

RESOLUTION NO. 2024-xx

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EUREKA DETERMINING EUREKA CITY SCHOOLS' PROPOSED ACQUISITION OF 3553 I STREET (APN 011-221-018) AND DISPOSAL OF 674 ALLARD AVENUE (APN 009-111-006 AND A PORTION OF APN 009-101-018) CONFORM WITH THE CITY OF EUREKA'S 2040 GENERAL PLAN

WHEREAS, Eureka City Schools (the District) is proposing to acquire a 0.15-acre parcel developed with a single-family residence and accessory dwelling unit at 3553 I Street (APN 011-221-018); and

WHEREAS, the acquisition site at 3553 I Street has a land use designation of Low Density Residential (LDR); and

WHEREAS, the District is proposing to use the acquisition site for the purpose of housing district employees. The units on site would be leased, and no decisions have been made yet about rates; and

WHEREAS, the District is proposing to dispose of the southern 8.3 acres of the former Jacobs Junior High School campus (Jacobs site) at 674 Allard Avenue (APN 009-111-006 and a portion of APN 009-101-018); and

WHEREAS, the disposition site at 674 Allard Avenue has a land use designation of Public/Quasi-Public (PQP); and

WHEREAS, the District declared they no longer need the Jacobs site as the District's other facilities are adequately sized to support the District's current and projected student population. The District made the decision to demolish the buildings on the Jacobs site in 2021, and in 2023 the District's Board of Education (the Board) adopted Resolutions declaring the property as "exempt surplus land" under the California Surplus Land Act (Gov. Code §§54220 et seq.). The District intends to use funds from the disposal to help meet their capital facility needs; and

WHEREAS, the Board adopted a Resolution on December 14, 2023 to enter into an Exchange Agreement with AMG Communities – Jacobs, LLC (the Developer) to exchange the lower 8.3 acres of the Jacobs site for the 0.15-acre property at 3553 I Street as well as a sum of money to cover the difference in property values. The District then submitted a General Plan Conformance request to the City on February 12, 2024 for the pending acquisition and disposition; and

WHEREAS, California Government Code Section §65402 states a governmental entity shall not acquire or dispose of real property within the corporate limits of a city if such city has an adopted General Plan applicable to the area, until the location, purpose and extent of the acquisition/disposition have been submitted to and reported upon by the planning agency as to the conformity with the General Plan; and

WHEREAS, the District's decision to acquire and dispose of real property is a discretionary action subject to environmental review in accordance with the California Environmental Quality Act (CEQA), and, as Lead Agency, the District has determined the proposed project is categorically exempt from the provisions of CEQA pursuant to CEQA Guidelines §15061(b)(3) (Common Sense), §15301 (Existing Facilities), and §15312 (Surplus Government Property Sales); and

WHEREAS, the City's General Plan Conformance Review of the District's acquisition and disposal of land does not trigger CEQA as the review is advisory and non-binding, and the City has no discretion to change the project or impose mitigation in response to environmental concerns; and

WHEREAS, the Planning Commission of the City of Eureka has reviewed the subject application in accordance with California Government Code 65402 and the 2040 General Plan, and after due consideration of all comments and reports offered at the public meeting, does hereby find and determine the following facts:

1. The acquisition of the I Street parcel by the District for employee housing is consistent with the purpose of the Low-Density Residential land use designation, does not conflict with any General Plan goals and policies, and furthers General Plan goals and policies related to encouraging economic investment in and maintenance of existing neighborhoods, buildings and sites; and
2. The disposal of the 8.3 acres of land at the Jacobs site by the District with the purpose to use funds for District facility needs is consistent with the purpose of the Public/Quasi Public land use designation, does not conflict with any General Plan goals and policies, and furthers General Plan goals and policies related to investing in and maintaining existing neighborhoods, prioritizing infill development, supporting local school districts, and encouraging reuse of former schools; and
3. The District's retention of the northern 5.8 acres of the Jacobs site for continued use as recreational fields by students and the broader community is also consistent with the General Plan and furthers General Plan goals and policies related to maintaining parks and recreational facilities.

NOW THEREFORE, BE IT RESOLVED the Planning Commission of the City of Eureka does hereby find the location, purpose, and extent of the District's acquisition of a 0.15-acre parcel at 3553 I Street and disposal of 8.3 acres of land at 674 Allard Avenue are in conformance with the City of Eureka's adopted 2040 General Plan.

PASSED, APPROVED AND ADOPTED by the Planning Commission of the City of Eureka in the County of Humboldt, State of California, on the 13<sup>th</sup> day of March, 2024, by the following vote:

AYES:           COMMISSIONER  
NOES:           COMMISSIONER

ABSENT: COMMISSIONER  
ABSTAIN: COMMISSIONER

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Meredith Maier, Chair, Planning Commission

Attest:

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Cristin Kenyon, Executive Secretary