

PROJECT: Humboldt County 4th Street Acquisition and Development

Date: August 1, 2019

PROJECT DESCRIPTION

Under the Humboldt County 4th Street Acquisition and Development Project (proposed project), Humboldt County proposes to purchase three Assessor's Parcels Numbers (APNs) (APNs 001-174-006, -007, and -008) not currently under County ownership and develop a total of five APNs 001-174-002, -006, -007, -008, and -009, totaling approximately 0.75 acres in size, and located within the City of Eureka (City) at 1014 3rd Street and 1001 to 1031 4th Street (Site).

Specifically, the proposed project involves the purchase of land, demolishing all or a portion of the existing buildings currently located on-site, and redevelopment of the Site. Five potential development scenarios are currently under consideration, including the following (in no particular order):

1. Removing the newly-acquired buildings and turning their footprint into parking with landscaping, while leaving the existing Public Defender's (DA) and the Child Abuse Services Team (CAST) offices and parking (7 existing spaces; located on APN 001-174-009) in place. This option would result in 35 new parking stalls (33 regular spaces and 2 ADA-compliant spaces), for a total of 42 parking stalls on-site (see Figures 5A and 5B).
2. Turning the entire Site into parking with landscaping, including a total of 58 parking stalls (see Figure 6).
3. Removing all existing buildings and replacing with three modular buildings (one 2,430 square foot building and two 1,440 square foot buildings), parking, and landscaping. A total of 37 new parking stalls would be added in two separate lots. The western lot, located between the three new modular buildings, would include 8 parking stalls and would be accessed off K Street. The eastern lot would include 29 parking stalls (27 standard spaces with 2 ADA-compliant spaces) and would be accessed via the existing alley way (see Figure 7).
4. Constructing an approximately 110,000 square foot building to be used for the Humboldt County Administrative Complex (HCAC). At this time, it is estimated that the proposed HCAC building would have five or six levels and a maximum height of 100 feet. Structured (sub-grade) parking would be provided in the form of a one-story underground parking facility that would accommodate approximately 85 parking stalls for use by County vehicles, elected officials, and specified upper management positions (see Figure 8).
5. A combination of Development Scenarios #1 and 4, where a phased approach would occur. In the first phase, the DA/CAST offices and parking would remain, the other buildings on-site would be demolished, and a 35-space parking lot on the footprint of the demolished structures would be constructed for use by County employees for a minimum of 5 to 10 years. Phase 2 would involve construction of the HCAC facility.

As a voluntary measure, Humboldt County will photo-document the existing structures on-site prior to demolition and conduct architectural salvage of historical materials of the existing structures to the greatest extent feasible. The salvage will follow the recommendations contained within the *Historical Resource Evaluation and Determination of Eligibility of 1023 and 1025 4th Street, APN 001-174-007, Eureka, Humboldt County, California* (Historical Resources Evaluation, discussed further below) and the *Cultural Resources Investigation for the Proposed Humboldt County Administrative Complex (HCAC) at 1001, 1017, 1023, 1025,*

1033, and 1039 4th Street and 1014 3rd Street, Eureka, Humboldt County, California (Cultural Resources Investigation, also discussed further below), prepared by William Rich and Associates (WRA) in November 2018 and April 2019, respectively. The photo-documentation will supplement the information contained in the two WRA-prepared reports.

The existing County-owned parking lot (herein referred to as the 3rd Street Lot), which is accessed from the alley between 3rd and 4th Streets and exits onto 3rd Street, contains 15 parking spaces and would remain under any of the potential development scenarios.

The proposed project would also include a lot merger to combine the four individual contiguous project parcels located along 4th Street (APNs 001-174-006 through -009) into one parcel, approximately 0.61 acres in size. However, before the lot merger could be applied for, the four parcels would need to be under common ownership.

Development Scenario Approach

Humboldt County is currently undertaking a Facilities Master Planning effort as well as contemplating shared facilities with the City of Eureka. These ongoing efforts will ultimately influence the scenario chosen for this Site.

At this time, the most likely development scenario is Development Scenario #1 involving keeping the existing DA/CAST offices and parking, demolishing all other existing structures on-site, and constructing a parking lot on the footprint of the removed structures.

Because Humboldt County has not yet determined which development scenario will be sought for the Site, all development scenarios currently under consideration for the Site are analyzed in the Initial Study, below. However, the modular buildings (Development Scenario #3), although possible, are unlikely for the Site. Due to the scale and intensity of the potential HCAC facility with sub-grade parking (included under Development Scenarios #4 and 5), it is anticipated that the HCAC facility would have the greatest level of potential impacts in comparison to the other development scenarios currently under consideration.

HCAC Facility

The purpose of the proposed HCAC facility would be to co-locate County services and departments to improve efficiency, provide additional space, and increase the quality and convenience of services to the public. The centralized location and adjacency to existing County buildings would allow the proposed HCAC facility to optimize services. Having co-dependent agencies in separate locations limits collaboration between these agencies and increases operational costs. In addition, many of these accessory facilities are outdated and have mechanical, physical, accessibility and security deficiencies that are expensive and/or infeasible to correct.

The proposed HCAC facility would be anticipated to accommodate a total of 321 full-time employees relocating from the Courthouse, Public Works and Land Use, Planning and Building, and Environmental Health, as shown in Table 1 below. Additionally, to account for future needs, the HCAC facility would include office space for an additional 15 full-time employees. Additionally, covered parking for up to 25 bicycles would also be provided.

Table 1. Anticipated Full-Time Equivalent (FTE) Staff and Existing and Proposed Space per Department

Department	Staff	Existing Size	Proposed Size
Department/Teams Relocated from Courthouse			
County Counsel	25	5,686 sf	8,132 sf
CAO: Purchasing, MBT, ED, ADA	36	13,190 sf	11,710 sf
Board of Supervisors	9		2,927 sf
Human Resources	10	2,124 sf	3,253 sf
Auditor	15	4,292 sf	4,879 sf
Treasurer Tax Collector	17	3,424 sf	5,530 sf
Assessor	31	5,801 sf	10,083 sf
Clerk Recorder	17	6,524 sf	5,530 sf
Sheriff's Department Civilian Administrative Staff	25	15,213 sf	8,132 sf
County Storage	--	6,133 sf	6,133 sf
Public Works Land Use	18	n/a	5,855 sf
Planning and Building ¹	68	n/a	22,119 sf
Environmental Health	35	n/a	11,385 sf
Additional Staff ²	15	--	4,879 sf
Total	321	62,387 sf	110,547 sf

Notes:

¹ Accounts for a 15 percent reduction in current staffing as cannabis permitting equalizes.

² Proposed project includes space to accommodate 15 new full-time employees.

Source: Humboldt County Administrative Office, May 2018.

Site Access

Current access to the Site is via 4th, K, and L Streets, in addition to the alleyway located between 3rd and 4th Streets. Access to the existing DA and CAST offices and parking is provided off K Street, which connects to the existing paved alleyway in the northwestern corner of the Site. The 3rd Street Lot (containing 15 spaces) is also accessed via the alleyway located between 3rd and 4th Streets and exits onto 3rd Street to the north.

The Site would primarily be accessed via the existing alleyway, although under three of the alternative development scenarios [DA/CAST Offices with Parking (Development Scenario #1), Modular Buildings with Parking (Development Scenario #3), and DA/CAST Offices with Parking, then HCAC Facility (Development Scenario #5)], access would also be provided off K Street.

Development Scenario #1 (DA/CAST Offices with Parking) would provide one ingress and two egress points onto the existing alley, in addition to the existing entrance off K Street to access the DA/CAST offices' existing parking. Development Scenario #2 (Parking Only) would also have two dedicated ingress and egress locations along the existing alleyway. Under Development Scenario #3 (Modular Facility with Parking), one dedicated ingress and one dedicated egress location would be provided off the alley, in addition to the shared ingress and egress point along K Street to access the separate parking area proposed between the three modular buildings. Under the potential HCAC facility (Development Scenario #4 and also under consideration as Phase 2 of Development Scenario #5), proposed access to the sub-grade parking would be from two shared ingress and egress points located along the existing alley for two dedicated Site entrances and exits (see Figures 5 through 8).

Parking

Table 2, below, lists the amount of parking spaces proposed under each development scenario.

Table 2. Parking Spaces per Each Development Scenario

Development Scenario ID	Development Scenario	Existing Parking Spaces	Proposed Parking Spaces	Total Parking Spaces
1	DA/CAST Offices with Parking (Most Likely Development Scenario)	7	35 spaces	42
2	Parking Only	0	58 spaces	58
3	Modular Buildings with Parking	0	37 spaces	37
4	HCAC Facility with Sub-Grade Parking	0	85 spaces	85
5	DA/CAST Offices w/ Parking, then HCAC Facility	7	35 spaces ¹ Once Parking Lot Removed: 85 spaces	42 (when additional parking developed), then 92 (when County administrative building constructed)

Source:

KPA Engineering Architects, June 1, 2018, and March 25, 2019 (see Figures 5 – 8).

Additional parking within the vicinity of the Site includes on-street public parking, which is available in the blocks surrounding the courthouse, most of which is limited to two hours. An existing single level of underground parking is located beneath the Courthouse that consists of approximately 50 spaces and is restricted to County and sheriff vehicle use. The County currently maintains an 88 space parking lot at the intersection of 5th and J Streets for county employees. Additional parking is provided in a lot off K Street, between 4th and 5th Streets; however, future development is proposed at this location.

Services and Utilities

The Site is currently and would continue to be served by electrical, natural gas, community water and wastewater, and solid waste service. Electricity and natural gas would continue to be provided by Pacific Gas and Electric Company (PG&E). The Site would continue to be served by the City of Eureka for community water and wastewater services. Several information providers (SuddenLink, AT&T, DirecTV) are available to provide land-line telephone service and internet. Recology Humboldt County would continue to provide solid waste and recycling collection at the Site. All utility lines would be underground.

Drainage

The downtown area, where the project is proposed, is served by existing street and pedestrian improvements, including curb, gutter, and sidewalk along both sides of streets. Currently, stormwater run-off from the Site is directed towards the City’s existing stormwater system. Drainage from the Site currently enters Caltrans-maintained drop inlets then travels to the City of Eureka municipal storm drain system. Since the Site is currently developed, with limited areas of pervious surfaces, the proposed project is not anticipated to significantly increase the amount of impervious surface at the Site.

The City of Eureka has adopted stormwater ordinances, including an Urban Storm Water Quality Management and Discharge Control Ordinance (Stormwater Ordinance) (Ordinance No. 705-C.S., also

Chapter 54 of the City of Eureka's Municipal Code) and a Construction Site Erosion Control Ordinance (Ordinance No. 724-C.S.) to protect and enhance the water quality within the area by reducing pollutants in storm water discharges to the maximum extent practicable, by prohibiting non-storm water discharges to the storm drainage facilities, and by minimizing the discharge of sediment into the storm drainage system as a result of construction-related activities, respectively. Additionally, four Best Management Practices (BMPs) manuals have been prepared for and are utilized by the City related to construction and municipal operations, including:

- Construction Stormwater Regulations (dated March 2009);
- Construction BMP Manual (dated March 2009);
- Construction Low Impact Development (LID) Manual; and
- Integrated Pesticide, Herbicide and Fertilizer Management Plan (dated April 2011) (City - Stormwater, n.d.).

Under each potential development scenario, the project would be designed in accordance to the City's stormwater requirements and would implement BMPs during project construction. Per Section 54.043 of the City's Stormwater Ordinance, any person engaging in activities that may result in pollutants entering the City's storm drain facilities or waters of the State and/or U.S. shall implement BMPs "to the extent they are technologically achievable to prevent and reduce such pollutants." In addition, any construction contractor performing work in the City is required to implement appropriate BMPs to prevent the discharge of construction waste, debris, or contaminants from construction materials, tools, and equipment from entering the storm water system.

In addition to the City's own stormwater ordinances and manuals, the City of Eureka, in addition to the Cities of Arcata, Fortuna, and Trinidad, and portions of unincorporated Humboldt County (McKinleyville, the greater Eureka area, and Shelter Cove), have collaborated to develop a common manual, the *Humboldt Low Impact Development Stormwater Manual* (Humboldt LID Stormwater Manual), dated June 30, 2016, to present technical information, procedures, and guidance for complying with the State's LID design standards. Per the Humboldt LID Stormwater Manual, the proposed project would be subject to the requirements for Regulated Projects, which create or replace greater than or equal to 5,000 square feet of impervious surface and would require the preparation of a Stormwater Control Plan (SCP) to describe how the project will manage the Site's stormwater and control run-off.

PROJECT SETTING AND LOCATION

The project Site is located within the city limits of Eureka, in the downtown corridor. The Site includes five Assessor's Parcel Numbers (APNs), APNs 001-174-002, -006, -007, -008, and -009, which are located at 1014 3rd Street and 1001-1031 4th Street, and comprise a total area of approximately 32,915 square feet (0.76 acres). The Site is bounded by 3rd, 4th, K, and L Streets, with an existing alley bisecting the project parcels, which runs east to west between K and L Streets. The Site is located outside of, but adjacent to, the coastal zone boundary, which runs along the south side of 3rd Street, along the northern boundary of APN 001-174-002. The majority of the project parcels (APNs 001-174-006 through -009) are located along 4th Street (southbound Highway 101) and directly adjacent to the California Department of Transportation's (Caltrans) right-of-way.

The Site is currently developed with the existing Public Defender's (DA) and the Child Abuse Services Team (CAST) offices and parking, a single story single-family residence, two apartment buildings, a duplex, a detached garage, and a restaurant along 4th Street, in addition to a County-owned parking lot along 3rd Street (see Figure 2). A summary of the five project parcels, including their respective location, existing uses, and lot and building sizes, are presented in Table 3 below.

Table 3. Location, Existing Uses, and Approximate Lot and Existing Building Sizes of the Five Project Parcels

Parcel ID	Assessor's Parcel Number (APN)	Parcel Address	Existing Use	Approximate Lot Size (square feet)	Approximate Building Size (square feet)
1	001-174-002	1014 3 rd Street	Parking lot	6,600 sf	--
2	001-174-006	1031 4 th Street	Duplex, detached garage, and restaurant	6,600 sf	4,625 sf ¹
3	001-174-007	1023-1025 4 th Street	Two apartment buildings	6,600 sf	2,288 sf
4	001-174-008	1017 4 th Street	Single-family residence	4,400 sf	1,748 sf
5	001-174-009	1001 4 th Street	Public Defender's (DA) and Child Abuse Services Team (CAST) offices and parking	8,800 sf	4,100 sf ¹
Total				33,000 sf	12,761 sf

Notes:

¹ = Approximate square footage of existing buildings were estimated using aerial imagery from ParcelQuest.

Source: County Administrative Office, ParcelQuest, and Humboldt County Web GIS, May 2018.

The parcels are surrounded by urban-level development, including County buildings, retail, parking, residential, and professional office uses. This Site is conveniently located a few blocks south of Humboldt Bay and Waterfront Drive; two blocks east of the Humboldt County Superior Court and Correctional Facility; three blocks of from the Humboldt County Public Works Department; and a five minutes' walk to the Humboldt County Library. The Site is surrounded by sidewalks to the west, east, and south. Landscaping at the Site is limited to a few trees, several small shrubs, and a small grassy area in front of the existing residence at 1017 4th Street (APN 001-174-008). Private open space for the existing residences, including grassy and paved areas, is provided behind the existing structures, adjacent to the existing alley.

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PROJECT 4TH STREET ACQUISITION & DEVELOPMENT

BY IMH/CMB

FIGURE

CLIENT COUNTY OF HUMBOLDT

CHECK MMM

1

LOCATION 1014 3RD STREET & 1001-1030 4TH STREET

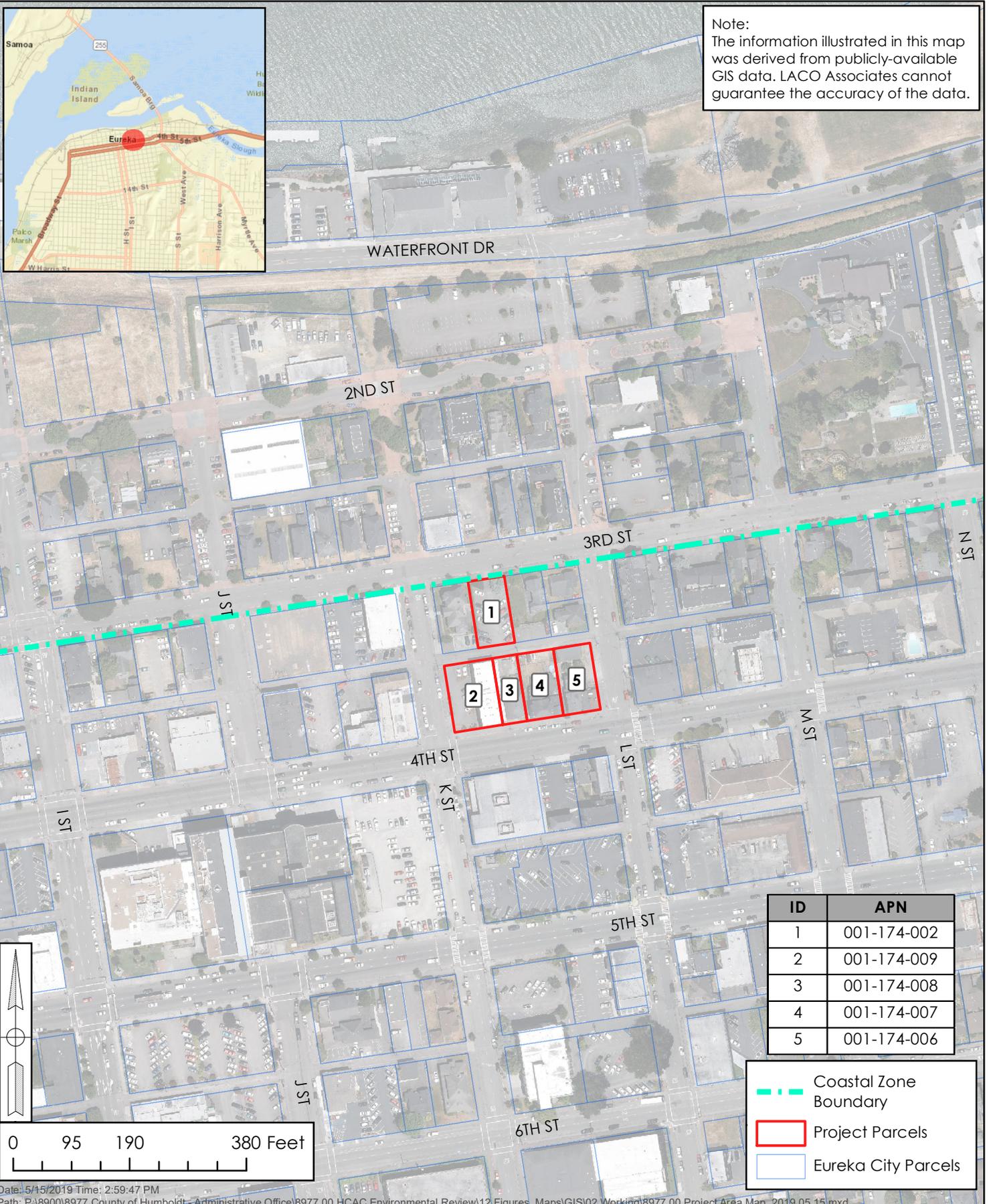
DATE 11/26/2018

JOB NO.

8977.00

PROJECT AREA MAP

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Note:
The information illustrated in this map was derived from publicly-available GIS data. LACO Associates cannot guarantee the accuracy of the data.

ID	APN
1	001-174-002
2	001-174-009
3	001-174-008
4	001-174-007
5	001-174-006

- Coastal Zone Boundary
- Project Parcels
- Eureka City Parcels

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PROJECT 4TH STREET ACQUISITION & DEVELOPMENT

BY IMH/CMB

FIGURE

CLIENT COUNTY OF HUMBOLDT

CHECK MMM

2

LOCATION 1014 3RD STREET & 1001-1030 4TH STREET

DATE 11/26/2018

JOB NO.

CURRENT SITE CONDITIONS

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