

Notice of Preparation

To: State Clearinghouse
(Agency)
1400 Tenth Street, Suite 212
(Address)
Sacramento, CA 95814

Subject: Notice of Preparation of a Draft Supplemental Environmental Impact Report

Lead Agency:

Agency Name City of Eureka
Street Address 531 "K" Street
City/State/Zip Eureka, CA 95501
Contact Lisa D. Shikany

Consulting Firm (If applicable):

Firm Name ESA
Street Address 350 Frank H. Ogawa Plaza, Suite 300
City/State/Zip Oakland, CA 94612
Contact Lesley Lowe, AICP CTP

The City of Eureka will be Lead Agency and will prepare an environmental impact report for the project identified below. Please provide the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency may need to use the EIR prepared by our agency when considering permits or other approvals for the project. The project description and location are contained in the Initial Study which has been prepared and is presented for public review as part of the NOP.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date but **not later than 30 days** after receipt of this notice.

Please send your response to Lisa D. Shikany
at the address shown above. Please include the name of a contact person in your agency.

Project Title: Eureka Pier Hotel

Project Location: Waterfront property at First and D Street Eureka Humboldt
City (nearest) County

Project Description:

This is a new EIR for the property analyzed in SCH # 1998062013; the land use previously analyzed is revised as described below.

The proposed project is a 108-room hotel, two extended-stay guest suites, retail space, and associated parking on the Eureka Boardwalk in Old Town Eureka. The project site is located on First Street on the block bounded by D and mid-block between E and F Streets and includes three parcels. The Feuerwerker property, located at the northwest corner of First and E Streets is an addition to the original project site. The project would remove the building on Feuerwerker property, which is listed as a contributor to the Old Town Historic District. The project would require parcel mergers or lot line adjustments. An EIR was prepared and certified (September 1998) for the former iteration of this project. A Focused EIR will be prepared as the current proposed project would require amending the previous Disposition and Development Agreement with the City of Eureka to allow for the hotel use on the site and sale of the property, and to provide for the inclusion of the Feuerwerker property in the project site. The EIR will also serve to inform the amendment of the original Coastal Development Permit by the California Coastal Commission.

Date 9/10/12

Signature John Wall FOR LISA SHIKANY

Title Principal/Environmental Planner

Telephone (707) 268-5265

email lshikany@ci.eureka.ca.gov

Project Location and Description:

The City of Eureka is a charter city with a population of about 26,380 located on Humboldt Bay, approximately 300 miles north of San Francisco and 100 miles south of the Oregon border. Initially founded in the spring of 1850, the City of Eureka was incorporated through a special act of the state legislature on April 18, 1856. The community was reincorporated as a City on February 19, 1874, and received a charter on February 8, 1895. As the county seat for the 572-square-mile Humboldt County, Eureka is the center of business and government; the major industries include agriculture, fishing and tourism. The City is bordered on the west and north by Humboldt Bay and on the east and south by unincorporated Humboldt County. Humboldt Bay is one of the largest bays on the Pacific Coast. Historically, the bay and associated wetlands covered approximately 27,000 acres. Diking, drainage and filling has reduced the effective bay area to approximately 13,000 acres.

The project site is located on First Street on the block bounded by D and E Streets and includes three parcels. The Feuerwerker property, located at the northwest corner of First and E Streets is an addition to the original project site. The project would require a parcel merger or lot line adjustment.

Project Characteristics:

The proposed project would develop a 108-room hotel, two extended-stay guest suites, retail space, and associated parking on the Eureka Boardwalk in Old Town Eureka.

An EIR for the former iteration of this project was certified in September 1998. The project analyzed in the 1998 EIR was a mixed-use project called Eureka Fisherman's Wharf (or the Eureka Pier Project). The current proposed project seeks to amend the Coastal Development Permit to allow for the hotel use on the site and include the Feuerwerker property in the project site. The project would remove the building on Feuerwerker property, which is listed as a contributor to the Old Town Historic District.

Probable Environmental Affects to be Discussed in the EIR: Aesthetics; Air Quality; Cultural Resources; Greenhouse Gas Emissions, Hydrology and Water Quality; Land Use and Planning; and Transportation and Circulation.

Public Review Period: The required 30-day public comment period shall begin on September 12, 2012, and end at 5:00 p.m. on October 12, 2012. All comments regarding the Notice of Preparation must be received by this ending date/time.

You are encouraged to submit written comments and recommendations directed to Lisa Shikany, City of Eureka, Community Development Department, 531 K Street, Eureka, CA 95501, telephone (707) 268-5265, fax (707) 441-4202, or email lshikany@ci.eureka.ca.gov by specifying "Eureka Pier Hotel EIR" in the subject line.