



**DEPARTMENT OF PUBLIC WORKS
COUNTY OF HUMBOLDT
MAILING ADDRESS: 1106 SECOND STREET, EUREKA, CA 95501-0579
AREA CODE 707**

On-line Web: humboldtgov.org	Public Works Building Second & L St., Eureka Fax 445-7409	Clark Complex Harris & H St., Eureka Fax 445-7388			
Administration	445-7491	Natural Resources	445-7741	Land Use	445-7205
Business	445-7652	Natural Resource Planning	267-9542		
Engineering	445-7377	Parks	445-7651		
Facility Management	445-7621	Roads	445-7421		

January 24, 2024

Cristin Kenyon, Principal Planner
Community Development Department
Eureka City Hall
531 K Street
Eureka, California 95501

Subject: Request for General Plan Conformance Review – Proposed Purchase of APN 001-134-006 (Courthouse Union, 803 Fourth Street) for Future Redevelopment

Dear Ms. Kenyon:

Humboldt County proposes to acquire the parcel designated as Assessor Parcel Number (APN) 001-134-006 located at 803 Fourth Street, also known as Courthouse Union. This 0.3-acre parcel contains one single-story structure currently used for automotive repair. The land use and zoning designation for the parcel is DT (Downtown). The purpose of this letter is to request that the City of Eureka review the proposed real property acquisition to determine whether this proposal conforms with the City’s General Plan, in accordance with California Government Code Section 65402(b).

The subject parcel is adjacent to the Humboldt County Courthouse and represents a strategic opportunity for the County to acquire property that would support implementation of the County’s Facilities Master Plan. The County does not currently have a specific proposed future use for the subject parcel but seeks to respond to the current opportunity for acquiring a potentially useful property from a willing seller. At some point in the future, the County would initiate a planning process for redevelopment of the parcel and would consult with the City of Eureka at that time. The County envisions using the subject parcel for some type of municipal office facility; however, the footprint, height, configuration, and occupancy are unknown at this time. The County does not envision using the subject parcel for an off-street parking lot. The County commits to returning to the City of Eureka once a preliminary development concept is prepared for further consultation and making a presentation to the Planning Commission, if desired. Although the County is exempt from the City’s zoning regulations, the County would seek to develop a development plan that conforms with the development standards of the Eureka Municipal Code as much as possible.

The subject parcel is not listed on Eureka’s Local Register of Historic Places and does not appear eligible for the California Register of Historic Resources, nor would it be considered a historic resource under the California Environmental Quality Act (CEQA). The County would be the lead agency for compliance with CEQA and anticipates finding that the proposed acquisition and subsequent demolition of the existing structure are exempt from detailed review under CEQA Guidelines 15061(b)(3) and 15301(l). Acquisition of fee title for the parcel will have no effect on the environment and demolition of small structures is categorically exempt from CEQA. The project (acquisition and demolition) does not include redevelopment of the parcel and does not constitute approval of any specific facilities or site use. The County would file a Notice of Exemption at the close of escrow. Any future development on the property would be subject to CEQA review.

January 24, 2024
Cristin Kenyon, City of Eureka

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Enclosed with this letter are:

- City of Eureka Application Form

We look forward to receiving your determination regarding the proposed project's conformance with the City of Eureka General Plan.

Sincerely,

A handwritten signature in black ink, appearing to read 'S. Meehan', with a horizontal line extending to the right.

Sean Meehan, Public Works Deputy-Director (Facilities)

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

Complete the information below and attach any supplemental information as required. The application fee(s), required plans, project worksheet(s), and supplemental application form(s), if any, must accompany all applications. Contact Development Services – Planning with questions regarding this application form, the application process, or general planning questions. Staff is available by phone and email between 8 a.m. – noon and 1 p.m. – 5 p.m. In-person appointments can be scheduled from 9 a.m. – noon and 1 p.m. – 4 p.m. Monday – Friday excluding holidays.

www.eurekaca.gov

planning@eurekaca.gov

OWNER/APPLICANT

Property Owner's Name: Courthouse Union Inc. / Russell McNamara

Mailing Address: 803 4th Street City: Eureka ST: CA Zip: 95501

Phone: 707-443-5874 Email: courthouseunion@att.net

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): Thomas K. Mattson / County of Humboldt

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

Phone: 707-445-7491 Email: tmattson@co.humboldt.ca.us

Questions/correspondence during project processing will be directed to the Applicant if one is designated. Notices, if any, and correspondence regarding action taken on the project will be sent to both the Owner and Applicant.

PROJECT LOCATION

(attach additional sheets as necessary)

(1) Location Address: 803 4th Street Assessor's Parcel Number(s): 001-134-006

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

PROJECT DESCRIPTION

(Provide a complete project description; attach additional sheets as necessary):

Acquisition of property at 803 4th Street, Eureka. See attached letter for additional information.

Project Construction Value: \$ N/A

REQUIRED SIGNATURES

The application form must be signed by the property owner, or accompanied by a written letter signed by the property owner consenting to the application. The application must also be signed by the applicant, if any, which may be a property tenant, the owner's or tenant's authorized agent, or a person under contract or with an exclusive option to buy the property. The signature verifies the owner/tenant/agent/buyer, if any, has reviewed the application, including the supplemental application(s), and the owner/tenant/agent/buyer approves the business project described in this application be conducted at this property. Applications will not be accepted without the property owner's signature.

Property Owner's Signature: [Signature] Date: 1-23-24

Tenant/Agent/Buyer's Signature: [Signature] Date: 1/24/24

I am (check one box)

The property tenant.

The tenant's/owner's authorized agent.

The buyer under contract to purchase the property.

The buyer with an exclusive option to purchase.

STAFF USE

Assigned Case Number(s): Received by: Date: Assigned Planner: