



CITY OF EUREKA
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NOTICE OF PUBLIC HEARING

EUREKA CITY PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that the Eureka City Planning Commission will hold a public hearing on Wednesday, May 22nd, 2019, at 5:30 p.m., or as soon thereafter as the matter can be heard, in the Council Chamber, Eureka City Hall, 531 “K” Street, Eureka, California, to consider the following application:

Project Title: Surplus Property Sale of 642 W. 14TH Street; APN: 003-141-004

Project Applicant: City of Eureka

Case No: SP-19-0003

Project Location: 642 W. 14th Street (Eureka City Schools Corporation Yard;
APN: 003-141-004

Zoning and General Plan Designations: ML (Limited Industrial)/LI (Light Industrial)

Project Description: The City is proposing to dispose of the property located at 642 W. 14th Street; APN: 003-141-004. The property is approximately 2.68 acres, is located within the Coastal Zone, and is owned by the City of Eureka. The property improvements (shop, garage, offices and bus yard) are owned by Eureka City Schools.

All interested persons are invited to comment on the project either in person, at the scheduled public hearing, or in writing. Written comments on the project may be submitted at the hearing or prior to the hearing by mailing or delivering them to the Development Services Department, 531 K Street, Eureka, CA 95501. Accommodations for handicapped access to City meetings must be requested of the City Clerk, 441-4175, five working days in advance of the meeting. If you challenge the nature of the proposed action in court, you may be limited to raising only those issues that you or someone else raised at the public hearing described in this notice or written correspondence delivered to the public entity conducting the hearing at or prior to the public hearing. The project file is available for review at the Development Services Department, Third Floor, City Hall. If you have questions regarding the project or this notice, please contact Lisa Savage, Project Manager, Phone: (707) 441-4186; fax: (707) 441-4202; e-mail: lsavage@ci.eureka.ca.gov



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EUREKA CITY PLANNING COMMISSION

STAFF REPORT

May 22, 2019

Project Title: Surplus Property Sale of 642 W. 14TH Street

Project Applicant: City of Eureka

Case No: SP-19-0003

Project Location: 642 W. 14th Street (Eureka City Schools Corporation (Bus) Yard);
APN: 003-141-004

Zoning and General Plan Designations: ML (Limited Industrial)/LI (Light Industrial)

Project Description: The City is proposing to dispose of the property located at 642 W. 14th Street; APN: 003-141-004. The property is approximately 2.68 acres, is located within the Coastal Zone, and is owned by the City of Eureka. The property improvements (shop, garage, offices and bus yard) are owned by Eureka City Schools. The appraised value of the parcel proposed for surplus (excluding improvements) is \$375,000. The Eureka City Schools, the current lessee, has expressed an interest in acquiring the property. In order to negotiate a transfer the City must comply with the Surplus Land Act and follow the City's Policies and Procedures for the sale of City-owned real property.

Staff Contact Person: Lisa Savage, Project Manager; City of Eureka, Development Services Department, 531 "K" Street, Eureka, CA 95501-1165; phone: (707) 441-4186, email: lsavage@ci.eureka.ca.gov

Staff Recommendation: Hold a public hearing and adopt a Planning Commission Resolution finding the subject property proposed for surplus is not required for present or future City public uses, that the surplus of the proposed property is consistent with the City of Eureka's General Plan as required by Government Code §65402, and recommending the City Council surplus the property.

Suggested Motion: "I move the Planning Commission adopt "A Resolution of the Planning Commission of the City of Eureka recommending the City Council determine the property located at 642 W. 14th Street, APN: 003-141-004, is surplus property."

Background: In 1980, Eureka City Schools conveyed the historic Washington Schools Site to the City of Eureka in exchange for a leasehold interest (Lease) in a vacant City owned parcel in the Westside Industrial Area. The Lease is a 50 year land lease for \$1.00 per year, and will expire mid-2030. In accordance with the Lease, and utilizing \$185,000 in assistance from a \$1.25 million dollar Small City's Block Grant the City received in 1978, Eureka City Schools developed the property as their Corporation Yard (Property). The project accomplished the relocation of the Corporation Yard from a primarily residential area near the historic Washington School to an appropriate industrial area of the City.

As a requirement of the dissolution of the Redevelopment Agency (February 1, 2012), and pursuant to ABx1 26 (as amended by AB 1484), as the Successor Agency, the City, developed a Long Range Property Management Plan (LRPMP) in 2015, to determine the disposition of its real property. In the LRPMP, the Successor Agency recommended that the Property be retained for some type of public use, but not necessarily use by the City of Eureka. The LRPMP was submitted to and approved by the State of California Department of Finance. As discussed above, the Property was constructed as the Eureka City Schools Corporation Yard. The Property cannot be used for another purpose without displacing the School's Corporation Yard.

Known Ground Issues: The property is located in an area that was originally mud and marsh lands. The property was filled with an undetermined material over 50 years ago.

In 1992, two hydraulic lifts used within the bus service department were removed due to subsurface water penetrating the "pit" area. In 1997, a 550-gallon waste oil tank was removed and petroleum and hydrocarbon contamination was discovered along the west side of the property. Monitoring wells were installed and tracked over a period of years. They have since been removed and no further clean-up action is required.

Environmental: The sale of surplus property is a "project" pursuant to the California Environmental Quality Act (CEQA). However, pursuant to CEQA Guidelines, Categorical Exemption 15312 exempts the sale of surplus property except when the property is located in an area of "Statewide, Regional, or Area wide significance" as described in CEQA Guidelines Section 15206. Projects located within the coastal zone may be deemed significant unless the property does not have a significant value for wildlife habitat or other environmental purpose and the property is incapable of independent development or use; or would otherwise qualify for an exemption under any other class of categorical exemption; or the use of the property and adjacent property has not changed since the time of purchase by the public agency.

Although the property is located in an area of "Statewide, Regional, or Area wide significance" the sale of the property would not impact the coastal zone; as the property is fully developed and has no wildlife habitat. The property would likely qualify for an exemption if a discretionary permit were needed for development in the future. Therefore, based on this discussion, the sale of the property is exempt from CEQA pursuant to Guidelines Section 15312.

Applicable Regulations: According to the City's Policies and Procedures, Sale of City Owned Real Property File 2.01, the following steps are required:

- 1) Regardless of the prior use of the property, the Planning Commission shall determine whether the property is required for public use by the City of Eureka; whether the parcel is of such size and shape that it can be developed for a land use permitted in the zone in which it is located; and whether the disposition of the property is in conformance with Government Code §65402.
- 2) After evaluating CEQA for the project), the Planning Commission must prepare a report for review by the City Council which includes a recommendation regarding disposition of the property. The report must also contain, at minimum:
 - a) Whether the parcel is suitable for conforming development; if it is not, the property may be recommended to the City Council for disposal to an adjoining property owner by negotiated sale.
 - b) Whether the property is required for present or future public use by the City.
 - c) Whether the sale of the surplus property is in conformance with the adopted General Plan.

Upon completion, the Planning Commission's report will be submitted to the City Council for review. If the Council finds that property is not required for present or future City public use, it may declare the property surplus real property and establish the minimum acceptable offers.

As required by the Surplus Lands Act, subsequent to, or concurrent with the evaluation of the property by the Planning Commission, the City will distribute written offers to sell the property to public agencies and several non-profits who may have potential interest in the property.

Analysis:

Public use: There is no public project identified in the adopted 2018-2023 Capital Improvement Program (CIP) or the draft 2019-2024 CIP which requires the subject property. The subject property has not been used by the City of Eureka for a public purpose. Therefore, the subject property is not needed for a public purpose.

Adequate size and shape for development in ML zone district: The subject property is in a ML (Limited Industrial) zone district located at 642 W. 14th Street within the coastal zone. The property is improved with Eureka City School's bus garage, shop, offices, and yard.

The subject property is approximately 2.68 acres in size. The minimum parcel size for properties in the ML zone district is 6,000 square feet. The property has access from W 14th Street (via 101/Broadway) and Koster Street.

Conformity with the adopted general plan: The General Plan designation for the subject property is LI (Light Industrial). The LI plan designation provides for lower-intensity industrial development that has minimal effects on nearby commercial and residential uses.

Staff has reviewed the adopted General Plan and finds that it is silent with regard to the necessity of retaining the subject property for City public use. In addition, there is no Goal or Policy within the adopted General Plan that calls for the retention of the property for the City's public purposes. Therefore, Staff believes that the City's action to surplus the subject property will not conflict with the adopted General Plan.

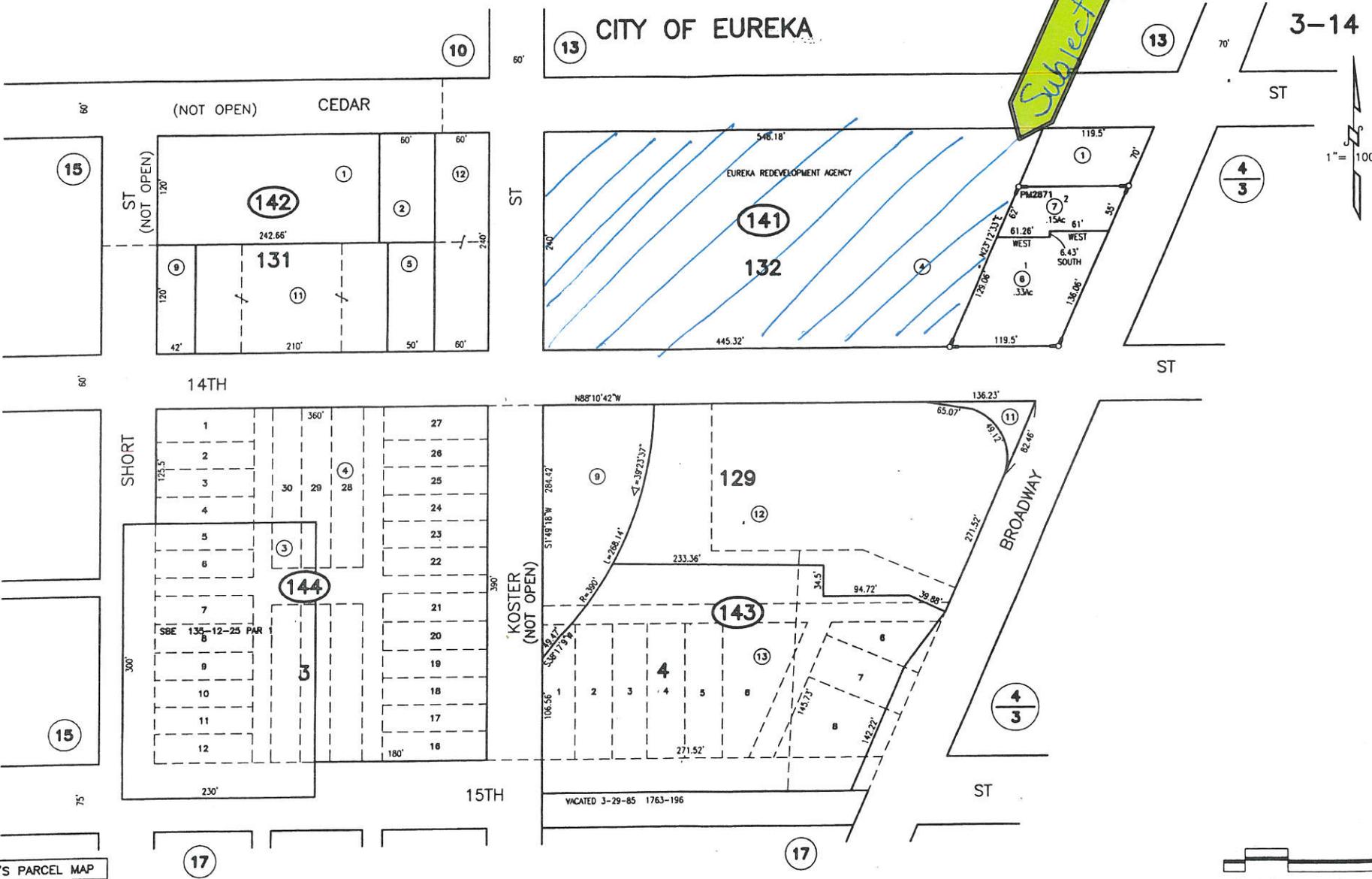
Discussion with City departments determined that there is no need to retain this property. Selling the property will provide an opportunity for Eureka City Schools to purchase the property and continue to utilize it for their Corporation/Bus Yard.

Summary: Based on the above, Staff recommends the Planning Commission determine that the property proposed for surplus is not required for City public use, and recommend the City Council declare the subject property surplus by adopting "A Resolution of the Planning Commission of the City of Eureka recommending the City Council determine the property is surplus property."

Attachments:

- A. Assessor's Parcel Map
- B. Aerial Location Map
- C. Policies and Procedures File 2.01 for the Sale of City Owned Real Property
- D. Resolution No. 2019-_____ (To Be Determined)

Subject

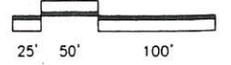


ASSESSOR'S PARCEL MAP
 1. THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY.
 2. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN.
 3. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

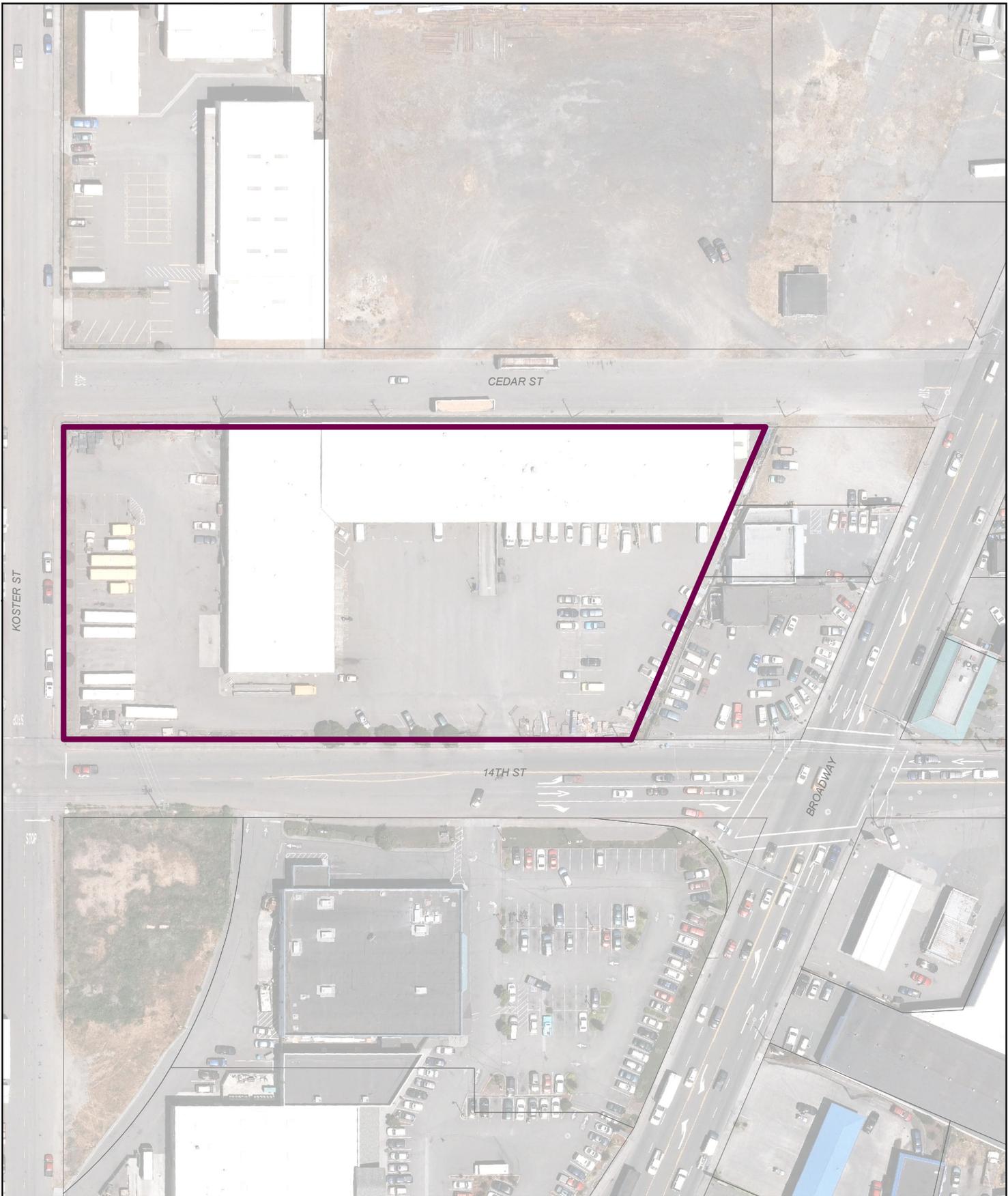
RM, Bk 11 of MAPS, Pg 14
 "Clark South Park Add"
 PM2871 of PM Bk 26, Pg 25
 RS, Bk 60 of surveys, Pg 7

NOTE - Assessor's Block Numbers Shown in Ellipses
 Assessor's Parcel Numbers Shown in Circles.

Assessor's Map Bk. 3, Pg.14
 County of Humboldt, CA.



Apr 27, 2007



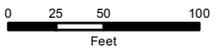
KOSTER ST

CEDAR ST

14TH ST

BROADWAY

Scale: 1" = 100'



Project Location

Project Location Map
APN: 003-141-004



Figure 1

Date: 4/29/2019

Created By: rtopolewski

Attachment C

Policy and Procedure 2.01 for the Sale of City-Owned Real Property

RESOLUTION NO. 2019-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EUREKA
RECOMMENDING THE CITY COUNCIL DETERMINE THAT THE PROPERTY
LOCATED AT 642 W 14th STREET (EUREKA CITY SCHOOLS CORPORATION YARD),
APN: 003-141-004 IS SURPLUS PROPERTY

WHEREAS, the City owns the land at 642 W. 14th Street (APN 003-141-004); and

WHEREAS, staff is proposing to dispose of the property located 642 W. 14th Street (Eureka City Schools Corporation Yard) as surplus property, APN: 003-141-004; and

WHEREAS, Eureka City Schools owns the buildings and has rights under a Lease Agreement with the City dated 1980 to utilize the property for \$1.00 per year until mid-2030; and

WHEREAS, the property is a former Redevelopment Agency (RDA) Property; and

WHEREAS, as a requirement of the dissolution of the RDA (February 1, 2012), and pursuant to ABx1 26 (as amended by AB 1484), the City developed a Long Range Property Management Plan (LRPMP) in 2015, to go through the process of the disposition of its real property; and

WHEREAS, in the LRPMP the Successor Agency recommended that the Property be retained for Public Use; and

WHEREAS, the LRPMP was submitted and approved by the State of California Department of Finance; and

WHEREAS, pursuant to Health and Safety Code Section 34181 (a), the Oversight Board may direct the transfer of the Property that was constructed and used for a governmental purpose to the appropriate jurisdiction; and

WHEREAS, the Eureka City Schools, the current lessee, has expressed an interest in acquiring the property; and,

WHEREAS, a fair market appraisal of the City's property obtained from Ryan Real Estate Appraisers in January of 2018 indicates that the Market Value of the property is \$375,000; and

WHEREAS, the City will distribute written offers to sell the property to public agencies who may have interest in the property, and staff has met with City Department Heads regarding the disposition, as required by the Surplus Lands Act; and

WHEREAS, the sale of surplus property is a “project” pursuant to the California Environmental Quality Act (CEQA). However, CEQA Guidelines Section 15312 exempts the sale of surplus property; and

WHEREAS, on May 22, 2019, the Planning Commission held a duly noticed public hearing to receive public testimony; and

WHEREAS, there is no City of Eureka public project identified for the property in the adopted 2019-2024 CIP and the property has not been used for City public purposes; and

WHEREAS, the subject property is located in a ML (Light Industrial) zone district and the property is an irregularly shaped parcel improved with a shop, garage, offices, and bus yard; and

WHEREAS, the subject property is approximately 2.68 acres in size. The minimum parcel size for properties in the ML zone district is 6,000 square feet. The property has access from W 14th Street (via 101/Broadway) and Koster Street and is suitable for development; and

WHEREAS, the City of Eureka General Plan is silent on the necessity of retaining the subject property for City public use.

NOW THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Eureka that:

1. The property proposed for surplus located at 642 W 14th Street (Eureka City Schools Corporation Yard Property), APN: 003-141-004, is:
 - a) Not required for City public use; and
 - b) The size and shape of the subject parcel is suitable for conforming development; and
 - c) Surplus of the property is in conformance with Government Code §65402 and the City of Eureka’s adopted General Plan.
2. The sale of the property will generate revenue for the General Fund.
3. The Planning Commission recommends the City Council determine that the property is a candidate for disposition as surplus property pursuant to City of Eureka Policy and Procedure File 2.01 for the “Sale of City-Owned Real Property,” and Government Code §65402.
4. The Planning Commission further recommends:
 - a. The City Council authorize the City Manager to negotiate the sale of the Property, and

- b. The City Council utilize the appraisal obtained from Ryan Real Estate Appraisers in January 2017, to be fair market value for the property, and set the value at \$375,000.

PASSED, APPROVED AND ADOPTED by the Planning Commission of the City of Eureka in the County of Humboldt, State of California, on the 22nd day of May, 2019 by the following vote:

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

Jeff Ragan, Chair, Planning Commission

Attest:

Rob Holmlund, Executive Secretary