



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

On-line Web: humboldt.gov.org	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

December 16, 2022

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

Subject: Revised Request for General Plan Conformance Review – Proposed Purchase of APN 001-174-008 (1017 Fourth Street) for Future Redevelopment

Dear Ms. Kenyon:

Humboldt County proposes to acquire the parcel designated as Assessor Parcel Number (APN) 001-174-008 located at 1017 Fourth Street. This 0.1-acre parcel contains one single-story, single-family residence. The zoning for the parcel is DT (Downtown) and the land use designation is DC (Downtown Commercial). Currently there are no occupants within the residential structure. The property owner listed the parcel for sale in June 2022. The structure on the parcel is boarded up and has not been habitable for several months. It is our understanding that the owner does not have the financial resources to repair and upgrade the structure and, therefore, opted to sell the property.

The parcel is adjacent to a County-owned parcel (APN 001-174-009) which houses the Public Defender’s Office. The County does not currently have a specific proposed future use for the subject parcel but seeks to respond to the current opportunity for acquiring a potentially useful property from a willing seller. The existing vacant residential structure on the property is in poor condition and would be demolished soon after acquisition. At some point in the future, the County would initiate a planning process for redevelopment of the parcel (and potentially other parcels) and would consult with the City of Eureka at that time. The County envisions using the subject parcel for some type of municipal office facility but the footprint, height, configuration, and number of parcels involved are unknown at this time. The County does not envision using the subject parcel for an off-street parking lot. The County commits to returning to the City of Eureka once a preliminary development concept is prepared for further consultation and making a presentation to the Planning Commission, if desired. Although the County is exempt from the City’s zoning regulations, the County would seek to develop a development plan that conforms with the development standards of the Eureka Municipal Code as much as possible.

The purpose of this letter is to request that the City of Eureka review the proposed real property acquisition to determine whether this proposal conforms with the City’s General Plan, in accordance with California Government Code Section 65402(b).

The building on the parcel was constructed in 1912 and was analyzed as part of a cultural resource evaluation of multiple parcels (William Rich and Associates, April 2019). The subject parcel is not listed on Eureka’s Local Register of Historic Places and does not appear eligible for the California Register of Historic Resources, nor would it be considered a historic resource under the California Environmental Quality Act (CEQA). The County would be the lead agency for compliance with CEQA and anticipates finding that the proposed acquisition and demolition project is exempt from detailed review under CEQA

Guidelines 15061(b)(3) and 15301(l). Acquisition of fee title for the parcel will have no effect on the environment and demolition of small structures is categorically exempt from CEQA. The project (acquisition and demolition) does not include redevelopment of the parcel and does not constitute approval of any specific facilities or site use. The County would file a Notice of Exemption at the close of escrow. Any future development on the property would be subject to CEQA review.

Enclosed with this letter are:

- City of Eureka Application Form
- Payment of \$605

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

Sincerely,

A handwritten signature in black ink, appearing to read 'S. Meehan', with a horizontal line extending to the right.

Sean Meehan, Public Works Deputy-Director (Facilities)