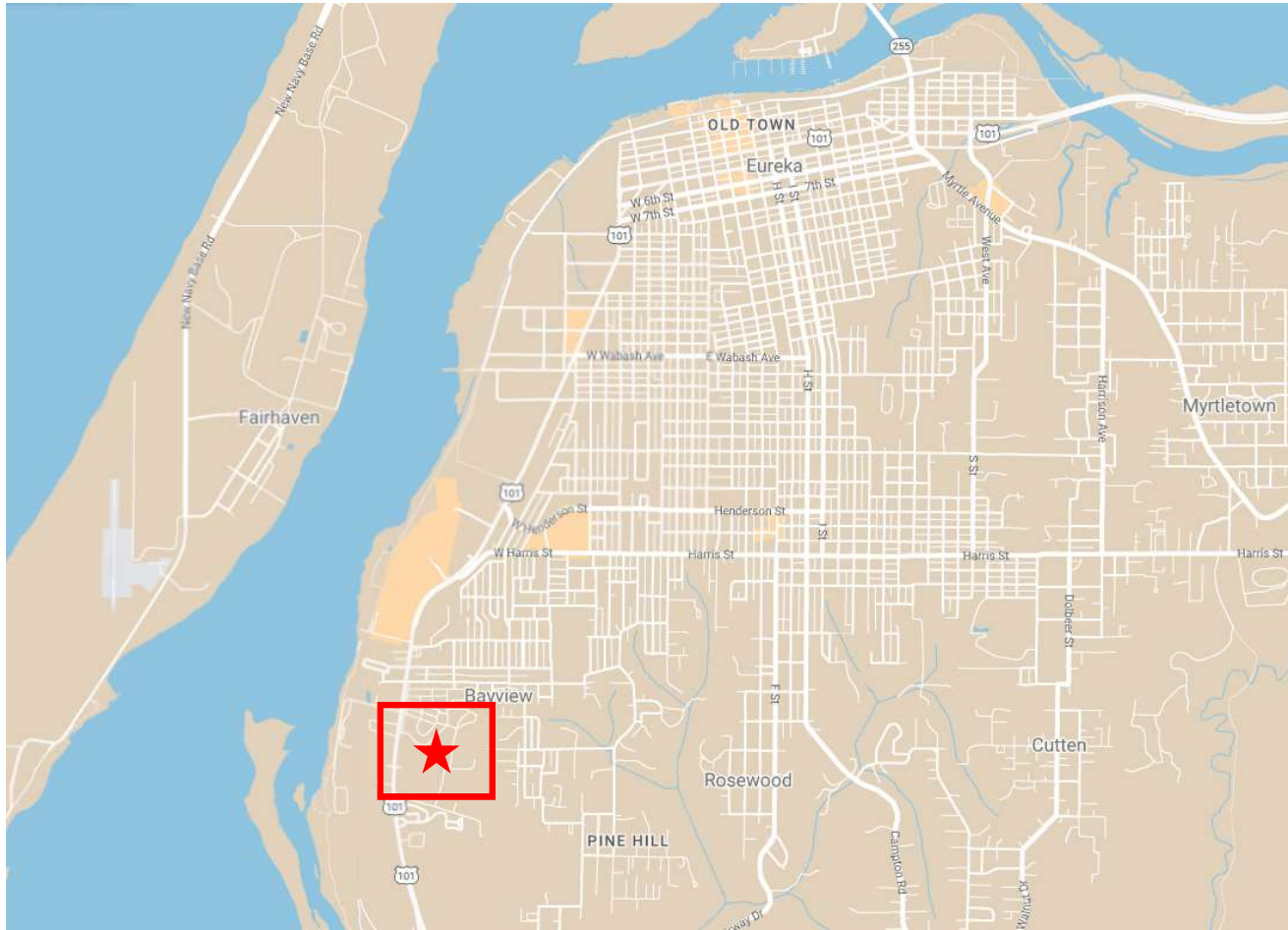




OCEAN VIEW  
PROPERTY ACQUISITION AND  
OPERATIONS COMPLEX  
DEVELOPMENT

Cristin Kenyon, AICP, Development Services Director  
Katie Marsolan, Public Works Project Manager  
Eureka City Council; November 21, 2023

# PROJECT LOCATION



## PROPOSAL

- Acquire ~5.6 acres from Ocean View Cemetery
- Develop Eureka Operations Complex



## PLANNING COMMISSION'S ROLE (10/23/2023)

- Review the draft Initial Study/ Mitigated Negative Declaration (IS/MND)
- Review conformance with the 2040 General Plan (CA Govt. Code §65402)
  - Property acquisition
  - Public building construction

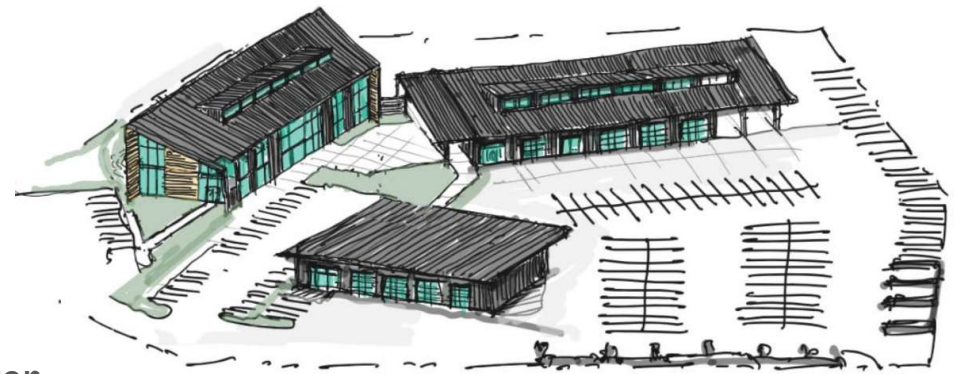
## CITY COUNCIL'S ROLE (11/21/2023)

- Adopt the MND, Mitigation Monitoring and Reporting Plan, and Response to Comments and Errata
- Authorize the property acquisition



## PROJECT COMPONENTS

- Serve as the City's new corporation yard, with administrative offices, and serve as the City's emergency operations center during critical incidents, emergencies and natural disasters.
- Develop 4.8 acres to include operations building, warehouse, fleet maintenance shop, and surrounding amenities.
- House 66 staff members from both the existing corporation yard and city hall.
  - Field operation staff: wastewater collections, water distribution, fleet maintenance, street maintenance.
  - Administrative staff: City administration, engineering, GIS, code enforcement.



## EXISTING CORP YARD

### HISTORY

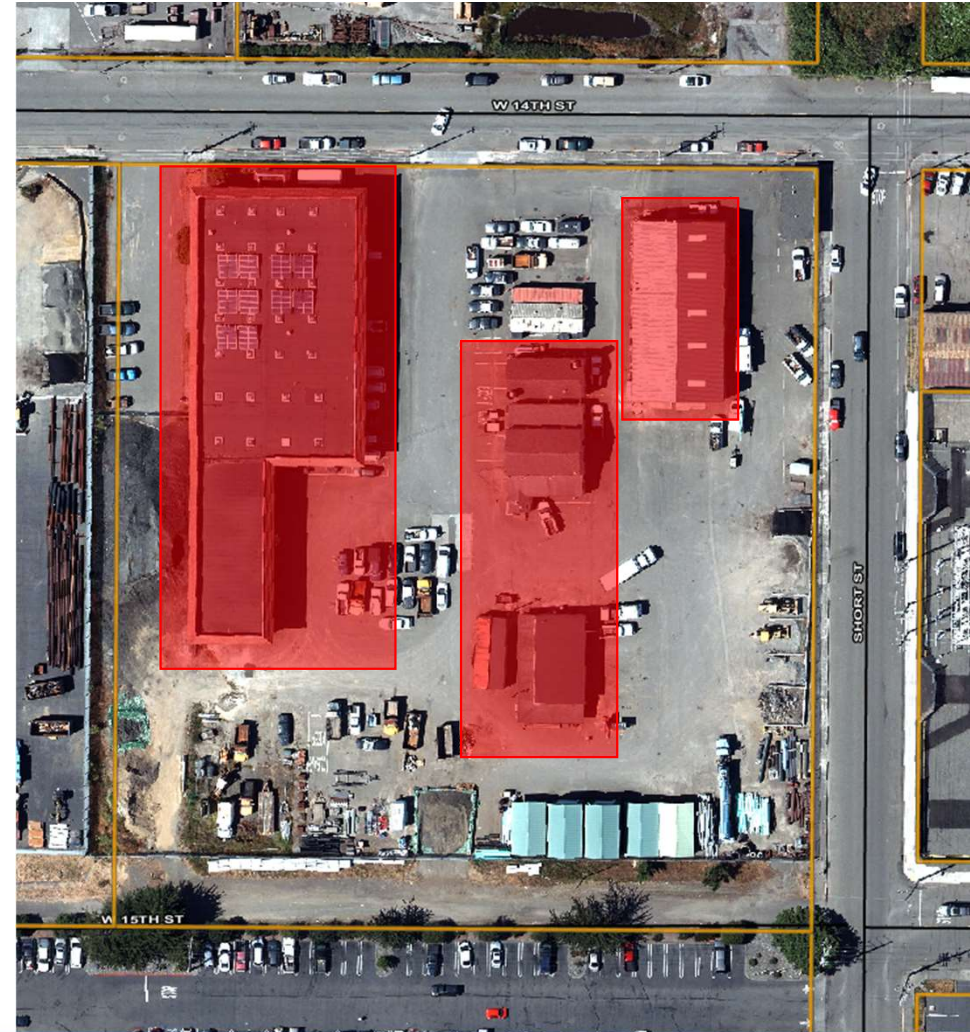
- In use since 1950s
- Largest building built in early 1980s
- Most recent significant work after the 2010 earthquake

### KNOWN HAZARDS

- Local Hazard Mitigation Plan – Tsunami Hazard Zone
- Area subject to liquefaction
- No buildings meet current structural standards
- Long-term impacts of sea level rise

### EXISTING DEFICIENCIES

- Duplicative spaces
- Inadequate space for employees
- Not enough covered storage



# PROPOSED SITE PLAN

## DESCRIPTION

- This concept master plan includes the construction of three main buildings; Operations Building, Warehouse (Utilities and Transportation), and Fleet Maintenance Shop as described below.
- Includes site features such as: dewatering facility, bulk material storage, vehicle & equipment storage, trash & recycle, and stormwater/site improvements
- Total Site Area: Approx. 5.50 Acres

## BUILDING SUMMARY

- Ⓐ Operations Building  
(2) Story  
Pre-Engineered Metal Building  
19,175 SF
- Ⓑ Warehouse (Utilities and Transportation)  
(1) Story + Mezzanine  
Pre-Engineered Metal Building  
19,800 SF
- Ⓒ Fleet Maintenance Shop  
(1) Story + Mezzanine  
Pre-Engineered Metal Building  
13,650 SF

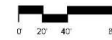
## PARKING SUMMARY

▪ Vistor	10
▪ Staff/Seasonal	54
▪ Fleet Covered	62
▪ Fleet Uncovered	78

Total: 204



Concept Site Plan



Eureka Operations Complex  
3993 Broadway, Eureka, CA 95503  
Project #23071 09.06.2023



## OPERATIONS COMPLEX FEATURES

- Buildings, parking, covered vehicle storage, a decant facility for dewatering bulk soils, bulk materials storage, a vehicle wash station, solid waste/recycling storage, backup generator, a telecommunications tower, site lighting, fencing, gates, stormwater infiltration, and landscaping.
- Visitor parking, employee parking, and fleet parking.
- Solar panels, high efficiency building design, and electric vehicle charging with capacity for expanding EV.
- Utility connections for water, sewer, gas, electric and telecommunications.
- Site fencing, lighting, and security.
- Stormwater treatment and landscaping.





## SUMMARY

- IS/MND process involved technical studies and analysis including Biologic Resources, Geotechnical Study, Air Quality Modeling, Soils Report, Topographic Survey, and Cultural Resources Investigation.
- The studies resulted in proposed mitigation measures and informed the design process.
- IS/MND captures the proposed development of 4.8 acres with a facility life-span of 50 years.
- Further design effort and funding parameters may reduce or modify the design to include smaller buildings or propose phases and sequences to allow for growth and development over time.



## RECOMMENDATION

- Hold a Public Hearing;
- Adopt a resolution, thereby adopting the IS/MND, MMRP, Response to Comments, and Errata;
- Authorize acquisition of land from Ocean View Cemetery.

## MOTION

*“I move the City Council adopt a resolution of the City Council of the City of Eureka adopting a Mitigated Negative Declaration, Mitigation Monitoring and Reporting Program, and Response to Comments and Errata, and authorizing acquisition of approximately 5.61 acres of land from the Ocean View Cemetery for the development of the Eureka Operations Complex for \$1,402,500; and, I also move to authorize the Chair and staff to sign all necessary documents to effectuate the acquisition, and approve appropriation of necessary funds from the General Fund.”*