

Attachment 4

October 24, 2017 Letter Requesting General Plan Conformance Review



ARCATA-EUREKA AIRPORT TERMINAL
McKINLEYVILLE
FAX 839-3596

AVIATION

839-5401

DEPARTMENT OF PUBLIC WORKS

COUNTY OF HUMBOLDT

MAILING ADDRESS: 1106 SECOND STREET, EUREKA, CA 95501-0579
AREA CODE 707

PUBLIC WORKS BUILDING
SECOND & L ST., EUREKA
FAX 445-7409

ADMINISTRATION
BUSINESS
ENGINEERING
FACILITY MAINTENANCE

445-7491
445-7652
445-7377
445-7493

ENVIRONMENTAL SERVICES
NATURAL RESOURCES PLANNING
PARKS & TRAILS
ROADS & EQUIPMENT MAINTENANCE

445-7741
267-9540
445-7741
445-7421

CLARK COMPLEX
HARRIS & H ST., EUREKA
FAX 445-7388

LAND USE

445-7205

10/24/2017

Rob Holmlund, Director
Community Development Department
Eureka City Hall
531 K Street
Eureka, CA 95501

**RE: DISPOSAL OF COUNTY SURPLUS PROPERTY, APN 010-183-007 – REQUEST FOR
GENERAL PLAN CONFORMANCE REVIEW**

Dear Mr. Holmlund,

The Humboldt County Board of Supervisors has declared its fee-owned real property, Assessor's Parcel Number 010-183-007, to be surplus real property on 05/09/2017. This property is located within the City of Eureka municipal boundary. The parcel and proposed disposal are detailed on the attached Project Description.

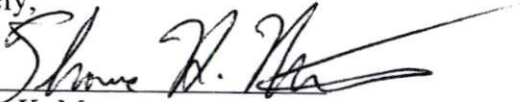
California Government Code Section 65402(b) requires that, prior to disposition of any real property, the county report the location, purpose and extent of such disposition to the planning agency having jurisdiction to determine conformity with the adopted general plan. This letter is being submitted in accordance with this reporting requirement. Enclosed is the text of California Government Code Section 65402(b). A check for Forty-eight Dollars (\$48.00) to start the application process for the required conformance review will follow shortly; the completed application for review, submit with a copy of the county's Notice of Exemption to be filed follows this letter.

City staff have confirmed the property has a City of Eureka General Plan designation of Low Density Residential and is zoned One Family Residential (RS-6000). However, because the property is fee-owned by the County, the County is exempt from the City general plan policies and zoning regulations under the concept of jurisdictional immunity which was established in *Lawler v. City of Redding* (1992).

California Government Code Section 65402(b) requires a response within forty (40) days of this information submittal. We would appreciate your timely response to this request. As stated in the code section, the absence of a response by the planning agency within 40 days after the matter has been submitted shall be conclusively deemed a finding that the proposed action is in conformity with the adopted general plan.

The contact for questions or further information is Erin D. Damm, Sr. Real Property Agent, at 707-268-2687.

Sincerely,



Thomas K. Mattson
Director

CC: Lisa Savage (via email)
Real Property File

Enclosures: Project Description, 2 sheets
Government Code Section 65402(B)
Application for General Plan Conformance Review
County's Notice of Exemption filing (copy)

PROJECT DESCRIPTION

DISPOSAL OF COUNTY SURPLUS PROPERTY, APN 010-183-007

Parcel number 010-183-007, located at 2956 D Street in Eureka, was purchased by the county in February of 1991 (parcel map follows.) The property has been used in the past as a children's shelter by the Department of Health and Human Services (DHHS). DHHS has discontinued their use and determined that they have no need for future use of the property. No other county departments have use for the property.

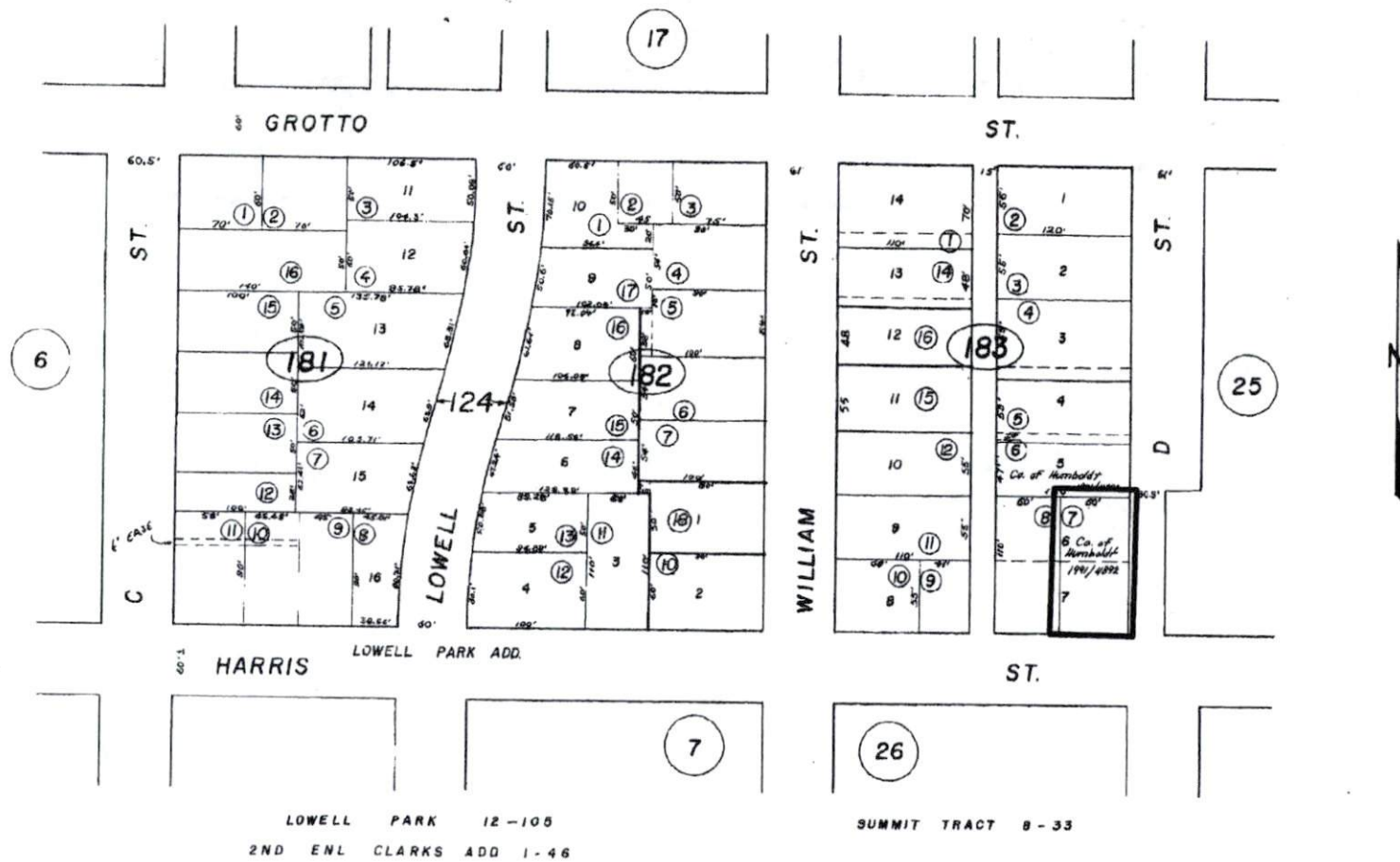
The improvements on the property are in poor condition and have a great deal of deferred maintenance. The house was constructed approximately 66 years ago and is in need of extensive updating and repairs, including, but not limited to: roofing, painting of the interior and exterior, repair of interior walls that have sustained water damage, flooring, kitchen and bathrooms.

County staff is pursuing disposal following procedures described in California Government Code Section 25520 *et seq.*

CITY OF EUREKA

10-18

1" = 100'



A county shall not acquire real property for any of the purposes specified in paragraph (a), nor dispose of any real property, nor construct or authorize a public building or structure, in another county or within the corporate limits of a city, if such city or other county has adopted a general plan or part thereof and such general plan or part thereof is applicable thereto, and a city shall not acquire real property for any of the purposes specified in paragraph (a), nor dispose of any real property, nor construct or authorize a public building or structure, in another city or in unincorporated territory, if such other city or the county in which such unincorporated territory is situated has adopted a general plan or part thereof and such general plan or part thereof is applicable thereto, until the location, purpose and extent of such acquisition, disposition, or such public building or structure have been submitted to and reported upon by the planning agency having jurisdiction, as to conformity with said adopted general plan or part thereof. Failure of the planning agency to report within forty (40) days after the matter has been submitted to it shall be conclusively deemed a finding that the proposed acquisition, disposition, or public building or structure is in conformity with said adopted general plan or part thereof. The provisions of this paragraph (b) shall not apply to acquisition or abandonment for street widening or alignment projects of a minor nature if the legislative body having the real property within its boundaries so provides by ordinance or resolution.

Development Services Department, 531 "K" Street, Eureka, CA 95501, (707) 441-4160

Please complete the information below and attach supplemental information as required. The applicable application fee(s), required plans, project worksheet and supplemental application form, if any, must accompany all applications. If you have questions regarding this application form, the application process, or general planning questions, please do not hesitate to contact the Community Development Division. Office hours are M-F 8am to noon, and 1pm to 5pm.

www.ci.eureka.ca.gov
planning@ci.eureka.ca.gov
OWNER/APPLICANT/AGENT
Property Owner's Name: County of Humboldt

Mailing Address: 1106 2nd Street City: Eureka ST: CA Zip: 95501

Phone: Email:

If there is more than one property owner, please provide the contact information for each property owner on an attached sheet
Applicant's Name (if different than Owner): Dept. Public Works

Mailing Address: (same) City: ST: Zip:

Phone: Email:

Agent's Name (if different than Applicant): Erin Damm

Mailing Address: (same) City: ST: Zip:

Phone: 707-268-2687 Email: edamm@co.humboldt.ca.us

Questions/correspondence will be directed to the Agent if one is designated
PROJECT LOCATION

(1) Location Address: 2956 D Street Assessor's Parcel Number(s): 010-183-007

(2) Location Address: Assessor's Parcel Number(s):

(3) Location Address: Assessor's Parcel Number(s):

PROJECT DESCRIPTION
(Please provide a project description, attach additional sheets as necessary):

General Plan Conformance Review, pursuant to CA Gov. Code Section 65402

Will the use or business for which this application is being submitted involve the use, cultivation, processing, storage and/or distribution of marijuana or medical cannabis in any way?

 YES ☐ NO ☒
PROPERTY OWNER'S/ AUTHORIZED AGENT'S SIGNATURE

The property owner is required to sign the application. NOTE: If the applicant is not the property owner, then the signature of the property owner, or the owner's authorized agent, is required. The signature verifies that the property owner/agent has reviewed the application, including the supplemental application, and the owner/agent approves the business described in this application be conducted at this property. Applications will not be accepted without the owner/agent signature. Attaching a letter from the property owner authorizing the operation of the business at this site is acceptable.

Property Owner's Signature: Date:

OR

Authorized Agent's Signature: Date:

Print Agent Name: Email:

Address: Phone:

STAFF USE

Assigned Case Numbers:

Received by: Date: Assigned Planner:

Revised 4/17/2017

CITY OF EUREKA

FEE SCHEDULE

Development Services Department

Community Development Division 531 "K" Street, Eureka, CA 95501 (707) 441-4160

Appeal of Administrative Decision	\$815.00 ³
Burn-Down Letter	\$75.00
CEQA Negative or Mitigated Negative Declaration	\$3,000.00 ^{4, 3}
CEQA Environmental Impact Report	\$5,500.00 ^{4, 3}
CEQA Exemption	\$200.00 ³
Categorical Exclusion Fee	\$270.00
Certificate of Compliance	\$285.00 ²
Coastal Development Permit	
City Council	\$2,085.00 ^{2, 3}
Director	\$1,055.00 ²
Emergency	\$495.00
Immaterial Amendment	\$720.00
Relinquish Jurisdiction to Coastal Commission	\$190.00
Conditional Use Permit	\$1,865.00 ^{2, 3}
Conditional Use Permit w/Director Coastal Development Permit	\$2,205.00 ²
Design Review	
Architectural Review Only or Site Plan and Architectural Review	\$265.00 ²
Site Plan/Architectural Review plus Sign Permit 100 sf or less	\$315.00 ²
Site Plan/Architectural Review plus Sign Permit more than 100 sf	\$370.00 ²
Site Plan Review Only	\$150.00
Design Review Sign Permit Incentive Fee Reduction	\$75.00
Extension Request	
Director	\$300.00
Public Hearing	\$1,285.00 ³
General Plan Amendment	\$3,760.00 ³
General Plan Petition Request	\$1,500.00
Hearing Postponed at Applicant Request after Hearing Notice Published	Full cost
Historic Preservation (Local Register of Historic Places)	
Add individual property to LRHP	\$0.00
Add district to LRHP, or modify existing district	\$0.00
Remove property from LRHP	\$1,360.00 ³
Alteration	\$0.00
Demolition	\$1,135.00
Work without project approval	\$660.00
Local Coastal Program Amendment	\$3,810.00
Lot Line Adjustment (four or fewer parcels)	\$1,250.00 ^{2, 3}
Mobile Vendor	\$170.00
Multiple Permits Heard by Same Decision Making Body	See Additional Fee Schedule
Notice of Merger	\$295.00 ²
Project Modification	
No Public Hearing	50% of current fee
Public Hearing	75% of current fee
Secondary Dwelling Unit Permit	\$110.00
Sign (Administrative – per business per application at a single location)	
100 square feet or less	\$50.00
More than 100 square feet	\$105.00
Street (or Alley) Vacation or Abandonment	\$2,900.00 ^{1, 2, 3}
Subdivision/Common Interest Development	
Minor (four or fewer parcels)	\$1,025.00 ² + \$50.00/lot
Major (five or more parcels)	\$2,400.00 ^{1, 2} + \$50.00/lot
Text Amendment	\$3,445.00 ³
Tree Removal Documentation Review (one hour minimum)	\$48.00/hr
Vacation Dwelling Unit	
Vacation Dwelling Unit	\$185.00
Event Permit	\$0.00
Extra Event(s) Permit	\$160.00
Unit Increase (existing VDU)	\$345.00
Unit Increase (new VDU)	\$400.00
Variance	
Director	\$900.00 ²
Public Hearing	\$1,815.00 ^{2, 3}
Wireless Telecommunications Facility Permit	\$175.00
Work Without Project Approval (applies when any code violation letter sent)	50% of application fees
Zone Reclassification	\$3,445.00 ³