



**DEPARTMENT OF PUBLIC WORKS
COUNTY OF HUMBOLDT
MAILING ADDRESS: 1106 SECOND STREET, EUREKA, CA 95501-0579
AREA CODE 707**

On-line Web: humboldt.gov	Public Works Building Second & L St., Eureka Fax 445-7409	Clark Complex Harris & H St., Eureka Fax 445-7388
Administration	445-7491	Natural Resources 445-7741
Business	445-7652	Natural Resource Planning 267-9542
Engineering	445-7377	Parks 445-7651
Facility Management	445-7621	Roads 445-7421
		Land Use 445-7205

November 1, 2022

Cristin Kenyon, Principal Planner
Community Development Department
Eureka City Hall
531 K Street
Eureka, California 95501

Subject: Request for General Plan Conformance Review – Proposed Purchase of APN 011-063-001 (3007 I Street) and APN 011-063-006 (3015 I Street) for Development of a New County Public Health Laboratory

Dear Ms. Kenyon:

Humboldt County proposes to acquire two parcels (APN 011-063-001 and 011-063-006) located near the existing Clark Complex to create a new public health laboratory facility. The purpose of this letter is to request that the City of Eureka review the proposed real property acquisition and building construction to determine whether this proposal conforms with the City’s General Plan, in accordance with California Government Code Section 65402(b).

The existing Humboldt County public health laboratory is located at 529 I Street in Eureka. This facility is currently distributed in three distinct and separate areas of a structure constructed in 1938 which presents practical and programmatic challenges to adding services and upgrading the laboratory. The public health laboratory provides testing services and support for community health providers to aid in the diagnosis and control of communicable diseases and to promote a healthy environment. The laboratory also plays a key role in emergency preparedness by providing testing services, training, and support for other area laboratories. The Department of Health and Human Services (DHHS) seeks to modernize and consolidate its laboratory operations into a single efficient facility which will serve the needs of the County into the future by incorporating genomic testing and its other processes in a cohesive manner.

The County owns the Clark Complex along Harris Street between H and I Streets in Eureka. Because the area in and around the Clark Complex includes several existing DHHS programs, relocating the public health laboratory to this area would support a planned long-term goal of consolidating DHHS programs around the Clark Complex.

Humboldt County proposes to purchase and join the two above-referenced parcels and create a single parcel of approximately 0.33 acres for construction of a new facility consisting of a new, two-story government office facility. The parcels are situated within the City’s Office Residential zone district. Although the County is exempt from the City’s zoning regulations, the County intends to develop a design that conforms with the development standards of the Eureka Municipal Code, including standards for size, height, setbacks, and exterior design features. The proposed new structure would occupy approximately 7,000 to 10,000 square feet and have a building height of approximately 28 to 36 feet. The facility would provide on-site parking stalls at a ratio of at least one stall per 500 square feet gross building area (approximately 14 to 20 parking stalls), along with one short-term bicycle parking space per 1,000 square feet and one long-term bicycle parking space per 20 vehicle parking spaces. The building

would be occupied by approximately 15 to 20 employees, including laboratory and administrative staff, primarily during standard business hours. The County anticipates foot traffic between the existing County facilities in the area around the Clark Complex, which will inform planning and design of the new facility. Public use of the building is expected to be minimal (i.e., limited to sample drop-off and occasional meetings with external organizations and vendors).

The existing vacant single-family structure on the property is in poor condition and would be demolished as a part of the project. Hazardous materials including asbestos and lead are likely to be found in the structure and would be abated and removed appropriately. Because the existing structure is more than 50 years old, the County retained William Rich and Associates to prepare a historical evaluation to determine whether it meets the definition of a historical resource pursuant to California Environmental Quality Act (CEQA) Guidelines 15064.5. This evaluation determined that the structure does not meet the criteria for being considered a historical resource.

The County would be the lead agency for compliance with CEQA and anticipates finding that the project is exempt from detailed review as an in-fill development project pursuant to CEQA Guidelines 15332. The County would file a Notice of Exemption at the close of escrow.

Enclosed with this letter are:

- Site diagrams (including vicinity map, existing property map, and preliminary development plans)
- Historical evaluation report (August 2022)
- City of Eureka Planning Application Form
- Letter regarding Check for \$605 (to be issued and sent directly by County Auditor)

Although the County is exempt from the design review process, the County offers to provide an informational presentation to the City's design review committee and solicit feedback on the physical appearance of the proposed building structure, landscaping, and parking. Please let us know if this presentation is desired and once a schematic design is produced we can coordinate a presentation date.

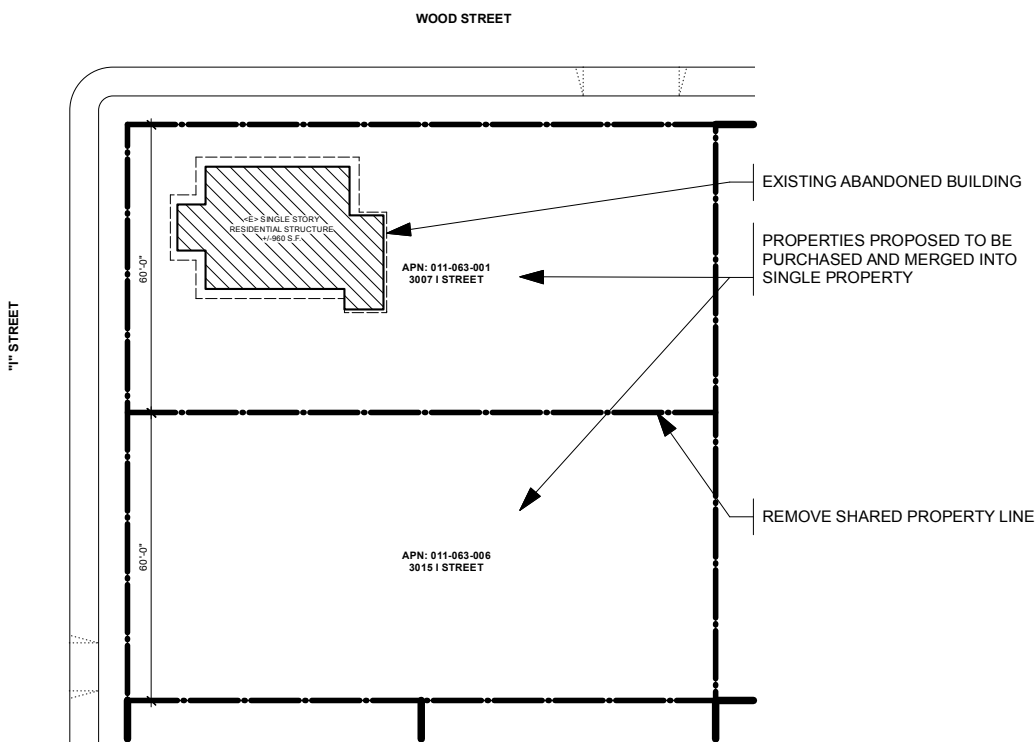
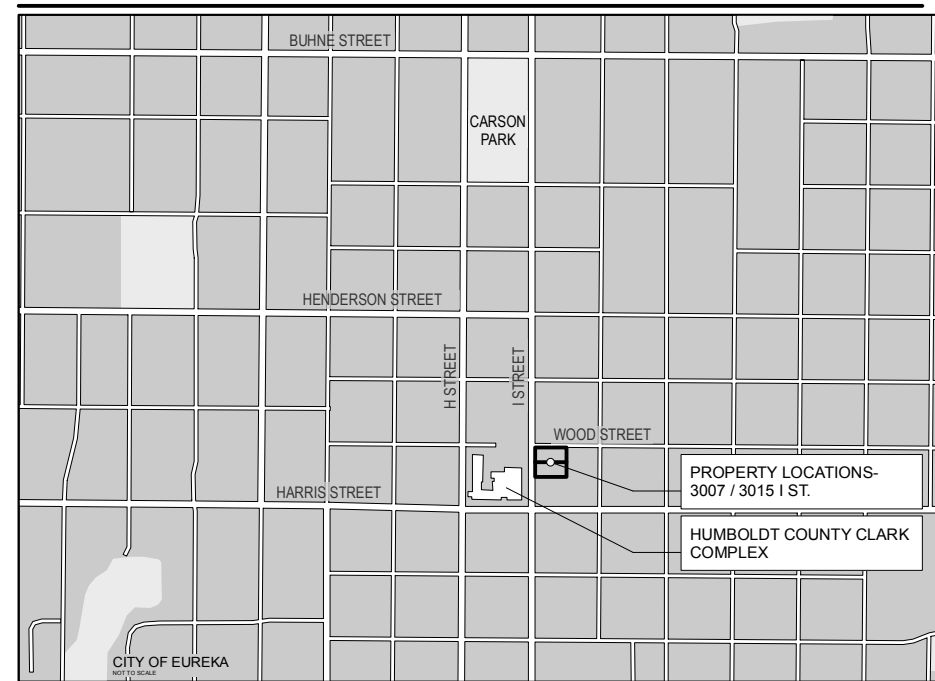
We look forward to receiving your determination regarding the proposed project's conformance with the City of Eureka General Plan.

Sincerely,

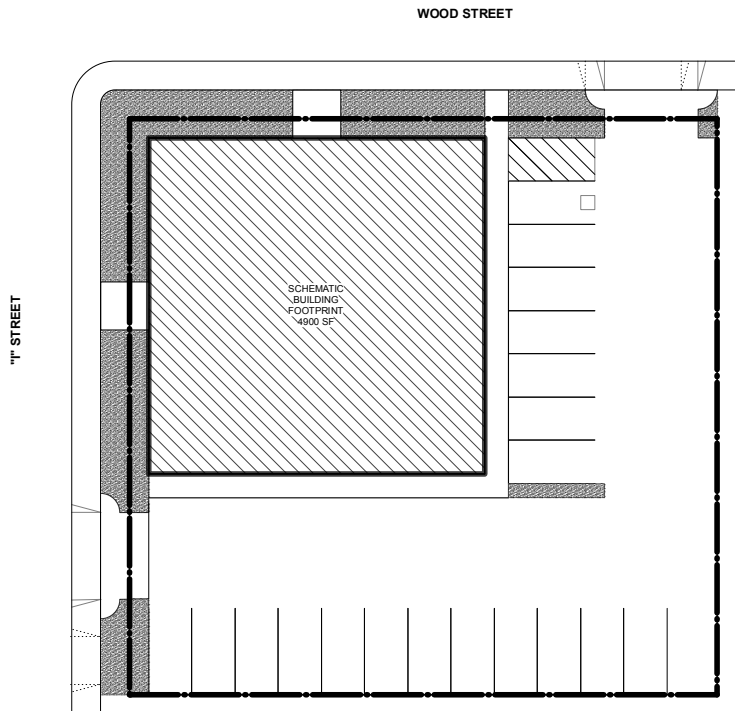
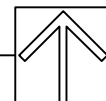


Jake Johnson, Architect
Construction Project Manager

VICINITY MAP

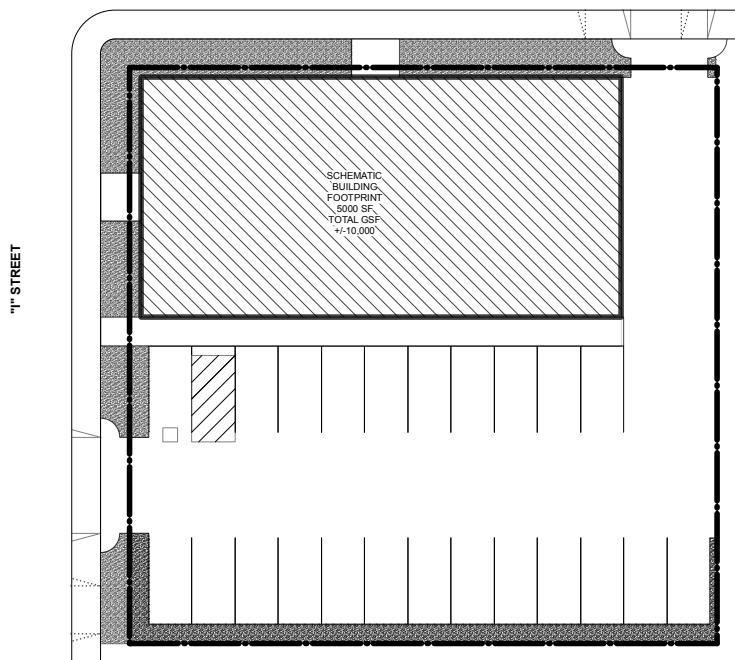
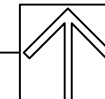


01 EXISTING PROPERTY MAP
Scale: 1" = 40'-0"



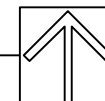
02 CONCEPTUAL PREDESIGN SITE PLAN
Scale: 1" = 40'-0"

NOTE: CONCEPTUAL LAYOUT ONLY;
DESIGN PROCESS TO PROCEED FOLLOWING
PURCHASE OF PROPERTY.



03 CONCEPTUAL PREDESIGN SITE PLAN
Scale: 1" = 40'-0"

NOTE: CONCEPTUAL LAYOUT ONLY;
DESIGN PROCESS TO PROCEED FOLLOWING
PURCHASE OF PROPERTY.



RE: Property Purchase at 3007 & 3015 I Street

Project Purpose:
Proposed Property Use: Government Offices: County Public Health Laboratory

The Humboldt County Public Health Laboratory provides laboratory testing services and support for community health providers to aid in the diagnosis and control of communicable diseases and promote a healthy environment. The laboratory also plays a key role in emergency preparedness by providing testing services, training, and support for area laboratories.

The existing Public Health Laboratory at 529 I Street in Eureka plans to modernize and consolidate into a single efficient facility which will serve the needs of the County into the future by incorporating genomic testing and its other processes in a cohesive manner. The existing facility is currently distributed in 3 distinct and separate areas of an existing 1938 structure which presents practical and programmatic challenges to adding services and upgrading the lab.

Project Outline:

- Purchase and join 2 adjacent parcels on I Street, and create a single parcel (approximately .33 acre) for construction of a new County facility consisting of a new 2 story government office facility to house the Humboldt County Public Health Laboratory.
- Proposed new structure to be approximately 7,000-10,000 square feet, and 28'-36' high.
- Design shall conform to the setback, height and size requirements of the City of Eureka Zoning Code.
- Approximate number of occupants: 15-20, including lab staff and administration.
- Approximate number of required parking stalls based on 1/500sf gross building area: 14-20
- Hours of operation: In general, the building will be operating during standard business hours of 8am-5pm, with occasional after-hours use.
- Public use of building: The building will likely be used in a very limited capacity for serving the public, primarily drop-off of samples and occasional meetings with outside groups and vendors.
- Use will necessitate occasional deliveries to and from local hospitals in small vehicles, and occasional deliveries of materials and equipment for use in the building.
- The existing vacant single-family structure on the property is in poor condition and is planned to be demolished as a part of this project. Hazardous materials including asbestos and lead are likely to be found in the structure and will be abated and removed appropriately.
- The existing structure has been evaluated by a qualified historical evaluation professional. This evaluation determined that the structure does not meet the criteria for being considered a historical resource.
- The County anticipates additional foot traffic between the existing County facilities in the area around the Clark Complex, which will inform planning and design of the new facility.

Design Firm
COUNTY OF HUMBOLDT DEPARTMENT OF PUBLIC WORKS

1106 2ND ST.
EUREKA, CA 95501

Project Title
HUMBOLDT COUNTY PUBLIC HEALTH LABORATORY REPLACEMENT PROJECT - 3007/3015 I ST. | EUREKA, CA | 95501

APN: 011 - 063 - 001 / 006

Project ID
162722

Sheet Title
PROJECT OUTLINE, VICINITY AND PROPERTY MAP, CONCEPTUAL SITE PLANS

Drawn	JBJ	Reviewed	-
Date	10.31.2022		
Scale	AS SHOWN		
Sheet No.			

PD-1.0