

CEQA NOTICE OF EXEMPTION

To: County Clerk Office of Planning Research
County of Humboldt State Clearinghouse
825 5th Street
Eureka, CA 95501

FROM: City of Eureka, Lead Agency
Development Services - Planning
Cristin Kenyon, AICP, Director of Development Services
531 K Street
Eureka, CA 95501-1165
(707) 441-4160
planning@eurekaca.gov

PROJECT TITLE: Housing Authority of the City of Eureka (HACE) 25-1 and Prospect Project

PROJECT APPLICANT: Hiler I LP

PROJECT LOCATION: Entire 25-1 and Prospect Project: HACE properties south of West Harris Street

APNs: 009-072-001, 009-073-001, 009-074-001, 009-075-001, 009-076-001, 009-083-001, 009-083-002, and 009-083-003

PROJECT DESCRIPTION: The City of Eureka Housing Authority (HACE) and Brinshore Development, LLC are partnering to reposition and redevelop HACE's public housing portfolio on 8 adjacent properties that contain 106 affordable housing units. HACE has determined that the public-housing buildings on these properties are functionally obsolete and is pursuing a repositioning strategy pursuant to Section 18 of the United States Housing Act of 1937 (42 USC 1437p), and will replace the existing 106 housing units with 256 units. The 25-1 and Prospect Project would occur in 7 phases on an 8.61-acre development footprint and would demolish the existing housing and rebuild multi-family housing on each property at a higher density using current City zoning code density allowances and State Density Bonus law. Current residents that would be displaced by the initial phase of the project would be offered the opportunity to relocate into other housing owned by HACE or would receive tenant protection vouchers to find housing elsewhere in the community. The properties in the project site are zoned Residential Medium (R2), which allows a density of 22 units per acre. The project proposes an 80 percent density bonus, which would allow an increased density of 37 units per acre overall.

CEQA Notice of Exemption

Housing Authority of the City of Eureka (HACE) 25-I and Prospect Project - Green Phase (Phase I of 7)

EXEMPTION FINDINGS: The City of Eureka, as Lead Agency, has determined the entire 7-phase project, the 25-I and Prospect Project, is statutorily exempt from the provisions of CEQA, pursuant to §15183 (Projects Consistent with a Community Plan, General Plan or Zoning) of the CEQA Guidelines. The project qualifies for this exemption because it is consistent with the analysis performed for the City's 2040 General Plan, as analyzed by the City of Eureka General Plan Update Environmental Impact Report (State Clearinghouse #2016102025). Please see Attachment I for the project's supporting information for CEQA Statutory Exemption §15183.


Cristin Kenyon
Director of Development Services, City of Eureka

May 13, 2024
Date