



# COUNTY OF HUMBOLDT

For the meeting of: 8/26/2025

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File #: 25-717

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**To:** Board of Supervisors

**From:** Public Works

**Agenda Section:** Public Hearing

**Vote Requirement:** 4/5th

**SUBJECT:**

Public Hearing for the Purchase of Real Property Located at 515 J Street, Eureka, California and Supplemental Budget in the Amount of \$1,521,000 for Public Works Capital Projects 3562-170 for Fiscal Year (FY) 2025-26 (4/5 Vote Required)

**RECOMMENDATION(S):**

That the Board of Supervisors:

1. Open the public hearing; and
2. Close the public hearing; and
3. Approve and authorize the Humboldt County Public Works Director, or a designee thereof, to execute the attached real property purchase agreement and joint escrow instructions regarding the real property located at 515 J Street, Eureka, California; and
4. Approve the Supplemental Budget request for Public Works' Capital Projects 3562-170 and establish a fixed asset line in FY 2025-26 in the amount of \$1,521,000. (4/5 Vote Required)

**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:**

On Nov. 7, 2023, 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 515 J Street, Eureka with Jon Stone and Larry O. Doss., and any duly authorized agents thereof.

On Jun. 17, 2025, the Board met in closed session, with Elishia Hayes, County Administrative Officer and Jake Johnson, Interim - Deputy Director Facilities Management, concerning the price and terms of payment for the real property located at 515 J Street, Eureka, California.

On Jul. 22, 2025, the Board approved the Notice of Intention to Purchase Real Property (Attachment 1) located at 515 J Street, Eureka, California. Subsequently, the Notice was published in the Times Standard once a week for three (3) successive weeks, on Jul. 29, 2025, Aug. 5, 2025 and Aug. 12, 2025, pursuant to California Government Code Section 6063.

The attached real property purchase agreement and joint escrow instructions (Attachment 2) have been approved by County of Humboldt staff and the owners of the property, Jon Stone and Larry O. Doss. The conditions of sale include a purchase price of One

Million Four Hundred Ninety-Six Thousand Dollars (\$1,496,000) and an escrow period of 45 days. The County of Humboldt will equally split all escrow fees and closing costs with the owner and will not pay the owner's broker any commission or compensation.

On Aug. 13, 2025, the City of Eureka Planning Commission reviewed and approved the acquisition, at a public meeting, resulting in findings as shown in a staff report dated Aug. 13, 2025. The staff report concluded that acquisition of the subject property is in conformance with the City's 2040 General Plan (Attachment 3).

This public hearing will give the public an opportunity to respond to the Notice of Intention to Purchase Real Property located at 515 J Street, Eureka, California with questions and concerns regarding the County of Humboldt's intent to purchase the property. Upon completion of the public hearing, and if no objections from the Board of Supervisors as a result of the public hearing, staff is recommending the Board of Supervisors approve and authorize the Humboldt County Public Works Director, or designee thereof, to execute that attached real property purchase agreement and joint escrow instructions regarding the real property located at 515 J Street, Eureka, California.

**SOURCE OF FUNDING:**

2020 Finance Plan

**FINANCIAL IMPACT:**

<b>Expenditures (3562-170)</b>	<b>FY25-26 Adopted</b>
Additional Appropriation Requested	\$1,521,000.00
<b>Total Expenditures</b>	<b>\$1,521,000.00</b>
<b>Funding Sources (3562-170)</b>	<b>FY25-26 Adopted</b>
2020 Finance Plan	\$1,521,000.00
<b>Total Funding Sources</b>	<b>\$1,521,000.00</b>

*\*Projected amounts are estimates and are subject to change.*

**Narrative Explanation of Financial Impact:**

The estimated cost to acquire real property located at 515 J Street, Eureka, California is \$1,521,000. This amount includes the purchase price of \$1,496,000.00 with an additional \$25,000 that includes the cost of the title report, the City of Eureka Conformance Review, publication costs and estimated future escrow/closing costs.

The Humboldt County Administrative Office has approved use of the 2020 Finance Plan funds in the amount of \$1,521,000 for the purchase of real property located at 515 J Street, Eureka, California.

**STAFFING IMPACT:**

The recommended actions will not impact current staffing levels.

**OTHER AGENCY INVOLVEMENT:**

City of Eureka

**ALTERNATIVES TO STAFF RECOMMENDATIONS:**

The Board may choose not to approve the attached real property purchase agreement and joint escrow instructions regarding the real property located at 515 J Street, Eureka, California. However, this is not recommended as it does not support the goals of the County of Humboldt's 2020 Facilities Master Plan.

**ATTACHMENTS:**

Attachment 1 - Notice of Intention to Purchase Real Property located at 515 J Street, Eureka

Attachment 2 - Real Property Purchase Agreement for 515 J Street, Eureka

Attachment 3 - City of Eureka Planning Commission Report

Attachment 4 - Supplemental Budget 3562170

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**PREVIOUS ACTION/REFERRAL:**

Meeting of: 11/7/23, 7/23/24, 6/17/25, 7/22/25

File No.: 23-1323, 24-1075, 25-786, 25-802