



DEPARTMENT OF PUBLIC WORKS
COUNTY OF HUMBOLDT
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AREA CODE 707

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	Facility Management 445-7621	Roads 445-7421	

January 24, 2024

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 001-134-006
 (Courthouse Union, 803 Fourth Street) for Future Redevelopment

Dear Ms. Kenyon:

Humboldt County proposes to acquire the parcel designated as Assessor Parcel Number (APN) 001-134-006 located at 803 Fourth Street, also known as Courthouse Union. This 0.3-acre parcel contains one single-story structure currently used for automotive repair. The land use and zoning designation for the parcel is DT (Downtown). 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 subject parcel is adjacent to the Humboldt County Courthouse and represents a strategic opportunity for the County to acquire property that would support implementation of the County’s Facilities Master Plan. 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. At some point in the future, the County would initiate a planning process for redevelopment of the parcel 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; however, the footprint, height, configuration, and occupancy 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 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 subsequent demolition of the existing structure are 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.

January 24, 2024
Cristin Kenyon, City of Eureka

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Enclosed with this letter are:

- City of Eureka Application Form

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". The signature is stylized with a large initial "S" and a horizontal line extending to the right.

Sean Meehan, Public Works Deputy-Director (Facilities)