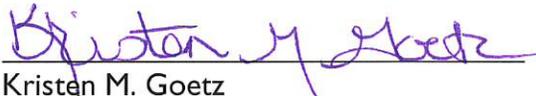


parcels are located in the coastal zone, and the Housing Element which is precipitating the surplus of the property, was approved with an addendum to the 2040 General Plan EIR. However, under a Class 12 exemption, projects located within the coastal zone which used an EIR can still be determined exempt, provided the property does not have significant values for wildlife habitat or other environmental purposes, and the property to be sold [or leased] would qualify for an exemption under any other class of categorical exemption under the CEQA Guidelines.

Although the parcels are located adjacent to Humboldt Bay, they are currently vacant dirt lots, surrounded by urban uses, and therefore have no wildlife habitat value. Further, since upper-floor residential uses are conditionally permitted in the CW zone where the parcels are located, a Use Permit, and Coastal Development Permit, will be required to allow the future residential uses. A Class 1 (New Construction or Conversion of Small Structures) or a Class 32 (Infill Development Project) CEQA exemption will likely be applicable to future housing projects on the parcels. Therefore, the sale 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