



COUNTY OF HUMBOLDT

For the meeting of: 1/9/2024

File #: 24-8

To: Board of Supervisors

From: Public Works

Agenda Section: Consent

Vote Requirement: Majority

SUBJECT:

Resolution Authorizing the Purchase of Real Property Located at 3007 and 3015 I Street, Eureka, California 95501

RECOMMENDATION(S):

That the Board of Supervisors:

1. Adopt the attached resolution authorizing the purchase of real property located at 3007 and 3015 I Street, Eureka, California 95501, in accordance with Section 25353 of California Government Code;
2. Approve and authorize the Chair of the Board to execute, and have notarized, the attached Certificate of Acceptance (Attachment 6) in accordance with Section 27281 of California Government Code;
3. Find that the proposed acquisition of the real property located at 3007 and 3015 I Street, Eureka, California 95501 and demolition of the associated single-story structure and construction of a new Public Health Laboratory on the property are exempt from environmental review pursuant to Sections 15301(l) and 15332 of the California Environmental Quality Act (CEQA) Guidelines; and
4. Approve and authorize the Director of Public Works, or a designee thereof, to execute and file the attached CEQA Notice of Exemption (Attachment 5).

SOURCE OF FUNDING:

Public Health Laboratory Expansion (1175435-001)

DISCUSSION:

The subject properties have a combined area of approximately 0.33 acres and contain one (1) single-story, single-family residential structure. The structure is boarded up and has not been habitable for several years. Currently there are no occupants within the structure.

On May 10, 2022, the Humboldt County Board of Supervisors (“Board”) authorized the Public Works

Director, and designees thereof, to negotiate terms for the purchase of real property located at 3007 and 3015 I Street, Eureka, with the current property owner, PWM, Inc., and any duly authorized agents thereof (Attachment 1 - Map and Photographs of 3007 and 3015 I Street). The subject property has been identified as being useful for improving Public Health facilities and furthering the goals of the 2020 Facilities Master Plan. The property is located adjacent to the Clark Complex which currently houses several county offices such as Sempervirens, Humboldt County Department of Planning and Building, and Coroner. The property is intended to become the site of a new Public Health Laboratory.

On Nov. 1, 2022, staff submitted a letter to the City of Eureka requesting review of the proposed real property acquisition to ensure conformance with the City of Eureka's General Plan, in accordance with California Government Code 65402(b). The letter noted that the existing vacant residential structure on the property is in poor condition and would be demolished soon after acquisition. The letter committed to returning to the City of Eureka once a preliminary development concept is prepared for further consultation (Attachment 2 - Public Works Letter to City of Eureka dated Nov. 01, 2022, to City of Eureka Community Development Department)

On Jan. 9, 2023, the City of Eureka Planning Commission reviewed the county's letter of Nov. 1, 2022, at a public meeting, resulting in findings as shown in a staff report dated Jan. 9, 2023. The staff report concluded that acquisition of the subject property, structure demolition and construction of health lab is in conformance with the City's 2040 General Plan (Attachment 3 - City of Eureka Planning Commission Staff Report).

Acquisition of fee title ownership of the subject property will have no effect on the environment. Demolition and removal of individual small structures is categorically exempt from CEQA. In addition, projects characterized as in-fill development meeting specified conditions are categorically exempt from CEQA. The attached CEQA Notice of Exemption (Attachment 5 - Notice of Exemption) discusses how the proposed project, including construction of the new Public Health Laboratory, meets these conditions. Staff recommends that the Board find that the project as defined herein is exempt from further environmental review pursuant to Sections 15301(l) and 15332 of the CEQA guidelines. Further, staff recommends that the Board authorize the Director of Public Works, or a designee thereof, to execute and file the attached CEQA Notice of Exemption (Attachment 5 - Notice of Exemption).

On March 21, 2023, the Board met in closed session, with Connie Beck, Director of Health and Human Services, and Sean Meehan, Deputy Director of Facilities Management, concerning the price and terms of payment for the subject property.

On Oct. 24, 2023, the Board approved the Notice of Intention to Purchase Real Property located at 3007 and 3015 I Street, Eureka, (Attachment 9 - Notice of Intention). The Notice was published in the Times Standard once a week for three (3) successive weeks, on Oct. 29, 2023, Nov. 5, 2023, and Nov. 12, 2023, pursuant to Section 6063 of the California Government Code.

On Nov. 28, 2023, the Board held a public hearing for the public to respond to the Notice with questions and concerns regarding the County of Humboldt's intent to purchase the property and authorized the Public Works Director to execute the real property purchase agreement and joint escrow

instructions for the real property located at 3007 and 3015 I Street, Eureka.

On Dec. 7, 2023, the purchase agreement was executed (Attachment 10 - Executed Purchase Agreement), starting the 45-day escrow period with closure on Jan. 21, 2024.

Upon final acquisition of the property, staff will continue efforts to plan and redevelop the site for use as the future Public Health Laboratory and will return to your Board for project updates and continued discussion.

FINANCIAL IMPACT:

Narrative Explanation of Financial Impact:

The cost to acquire the real property located at 3007 and 3015 I Street, Eureka is \$325,000. On Dec. 12, 2023, a \$5,000 deposit was wired to the escrow company and applied to the total purchase price. Funding for the property acquisition costs were included in the fiscal year (FY) 2023-24 DHHS-Public Health Laboratory Expansion budget (1175435-001) in the amount of \$325,000. In October 2023 the county was informed that the Lab Expansion grant could not include the purchase of land due to Federal limitations on the grant. Public Health has sufficient funds available from the Future of Public Health Grant and fund balance. Staff will bring a supplemental budget to your Board for approval at a later date.

STAFFING IMPACT:

Narrative Explanation of Staffing Impact:

The proposed acquisition itself will not affect staffing. Future redevelopment of the site may impact staffing and staff will return with more information in the future.

STRATEGIC FRAMEWORK:

This action supports the following areas of your Board's Strategic Framework.

Core Roles: Provide for and maintain infrastructure

New Initiatives: Foster transparent, accessible, welcoming and user friendly services

Strategic Plan: 4.3 - Create campus-like county facilities with co-located services that are desirable to work and be in, in consultation with the cities

OTHER AGENCY INVOLVEMENT:

City of Eureka

ALTERNATIVES TO STAFF RECOMMENDATIONS:

Board Discretion

ATTACHMENTS:

1. Map and Photographs
2. Letter and Plan from County to City of Eureka

3. City of Eureka Planning Commission Staff Report
4. City of Eureka Letter dated Jan. 10, 2023 and Resolution No 2023-03
5. Notice of Exemption
6. Certificate of Acceptance
7. Resolution to Purchase Real Property at 3007and3015 I Street
8. Appraisal
9. Executed Notice of Intention to Purchase Real Property
10. Executed Real Property Purchase Agreement

PREVIOUS ACTION/REFERRAL:

Board Order No.: D19, L3, D24, D21, J4

Meeting of: 5/10/2022, 3/21/2023, 10/3/2023, 10/24/2023 11/28/2023

File No.: 22-548, 22-358, 23-1178, 23-1178 23-1193