eureka Conformance Review, publication costs and estimated future escrow/closing costs.

Future development costs would be contingent on other factors beyond the scope of this initial assessment. Staff will assess possible

development options for the site and will return to your Board to review the financial impact of those options as soon as practicable. The Humboldt County Administrative Office has approved use of the 2020 Finance Plan funds in the amount of \$5,750,000 for the purchase of real property located at 4325 Broadway Street, Eureka, California. The funding for the purchase is incorporated into the fiscal year 20206-27 approved Capital Projects budget 3562170.

STAFFING IMPACT:

Narrative Explanation of Staffing Impact:

The proposed property acquisition itself will not impact staffing. Staffing impacts due to future design, construction and operation of a new One Stop Permitting Center will be addressed in subsequent agenda items.

OTHER AGENCY INVOLVEMENT:

None

ALTERNATIVES TO STAFF RECOMMENDATIONS:

Board Discretion

ATTACHMENTS:

1. 4325 Broadway Street, Eureka, California
2. Notice of Intention to Purchase Real Property at 4325 Broadway Street, Eureka
3. City of Eureka General Plan Conformance Review Resolution
4. Notice of Exemption for 4325 Broadway Street, Eureka, California
5. Real Property Purchase Agreement for 4325 Broadway Street, Eureka
6. Certificate of Acceptance
7. Resolution to Purchase Real Property at 4325 Broadway Street, Eureka
8. Exhibit A - Property Description
9. Exhibit B - Purchase Agreement

PREVIOUS ACTION/REFERRAL:

Meeting of: 3/11/25, 8/12/25, 9/9/25, 5/12/2026, 6/9/2026

File No.: 25-248, 25-928, 25-998, 26-430, 26-432