

RESOLUTION NO. 2025-xx

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EUREKA
DETERMINING HUMBOLDT COUNTY OFFICE OF EDUCATION'S PROPOSED
ACQUISITION OF 1105 MYRTLE AVENUE (APN 006-093-022) FOR THE PURPOSE OF
CONSOLIDATING AND EXPANDING SERVICES SUBSTANTIALLY CONFORMS WITH
THE CITY OF EUREKA'S 2040 GENERAL PLAN**

WHEREAS, the Humboldt County Office of Education (HCOE) is proposing to purchase a 2.04-acre developed parcel located at 1105 Myrtle Avenue, APN 006-093-022, hereinafter referred to as the subject property; and

WHEREAS, the purpose of the acquisition is to relocate programs from HCOE's satellite offices to the subject property, provide new spaces for meetings and professional development, and build equity through property ownership, rather than leasing privately owned spaces; and

WHEREAS, the property is located within the City of Eureka; and

WHEREAS, California Government Code §65402 states that a local agency shall not acquire or dispose of real property, nor construct a public building or structure, 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, or public building/structure have been submitted to and reported upon by the planning agency as to the conformity with the General Plan; and

WHEREAS, the subject property is within the City's Coastal Development Permitting jurisdiction; and

WHEREAS, future development at the subject property must be consistent with the City's certified Local Coastal Program and may require a Coastal Development Permit; and

WHEREAS, HCOE's decision to acquire real property is a discretionary action subject to environmental review in accordance with the California Environmental Quality Act (CEQA); and

WHEREAS, the City's General Plan Conformance Review of HCOE's acquisition of property does not trigger CEQA as the review is advisory and non-binding, and the City has no discretion through California Government Code §65402 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 location, purpose and extent of HCOE's acquisition of real property is substantially consistent with the applicable goals and policies of the City's 2040 General Plan, as detailed in the staff report.

2. The location, purpose, and extent of the acquisition furthers a number of 2040 General Plan goals and policies related to education, mobility, and revitalization of the Myrtle Avenue commercial corridor. The new use of the site enhances the area's office-based business sector and Eureka's role as the region's center for civic institutions.

NOW THEREFORE, BE IT RESOLVED the Planning Commission of the City of Eureka does hereby find the location, purpose, and extent of HCOE's acquisition in substantial 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 10th day of September, 2025, by the following vote:

AYES: COMMISSIONER
NOES: COMMISSIONER
ABSENT: COMMISSIONER
ABSTAIN: COMMISSIONER

Meredith Maier, Chair, Planning Commission

Attest:

Cristin Kenyon, Executive Secretary