

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

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

Lead Agency: City of Eureka Contact Person: Caitlin Castellano, Senior Planner
 Mailing Address: 531 K Street Phone: 707-268-5265
 City: Eureka, CA 95501 Zip: 95501 County: Humboldt

Project Location: County: Humboldt City/Nearest Community: Eureka
 Cross Streets: Broadway and W Hawthorne Zip Code: _____
 Longitude/Latitude (degrees, minutes and seconds): 40 ° 47 ' 22.2 " N / 142 ° 10 ' 50.0 " W Total Acres: 3.18
 Assessor's Parcel No.: 003-182-005, -010, -013, and -014 Section: 28 Twp.: 5N Range: 1W Base: HBM
 Within 2 Miles: State Hwy #: 101 Waterways: Humboldt Bay
 Airports: _____ Railways: _____ Schools: Alinee Burney Elementary

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: Alley Vacation and Surplus Land

Development Type:

Residential: Units _____ Acres _____ Transportation: Type _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Waste Treatment: Type _____ MGD _____
 Educational: _____ Hazardous Waste: Type _____
 Recreational: _____ Other: none at this time
 Water Facilities: Type _____ MGD _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____

Present Land Use/Zoning/General Plan Designation:

2000 Broadway: Service Commercial (CS)/General Service Commercial (GSC); 936 W Hawthorne Street: General Industrial (MG)/General Industrial (GI); proposes to change to CS/GSC.

Project Description: (please use a separate page if necessary)

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 2000 Broadway and 936 W Hawthorne Street together with new retail and service commercial uses.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

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| <input checked="" type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input checked="" type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # 1 | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # 1 |
| <input checked="" type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input checked="" type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input checked="" type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # 1 | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input checked="" type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input checked="" type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input checked="" type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date January 3rd, 2024 Ending Date February 1, 2021

Lead Agency (Complete if applicable):

Consulting Firm: <u>West & Associates</u>	Applicant: <u>Alan Tirsbeck</u>
Address: <u>112 Pepperell Court</u>	Address: <u>2016 Broadway</u>
City/State/Zip: <u>Vaciville, CA 95688</u>	City/State/Zip: <u>Eureka, CA, 95501</u>
Contact: <u>Bruce Jacobsen, Project Manager</u>	Phone: _____
Phone: <u>925-705-1400</u>	

Signature of Lead Agency Representative:  Date: 1/2/2024

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.