

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Notice Is Hereby Given that pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15072 and 15105, the City is providing notice of an “Intent to Adopt a Mitigated Negative Declaration of Environmental Impact” for the project described below. All interested persons are invited to comment on the draft Initial Study pursuant to the provisions of CEQA. The draft Initial Study is available for review on the City’s website at: <https://transfer.eurekaca.gov:5252/sharing/3WP6pJCAa> or contact Development Services – Planning to make an appointment to review in person. This is not a notice of public hearing. A future public hearing regarding this project will be duly noticed as required by law.

30-day public comment period: Commences: Wednesday, January 3, 2024
Ends: Friday, February 2, 2024 at 5:00 p.m.

To submit written comments: Mail or deliver to:
City of Eureka, Development Services - Planning
Attn: Caitlin Castellano, Senior Planner
531 “K” Street
Eureka CA 95501

E-mail to:
planning@eureka.gov

PROJECT TITLE: Tirsbeck Surplus Property and Right-of-Way Vacation and Local Coastal Program Amendment

PROJECT NO(s): SV-21-0002, SP-21-0001, LCP-23-0001, and ED-23-0003

PROJECT APPLICANT: Alan Tirsbeck

PROJECT LOCATION: 2000 Broadway (aka 2016-2018 Broadway), and 936 W Hawthorne Street (aka 900-912 W. Hawthorne Street); APNs 003-182-013, -014, -005, and -010.

PROJECT DESCRIPTION: The applicant is requesting the City of Eureka surplus and convey a City-owned 20-foot x 30-foot (600 square foot [sf]) landlocked parcel (APN 003-182-013) to the adjoining property owner (Alan Tirsbeck; APN 003-182-005; 2000 Broadway), and vacate an alley easement over APNs 003-182-013 and -014. The two parcels together are known as “the Notch” and were created in the distant past for a 20-foot-wide public alley, which was never developed. Future development and use of the Notch will be combined with the surrounding larger 2000 Broadway parcel. Additionally, the applicant is proposing a Local Coastal Program (LCP) Amendment to change the Land Use Plan (LUP) (i.e. Coastal General Plan) and Implementation Plan (i.e. Coastal Zoning Code) land use and zoning designations on the parcel adjacent to and west of 2000 Broadway, 936 W. Hawthorne Street (APN 003-182-010). The LCP Amendment would change the land use and zoning designations at 936 W. Hawthorne Street from General Industrial (GI)/General Industrial (MG) to General Service Commercial (GSC)/Service Commercial (CS). 2000 Broadway currently has GSC/CS land use/zoning designations; therefore, changing the designations of 936 W. Hawthorne Street would allow the two adjoining parcels under the same ownership to have consistent land use and zoning designations which would allow for the redevelopment of both parcels with new commercial and/or residential uses not allowed on the W. Hawthorne Street parcel under the current industrial land use/zoning designations. Although there is no specific development project at this time, the entire 3.18-acre property could be redeveloped consistent with the allowed uses and development standards of the CS zoning designation, and the current intent is to redevelop

Notice of Intent to Adopt a MND

Tirsbeck Surplus Property and Right-of-Way Vacation and Local Coastal Program Amendment

2000 Broadway and 936 W Hawthorne Street together with new retail and service commercial uses. The project site includes land designated as hazardous waste property pursuant to CEQA Guidelines Section 15072(g)(5), and any ground disturbance is subject to the provision of an approved Soil and Groundwater Management Contingency Plan.

If you have questions regarding the project or this notice, or would like to make an appointment to review the project file, please contact Development Services - Planning at planning@eureka.gov or (707) 441-4160.