



531 K Street • Eureka, California 95501-1146

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Office of Planning Research

State Clearinghouse

## CEQA NOTICE OF EXEMPTION

To:

County Clerk

County of Humboldt

825 5<sup>th</sup> Street Eureka, CA 95501

FROM:

City of Eureka, Lead Agency

Development Services - Planning Kristen M. Goetz, Principal Planner

531 K Street

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PROJECT TITLE: Parking Assessment District Parking Reduction or Removal

PROJECT APPLICANT: City of Eureka Development Services - Planning

PROJECT LOCATION: Northwest corner of 5th and D Streets, Eureka

PROJECT DESCRIPTION: The City of Eureka's 2019-2027 Housing Element, Housing Element Implementation Program *IMP H-34: Affordable Housing on City-owned Properties,* requires the City to release Requests for Proposal (RFPs) with the goal of developing at least 330 deed-restricted affordable units on 14 City-owned properties by 2028, in order to meet the goals of the 2019-2027 Housing Element.

The City must now release an RFP inviting development on the remaining 11 sites, and the parking lot at 5<sup>th</sup> and D Street is included as one of the sites. In order to maximize the available area on the site for development of affordable housing, a developer may desire to reduce or remove the on-site public parking.

The parking lot at 5<sup>th</sup> and D was purchased with funds from the City of Eureka's Parking Assessment District (PAD), which was created by the City in 1954. Although the PAD has not collected assessments since 1964, any public parking lot purchased with funds from the PAD must go through a public hearing process prior to allowing a developer to reduce or remove the public parking.

The City Council has decided to allow parking to be reduced or removed at the 5<sup>th</sup> and D Street site in order to achieve the best possible outcome of the RFP, which is to ensure

development of affordable housing

EXEMPTION FINDINGS: The City of Eureka, as Lead Agency has determined approving the reduction or removal of parking from the 5<sup>th</sup> and D Street site will allow the City to declare the property surplus to facilitate future development of affordable housing as required by the 2019-27 Housing Element. The decision to declare property surplus, and the subsequent lease or sale of surplus property is a "project" pursuant to the California Environmental Quality Act (CEQA). However, pursuant to CEQA Guidelines, Categorical Exemption 15312 (Class 12) 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(b)(4). Section 15206(b)(4) states projects located within the Lake Tahoe Basin, the Santa Monica Mountains Zone as defined by Section 33105 of the Public Resources Code, the California Coastal Zone as defined in, and mapped pursuant to, Section 30103 of the Public Resources Code, an area within 1/4 mile of a wild and scenic river as defined by Section 5093.5 of the Public Resources Code, the Sacramento-San Joaquin Delta, as defined in Water Code Section 12220, the Suisun Marsh as defined in Public Resources Code Section 29101, or the jurisdiction of the San Francisco Bay Conservation and Development Commission as defined in Government Code Section 66610, are considered located in an area of Statewide, Regional, or area wide significance. The site is not located in any of the areas described in 15206(b)(4) and therefore, the reduction or removal of parking to allow the sale or lease of the property is exempt from CEQA pursuant to Guidelines Section 15312.

The material supporting the above finding is on file with City of Eureka Development Services - Planning. Copies of the documents related to the evaluation of this project are available for review upon request at the City of Eureka, 531 K Street, Eureka, CA 95501.

Kristen M. Goetz

Principal Planner, City of Eureka

April 5, 2023

Date