



AGENDA SUMMARY EUREKA CITY COUNCIL

TITLE: Sunny Avenue Acquisition No. 2 (APN 006-181-011)

DEPARTMENT: City Manager

PREPARED BY: Miles Slattery

PRESENTED FOR: Action Information only Discussion

RECOMMENDATION

1. Approve Resolution of the City Council Authorizing the Acquisition of APN 006-181-011 on Sunny Avenue for \$38,000.
2. Authorize Chair and staff to sign all necessary documents to effectuate acquisition.
3. Approve appropriation of necessary funds from the General Fund.

FISCAL IMPACT

No Fiscal Impact Included in Budget Additional Appropriation

COUNCIL GOALS/STRATEGIC VISION

- Effective governance

DISCUSSION

The City purchased 1429 Sunny Avenue in March of 2023 to support development of the Bay to Zoo Trail. This sale led the City to inquire with the subject property owner about the adjacent approximately 2.1-acre undeveloped parcel to the north (APN 006-181-011). This undeveloped parcel is located between recently-purchased 1429 Sunny Avenue and City-owned 1310 Myrtle Avenue, which is the site of the Sunny and Myrtle Linc Housing project.

Most of the subject parcel is low-lying land, mapped as wetland in the U.S. Fish and Wildlife Service's National Wetlands Inventory. Approximately 0.4-acres at the southwestern corner of the property, adjacent to 1429 Sunny Avenue, is higher in elevation (12-20 feet) and may include uplands. The subject property and surrounding parcels to the south, east, and west have a land use designation of Low Density Residential and are developed with residences or are vacant, vegetated open space, and/or wetlands. The future Linc Housing parcel directly to the north is designated Neighborhood Commercial, and the parcel directly to the northwest,

Figure 1: Site Map (red outline is subject property; yellow outlines are City-owned property (1310 Myrtle Avenue and 1429 Sunny Avenue).



across Sunny Avenue, is designated High Density Residential and is developed with multi-family residences.

Because the subject property is mainly comprised of low-lying land associated with Second Slough, the intended use of the property would primarily be for required mitigation to compensate for wetland impacts resulting from development of the Bay to Zoo Trail, and/or other City projects. Any upland area would most likely be used for City facilities, projects, or housing in the future, potentially in conjunction with any contiguous uplands on the recently-acquired property to the south.

Even if the City does nothing with the parcel, the acquisition is beneficial to the City because City ownership helps ensure

preservation of this wetland/riparian corridor. According to recent mapping analysis performed by City Staff, approximately 75% of the City's undeveloped greenways and gulches are zoned for low-density residential development and privately-owned. Preservation of undeveloped greenways and gulches is supported by a number of 2040 General Plan policies (e.g., LU-1.3, NR-1.1, NR-1.3, and NR-2.4).

On May 8, the Planning Commission, with one absence and one abstention, found the proposed acquisition of APN 006-181-011 exempt from CEQA and in conformance with the City of Eureka's 2040 General Plan.

ENVIRONMENTAL

The decision of the City Council to acquire this real property is a discretionary action subject to environmental review in accordance with the California Environmental Quality Act (CEQA). However, pursuant to CEQA Guidelines Section 15061(b)(3), where it can be seen with certainty there is no possibility the acquisition itself may have a significant effect on the environment, the project can therefore be found exempt from further CEQA review. When mitigation or other projects are proposed for the site in the future, those projects would be subject to separate CEQA analysis.

REVIEWED AND APPROVED BY:

City Attorney

City Clerk/Information Technology

Community Services

Development Services

Finance

Fire

Human Resources

Police

Public Works