

CALIFORNIA COASTAL COMMISSION

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**RECORD PACKET COPY****F 11d**

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49 th Day:	February 8, 2001
180 th Day:	June 19, 2001
Staff:	Tiffany S. Tauber
Staff Report:	January 26, 2001
Hearing Date:	February 16, 2001
Commission Action:	

STAFF REPORT: REGULAR CALENDAR

APPLICATION NO.:	1-00-053
APPLICANT:	City of Eureka Redevelopment Agency
PROJECT LOCATION:	Along the City of Eureka waterfront at the foot of D and E Streets, adjacent to Humboldt Bay, Eureka, Humboldt County (APN 001-054-024)
PROJECT DESCRIPTION:	(1) Demolish and remove the approximately 28,000-square-foot Fisherman's Building along the Eureka waterfront and (2) place geotextile fabric and gravel landward of the top-of-bank on the area subsequently exposed by the demolition of the building.
LOCAL APPROVALS RECEIVED:	City of Eureka Coastal Development Permit No. CDP-3-97, approved December 1, 1998
OTHER APPROVALS RECEIVED:	Humboldt Bay Harbor, Recreation, and Conservation District Administrative Permit (December 11, 2000)
SUBSTANTIVE FILE DOCUMENTS:	City of Eureka Local Coastal Program; City of Eureka General Plan EIR SCH #96072062;

Eureka Inner-Channel Dock and Boardwalk
Revitalization Project Mitigated Negative
Declaration SCH #99112064, certified December
21, 1999

SUMMARY OF STAFF RECOMMENDATION

Staff recommends approval with special conditions of the proposed demolition and removal of the Eureka Fisherman's Building along the City waterfront adjacent to Humboldt Bay. The Fisherman's Building is in poor structural condition and poses a health and safety hazard as well as a visual and physical obstruction to redevelopment efforts occurring along the waterfront. The proposed project raises issues regarding protection of the water quality of Humboldt Bay and the protection of the Townsend's western big-eared bat, a California and federal species of special concern known to be within the range of the project site.

To address water quality concerns and ensure consistency with Sections 30230 and 30231 of the Coastal Act, staff is recommending several special conditions that would minimize the chances of demolition debris from entering Humboldt Bay. Special Condition No. 1 requires the applicant to adhere to certain construction and debris removal responsibilities to ensure that 1) no construction materials, equipment, or debris be placed or stored where it may be subject to entering the bay; 2) all debris be removed from the site within 30 days following project completion; 3) no machinery or construction materials not essential for the project be allowed at any time in Humboldt Bay; 4) any non-buoyant debris discharged into the bay be recovered as soon as possible; and 5) a temporary boom be employed around the work area to contain any floating debris.

A current survey of the building to determine whether the Townsend's western big-eared bat is present has not been conducted. If the bat is present in the structure, the site would be considered environmentally sensitive during the periods when the species uses the building for winter or nursery roosting habitat. To ensure that the demolition of the abandoned building would not result in adverse impacts to the bat, staff recommends Special Condition No. 2 which requires a survey be conducted by a qualified bat biologist prior to issuance of the coastal development permit. If no indication of Townsend's western big-eared bats are found during the initial survey, no additional surveys or mitigation is required, provided demolition of the building commences within 30 days of completion of the survey. If more than 30 days have passed since completion of the survey, a new survey must be conducted and submitted for the review and approval of the Executive Director. No demolition work may proceed if more than 30 days have passed since the building was last surveyed by a qualified bat biologist for any indication of the presence or absence of the Townsend's western big-eared bats.

If any bat survey is conducted during peak maternity roosting season between April 1 and August 15 and any indications of Townsend's western big-eared bats are discovered, human activity in the building shall be minimized and the applicant shall not commence demolition until after the end of the nursery season on August 15. Demolition shall not proceed until a subsequent bat survey has been conducted by a qualified bat biologist that demonstrates that all Townsend's western big-eared bats have left the building and are not present for thirty (30) continuous days. If any bat survey conducted during the primary winter roosting season between August 16 and March 31 finds any indication that Townsend's western big-eared bats are present at the site, demolition shall not proceed until a subsequent bat survey has been conducted that demonstrates that all Townsend's western big-eared bats have left the building and are not present for thirty (30) continuous days. All required bat surveys must be submitted for the review and approval of the Executive Director.

As conditioned, staff believes that the project is fully consistent with the Chapter 3 policies of the Coastal Act.

STAFF NOTES

1. Jurisdiction and Standard of Review

The proposed project is located within the incorporated boundaries of the City of Eureka adjacent to Humboldt Bay, about a mile inland from the ocean, in Humboldt County. The City of Eureka has a certified LCP, but those portions of the site below the Mean High Tide Line are within the Commission's retained coastal development permit jurisdiction. The portions of the proposed development below the Mean High Tide Line are the subject of Coastal Development Permit Application No. 1-00-053. The standard of review that the Commission must apply to the project is the Coastal Act.

STAFF RECOMMENDATION:

The staff recommends that the Commission adopt the following resolution:

I. MOTION, STAFF RECOMMENDATION, AND RESOLUTION

The staff recommends that the Commission adopt the following resolution:

Motion:

I move that the Commission approve Coastal Development Permit No. 1-00-053 pursuant to the staff recommendation.

Staff Recommendation of Approval:

Staff recommends a YES vote. Passage of this motion will result in approval of the permit as conditioned and adoption of the following resolution and findings. The motion passes only by affirmative vote of the majority of the Commissioners present.

Resolution to Approve Permit:

The Commission hereby approves a coastal development permit for the proposed development and adopts the findings set forth below on grounds that the development as conditioned will be in conformity with the policies of Chapter 3 of the Coastal Act. Approval of the permit complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the development on the environment, or 2) there are no further feasible mitigation measures or alternatives that would substantially lessen any significant adverse impacts of the development on the environment.

II. STANDARD CONDITIONS: See attached Appendix A.

III. SPECIAL CONDITIONS:

1. Construction Responsibilities and Debris Removal

The permittee shall comply with the following construction-related requirements:

- (a) No construction materials, equipment, debris, or waste shall be placed or stored where it may be subject to entering coastal waters;
- (b) Any and all debris resulting from construction activities shall be removed from the site within 30 days of project completion;
- (c) No machinery or construction materials not essential for project completion shall be allowed at any time in Humboldt Bay;
- (d) Non-buoyant debris discharged into coastal waters shall be recovered by divers as soon as possible after loss; and
- (e) A temporary, floating boom shall be employed bayward of the existing dock to prevent dislodged debris from being dispersed into the bay.

2. Townsend's Western Big-Eared Bat Survey

- A. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit for review and approval of the Executive Director, a survey of the entire Fisherman's Building, conducted by a qualified bat biologist, which fully evaluates any and all indications of the presence or absence of the Townsend's western big-eared bat and which demonstrates compliance with all of the following:
1. If any bat survey is conducted between April 1 and August 15 and discovers indications of Townsend's western big-eared bats, human activity in the building shall be minimized and the applicant shall not commence demolition until after the end of the nursery season on August 15. Demolition shall not proceed until a subsequent bat survey has been conducted by a qualified bat biologist that demonstrates that all Townsend's western big-eared bats have left the building and are not present for thirty (30) continuous days, and such surveys have been submitted for the review and approval of the Executive Director.
 2. If any bat survey is conducted between August 16 and March 31 and finds any indication that Townsend's western big-eared bats are present at the site, demolition shall not proceed until a subsequent bat survey has been conducted by a qualified bat biologist that demonstrates that all Townsend's western big-eared bats have left the building and are not present for thirty (30) continuous days, and such surveys have been submitted for the review and approval of the Executive Director.
 3. If no indications of Townsend's western big-eared bats are found during the initial survey, no additional surveys or mitigation is required, provided demolition of the building commences within 30 days of completion of the survey. If more than 30 days have passed since completion of the survey, a new survey shall be conducted and submitted for the review and approval of the Executive Director prior to the commencement of demolition. No demolition work may proceed if more than 30 days have passed since the building was last surveyed by a qualified bat biologist for any indication of the presence or absence of the Townsend's western big-eared bats.
- B. The permittee shall undertake development in accordance with the standards specified in Special Condition No. 2A(1)-(3) above.

IV. FINDINGS AND DECLARATIONS

1. Site & Project Description

The project site is located at the foot of D and E streets on the shoreline of Humboldt Bay along the central waterfront area of the City of Eureka (see Exhibits No. 1-4). The project setting comprises an urbanized commercial-industrial port that has mostly fallen into disrepair with the decline in the region's timber and fish processing economies over the last thirty years. With the exception of floating docks at the foot of C, D, and F Streets, the majority of the waterfront in the vicinity of the site is occupied by an assortment of dilapidated piers, docks, and buildings including the former Fisherman's Building proposed for deconstruction and removal.

The proposed project consists of the demolition of the approximately 28,000-square-foot Fisherman's Building (see Exhibit No. 5). The structure is proposed to be removed because it is structurally unstable and poses a safety hazard for the City. In addition, the abandoned structure poses a health and fire hazard as it is commonly inhabited by transients who often build campfires inside the building. Removal of the Fisherman's Building would also facilitate construction of the City's Inner-Channel Dock and Boardwalk project, previously approved by the Commission pursuant to Coastal Development Permit No. 1-99-077 in May of 2000. However, removal of the building is an independent project that would need to occur regardless of whether or not the dock and boardwalk construction project is implemented.

The building would be demolished with the use of heavy equipment including, but not necessarily limited to, a boom truck, crane, excavator, backhoe, dump truck, and/or loader. The building would be either collapsed in on itself, or pulled down from the landward side. All debris would be removed from the site for disposal at an approved disposal site and the City would encourage the contractor to salvage any parts of the building that are appropriate for reuse or recycling.

Following removal of the walls and roof, the contractor would saw-cut any remaining wood flooring along the top of bank so that the floor bayward of the top of bank and all existing piles supporting the building would remain. Any existing concrete discovered at or below grade would also remain. All areas landward of the top of bank that are subsequently exposed would be covered by geotextile fabric and one foot of gravel. Placing the geotextile fabric and gravel on the upland exposed area would stabilize the site and help minimize storm water runoff, prevent safety hazards posed by newly uncovered areas (i.e. broken glass), and maintain a buildable site for anticipated future development.

The City proposes to place a temporary floating boom on Humboldt Bay 10 to 15 feet north of the dock face during deconstruction to prevent any lumber or other building debris from drifting into the Bay and adversely impacting water quality. The City also proposes that minor grading and/or placement of strawbales may be used as necessary to direct site drainage to existing drainage inlets.

The demolition of the Fisherman's Building would occur in sequence with the Inner-Channel Dock and Boardwalk project. It is anticipated that the proposed project would take 5-10 days to complete. The building demolition project would utilize the same staging area as the boardwalk construction project located at a vacant gravel lot at the northeast corner of the intersection of First Street and C Street. During demolition, temporary fencing would be erected around the project site for safety and site security.

A portion of the project site is located at or below the mean high tide line of the sea on tidelands that were legislatively granted to the City of Eureka. These tidelands are within the Commission's area of original coastal development permit jurisdiction. Landward portions of the building located above the mean high tide line are within the City of Eureka's coastal development permit jurisdiction. The City of Eureka has prepared and certified an environmental impact report for the project. On December 1, 1998, the City of Eureka approved Coastal Development Permit No. CDP-3-97 which authorized the demolition of the Fisherman's Building landward of the mean high tide line. This local action was not appealed to the Commission. In a separate but related action, on May 10, 2000, the Coastal Commission approved Coastal Development Permit No. 1-99-077 for the construction of the City of Eureka Inner-Channel Dock and Boardwalk Revitalization project, which included demolition of the deteriorated wooden dock structure fronting the Fisherman's Building.

In addition to the City of Eureka approving a coastal development permit for the portion of the proposed demolition landward of the mean high tide line, the City also adopted a Statement of Overriding Considerations for aesthetic and cultural resource impacts resulting from the deconstruction of the Fisherman's Building. The building was originally constructed in 1922 and is a contributor to the Old Town National Register Historic District. Due to the poor condition of the building and its lack of structural integrity, preservation and/or reuse of the building is not considered feasible. As mitigation for the loss of a historic resource, the City proposes to prepare photo-documentation of the structure prior to and during demolition. The photo-documentation would be prepared similar to the requirements and standards outlined for the Historic American Buildings Survey (HABS) program and the documentation would be submitted to the HABS archives at the City of Eureka, the Historic Preservation Commission, the Humboldt County Historical Society, the Humboldt County Heritage Society, and the California Historical Resources Inventory at Sonoma State University. Although the Coastal Act has policies addressing the protection archaeological and paleontological resources, it does not include policies that address the preservation of historic structures.

2. Protection of Coastal Water Quality

Sections 30231 and 30230 of the Coastal Act address the protection of coastal water quality and marine resources in conjunction with development and other land use activities. Section 30231 states:

The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms

and the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of wastewater discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantially interference with the surface water flow, encouraging, wastewater reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.

Section 30230 of the Coastal Act states:

Marine resources shall be maintained, enhanced, and where feasible, restored. Special protection shall be given to areas and species of special biological or economic significance. Uses of the marine environment shall be carried out in a manner that will sustain the biological productivity of coastal waters and that will maintain healthy populations of all species of marine organisms adequate for long-term commercial, recreational, scientific, and educational purposes.

The Fisherman's Building is located adjacent to and partially within Humboldt Bay. The proposed project involves the demolition of the approximately 28,000-square-foot building, but does not include removal of portions of the floor that extend over the bay or supporting piles. Due to the site's proximity to the bay, the proposed project has the potential to adversely impact the water quality within the marine environment by demolition debris entering the water. The demolition of the dilapidated structure could result in the release of wooden, steel, or concrete debris into intertidal and submerged areas of the bay. In addition, the water quality of the bay could be adversely impacted from sediment entrained in storm water runoff across the vacant site following removal of the building.

As part of the project, the City proposes to place geotextile fabric and gravel on the exposed area landward of top-of-bank following removal of the building. The fabric and gravel would stabilize the site and prevent erosion, thereby protecting bay waters from potential sedimentation. The City also proposes to employ a boom 10 to 15 feet bayward of the work area to contain any floating debris that may be dislodged and dispersed during the course of the deconstruction project. To ensure that the boom and other construction related responsibilities are implemented to reduce the potential of construction debris entering the bay, the Commission attaches Special Condition No. 1. Special Condition No. 1 requires the applicant to adhere to certain construction and debris removal responsibilities to ensure that 1) no construction materials, equipment, or debris be placed or stored where they may be subject to entering the bay; 2) all debris be removed from the site within 30 days following project completion; 3) no machinery or construction materials not essential for the project enter Humboldt Bay at any time; and 4) any non-buoyant debris discharged into the bay be recovered as soon as possible. Special Condition No. 1 also requires that a temporary boom be employed around the work area to contain any floating debris as proposed by the City.

The Commission finds that as conditioned, the proposed project would not result in significant adverse impacts to the water quality or biological productivity of Humboldt Bay and is consistent with Sections 30230 and 30231 of the Coastal Act.

3. Protection of Environmentally Sensitive Habitat Areas (ESHA)

Coastal Act Section 30240 states:

- (a) Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on those resources shall be allowed within those areas.*
- (b) Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade those areas, and shall be compatible with the continuance of those habitat and recreation areas.*

Coastal Act Section 30107.5 states:

"Environmentally sensitive area" means any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments.

According to the Environmental Impact Report (EIR) prepared for the project, the project site is within the range of the Townsend's western big-eared bat (*Plecotus townsendii*), a California and federal species of special concern. Abandoned buildings can provide habitat for this species and it is possible that the bat may use the existing Fisherman's Building for winter or nursery roosting habitat. Although surveys conducted in 1994 and 1998 concluded that there was no evidence that the bats had been using the building as habitat, a current survey to determine their presence or absence has not yet been conducted. The Commission finds that because (a) the bats are rare, (b) the building offers potential habitat to the bats during winter or nursery roosting periods, and (c) the bats are easily disturbed and could be destroyed by the proposed demolition work if present, the site would constitute environmentally sensitive habitat as defined in Section 30107.5 of the Coastal Act during periods when the bats are present. Potential significant adverse impacts to the bat, if they are present in the building, would include the taking of individuals and winter and/or nursery roosting habitat during deconstruction of the building.

The City's approval of the local coastal development permit imposed a condition that requires a survey of the building be completed prior to demolishing the building if demolition were to occur between February 1 to May 1 or between August 15 or October 15. The City's permit condition requires that if demolition of the abandoned building occurs between February 1 and May 1 or between August 15 and October 15, a survey(s) of the building must be conducted by a qualified bat biologist prior to demolition. If no Townsend's western big-eared bats are found

during the survey(s), no additional mitigation is required. The condition further requires that if Townsend's western big-eared bat is found during an August-October survey, appropriate exclusion devices approved by the California Department of Fish and Game (CDFG) and the U.S. Fish and Wildlife Service (USFWS) should be installed by a qualified bat biologist. Once the bats have been excluded, demolition may occur. If Townsend's western big-eared bats are found during a February- May survey, demolition shall not take place until the end of the nursery season in August.

The Commission finds that a survey of the building is required prior to issuance of the coastal development permit which fully evaluates any and all indications of the presence or absence of the bats to ensure that no significant adverse impacts would occur to the bat or its habitat as a result of demolishing the building. To ensure the protection of environmentally sensitive habitat consistent with Section 30240 of the Coastal Act, the Commission finds that a condition similar to that imposed by the City is required. Therefore, the Commission attaches Special Condition No. 2 that requires a survey be conducted by a qualified bat biologist and submitted to the Executive Director prior to issuance of the coastal development permit. If no indications of Townsend's western big-eared bats are found during the initial survey, no additional surveys or mitigation is required, provided demolition of the building commences within 30 days of completion of the survey. If more than 30 days have passed since completion of the survey, a new survey must be conducted and submitted for the review and approval of the Executive Director. No demolition work may proceed if more than 30 days have passed since the building was last surveyed by a qualified bat biologist for any indication of the presence or absence of the Townsend's western big-eared bats.

If any bat survey is conducted during peak maternity roosting season between April 1 and August 15 and any indications of Townsend's western big-eared bats are discovered, human activity in the building shall be minimized and the applicant shall not commence demolition until after the end of the nursery season on August 15. Demolition shall not proceed until a subsequent bat survey has been conducted by a qualified bat biologist that demonstrates that all Townsend's western big-eared bats have left the building and are not present for thirty (30) continuous days. If any bat survey conducted during the primary winter roosting season between August 16 and March 31 finds any indication that Townsend's western big-eared bats are present at the site, demolition shall not proceed until a subsequent bat survey has been conducted that demonstrates that all Townsend's western big-eared bats have left the building and are not present for thirty (30) continuous days. All required bat surveys must be submitted for the review and approval of the Executive Director.

As conditioned, the Commission finds that the project would be consistent with Section 30240 of the Coastal Act as the project would not result in the taking of individual Townsend's western big-eared bats and their winter and/or nursery roosting habitat and would therefore avoid significant disruption of environmentally sensitive habitat.

4. Public Access

Section 30210 of the Coastal Act requires that maximum public access shall be provided consistent with public safety needs and the need to protect natural resource areas from overuse. Section 30212 of the Coastal Act requires that access from the nearest public roadway to the shoreline be provided in new development projects except where it is inconsistent with public safety, military security, or protection of fragile coastal resources, or adequate access exists nearby. Section 30211 requires that development not interfere with the public's right to access gained by use or legislative authorization. Section 30214 of the Coastal Act provides that the public access policies of the Coastal Act shall be implemented in a manner that takes into account the capacity of the site and the fragility of natural resources in the area. In applying Sections 30210, 30211, 30212, and 30214, the Commission is also limited by the need to show that any denial of a permit application based on these sections, or any decision to grant a permit subject to special conditions requiring public access, is necessary to avoid or offset a project's adverse impact on existing or potential access.

Due to the private commercial-industrial development pattern of the central waterfront, public coastal access points to and along the bay in the project area are limited to the foot of C and F Streets and along a vacant City lot between C and D Streets. The abandoned Fisherman's Building itself and its existing dilapidated wharf are boarded up and fenced and are not available for public access use. Within ¼ mile to the east, west, and north of the project area are coastal access facilities, comprising the waterfront trails, boat launches and floating docks fronting the City's Adorni Recreational Center, Wharfinger Building/Eureka Small Boat Basin complex, and Woodley Island Marina, respectively.

The proposed demolition project itself would not change the nature or intensity of visitor-serving commercial uses, and thus would not create any new demand for public access or otherwise create any additional burdens on public access. The City proposes to erect temporary fencing around the project area for site security and safety. However, the proposed project does not involve the placement or construction of any permanent structures that would impede public access to the shoreline. Additionally, the proposed staging area is located on a vacant lot in an area set back from the shoreline and would not adversely impact public access to the bay. Although the demolition of the Fisherman's Building is an independent project, its removal would facilitate construction of the City of Eureka's Dock and Boardwalk Revitalization Project which spans the area fronting the subject site. The dock and boardwalk project is intended to provide improved coastal access and recreational opportunities along the waterfront. Any proposed redevelopment of the subject site in the future would be reviewed independently for potential impacts to public access.

Therefore, the Commission finds that the proposed project does not have any significant adverse effect on public access, and that the project as proposed without new public access is consistent with the requirements of Coastal Act Sections 30210, 30211, 30212, and 30214.

5. Priority Uses

Coastal Act Sections 30213, 30220 and 30223 of the Coastal Act address the protection of priority uses, including lower cost visitor serving and recreational uses of coastal areas.

Section 30213 states:

Lower cost visitor and recreational facilities shall be protected, encouraged, and, where feasible, provided. Developments providing public recreational opportunities are preferred.

Section 30220 states:

Coastal areas suited for water-oriented recreational activities that cannot readily be provided at inland water areas shall be protected for such uses.

Section 30223 states:

Upland areas necessary to support coastal recreational uses shall be reserved for such uses, where feasible.

The Eureka waterfront supports several lower cost visitor and recreational facilities within the vicinity of the project site. These uses include the Crab Shack (a fresh crab vendor), the Madaket (a tour boat operation), Hum-Boats (a boat rental facility), and the Humboldt State University crew team (access and boat storage facility). The HSU crew team has in the past stored their boats in a portion of the building to be demolished. However, the City indicates that the crew team relocated some time ago and plans and funding are underway for a new storage facility elsewhere near the waterfront. The demolition of the building would not affect the berthing of the Madaket at the foot of C Street, or displace the Crab Shack or Hum-Boats. The proposed demolition of the Fisherman's Building would not adversely impact these or other priority or recreational uses along the waterfront.

The proposed equipment staging area at the northeast corner of C and First Streets is a vacant lot that is not used by any of the uses described above, or by other visitor serving or recreational uses. The demolition and removal of the Fisherman's Building would not preclude the use of the site for priority uses in the future. In fact, the removal of the building would facilitate future redevelopment of the site that is likely to incorporate visitor-serving uses.

Therefore, the Commission finds that the project is consistent with Sections 30213, 30220 and 30223 of the Coastal Act as the demolition of the Fisherman's Building would not have an adverse impact on lower cost visitor serving or recreational uses.

6. California Environmental Quality Act

Section 13906 of the California Code of Regulation requires Coastal Commission approval of Coastal Development Permit applications to be supported by a finding showing the application, as conditioned by any conditions of approval, to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). Public Resources Code Section 21080.5(d)(2)(A) of CEQA prohibits a proposed development from being approved if there are any feasible alternatives or feasible mitigation measures available, which would substantially lessen any significant adverse effect that the activity may have on the environment.

The Commission incorporates its findings on Coastal Act consistency at this point as if set forth in full. As discussed above, proposed project has been conditioned to be consistent with the policies of the Coastal Act and the requirements of PRC §21080.5(d). Special condition(s) have been attached to require mitigation measures which will minimize all adverse environmental impacts. As conditioned, there are no other feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse impacts which the activity may have on the environment. Therefore, the Commission finds that the proposed project, as conditioned to mitigate the identified impacts, can be found consistent with the requirements of the Coastal Act to conform to CEQA.

EXHIBITS:

1. Regional Location Map
2. Vicinity Map
3. Site Location
4. Site Map
5. Site Photos

APPENDIX A

STANDARD CONDITIONS

1. Notice of Receipt and Acknowledgement. The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. Expiration. If development has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable amount of time. Application for extension of the permit must be made prior to the expiration date.
3. Interpretation. Any questions of intent of interpretation of any condition will be resolved by the Executive Director of the Commission.
4. Assignment. The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
5. Terms and Conditions Run with the Land. These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

A B C D E F G H I J K L M N O

Humboldt

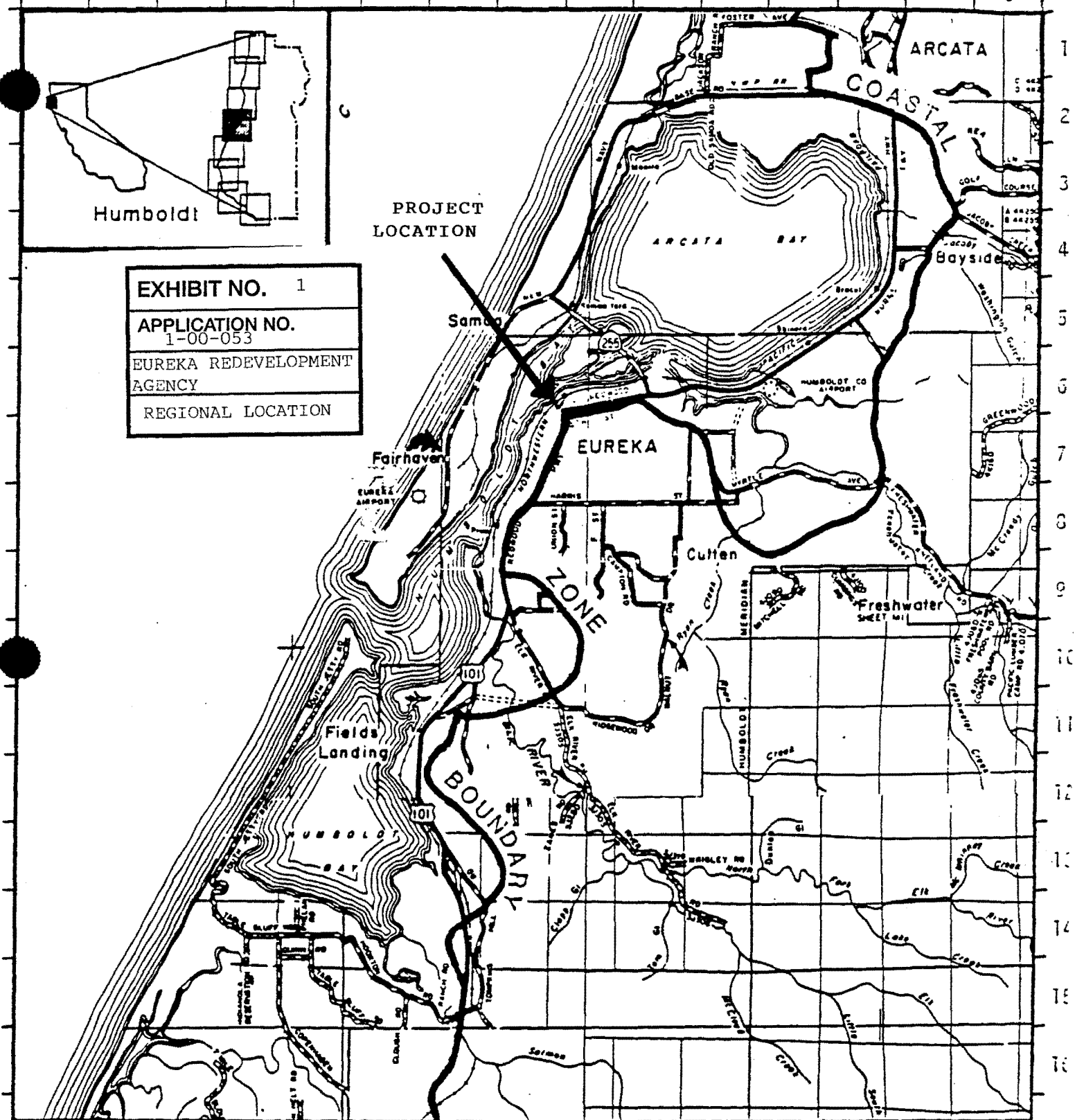
PROJECT
LOCATION

EXHIBIT NO. 1

APPLICATION NO.
1-00-053

EUREKA REDEVELOPMENT
AGENCY

REGIONAL LOCATION



LOCATION MAP

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miles



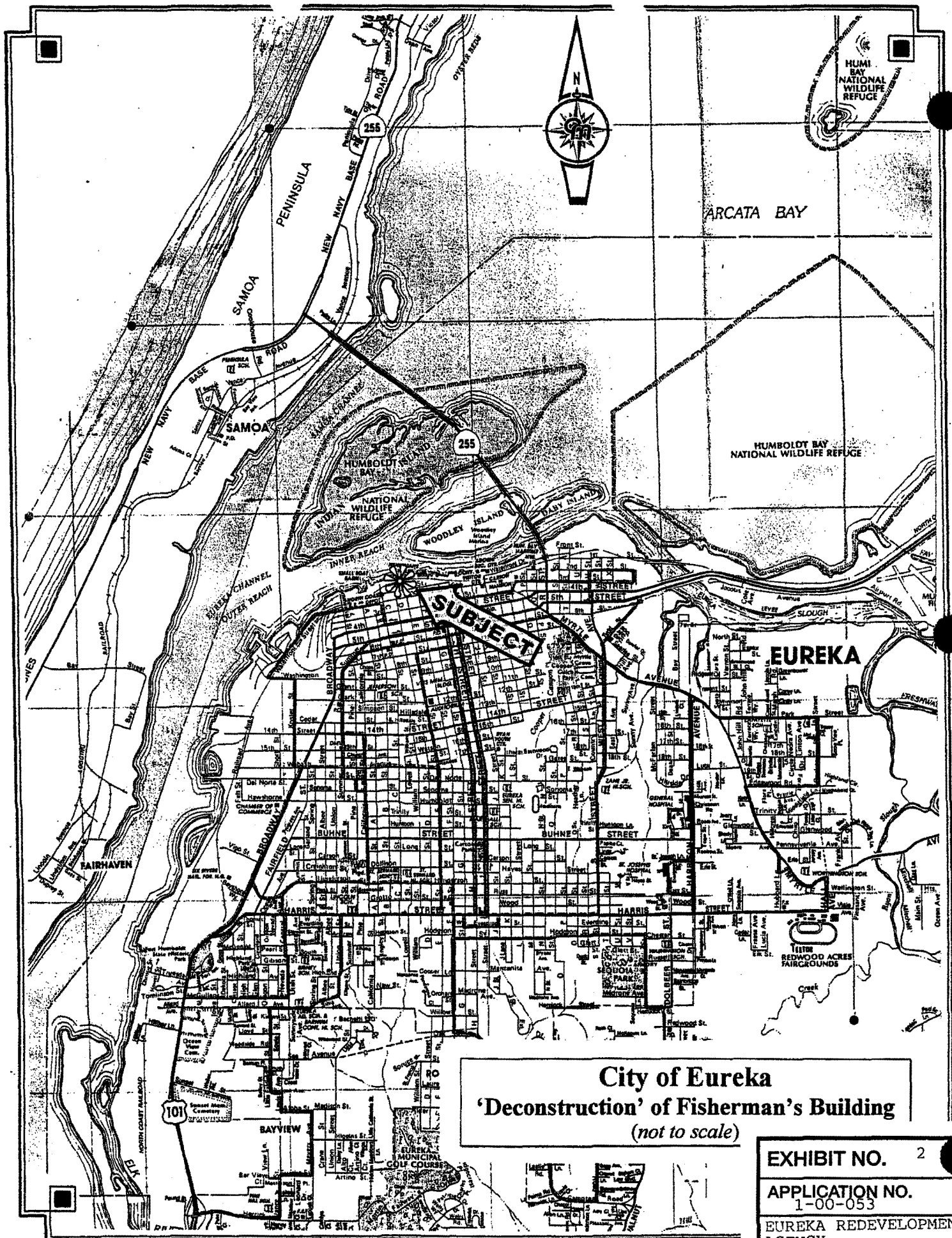


EXHIBIT NO. 2

APPLICATION NO.
1-00-053

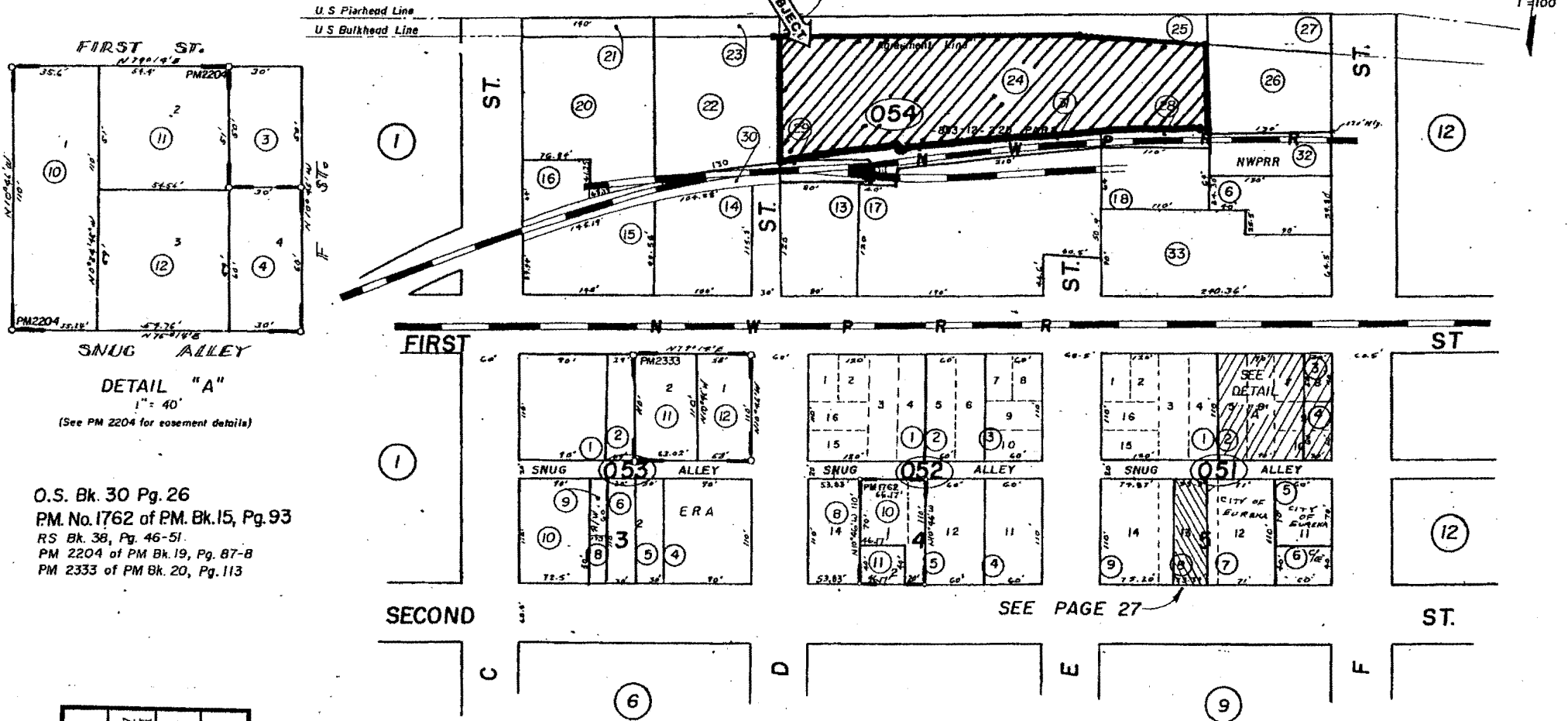
EUREKA REDEVELOPMENT
AGENCY

VICINITY MAP

CITY OF EUREKA

I-05

HUMBOLDT BAY



City of Eureka
'Deconstruction' of Fisherman's Building
(not to scale)

EXHIBIT NO. 3
APPLICATION NO. 1-08-053
EUREKA REDEVELOPMENT AGENCY
SITE LOCATION

PROJECT
SITE

Humboldt Bay

0 80
FEET

ABANDONED DOCK

FISHERMAN'S BUILDING

CONCRETE PAD

CONC
PAD

CONC PAD

CONC
PAD

GLOBE IMPORTS

CO-OP
BUILDING

CONC
PAD

BLDG

BLDG

FIRST STREET

D STREET

E STREET

F STREET

EXHIBIT NO. 4

APPLICATION NO.
1-00-053

EUREKA REDEVELOPMENT
AGENCY

SITE MAP

Environmental Science Associates

City of Eureka
'Deconstruction' of Fisherman's Building
(not to scale)

Eureka Fisherman's Wharf EIR / 970339

Figure IV.B-1
Locations of Viewpoints Shown in
Photographs in Figures B-2 through B-4

IV.B-3



Humboldt Bay

Fth Street

Dth Street

Cth Street

Third Street

EXHIBIT NO. 5

APPLICATION NO.
1-00-053

EUREKA REDEVLOPMENT
AGENCY

SITE PHOTO
(1 of 2)

City of Eureka
'Deconstruction' of Fisherman's Building
(not to scale)

'D' Street

SUBJECT

First Street

SUBJECT

'E' Street

SUBJECT

Humboldt Bay



City of Eureka
'Deconstruction' of Fisherman's Building
(not to scale)