



COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT
CURRENT PLANNING DIVISION

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Phone: (707) 445-7541 Fax: (707) 268-3792

Hearing Date: October 6, 2016

To: Planning Commission

From: Robert Wall, Interim Director of Planning and Building Department

Subject: **Eureka the Pentecostal Church Conditional Use Permit**
Application Number 9657
Case Number CUP 02-87M
Assessor Parcel Numbers 014-182-008-000
Eureka Area

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Please contact Stephen Umbertis, Planner, at 268-3727, or by email sumbertis@co.humboldt.ca.us, if you have any questions about the scheduled public hearing item.

AGENDA ITEM TRANSMITTAL

Hearing Date	Subject	Contact
October 6, 2016	Conditional Use Permit Modification	Stephen Umbertis

Project: A modification to an existing Conditional Use Permit to authorize the construction of a modular office building of approximately 4,320 square feet on the property. The majority of the property, including the area containing the current proposal, is in the retained permit jurisdiction of the California Coastal Commission (CCC), and a Coastal Development Permit is being sought through the North Coast office of the CCC for the project. The new building will be used for office space, Sunday school, as well as other church-sponsored classes and meetings. The activities proposed for the new building are already occurring on the site in other areas, but the new building will provide more usable and appropriate meeting space for the ongoing activities at the church and the additional building is not expected to increase parking lot usage. In addition to the building, the applicant is proposing site enhancements, including a vegetated swale for drainage behind the proposed building which will require the removal of non-native plants and replanting with native species. Also under consideration is a modification to the original permit conditions to allow the continued use of 14 parking lot lights that exceed the specified 15 foot height. These lights have received neighborhood complaints. Four (4) of these lights in the west parking lot are on 25 foot masts, while the remaining ten (10) lights in the main parking lot are on 20 foot masts. The applicant proposes shielding and changing the angle of the lights to cast light more directly downward. The applicant is requesting that the lights be able to remain at their current heights in order to provide safe access to the parking lot after dark. The modification also seeks to permit an illuminated sign on the building and a free standing non-illuminated sign at the property entrance. The applicant proposes a Good Neighbor Policy to minimize or eliminate past conflicts involving traffic, lighting, engine idling, leaf clearing and other maintenance operations, and event noise.

Project Location: The project is located in Humboldt County, in the Myrtle town area, at the north end of Hoover Street north of Myrtle Avenue, approximately 500 feet north of the intersection of Hoover Street and Ridgeway Street, on the property known as 1060 Hoover Street, and further described as APN 014-182-008.

Present Plan Designations: Residential Low Density (RL), Density: 3-7 dwelling units per acres. Slope Stability: Relatively Stable (0).

Present Zoning: Residential Single Family with a 5,000 square foot minimum lot size (RS-5), Archeological Resource Area Outside of Shelter Cove (A), Coastal Wetlands (W)

Application Number: 9657

Case Number: CUP 02-87M

Assessor Parcel Numbers: 014-182-008-000

Applicant

Eureka The Pentecostal Church
1060 Hoover Street
Eureka, CA 95501

Owner

Same as applicant

Agent

None

Environmental Review: None required. CEQA Exemption Section 15303- New construction/conversion of small structures.

Major Issues: Traffic, noise, neighborhood conflicts.

State Appeal Status: Project is NOT appealable to the California Coastal Commission.

EUREKA THE PENTECOSTAL CHURCH CONDITIONAL USE PERMIT

Case Number CUP-02-87M

Assessor Parcel Number 014-182-008-000

Recommended Planning Commission Action

1. Describe the application as a Public Hearing;
2. Allow the staff to present the project;
3. Open the public hearing and receive testimony; and,
4. Close the hearing and take the following action:

Find the project exempt from environmental review pursuant to Sections 15303 of the State CEQA Guidelines, make all of the required findings for approval of the Conditional Use Permit, based on evidence in the staff report, and adopt the Resolution approving the Eureka the Pentecostal Church project subject to the recommended conditions.

Executive Summary:

The applicant is requesting approval of a modification to an existing Conditional Use Permit for the continued operation of a backlit sign on the face of the Church's main building, the addition of lighting to a previously approved, 40 square foot sign at the entrance to the Church property, allowing parking lot lights to remain on 20 and 25 foot poles in violation of the existing permit which limited them to 15 feet, and for the addition of a 4,320 square foot modular office building on the site to house ongoing activities including Sunday school for children, youth, and adults; adult classes, and general office needs. The Church property is in the retained jurisdiction of the California Coastal Commission, who is handling the issuance of the Coastal Development Permit.

A number of ongoing issues have been identified by neighborhood groups who feel that the Church has disproportionately impacted the surrounding residents. Complaints have been focused on general noise related to idling engines in the parking lot, site maintenance activities, and noise generated by outside church activities; traffic speed, noise, and volume; and light spillage from night lights, parking lot lights, and the lit signage.

Over the course of 2015, the Church has held a number of community meetings to address these issues, and has voluntarily agreed to some steps, including turning off lit signs by 9:30PM and reminding congregants to slow down and carpool to limit traffic impacts. This has not resolved all complaints, and a number of comments have been submitted regarding the ongoing issues.

The site has been in use as a church since the late 1980s, and is zoned Residential Single Family with a 5,000 square foot minimum lot size. The original permit allowed for a congregation of up to 600 people, nearly double the size of the current Church. Eureka The Pentecostal Church has indicated their desire to expand the congregation up to that maximum allowable size. According to the Church, the existing buildings do not provide adequate space for the activities associated with the existing congregation outside of regular scheduled services, including inadequate area for dedicated offices, providing adequate space for multiple age groups of children's bible study, and classroom space for adult classes. According to Church staff, these activities are occurring on site but are using substandard facilities. If the congregation continues to grow towards its maximum permitted size, the substandard facilities will not provide the needed, modern space for the congregation's activities. Because the activities are already occurring on site, the addition of the building itself will not increase the activity at the church, but will provide appropriate facilities for the already planned expansion of the Church. Staff recommends approving the addition of the 4,320 square foot modular building to the Church property in order to ensure safe, appropriate space for the existing activities and the future expansion of the congregation.

In order to provide the Church with needed facilities for its existing congregation and allow for the expansion of the community up to the maximum permitted number of 600 people while still providing for the safety, wellbeing, and enjoyment of the surrounding neighborhood, a number of Conditions of Approval have been placed on the project. These include a Good Neighbor Policy to provide an avenue for communication and conflict resolution between the Church staff and the neighborhood, requiring Temporary Event or Special Permits for large outside celebrations, and requiring all parking related to Church activities to remain on site and not overflow into the surrounding neighborhood. The proposed modifications to the project are listed below.

Staff Recommendations: Based on the on-site inspection, a review of Planning Division reference sources and comments from all involved referral agencies, Planning staff believes that the applicant has submitted evidence in support of making all of the required findings for approving the Conditional Use Permit with the following changes:

- Require the parking lot light poles to be shortened to the originally approved 15 feet. Although the current church was not responsible for the violation that increased the height of the light poles, the increase in height has resulted in offsite impacts to the surrounding neighborhood and the original permit requirements should be met. With the reduction in height, the existing shielding on the parking lot light fixtures should be adequate.
- Deny the request for lighting of the 40 square foot sign at the entrance to the lot. This sign is overshadowed by the larger sign on the face of the church building and lighting the entrance sign after dark appears to be redundant and unnecessary. A streetlight is located directly overhead of the entrance sign which allows it to be read after dark.

Staff recommends conditional approval of the project with the changes made above and the implementation of the Conditions of Approval.

ALTERNATIVES: The Planning Commission could elect not to approve the project, or to require the applicant to submit further evidence, or modify the project. These alternatives could be implemented if your Commission is unable to make all of the required findings. Planning Division staff has stated that the required findings in support of the proposal have been made. Consequently, Planning staff does not recommend further consideration of either alternative.

**RESOLUTION OF THE PLANNING COMMISSION
OF THE COUNTY OF HUMBOLDT
Resolution Number 16-__**

**Case Number CUP-02-87M
Assessor Parcel Number 014-182-008-000**

Makes the required findings for certifying compliance with the California Environmental Quality Act and conditionally approves the Eureka The Pentecostal Church Conditional Use Permit Modification.

WHEREAS, Eureka the Pentecostal Church has submitted an application and evidence in support of approving a Conditional Use Permit Modification for the addition of a 4,320 square foot modular building and additional lighting on the property; and

WHEREAS, the County Planning Division has reviewed the submitted application and evidence and has referred the application and evidence to involved reviewing agencies for site inspections, comments and recommendations; and

WHEREAS, the project is categorically exempt from environmental review pursuant to Article 19, Sections 15303, Class 3 – New Construction or conversion of small structures, of the California Environmental Quality Act (CEQA) Guidelines; and

WHEREAS, Attachment 2 in the Planning Division staff report includes evidence in support of making all of the required findings for approving the proposed Conditional Use Permit Modification (Case Number CUP-02-87M); and

WHEREAS, a public hearing was held on the matter before the Humboldt County Planning Commission on October 6, 2016.

NOW, THEREFORE, be it resolved, determined, and ordered by the Planning Commission that:

1. The Planning Commission finds the proposed Conditional Use Permit Modification application is categorically exempt from environmental review pursuant to Sections 15303, Class 3 – New Construction/ Conversion of Small Structures of the CEQA Guidelines; and
2. The Planning Commission further makes the findings in Attachment 2 of the Planning Division staff report for Case Number CUP-02-87M based on the submitted evidence; and
3. The Planning Commission approves the Conditional Use Permit Modification applied for as recommended and conditioned in Attachment 1 for Case Number CUP-02-87M.

Adopted after review and consideration of all the evidence on October 6, 2016.

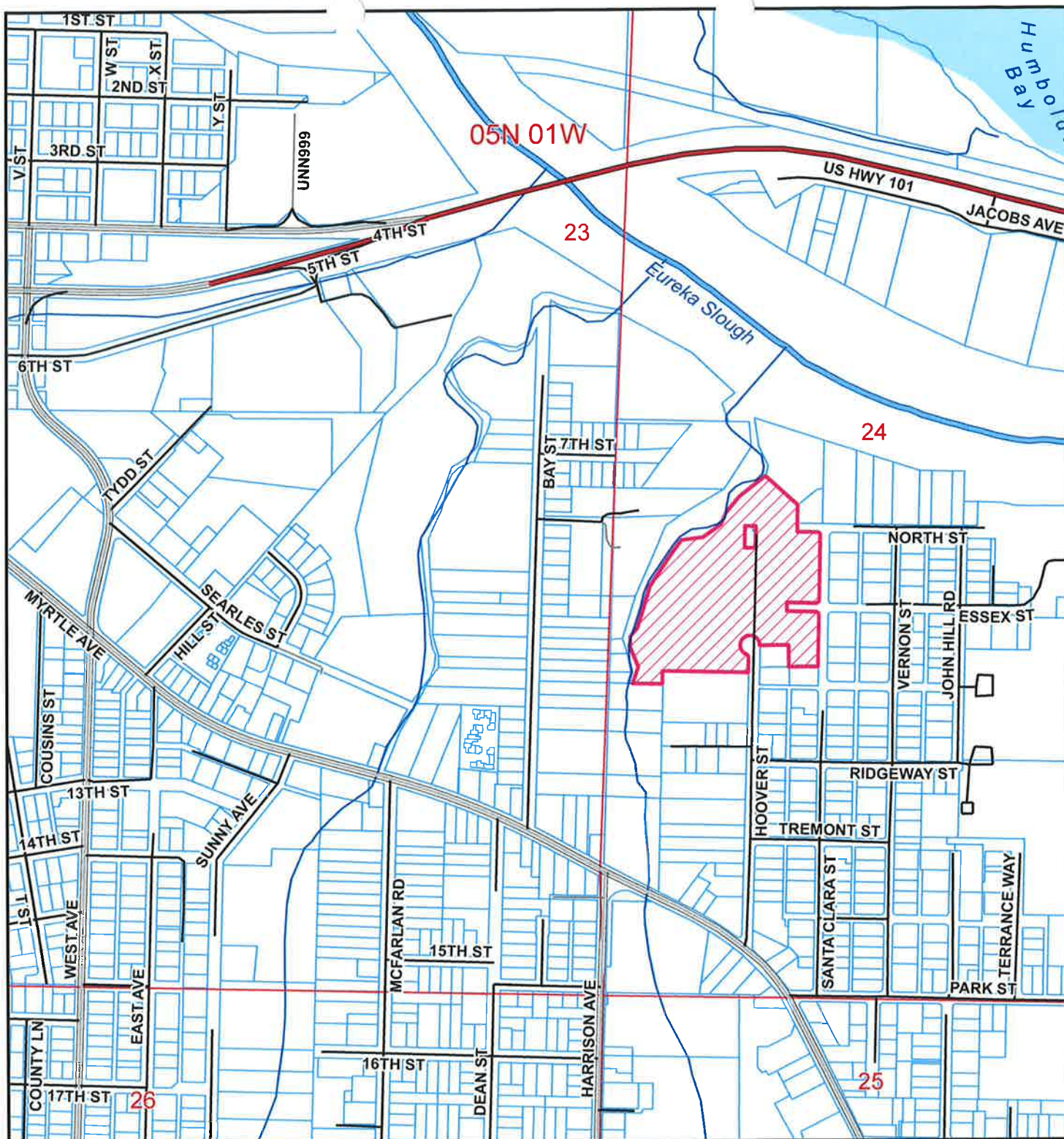
The motion was made by Commissioner ____ and seconded by Commissioner ____.

AYES: Commissioners:
NOES: Commissioners:
ABSTAIN: Commissioners:
ABSENT: Commissioners:
DECISION:

Robert Morris, Chair

I, Suzanne Hegler, Clerk to the Planning Commission of the County of Humboldt, do hereby certify the foregoing to be a true and correct record of the action taken on the above entitled matter by said Commission at a meeting held on the date noted above.

Suzanne Hegler, Clerk



LOCATION MAP

PROPOSED EUREKA THE PENTECOSTAL CHURCH CONDITIONAL USE PERMIT MODIFICATION

EUREKA AREA

CUP-02-87M

APN: 014-182-008

T05N R01W S24 HB&M (Eureka)

Project Area = 

This map is intended for display purposes and should not be used for precise measurement or navigation. Data has not been completely checked for accuracy.



0 250 500 750
Feet

CITY OF EUREKA

NR/W

RS-5/A,W

RS-5

CG

R-1*/GO

C-1/GO

CITY OF EUREKA

CITY OF EUREKA

ZONING MAP

PROPOSED EUREKA THE PENTECOSTAL CHURCH CONDITIONAL USE PERMIT MODIFICATION

EUREKA AREA

CUP-02-87M

APN: 014-182-008

T05N R01W S24 HB&M (Eureka)

Project Area = 

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Feet

Assessor's Map Bk. 14, Pg. 18
County of Humboldt, CA.

PTN SW1/4 SEC 24, T5N R1W, HBM

14-18

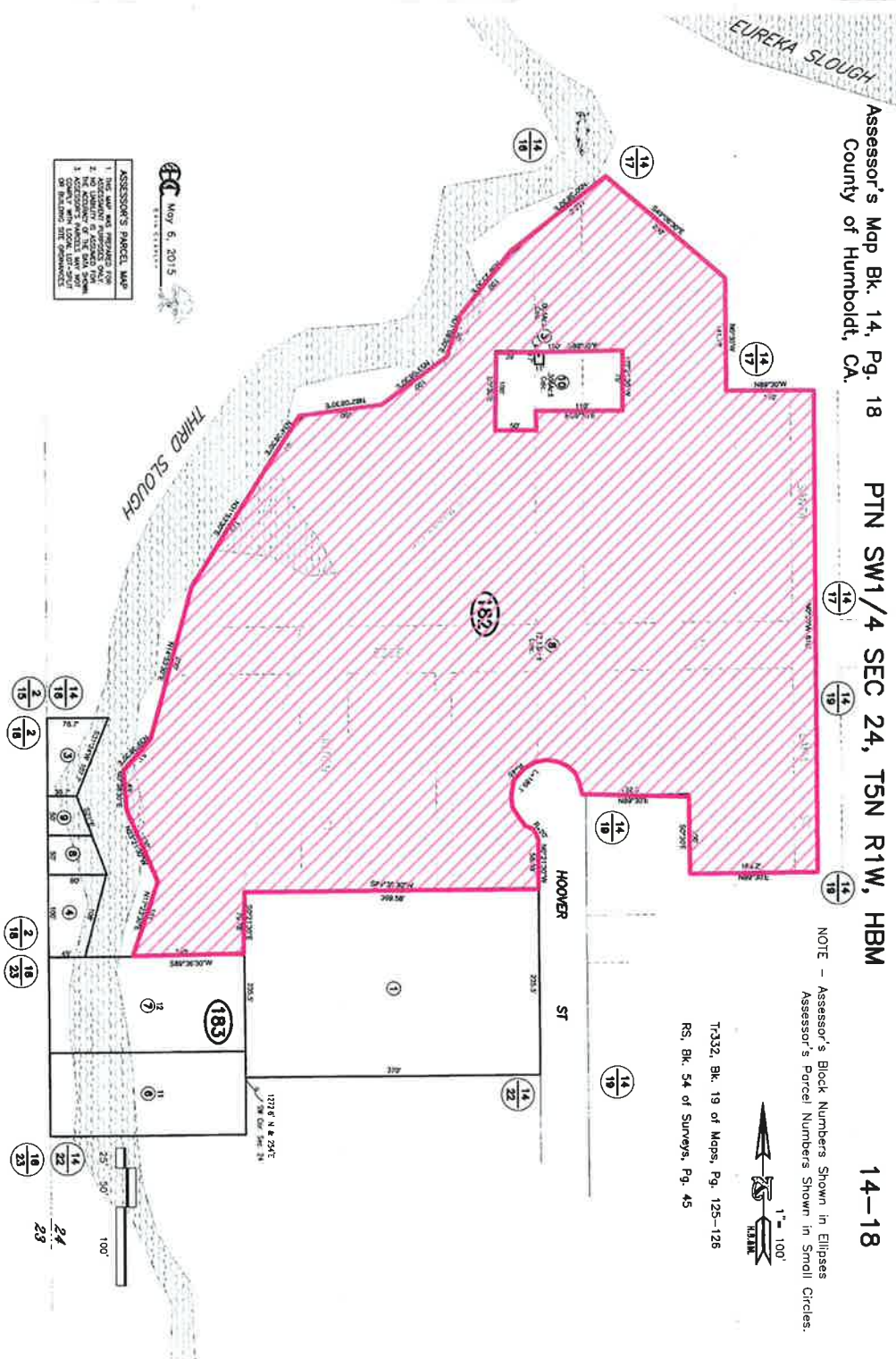
NOTE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Small Circles.

T-332, Bk. 19 of Maps, Pg. 125-126
RS, Bk. 54 of Surveys, Pg. 45



ASSESSOR'S PARCEL MAP
1. ALL SHOWN PARCELS ARE
2. NO SHOWN PARCELS ARE
3. ACCORDING TO THE
OR BUILDING SITE PERMITS

May 6, 2015



ASSESSOR PARCEL MAP

PROPOSED EUREKA THE PENTECOSTAL CHURCH CONDITIONAL USE PERMIT MODIFICATION

EUREKA AREA

CUP-02-87M

APN: 014-182-008

T05N R01W S24 HB&M (Eureka)

PROJECT SITE =



MAP NOT TO SCALE



AERIAL MAP

PROPOSED EUREKA THE PENTECOSTAL CHURCH CONDITIONAL USE PERMIT MODIFICATION

EUREKA AREA

CUP-02-87M

APN: 014-182-008

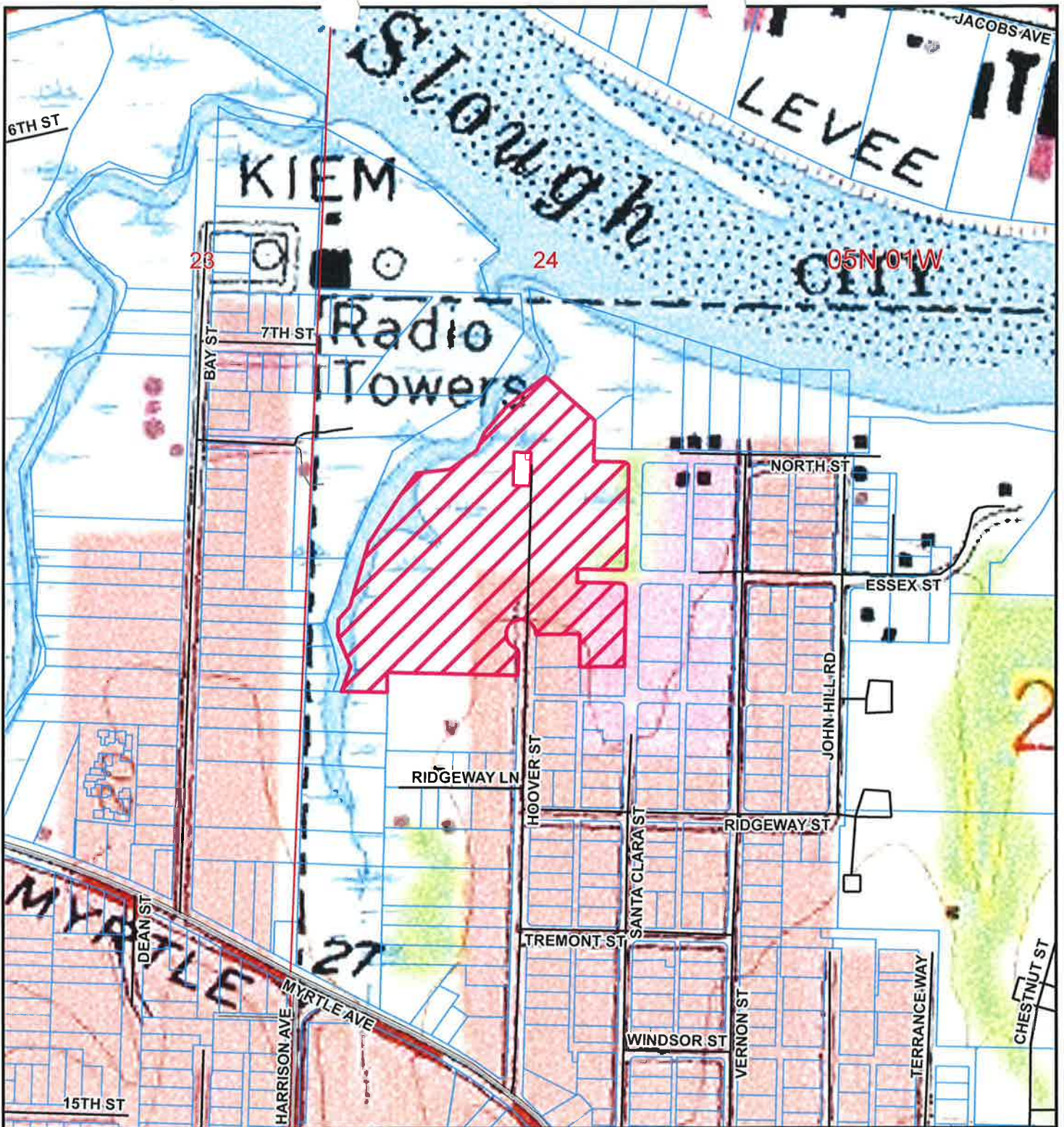
T05N R01W S24 HB&M (Eureka)

Project Area = 

This map is intended for display purposes and should not be used for precise measurement or navigation. Data has not been completely checked for accuracy.



0 250 Feet



TOPO MAP

PROPOSED EUREKA THE PENTECOSTAL CHURCH CONDITIONAL USE PERMIT MODIFICATION

EUREKA AREA

CUP-02-87M

APN: 014-182-008

T05N R01W S24 HB&M (Eureka)

Project Area = 

This map is intended for display purposes and should not be used for precise measurement or navigation. Data has not been completely checked for accuracy.



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Feet



ATTACHMENT 1

RECOMMENDED CONDITIONS OF APPROVAL

Approval of the Conditional Use Permit is conditioned upon the following terms and requirements which must be fulfilled before a building permit may be issued or use initiated.

1. The lit sign on the face of the Church, as well as the parking lot lights, must be turned off by 9:30PM each night. No overnight illumination of the sign shall be permitted, and no lighting of the entrance sign is permitted under this permit. Lighting that is physically attached to the buildings (i.e. "wallpacks") shall be permitted for safety and security purposes provided that they are appropriately shielded and do not shine offsite.
2. The parking lot light poles shall be shortened to the originally permitted 15 feet to prevent offsite impacts to neighborhood residents. The existing hoods on the light fixtures may remain on the poles provided the angle of the fixture is focused as directly downward as possible to prevent light from shining offsite. No additional parking lot lights are permitted as a result of this permit.
3. The Church, in cooperation with the neighborhood group that has been meeting over the last 9 months, shall develop a Good Neighbor Policy that addresses, at a minimum: methods to address ongoing concerns with the neighbors; traffic volume thresholds that would trigger traffic metering or traffic control for outgoing traffic to prevent long lines at nearby stop signs; and commitments by the Church to engage congregants to limit driving speed and outdoor noise, encourage carpooling, and to park onsite for church activities. This policy shall be developed and provided to the Supervising Planner for approval prior to the issuance of building or grading permits.
4. No large outside events, such as Fourth of July barbecues or graduation ceremonies, shall be permitted under this permit. Should the Church wish to hold these events, a Temporary Event or Special Event Permit shall be obtained for a specific event.
5. A qualified and trained tribal monitor representing either the Bear River Band of the Rohnerville Rancheria, the Wiyot Tribe, or the Blue Lake Rancheria shall be onsite during grading and groundbreaking activities to monitor for cultural resources. If resources are encountered, the protocol outlined in Informational Note #1, below, shall be followed.
6. Water and Sewer connections must be inspected by the Humboldt Community Services District prior to connecting the modular building to community services.
7. This project is required to pay for permit processing on a time and material basis as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors. Any and all outstanding Planning fees to cover the processing of the subdivision shall be paid to the Humboldt County Planning Division, 3015 "H" Street, Eureka. The Department will provide a bill to the applicant upon file close out after the Planning Commission decision.

On-Going Requirements/Development Restrictions Which Must Continue for the Life of the Project

1. The project shall be developed, operated, and maintained in conformance with the Project Description, the approved Site Plan, the Plan of Operations, and these conditions of approval. Changes shall require modification of this permit except where consistent with Humboldt County Code Section 312-11.1, Minor Deviations to Approved Plot Plan.

2. Should the Planning Division receive complaints regarding ongoing problems with the issues identified in this staff report that cannot be solved through neighborhood communication, the Planning Department may, at its discretion, cap the congregation at some size less than the currently permitted 600 people.
3. Parking for all Church events shall be contained on-site. No overflow parking into the surrounding neighborhood shall be permitted.
4. Storm water runoff from the parking area shall not be channeled or directed to flow directly into the Third Slough. All drainage from the proposed building and western parking area shall be directed into the proposed vegetated swale. Applicant shall be responsible to correct any involved drainage problems to the satisfaction of this department and the California Coastal Commission.
5. The parking lot shall not be further expanded to accommodate the growing congregation. All parking for the congregation must be contained on site under the current parking configuration to limit traffic impacts to the surrounding neighborhood.
6. The applicant shall not engage in site maintenance requiring power tools (leaf blowers, chainsaws, chippers, mowers, and similar tools, both hand and vehicle mounted) outside of the hours of 8AM-5PM, Monday through Friday, and 10AM to 4PM on Saturdays, in order to limit noise impacts to the surrounding neighborhood. Volunteer clean up days using unpowered hand tools such as brooms or hand loppers shall not be limited as to time or day.
7. No gatherings using sound amplification equipment, whether for music or speaking, shall be permitted outside of the main Church building without obtaining a Temporary Use or Special Event Permit for the specific event.

Informational Notes

1. If archaeological resources are encountered during construction activities, all onsite work shall cease in the immediate area and within a 50 foot buffer of the discovery location. A qualified archaeologist will be retained to evaluate and assess the significance of the discovery, and develop and implement an avoidance or mitigation plan, as appropriate. For discoveries known or likely to be associated with Native American heritage (prehistoric sites and select historic period sites), the Tribal Historic Preservation Officers (THPOs) for the Bear River Band of Rohnerville Rancheria, Blue Lake Rancheria, and Wiyot Tribe are to be contacted immediately to evaluate the discovery and, in consultation with the project proponent, County of Humboldt, and consulting archaeologist, develop a treatment plan in any instance where significant impacts cannot be avoided. Prehistoric materials may include, but are not limited to, obsidian or chert flakes, tools, locally darkened midden soils, groundstone artifacts, shellfish or faunal remains, and human burials. Historic archaeological discoveries may include, but are not limited to, 19th century building foundations; structural remains; or concentrations of artifacts made of glass, ceramic, metal or other materials found in buried pits, old wells or privies. Should known or suspected Native American skeletal remains or burials be inadvertently discovered, the provisions of Section 7050.5 of the California Health & Safety Code and Section 5097.98 of the Public Resources Code shall apply (see at <http://www.nahc.ca.gov/profguide.html>).

The applicant is ultimately responsible for ensuring compliance with this condition.

2. The applicant is responsible for receiving all necessary permits and/or approvals from other state and local agencies.

3. This permit shall expire and become null and void at the expiration of one (1) year after all appeal periods have lapsed (see "Effective Date"); except where construction under a valid building permit or use in reliance on the permit has commenced prior to such anniversary date. The period within which construction or use must be commenced may be extended as provided by Section 312-11.3 of the Humboldt County Code.

ATTACHMENT 2

STAFF ANALYSIS OF THE EVIDENCE SUPPORTING THE REQUIRED FINDINGS

Required Findings: To approve this project, the Hearing Officer must determine that the applicant has submitted evidence in support of making **all** of the following required findings.

The County Zoning Ordinance, Sections 312-1.1.2 and 312-17.1 of the Humboldt County Code (Required Findings for All Discretionary Permits) specifies the findings that are required to grant a Conditional Use Permit:

1. The proposed development is in conformance with the County General Plan;
2. The proposed development is consistent with the purposes of the existing zone in which the site is located;
3. The proposed development conforms with all applicable standards and requirements of these regulations; and
4. The proposed development and conditions under which it may be operated or maintained will not be detrimental to the public health, safety, or welfare; or materially injurious to property or improvements in the vicinity.
5. The proposed development does not reduce the residential density for any parcel below that utilized by the Department of Housing and Community Development in determining compliance with housing element law (the midpoint of the density range specified in the plan designation) unless the following written findings are made supported by substantial evidence: 1) the reduction is consistent with the adopted general plan including the housing element; and 2) the remaining sites identified in the housing element are adequate to accommodate the County share of the regional housing need; and 3) the property contains insurmountable physical or environmental limitations and clustering of residential units on the developable portions of the site has been maximized.
6. In addition, the California Environmental Quality Act (CEQA) states that one of the following findings must be made prior to approval of any development which is subject to the regulations of CEQA. The project either:
 - a. Is categorically or statutorily exempt; or
 - b. Has no substantial evidence that the project will have a significant effect on the environment and a negative declaration has been prepared; or
 - c. Has had an environmental impact report (EIR) prepared and all significant environmental effects have been eliminated or substantially lessened, or the required findings in Section 15091 of the CEQA Guidelines have been made.

Staff Analysis of the Evidence Supporting the Required Findings: To approve this project, the Hearing Officer must determine that the applicant has submitted evidence in support of making **all** of the following required findings.

The proposed development must be consistent with the General Plan. The following table identifies the evidence which supports finding that the proposed development is in conformance with all applicable policies and standards of the Framework Plan (FRWK) and the Humboldt Bay Area Plan (HBAP).

Plan Section(s)	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
Land Use, §2732 (FRMWK) Residential Low Density (RL);	Primary and compatible uses include residential, mobile home parks, educational and religious activities, bed and breakfast establishments, and non-commercial recreational facilities. Planned density under the HBAP is 3-7 units per acres.	This project is a modification to previously approved Conditional Use Permit for the operation of the Church at the foot of Hoover Street. Under consideration in this modification is a change in appurtenant signage and its associated lighting; a change in parking lot lighting; and the addition of a 4,320 square foot modular building to be used as offices, religious school space for children, and adult classes. The activities proposed for the new modular building are already occurring on site in other rooms in the main building. The Church is proposing the modular building as it will provide more usable and appropriate meeting space for the existing uses. Existing buildings on site include a residence and a garage or other ancillary building that appears to have been modified to include office or meeting space. Neighborhood members have suggested that these spaces are adequate for the Church activities proposed for the new building. However, the Church has noted the need for the modern, modular space with a flexible interior floorplan to accommodate multiple children's classes separated by age, dedicated offices for Church staff, and additional space for adult classes. These uses are common to religious centers, allowed by right under the zoning designation. The addition of the proposed building would add a fourth building to the lot. However, only one of these is a residential unit. This addition would maintain the residential density at 1 unit on the developed 2.5 acres of the lot, or .4 units per acre, within the planned density for the area of 3-7 units per acre. This density calculation does not include the undevelopable portions of the parcel located in the wetted portion of Third Slough.
Natural Resources (NR) (HBAP)	Development in areas zoned Natural Resources shall be sited and designed to prevent impacts which would significantly degrade such areas, and shall be compatible with the continuance of such habitat areas.	A portion of the parcel is located in the wetted portion of the Third Slough channel, and is designated for Natural Resources. The project proposes to minimize the impact of the drainage from the proposed manufactured building by adding a vegetated swale in the existing lawn area adjacent to the parking lot. This swale would be in an area that would be cleared of the existing invasive species prior to grading and then replanted with native species to improve habitat value along the edge of the parking area and

improve runoff water quality. The parking lot lights, which are one of the subjects of this permit, have been or will be shaded, as a result of this permit, to ensure that light from the parking area does not impact surrounding habitat areas. These lights were originally permitted to be on 15 foot masts, but were installed on a combination of 20 foot and 25 foot masts at some point before the current Church took ownership of the property. Although the lights have been oriented downwards over the last year and appear to be a design that is approved by the International Dark Sky Association, the fixtures continue to allow light spill off the property which has been causing tension with nearby neighbors. Therefore, all parking lot lights shall be brought down to their originally permitted 15 feet to avoid light spillage. All parking lot lights shall keep their existing shielding and be used as necessary and only during evenings when services or classes are in session, and shall be turned off once services and classes are finished. Wall fixtures, or "wall packs", shall also be shielded to focus light downward at each location and avoid light spillage off the property. A Condition of Approval has been applied to ensure these measures are enacted.

The lighting associated with the signage on the property, including the sign mounted on the Church, shall be turned off no later than 9:30PM each evening to limit impacts both to neighbors and surrounding natural resources. The request to allow lighting on the front sign is not recommended. A Condition of Approval has been applied to ensure these measures are enacted.

The proposed building will increase the impervious surface area of the lot and could degrade water quality offsite as a result of Stormwater drainage. The applicant is proposing to install a vegetated swale to collect runoff and modify the existing drainage system to allow runoff to infiltrate to groundwater. With these measures in place the potential for water quality impacts as a result of stormwater runoff are reduced, and contained on site.

The applicant is obtaining a Coastal Development Permit directly from the Coastal Commission because the property is within the State's retained jurisdiction area. No other

		elements of the project under consideration in this Modification to the existing Conditional Use Permit have the potential to significantly degrade the habitat value of Third Slough and are compatible with the continuance of the habitat area. The Coastal Development Permit process, being done concurrently with this permit by the Coastal Commission, will address effects on Environmentally Sensitive Habitat Areas and the Slough from the project, including the runoff generated by the proposed building and captured by the swale, and the removal of invasive species from the swale area and replanting with native species.
Housing §2400 (FRWK)	Housing shall be developed in conformity with the goals and policies of the Humboldt County Housing Element.	The property is zoned and planned for residential development, but has been in use as a church since the late 1980s. There is a single home on the property that once housed a caretaker but is currently vacant. The project will have no impact on Housing Element policies or goals.
Hazards §3200 (FRWK) & (HBAP)	New development shall minimize risks to life and property and assure stability and structural integrity of the natural landforms found on-site.	A portion of the project site is located within the 100 year flood zones based on County of Humboldt data. However, the portion of the property where the proposed modular office building would be located is outside of the 100 year flood zone. Furthermore, the project does not propose any permanent buildings or other structures for human use or habitation that would be impacted by levee breaks that could impact the site. Neither the lighting being analyzed under this permit application nor the additional signage will contribute to the risk associated with the hazards on site. The same portion of the project site that is subject to the 100 year flood is within a Tsunami Evacuation area. Again, the portion of the property where the proposed modular building would be placed is outside of the Evacuation area as mapped by the County of Humboldt's Geographic Information System. The project site does not have a Wildland Fire Hazard rating due to the coastal vegetation and level of development. The Slope Stability rating of "Relatively Stable". All reviewing referral agencies have recommended approval of the project and identified no substantial issues related to hazards.
Noise §3240 (FRWK)	Conform with noise standards.	Since the Church has changed hands, come under new management, and increased the size of the congregation, there have been a series of

		neighborhood complaints regarding noise levels associated with site maintenance, regularly scheduled and special events, traffic, and service attendees socializing in the parking lots following services and classes. While the church services themselves do not produce noise levels out of character with a residential neighborhood, incoming and outgoing traffic, the use of leaf blowers for site maintenance, idling vehicles before and after services, celebrations and social events taking place in the parking lot, and other activities consistent with large gatherings have resulted in an increase in neighborhood noise levels and noise complaints. The congregation has over 300 members and is hoping to expand to 600 in the future as allowed under the original permit, which would likely increase the noise levels associated with the operation of the church. In response to neighborhood concerns, the church has asked its members to slow down and limit idling time for vehicles in the parking lot. In a small neighborhood meeting done on April 30, 2016, the neighborhood representatives indicated that the traffic speeds and associated noise levels have been reduced. The maintenance activities that generated complaints were associated with the initial cleanup of the site and have apparently abated over the last year. Regardless, a Condition of Approval has been included to limit site maintenance requiring power tools to business hours (8AM-5PM, Monday through Friday, 10AM-4Pm Saturday). Traffic noise may continue to be an issue throughout the operation of the church due to the number of vehicles associated with the congregation as compared to the surrounding neighborhood, the timing of evening services, and the potential increase of traffic associated with a growing congregation. As part of the Good Neighbor Policy, the Church will monitor traffic during the arrival and departure of service attendees to ensure traffic is moving at appropriate speeds to maintain residential noise levels, and encourage carpooling to limit the overall number of cars. The Church staff will ultimately be responsible for ensuring that congregants are respecting the surrounding community as required under the Good Neighbor Policy. Special events that take place outside of the normal service times, such as graduation ceremonies and other types of events related to
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		the classes provided by the church, as well as Fourth of July Celebrations, have also been the target of neighborhood complaints. These events are often outdoors and use amplified music and speaker systems, and have included a variety of other activities including barbecues which produce smoke, and bounce houses. These activities increase the footprint of the church by moving indoor activities outside which allows for additional noise to impact the neighborhood. Therefore, the following restrictions will apply to these events and are included in COA #4 as part of this permit. Large events associated with regularly scheduled classes or services, such as graduations or celebration ceremonies, Easter services, or other religious holidays, shall take place within the buildings existing on the parcel, including the modular building proposed under this application. Outside activities associated with regularly scheduled classes and services, such as impromptu Sunday school classes held outside on a sunny day for example, shall not be prevented by these conditions. No amplified music or sound systems shall be permitted outdoors. Special events, such as Fourth of July Barbeques, shall require a Temporary Use Permit or a modification to this Conditional Use Permit. This permit is not intended to allow large outdoor events. Some complaints have arisen from the noise associated with the Church choir practices. These types of activities are assumed to be part of the regular worship expected from a church or faith community, and are anticipated to be an integral part of the principally permitted religious activities. According to the materials submitted by the applicant, regular services, classes, and practices are generally over by 9:00 PM, with the facility empty no later than 10:00PM. This is not considered unreasonable time frame for activities occurring inside. Future noise complaints related to the regular practices of the Church not addressed in the discussion above or in the Conditions of Approval for this permit, shall be addressed through the Good Neighbor Policy.
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Water Resources §3360 (FRWK) §3300 (OCP)	Protect water resources and the fish and wildlife habitat utilizing those resources.	The permit under consideration by the County for this modification is considering the installation of a lit sign at the entrance to the Church property, allowing parking lot light masts to remain at 20-25 feet, and allowing for the continued use of the back lit sign on the face of the existing Church. The parcel is approximately 12 acres, with the approximately 2 acres developed site occupied by a parking lot, the Church building, and a number of ancillary buildings including a residence and modified garage. Runoff associated with the proposed buildings will be routed through the proposed swale, which has a design capacity of three times that required by the City of Eureka for stormwater retention (see Attachment 3). With proper shielding, the lowering of the parking lot poles, and the proposed lighting schedule, as discussed above, the parking lot lights should not impact the habitat areas to the west and north of the parcel. The California Coastal Commission is considering the Coastal Development Permit for the project which will consider impacts to sensitive habitat areas and coastal resources. The run off associated with the proposed building would be captured and allowed to infiltrate into the ground of the proposed vegetated swale, as discussed above. The Commission has also requested additional information from the applicant to address storm water runoff related to the parking area and the parking lot lights, specifically. These measures and their efficacy in addressing runoff will be analyzed by the Coastal Commission as part of their permitting process for the Coastal Development Permit. There will be minimal impact to water resources as a result of the proposed building in conjunction with the proposed vegetated swale. With the Conditions of Approval in place regarding the operational hours for the parking lot lights and lit sign, impacts to species in the slough will be minimized.
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Biological Resources §3420 (FRWK)	Protect designated sensitive and critical resource habitats.	The area under consideration in this permit does not contain any designated sensitive or critical resource habitat. The proposed lit sign and the parking lot signs have the potential to impact nocturnal animals with light spill. The back lit sign on the face of the building is back lit by 67 watt bulb and is turned off by 9:30 PM. The applicant has asked that the sign at the front entrance also be lit until 9:30PM. However, in a site visit at 8PM on 9/20/2016, staff observed that the main sign attached to the building was visible from the Hoover Street within less than a block of Myrtle Avenue. In light of the visibility of the main sign, the existing complaints regarding the light impacting the surrounding neighborhood, and the fact that evenings are reserved for services and classes for current congregants, staff does not recommend approving the addition of the light on the front sign. The Coastal Development Permit under consideration by the Coastal Commission is analyzing the effects of the proposed building and parking lot drainage on the wetlands and slough to the west and north of the project area. The potential impact to biological resources with this project is minimal as it is proposing development within an already developed footprint and providing a small vegetated area planted with native species to control storm water runoff.
Cultural Resource Protection §3500 (FRWK)	New development shall protect cultural, archeological and paleontological resources.	NWIC, The Wiyot Tribe, the Bear River Band of the Rohnerville Rancheria, and the Blue Lake Rancheria were referred to for this. Due to the potentially sensitive nature of the site, the THPOs of all three tribes have requested that a cultural monitor, trained and approved by one of the tribes listed above, be present during any grading or groundbreaking activities associated with the activities approved in this permit application. A Condition of Approval has been included requiring that a cultural monitor be on site as requested by the THPOs. An informational note has been included with the Conditions of Approval indicating the steps to be taken should cultural resources and/or human remains be discovered during any ground disturbing activities.
Visual Resource Protection:	New development shall conserve and protect	As discussed, the Coastal Commission is processing a Coastal Development Permit for the

§3.42 HBAP	scenic and visual qualities of coastal areas.	project because the area is within the State's retained jurisdiction. The parcel is not within a mapped coastal scenic or coastal view area. The proposed project is for the addition of a 4,320 square foot modular building with a height of approximately 11 feet, permitting an existing lit sign on the building, and allowing parking lot light standards to remain at a height in excess of what was allowed under the existing permit. The new building will be located in an area where the view of the slough is currently obscured by vegetation. The light standards, while tall, do not obscure view of the slough during the day, their impact will be further reduced once the poles are shortened. The main church building has been in place since the late 1980s and there are no elements of this project that would increase the daytime visual impact of the existing building. The applicant proposed condition of turning the sign light off by 9:30PM each evening will help to limit the impact of the sign on visual resources. The additional shielding for the wall pack lighting required as a Condition of Approval, as well as the required shut off time of 9:30PM for the parking lot lights and building sign, will help to ameliorate the impact of night lighting on the visual quality of the coast and the surrounding neighborhood.
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2. The proposed development is consistent with the purposes of the existing zone in which the site is located; and 3. The proposed development conforms with all applicable standards and requirements of these regulations. The following table identifies the evidence which supports finding that the proposed development is in conformance with all applicable policies and standards in the Humboldt County Zoning Regulations.

Zoning Section	Summary of Applicable Requirement	Evidence That Supports the Zoning Finding
§313-6.1 Residential Single Family (RS)	Principally permitted uses include: Single Family Residential, Minor Utilities. Uses Permitted with a Use Permit include: Manufactured Home Parks, Guest Houses, Community Assembly, Public Recreation and Open Space, Office and Professional Service, and Private Institutions.	The proposed project consists of permitting an additional 4,320 square foot modular building for use as office and classroom space for the existing church and its expanding congregation; allowing for a back lit sign on the face of the Church's main building and the front entrance signage to be lit; and allowing parking lot lights to remain on masts that are 20-25 feet tall. The existing use is consistent with the zone (community assembly) while the proposed modular building can be considered consistent with the allowed Office and Professional Service uses. Therefore this project can be found consistent with the intent and regulations of the zoning.
313-16.1 Archaeological Resource Area Outside of Shelter Cove (A)	The purpose of these regulations is to provide for reasonable mitigation measures where development would have an adverse impact upon archaeological and paleontological resources.	As required by zoning and requested by the THPOS of the Wiyot, Bear River Band of the Rohnerville Rancheria, and the Blue Lake Rancheria, a cultural monitor trained and approved by the three THPOs listed above will be on site during grading and groundbreaking activities associated with the proposed modular building and vegetated swale. If cultural resources are encountered, work will halt until the resource can be assessed, and one or more of the three required mitigation measures listed below shall be implemented as required by the zoning and the Condition of Approval #5: • 313-16.1.4.1: Relocate planned structures and roads to avoid or mitigate impacts on archaeological sites; • 313-16.1.4.2: Provide protective cover for sites that cannot be avoided. • 313-16.1.4.3: Where appropriate, and providing all parties concerned approve, the removal or transfer of culturally significant material by a

		professional archaeologist shall be permitted.
313-38.1 Coastal Wetlands (W)	The purpose of these provisions is to establish regulations to provide that any development in coastal wetlands will not degrade the wetland, but will maintain optimum populations of marine or freshwater organisms and, where feasible, will enhance wetland resources.	Although the parcel contains areas with the "W" combining zone, such as the areas within the wetted portion of the Third Slough channel, the project area does not include any wetlands. The proposed vegetated swale is intended to slow stormwater runoff from the proposed building as well as the existing parking lot in order to allow stormwater to infiltrate to groundwater. These measures are considered adequate to address the additional runoff generated by the proposed building. The Coastal Commission, who is handling the approval of the Coastal Development Permit for this project, has asked for additional information and plans related to stormwater runoff from the parking lot. However, for the purposes of this County permit, the proposed vegetated swale will provide adequate water quality protection and runoff retention to account for the increased impervious surfaces created by the addition of the modular building.
313-87.3 Signs and Nameplates	The purpose of these regulations is to ensure: (1) that signs within Humboldt County will not impair the public health, safety, and welfare by being excessively intrusive, and, (2), that any permitted signs will maintain visual quality and be compatible with nearby development. These regulations shall apply to the placement of any sign within the unincorporated area of Humboldt County.	Two signs are being considered under this permit. The first is the back lit sign on the face of the main building. The second is the freestanding sign at the main entrance to the property. Under consideration is whether the signage on the building may continue to be back lit by the 67 watt lighting currently in use, and whether the entrance sign may be lit. The first sign, on the building, did generate complaints when the Pentecostal Church first began managing the property. In response to those complaints, the Church has reduced the wattage of the sign, back lit it (it was previously front lit according to Church staff), and has placed the sign on a timer that shuts it off at 9:30PM. According to minutes of neighborhood meetings, this has helped to reduce the impact of the lit sign. Given the voluntary measures taken by the Church, and the improvements in the situation acknowledged by the neighbors, staff believes this sign should remain as it is with the current management conditions. This sign is visible from Hoover Street within a block from Myrtle Avenue when lit.

		The sign at the front entrance is limited to 10 feet by 4 feet (40 square feet) by the original permit, and is currently unlit and approximately 5 feet by 8 feet (40 square feet). Given the visibility of the larger sign on the building and the allowed hours for its lighting, the fact that office hours for Church Staff are limited to normal business hours, and the ongoing complaints regarding light spillage, staff is recommending denial of the request to light this entrance sign, even for limited hours. The sign provides hours for services and classes, and contact phone numbers. This is essentially a commercial style sign in a residential location, and does not provide security or essential information for evening visitors who are likely on site for scheduled events and/or services. In addition, a streetlight is located directly overhead at the sign's location, and provides adequate light for the area. Therefore the lighting of the sign is not considered an essential element for safety, security, or to manage business visitors.
Min. Lot Size	5,000 square feet	12.2 acres (531,432 square feet)
Min. Lot Width	50 feet	± 550 feet (average for uneven lot shape)
Max. Density	1 dwelling unit (du) per lawfully created lot, or 2du per lot with a Special Permit.	The proposed project does not include dwellings. Under GP Land Use regulations, 3-7 DU/acre are allowed. This parcel would have a density of .4 dwelling units/acre for the developable portion of the lot once the modular building is approved due to the presence of one unoccupied residence.
Min. Lot Depth	None Specified	± 700 feet
Yard Setbacks	Fire Safe standards require a 30 foot setback from all property lines. Per zoning the setbacks are: Front: 20 feet Rear: 10 feet Interior Side: 5 feet Exterior Side: ½ the front (10 feet)	The modular building would be a minimum of 90 feet from the nearest property line.
Max. Bldg. Height	35 feet	The proposed modular building would be approximately 11 ft tall.

Max. Ground Coverage	35%	With the addition of the proposed modular building, ground coverage of the of the lot, would be approximately 22%.
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4. Public Health, Safety and Welfare; and 6. Environmental Impact. The following table identifies the evidence which supports finding that the proposed location of the use and conditions under which it may be operated or maintained will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity, and will not adversely impact the environment.

Code Section	Summary of Applicable Requirement	Evidence that Supports the Required Finding
§312-17.1.4, Public Health, Safety, and Welfare	Proposed development will not be detrimental to the public health, safety and welfare or materially injurious to properties or improvements in the vicinity.	All reviewing referral agencies have approved the proposed development. As discussed, a number of issues have been raised by concerned neighbors regarding the operations of the Church. These include excessive traffic and increased wait times at nearby intersections, traffic speeds and noise, excessive noise from outside events held in the parking area of the church, overflow church parking impacting residential parking availability, and light spillage from the parking lot lights and building signs. The Church has held a number of community meetings to address these issues, and has agreed to implement a Good Neighbor Policy to continue these meetings and provide an avenue for neighborhood complaints to be heard and addressed by the Church. Traffic issues have the potential to increase as the Church grows its congregation. Current attendance to regularly scheduled services, according to the Church, varies between 300 and 450 people, with parking lot utilization at 80-90%. The Church, operating under the site's original permit, has a maximum congregation of 600 people. As the church grows towards its maximum permitted size, traffic could be expected to increase and available parking, both on site and in the surrounding neighborhood, would decrease. A focus of the Good Neighbor Policy and associated meetings should be controlling traffic speed of the congregation and reducing the impact of excessive traffic on wait times at nearby intersections.

The Church, through its efforts on the Good Neighbor Policy and the ongoing neighborhood meetings, shall develop parking lot capacity thresholds that trigger traffic metering from the parking lot. Metering is intended to hold traffic in the Church parking lot and reduce wait times at the stop sign at Hoover Street and Myrtle Avenue, as well as provide opportunities for residents to back out of their driveways. A series of videos provided by the Church for services done on April 10, April 14, and April 17, showed approximately half an hour of traffic before and after each of the three services was shown. Traffic varied between 40 and 103 cars entering and leaving in that half hour. During a large service such as Easter Sunday, up to 150 cars could be expected to visit the site. Given that services are held twice on Sundays and once on Thursday evening, this translates to a noticeable increase in traffic in the neighborhood. In addition to the services, there are study sessions and classes held throughout the week, though these could be expected to draw less traffic than the regular services. According to the Department of Public Works, a "Low volume road" generates up to 400 traffic trips per day. As the congregation grows, this threshold is likely to be surpassed at least once per week.

In order to address traffic issues generated by congregation, Church staff should actively encourage carpooling, establish thresholds for metering traffic out of the parking lot, and remind congregants to be respectful of their speed in the residential neighborhood. Hoover Street is a dead end street and provides the most direct route to the Church from Myrtle Avenue. There are other routes through the neighborhood, but very few options for accessing Myrtle Avenue. This exacerbates the perceived traffic problem, and limits the options for ameliorating the issue. The congregants should consider using alternative routes to Myrtle Avenue in conjunction with traffic metering.

		Off-site parking (congregants parking in the neighborhood) has also been cited as an issue by neighbors. In order to encourage carpooling and reduce the impact of services on the neighborhood, Church members shall not be permitted to park outside of the church property. This shall be addressed in the Good Neighbor Policy and is included as a Condition of Approval for this permit. Light spill from the parking lot lights has been cited repeatedly by neighbors as an ongoing issue. On a staff visit to the site on 9/20/16, these lights were off and no verification of the lights' impact on the neighborhood was able to be determined. The masts for these lights were limited to 15 feet by the original permit. However, at some point before the Pentecostal Church began managing the property, the lights were installed on taller masts of 20 and 25 feet. In order to address the neighborhood concerns and remedy the past violations, these light masts should be lowered to the originally permitted 15 feet. The light fixtures currently in place provide adequate shielding based on review of the International Dark Sky Association's approved fixture types. With the recommended reduction in height of the light poles, and the continued use of the fixtures currently in place, the light spill should be adequately addressed. Given the Good Neighbor Policy to be developed and the willingness of the Church to engage the community through the ongoing community meetings, and the conditions imposed by this permit, staff believes the potentially detrimental effects to public health, safety and welfare identified through the complaints and violation have been addressed. The proposed development is not expected pose any kind of public health hazard. Although the Church has been in place since the late 1980s, the recent expansion of the congregation under the Pentecostal Church has left many neighbors feeling that their property values have been negatively impacted. However, religious institutions are
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		permitted in residential areas, and this church has been in place for over 20 years. Staff believes that through ongoing communication between the neighborhood groups and the Church that the recent conflicts can be addressed to the satisfaction of both parties. The Church does provide open space for neighbors, as well as coastal access to the edge of Third Slough, which can be seen as a benefit to the community, provided access for neighbors can be maintained. The use of the parcel as quasi-open space can be a benefit to the community, and with ongoing engagement by both parties the Church should not be detrimental to property values in the vicinity.
CEQA Guidelines	Categorically exempt from State environmental review.	Class 3, Section 15303; New Construction or Conversion of small structures. Per the submitted evidence and agency responses, none of the exceptions to the Categorical Exemption per Section 15300.2 of the State CEQA Guidelines apply to this project.

5. Residential Density Target: The following table identifies the evidence which supports finding that the proposed project will not reduce the residential density for any parcel below that utilized by the Department of Housing and Community Development in determining compliance with housing element law.

Code Section	Summary of Applicable Requirement	Evidence that Supports the Required Finding
17.1.5 Housing Element Densities	The proposed development shall not reduce the residential density for any parcel below that utilized by the Department of Housing and Community Development in determining compliance with housing element law (the midpoint of the density range specified in the plan designation), except where: 1) the reduction is consistent with the adopted general plan including the housing element; and 2) the remaining sites identified in the housing element are adequate to accommodate the County share of the regional housing need; and 3) the property contains insurmountable physical or environmental limitations and clustering of residential units on the developable portions of the site has been maximized.	The parcel was not included in the 2014 Housing Inventory. It is developed as a religious facility, and zoned for Residential Low Density. The project is in conformance with the standards in the Housing Element.

ATTACHMENT 3

APPLICANT'S EVIDENCE IN SUPPORT OF THE REQUIRED FINDINGS

Attachment 3 includes a listing of all written evidence which has been submitted by the applicant in support of making the required findings. The following materials are on file with the Planning Division:

- Application Form (in file)
- Plot Plan (attached with maps)
- Plan of Operation (attached)

Project Description

Eureka The Pentecostal Church is located at 1060 Hoover Street just outside the City limits of Eureka, California. The church property is located in the California Coastal Zone and is adjacent to Eureka Slough, a tributary to Humboldt Bay. A small corner of the parcel is located in the County Coastal Zone. This application is for the construction a 4320 square foot modular office building including stairs, handicap ramp and a short section of sidewalk. The building will be used for office space and for meeting space for Sunday School and other classes and meetings associated with current church operations.

The 12.2 acre church parcel (APN 014-182-008) is comprised of approximately 4 acres of developed land which includes a church, an office building, a single family residence, a 900 square foot annex, parking lots and landscaping. The remaining 8+ acres of the parcel are undeveloped and include the salt marsh (estuarine intertidal persistent emergent marsh) and associated riparian vegetation.

The proposed location for the modular office building is a gently sloping area comprised of grass and blackberry bushes on the west side of the western parking lot. To the west of the site is riparian habitat and associated salt marsh. As recommended by Coastal Commission Staff, a riparian habitat enhancement plan is included with this project.



Present and Proposed Use of Property/Existing Structures

The main church building is 18,000 square feet and consists of a main sanctuary with a balcony, a chapel, and numerous small rooms used for storage and other miscellaneous church functions. General church services are held in the main sanctuary on Sunday mornings and on Sunday, Tuesday and Thursday evenings. These services average approximately 300 people. The smaller chapel in the main building is used for special services where a smaller number of people are expected. Sunday School for approximately 100 children is held on Sunday mornings. Classroom space is almost non-existent in the current facility and classes are combined due to limited space and are being held in less than ideal spaces.

Connected to the main building by a carport is a 1400 square foot office building. The office building has four offices that are occupied by church leaders. There is a 1400 square foot single family residence (currently vacant) west of the office building and there is a 900 square foot annex adjacent to the residence that is used for meetings for small groups.

In addition to general church services and Sunday School, there are various classes, meetings and activities that take place throughout the week at the church property. These events include: weddings, receptions, banquets, funerals, children's activities, youth meetings, senior events, Bible Studies, Drug and Alcohol classes and Celebrate Recovery meetings. These events and classes are generally held on Saturdays, Sundays and evenings outside of normal business hours to accommodate working people. There are conflicts in scheduling events and using the current facility due to limited meeting space for small groups. Continuing classes in marriage, parenting, financial security and other life skills is also a priority for the church and additional meeting space is needed to resume these classes.

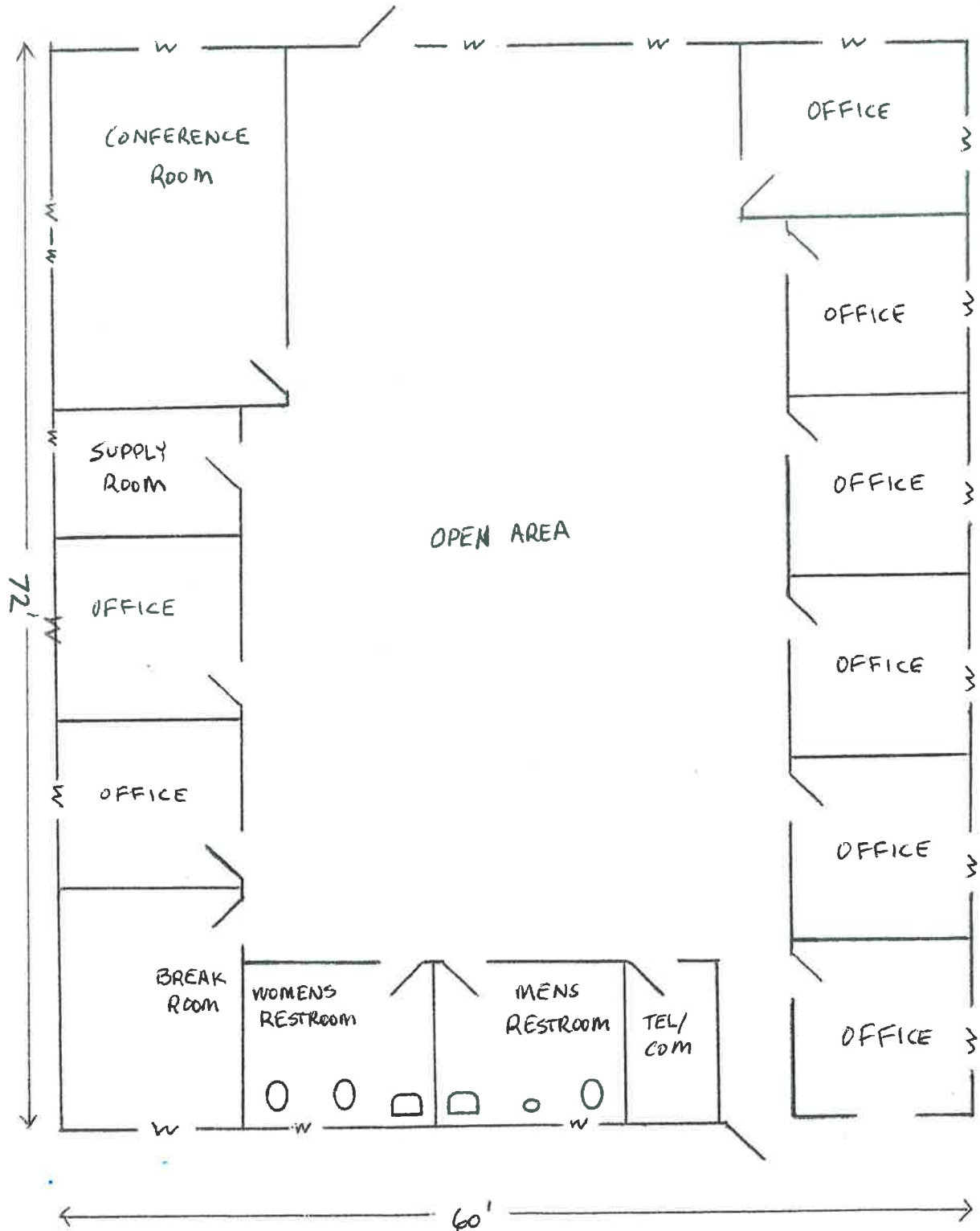
The proposed building will provide much needed space for ongoing church operations. The building is pre-manufactured and contains several offices that will be used for church department leaders who currently have no office space. The conference room, larger offices and open area in the center of the building will be used for Sunday School classes as well as other classes, meetings and activities held throughout the week as a part of current church operations.



FLOOR PLAN

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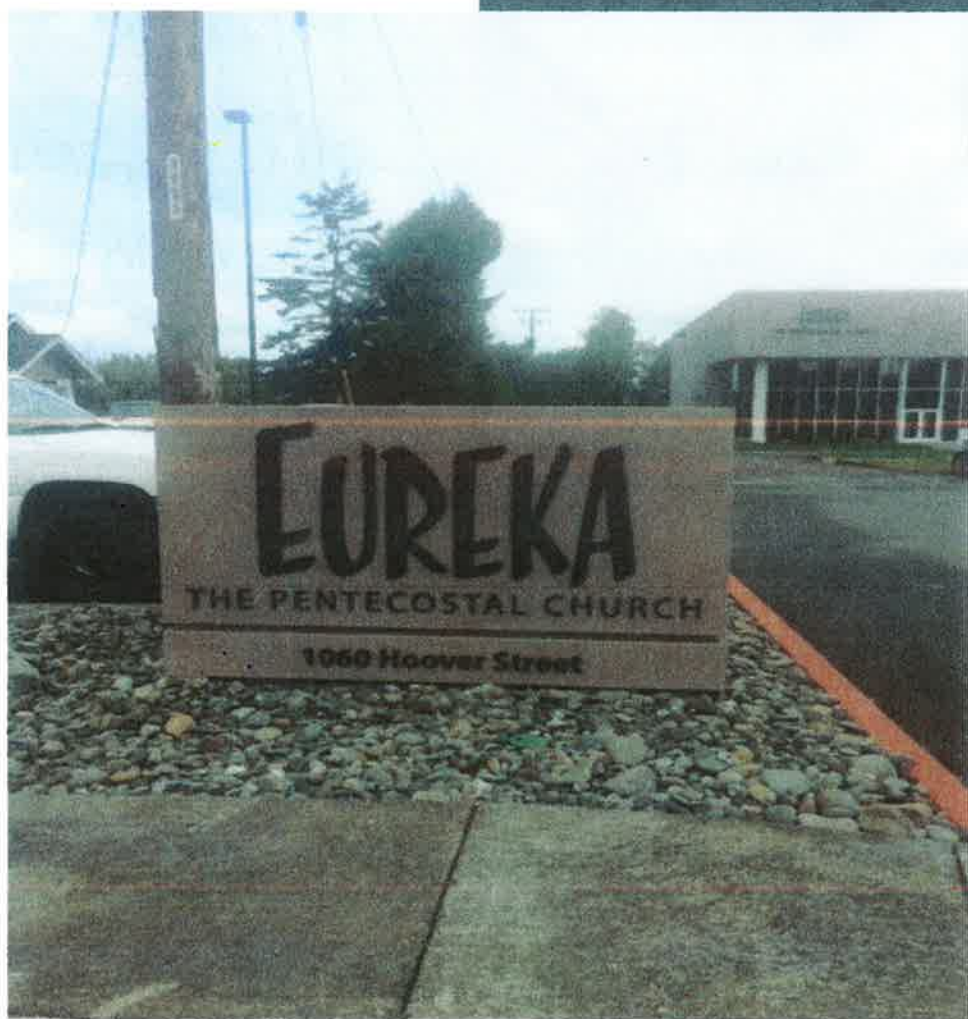


Church Signs

There are currently two signs to be included in this permit modification. One is a 5'x8' sign on the left side of the entrance to the church property from Hoover Street (see attached picture and map). This sign is currently unlit and front lighting the sign with a low wattage LED light is proposed.

The second sign is on the front of the church building and is currently backlit with a 67 watt LED light (see attached picture). This light is on a timer and is set to turn off at 9:30 pm. This sign replaced a sign on the front of the church that was front-lit with a 500 watt floodlight.





Parking

The current Conditional Use Permit caps the capacity of the facility at 600 people. Attendance for general church services averages approximately 300 people with a high of 463 recorded on Easter Sunday, traditionally one of the largest services of the year. There are 215 marked parking spaces. The parking lots were randomly surveyed during 16 services and 53% to 90% of parking spots were used during services with an average parking lot usage of 65%. The new building will provide more usable and appropriate meeting space for the various activities that are ongoing at the church and is not expected to increase parking lot usage.





2016 Updated Parking Survey and Peak Traffic Flow

Last year (2015) the parking lot usage was surveyed and averaged 65% of capacity during general church services. Parking lots were surveyed in March and April of 2016 during eight general church services, including Easter Sunday traditionally one of the largest services of the year. Church attendance over the span of the survey averaged 286 people. Parking lot usage averaged 64% of capacity with a high of 85% of capacity on Easter Sunday morning and a low of 55% of capacity for a Thursday evening service. Parking lot usage during the daytime throughout the week averages 5-15 cars per day as administrative, maintenance and other miscellaneous duties are performed.

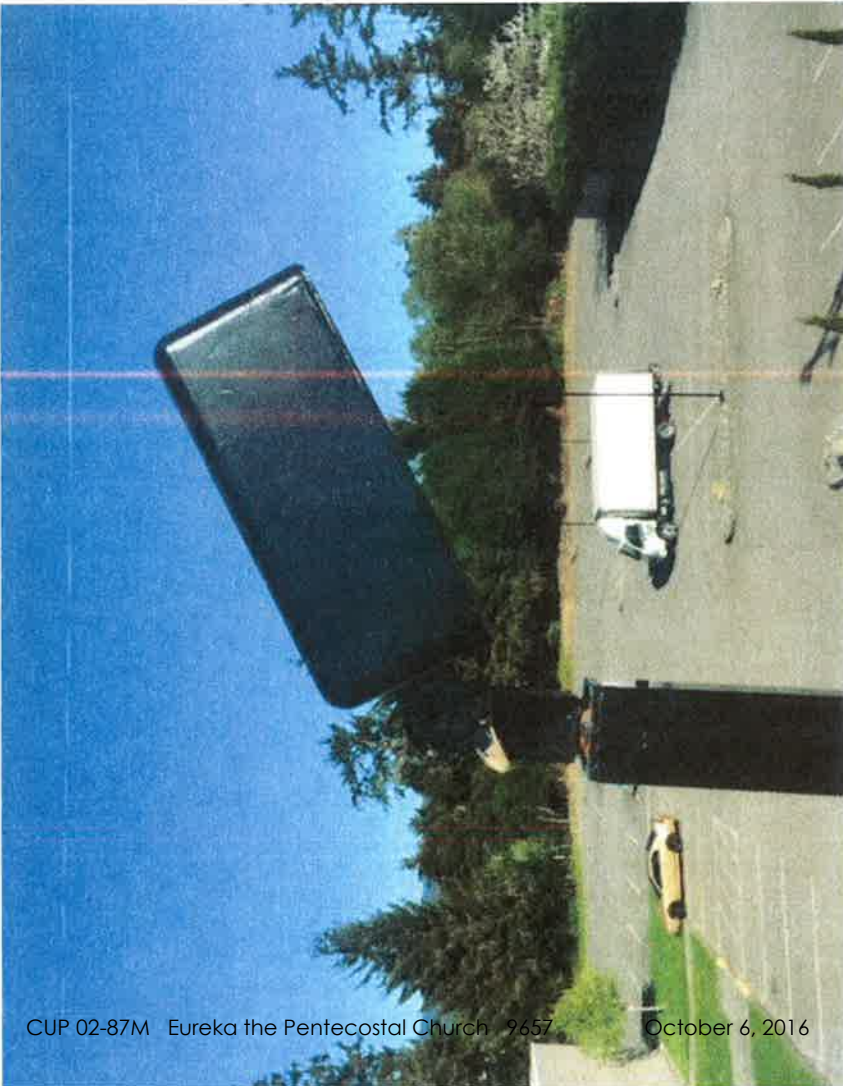
Neighbors have complained about the traffic on Hoover Street before and after church services. The entrance to the church property was filmed before and after church services to document the traffic flow during peak use. Cars enter and leave the church property in intermittent small groups of a few cars so there does not appear to be a need to meter traffic at this time. In the future if the church increases to capacity or near capacity, traffic can be metered as necessary at the church entrance to reduce potential backed up traffic at the Myrtle Avenue stop sign and to allow vehicles and pedestrians on side streets and driveways to access Hoover.



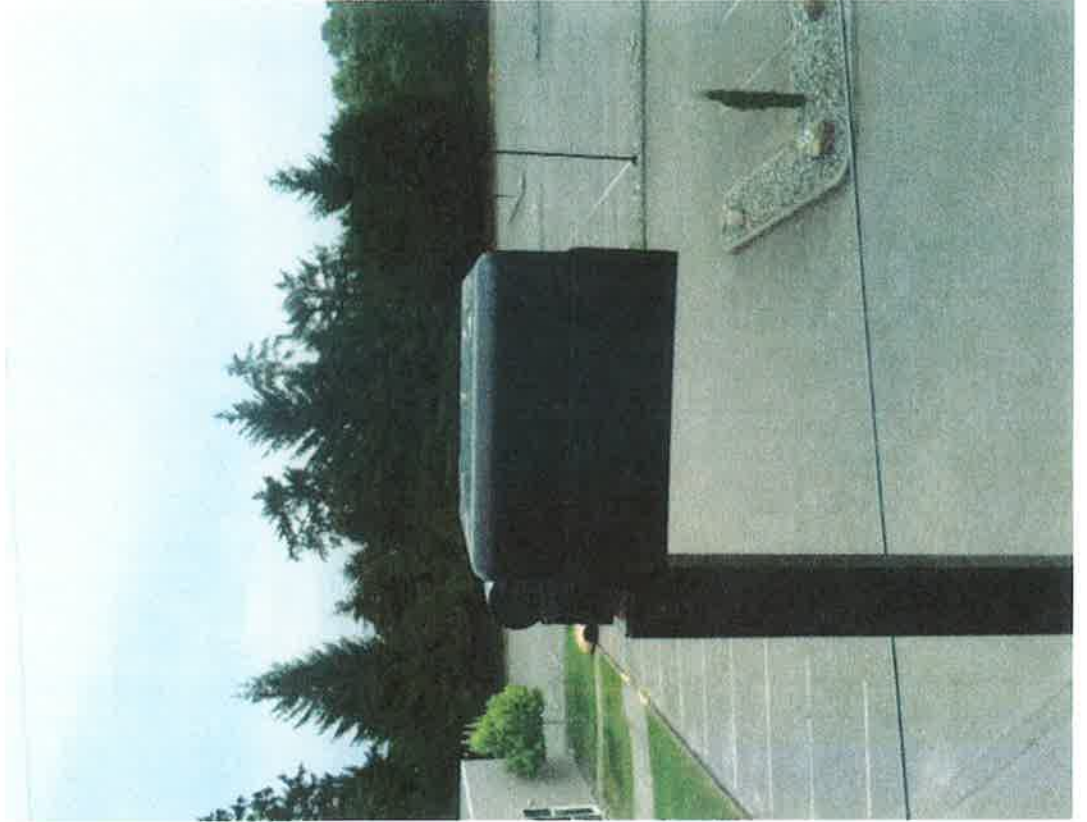
Parking Lot Lights

There are currently 14 parking lot lights as indicated on the attached map. It is presumed the lights were installed during the initial construction phase of the church 25 years ago. These lights provide bare minimum light for safe usage of the parking lot at night. The lights are used only as needed for larger services and are turned off by 10 pm. The 10 light poles in the main parking lot are 20 feet tall. The 4 light poles in the west parking lot are 25 feet tall. In the west parking lot, the lights were repositioned to direct the light downward and shields were installed to keep direct light on the church property (see attached pictures). We are requesting a modification from the original permit to allow the light poles to remain at their current height (20 and 25 feet) with the modifications already done. If the poles were lowered to 15 feet, additional lights or higher wattage bulbs will likely be required to maintain adequate lighting for safety in the parking lot.

→ **Before**



After →





Riparian Zone on the East side of the Main Parking Lot

There is a riparian zone on the east side of the main parking lot where we planted a few non-native species to increase the noise and light buffer between the church parking lot and residences on the other side of the riparian zone. To comply with the conditional use permit, we removed the non-native species that we planted. Native species, including oregon grape, california wax myrtle, woodland strawberry, evergreen huckleberry, red twig dogwood and salal were planted in the area (see attached map).

Grading/Drainage/Erosion Control

The building will be constructed on a perimeter foundation. The building site is a gently sloping shallow swale created by the western edge of the parking lot and low berm 50' to the west of the parking lot. The berm appears to be manmade and will be graded to level the building site. Approximately 175 cubic yards of soil will be removed to create the building site. See grading diagram.

The slopes in the area of the building site are gentle and there will be a very minimal change in the existing drainage pattern. Erosion from rain runoff is not expected with treatment of graded areas. All areas of soil exposed to rain due to grading will be treated with weed free straw to a depth of 4 inches to prevent soil loss prior to any rain that causes runoff. Weed free straw bales and/or waddles will be used below the disturbed site if necessary as a secondary measure to prevent soil moving off the site.

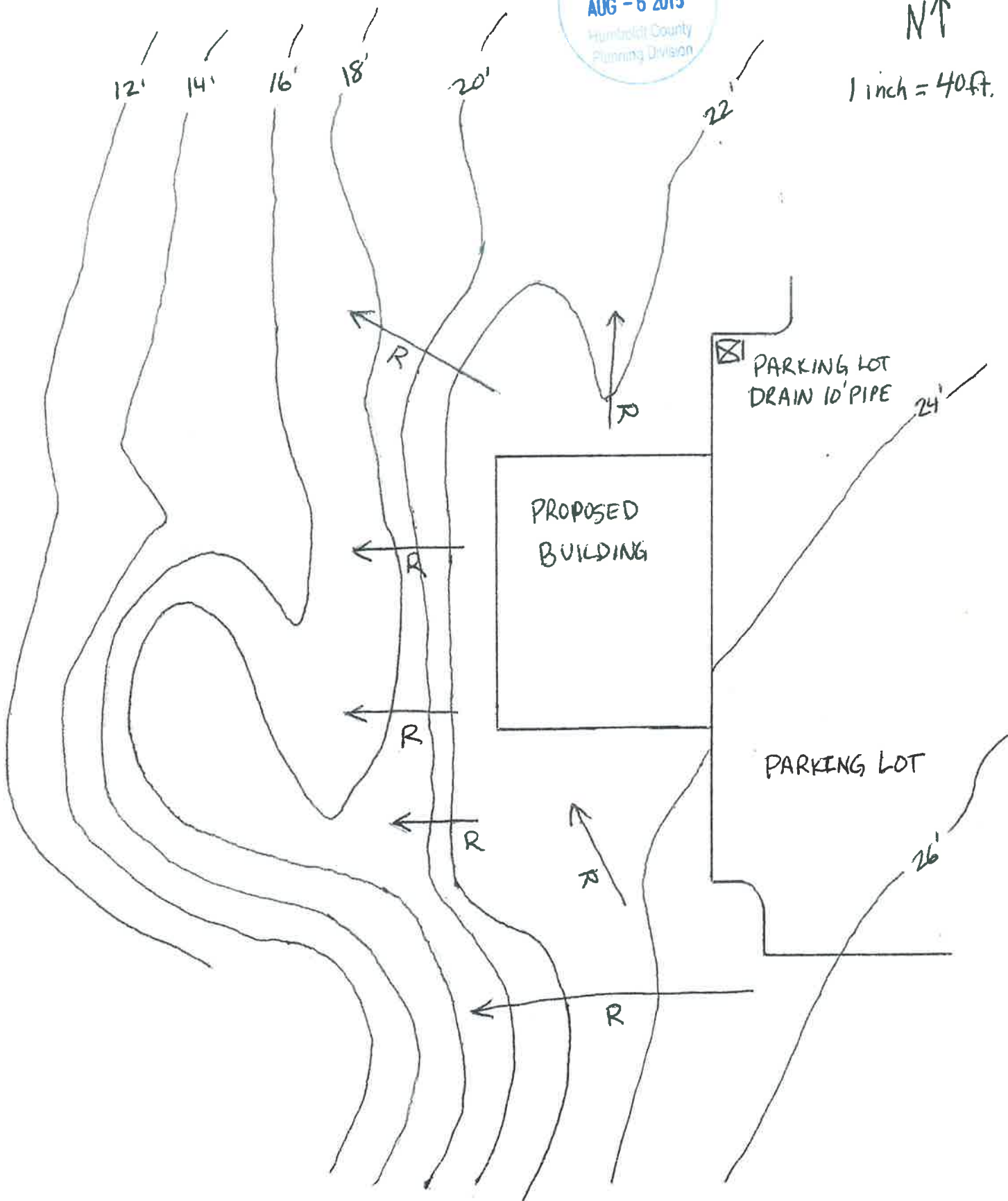
Roof gutters will be drained into the 10" parking lot drain on the east side of the building and onto rock rip rap on the west side of the building.



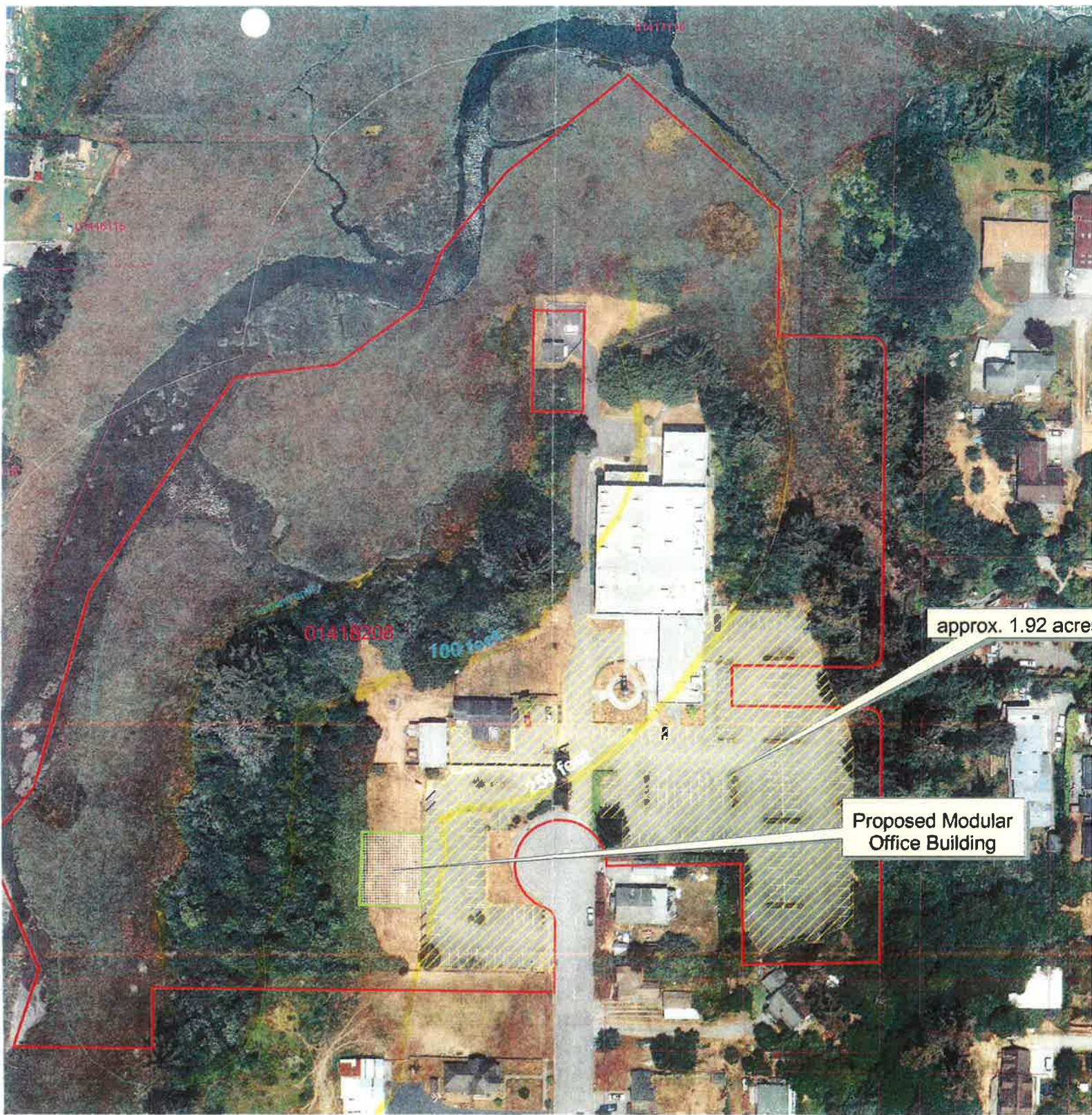


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1 inch = 40 ft.



GRADING / DRAINAGE





1. INTRODUCTION

The property found at 1060 Hoover Street west of the City of Eureka in Humboldt County, CA proposes to erect a 4,320 ft² modular building for office and meeting space east of the wetland and adjacent riparian habitat on the west side of the parcel owned by Eureka the Pentecostal Church (Attachment 1). This site lies within County of Humboldt jurisdiction, within the Coastal Zone. The site-specific assessment for this document was performed by Streamline Planning Consultants on September 29, 2015, as a follow up to the assessment done during the Spring of 2015. This Fall assessment consisted of a brief appraisal of the vegetation and soils, broken into four zones as described in the field sheets of the Fall Assessment (Attachment 2 of Riparian Habitat Assessment dated April 21, 2015). This recent assessment was performed to determine if any conditions had changed due to seasonal fluctuations or anthropogenic impacts. An additional Vegetation Determination Form was filled out for the proposed building site, consisting of lawn, deemed Zone 5, to demonstrate the positive change this project will bring about in both soils and native plant community (Attachment 2).

This document includes a combined Stormwater Management Plan and Revegetation plan, which were combined since they are intricately related. The Plan was created per the California Coastal Commission's request numbers 2 and 3 on their letter dated September 4, 2015.

2. RESULTS AND DISCUSSION

Plant Community

Little change aside from blooming and dormancy were noted since the previous site visit. While the lawn area proposed to be built upon is dominated by non-native grasses and forbs characteristic of similar lawn or pasture areas in the county, the surrounding riparian and marsh habitat areas contain outstanding native plant communities. However, the riparian habitat shows a significant infestation of non-native, invasive plants such as English ivy, Himalayan blackberry, cotoneaster, acacia and holly. Furthermore, the area just west of the existing lawn is covered with a large patch of Himalayan blackberries. Deer and numerous bird species were observed within the riparian vegetation during site visits, showing the potential wildlife habitat of the site.

Soils

While the soils within the blackberry patch and adjacent riparian vegetation corridor are healthy, the lawn consists of compacted loam. The light soil color indicates the topsoil was scraped away long ago. The stunted nature of the plants indicates the soil is nutrient, gas and moisture poor, which retards the development of topsoil and organic matter accumulation, further decreasing the plant production and stormwater infiltration and treatment potential of the site.

Mitigation

This project provides an excellent opportunity to increase the habitat value of the riparian corridor and to provide additional protection for both this corridor and the marsh habitat to the west by:

- 1) Increasing the percentage of native plant cover on the site
- 2) Decreasing the invasive/non-native plant seed bank and cover

- 3) Increasing soil health and productivity
- 4) Increasing stormwater retention, treatment and infiltration
- 5) Preservation of existing native plant species
- 6) Screening the existing riparian habitat with additional native vegetation by converting the open lawn and Himalayan blackberry patch to taller, denser native vegetation:
 - a. North and south of the building: an approximate 85-foot-wide native tree/shrub buffer between existing parking lot and existing native vegetation (growing west of Himalaya patch)
 - b. West of the building: a 25-foot-wide native planting including a 15-foot-wide bioswale/riparian planting, and 10-foot wide low growing native planting

These measures will be described in the Stormwater Management and Revegetation Plan sections below. The management of invasive species, along with the replacement of the Himalayan blackberry patch, as part of this project will be a significant improvement to the native character of the ESHA. Low Impact Development techniques will be used to ensure stormwater resulting from the increased impermeable surface (rooftop) is retained and treated onsite. Since the lawn soil currently provides little infiltration, the soil amending and planting as outlined in this document will provide a great improvement over current conditions.

3. STORMWATER MANAGEMENT

Several measures will be employed to retain and treat stormwater onsite, including:

- 1) Bioswale Infiltration
- 2) Downspout Disconnection
- 3) Soil Amending
- 4) Tree Planting

The first measure, a bioswale (in conjunction with downspout disconnection as the second measure) will extend around the building and catch all the stormwater generated from the rooftop (Attachments 3 & 4). This swale will be used to route water from the rooftop around the building to the north, rather than to the parking lot where it could pick up pollutants or add to the volume and velocity of stormwater leaving the parking lot. The swale will greatly lengthen the flow path of roof runoff compared to simply allowing downspouts to run to the parking lot on the east or straight into the riparian vegetation to the west, which is relatively close to the marsh area. This winding path will increase the time for water to filter, infiltrate and evaporate, as well as prevent the potential to pick up pollutants in the parking lot (see Attachment 3 for bioswale layout).

The third and fourth measures, outlined in the Revegetation Plan below, include soil amending to increase stormwater infiltration and treatment, along with tree planting. Soil amending will transform the compacted, subsoil lawn area into a viable growing medium for the native planting. The installation of trees will not only increase the surface area for precipitation to contact and evaporate from, but will also draw soil moisture from the ground through evapotranspiration. This moisture draw is an effective way to decrease the soil moisture load from infiltrated stormwater. The volume of soil amended,

combined with the size of the bioswale and planting areas, will allow this site to easily retain the 85th percentile design storm volume.

The only temporary erosion control measures required for this project will be two straw wattles installed per specifications at the outflow of the bioswale to catch potential sediment before it drains off the site. The shape of the site is concave and flows to one point, so sediment is not expected to leave the site. As outlined in the revegetation plan, the planting/revegetation area is to remain bare for one month to induce weed germination, after which the soil will be tilled to reduce the seed bank and eliminate the first flush of weeds. After this period, the site will be planted and then mulched to attain 100% cover for site stabilization.

Stormwater Calculations

The additional impermeable surface from this project will be roof top. The total rooftop area is 2,370 ft². With Eureka's 24-hour, 85th percentile design storm of 0.65 inches (0.054 ft), the total runoff from this building will be 0.054 ft x 4,320 ft² = 234 ft³. The bioswale has been designed at 237 feet long by 10 feet wide. A 1:4 safety slope results in a 15-inch-deep swale. With this design, the total capture volume with 33% (5-inch) freeboard is 1,007 ft³ or 4.3 times the required volume for the additional runoff (see Attachment 4a for design cross-section). This swale creates an effective treatment barrier between the riparian habitat and both existing and proposed development. If an alternative design is used with a six-inch-deep swale, using the same 33% freeboard, a 573 volume is achieved, which is still 2.4 times that which is required (see Attachment 4b for design cross-section).

4. REVEGETATION PLAN

A. Invasive Species Management

The first mitigation measure to improve the plant community for this project is the removal of key invasive species surrounding the building site. This measure includes the following:

- 1) Cutting down all Acacias and treating the stumps
- 2) Cutting down all Holly trees and treating the stumps
- 3) Cutting the ivy off of the large trees in the riparian corridor
- 4) Digging up/pulling out the cotoneaster plants in the riparian corridor
- 5) Mowing the Himalayan blackberry patch west of the lawn and removing the root clumps

B. Revegetation

The second mitigation measure will be revegetation. The lawn and Himalayan blackberry patch areas around the proposed building will be re-landscaped to not only eliminate the existing non-native species, but also to increase the percentage of native plants onsite and create additional screening for the existing habitat (Attachment 1). The following revegetation components will be employed:

Both bare-root and containerized plants will be used. A nursery collection has already been established and will continue to grow as economical native plants are procured. The revegetation goal of this project is to establish plants native to the county, particularly the coastal environment. The planting table in Attachment 5 will be used as the primary goal of species to be procured. However, when a good

source of other species native to the area is found, these plants will be used in addition to those already collected and those on the list. Examples would include *Juncus lescurii*, which is not usually available in nurseries, or *Artemisia pycnocephala*, which was not seen on this site but grows in similar habitats around the area. If native plants like these are unexpectedly found for a reasonable price, they will be procured. Native plant availability at planting time has been a great challenge on many similar projects throughout the North Coast, so the primary goal is to procure native plants, using the target species if available. Attachment 5 provides the target list of the native species currently observed onsite or in similar habitats around the county, which are most likely to be available from native plant nurseries.

Mulch will be used extensively to help reduce weeds and maintain soil moisture. The preferred mulch for upland areas is wood chips, but other similar somewhat weed-free mulches may be used if available. Native planting experience throughout the region has shown that weeds quickly overtake slower-growing natives. This makes the use of mulch between plants extremely important. As such, the mulch cover goal for this site will be 34%, with no bare soil. Over time, leaf drop from the installed trees and shrubs will accumulate and replace the decomposing mulch. This leaf drop will help build topsoil and decompose to help infiltrate and hold soil moisture, which in turn will help sustain the native ecosystem.

The following seven components of the Revegetation Plan correspond with the seven questions posed in the Coastal Commission Letter dated September 4, 2015:

1&2) Quantity and Spacing of Each Species to be Planted

This question must be answered in general terms, corresponding with component #7, below and Attachments 5 & 6. Streamline staff has found that by the time plans are drawn, permits are procured and contractors hired, the plants specified are never available in the sizes and quantities originally planned for, even when inventory lists are checked during planning. Some species will be completely out of stock at all the well-known native plant nurseries. Therefore, the spacing and plant numbers will be outlined below by Zone, but the species will be taken from the lists included below and in Attachment 5 to allow for flexibility at the time of installation. As outlined in Component 7, below, there will be four planting zones on this project.

Tree Zone

For the tree planting zone, rather than specifying 60 red alder, 10 big-leafed maple, 29 wax myrtle and 5 cascara, this plan calls for 104 native trees spaced at eight-foot intervals. The tree species will be taken from the Tree Column in Attachment 5, with emphasis placed on plants in bold. This will allow flexibility for plant availability at the time of installation. The same procedure will be followed for the plants from the shrub and grass zones. Tree priority will fall in the following order: *Alnus rubra*, *Morella californica*, *Frangula purshiana*, *Sambucus racemosa*, *Acer macrophyllum*, *Salix lasiandra*. These trees grow from ten to 130-feet tall.

Shrub Zone

The shrub zone will have 241 shrubs, tall forbs and tall grasses spaced at three-foot intervals. These plants, growing from three to 12-feet in height, will be taken from the Shrub Column in Attachment 5. Priority will be placed in the following order: *Lonicera involucrata*, *Ribes sanguineum*, *Rubus spectabilis*, *Rubus parviflorus* and *Vaccinium ovatum*.

Grass & Forb Zone

This zone will be covered with lower-growing plants under three feet tall. Spacing will be at two-foot intervals for a total of 658 plants. Priority will be placed in the following order: *Festuca rubra*, *Distichlis spicata*, *Deschampsia caespitosa*, *Grindelia stricta*, *Symphotrichum chilense*, *Solidago ssp.*, *Juncus effuses*, *Potentilla anserine*, *Gaultheria shallon*, after which will follow the other native plants listed in Attachment 5.

Spruce Zone

The area north of the proposed building, where the riparian vegetation meets the marsh, has five large Acacia trees growing in a row from east to west. These trees will be removed and replaced with 15 spruce trees. Spruce is the premier large conifer that grows in the coastal zone, and will provide a windbreak for the newly-planted riparian habitat.

Wildcard Plants

These plants include those native to this habitat and, if available, will be good fill-in plants throughout the planting zones: *Baccharis pilularis*, *Calamagrostis nutkaensis*, *Carex obnupta*, *Festuca californica*, *Juncus patens*, and *Spirea douglasii*. Other unforeseen native plant availabilities will be acceptable, as well.

3) Size of Plants to be Installed

When one gallons are specified, often only small AB35 tree pots are available. Therefore, the general goal will be for a rough equivalent of 1-gallon sized plants for trees, and plug to four-inch size for grasses and forbs and one-gallon size for shrubs, depending on availability. When available, bare root plants will be procured because they are often less expensive and less root-bound. Experience on the North Coast has shown that AB35 to four-inch pots provide the best success for grasses and forbs. These plants typically catch up with the one-gallon-sized plants within the first season and produce healthier plants.

4) Irrigation Plan

It is the opinion of Streamline Planning Consultants that landscapes should not require water. Water should be used only for annual food crops and human needs such as drinking or wash water. Streamline has developed a track record of projects where a variety of sustainable planting practices have been used to create a vibrant native or perennial edible landscape that requires no irrigation. Several of the key components include installation timing (winter), heavy mulching, native plants and mycorrhizal fungi application during planting. This system not only saves the landowner money initially, but helps the environment by requiring that much less metal and plastic materials to be manufactured or introduced into the environment. Additionally, drought-tolerant landscaping reduces the amount of water wasted by society, which is particularly important during these times of drought. With the past two seasons of hot dry spells during winter, the plants and weather will be monitored to ensure appropriate moisture during the first month. If a dry spell occurs during and immediately after planting, temporary, mobile irrigation will be employed to ensure plant survival.

5) Proposed Success Criteria

The goal of this revegetation plan is to establish an ecosystem dominated by plants native to the coastal environment of Humboldt County. As such, the revegetation goal for this site will be a 66% plant cover combined with a 34% mulch cover for a total ground covering of 100% (no bare soil) within four years.

As the trees and shrubs grow, they will soon provide 100% cover over the tree and shrub zones. Only the grass and forb zone around the building will remain at an approximate 66% plant cover to provide clearance, light and accessibility around the building. Of the 66% plant cover, the composition goal will be 70% native plants, since even the best maintenance is a continual struggle with invasive weeds. Even with persistent management, the local seed bank of plants such as Himalayan blackberry, English ivy, field bindweed and curly dock is continually popping up where exclusively native plants were installed.

6) Proposed Monitoring Plan

Monitoring will be performed by the project manager or her agent twice per year for a period of four years or until the above Success Criteria is met. Staff from Streamline Planning Consultants will oversee monitoring to ensure the proper methodology and technical expertise is employed. Accumulated trash and debris will be removed during visits. Native plant cover should continue to increase over the four years and should remain as healthy as the surrounding vegetation according to climatic and seasonal conditions. If the project does not advance toward the goals set forth in this Restoration Plan, Streamline Staff will advise on how to achieve successful restoration of reasonable native plant cover for this site. Examples of action triggers would be greater than 30% mortality or off season chlorosis or plant decline. Such conditions will be assessed and remedied. It is foreseen that vegetation management will need to occur as trees and shrubs mature. If spacing becomes too dense over time, plants may be removed to allow healthy spacing, particularly with larger trees such as spruce, alder and maple. If some trees or shrubs die off, this may be acceptable as adjacent plants fill in.

7) Exact Location and Size of Area to be Replanted

Attachment 6 shows the planting areas where the soil will be amended and plants will be installed. Attachment 5 contains the recommended plant list, with columns corresponding to these zones, from which plants will be chosen according to availability during installation. The Green Zone is the broad-leaved tree zone, followed by the Pink shrub zone and the Blue grass/forb zone. Additionally, an area at the riparian vegetation interface with the marsh, north of the proposed building, has been designated the Spruce Zone, where the existing non-native acacias will be replaced. The following table lists the zones and corresponding areas and plant numbers:

Table 1. Planting Zone Data			
Zone	Size (ft ²)	Spacing (ft)	# of Plants
Green	6,646	6	104
Pink	2,170	3	241
Blue	2,630	2	658
Spruce	2,880	14	15

C. Soil Preparation

Prior to planting, the soils will be amended to increase soil structure, infiltration, gas exchange, moisture-holding capacity, nutrient-holding capacity and root growth. These amendments will include:

- Dolomite lime applied at a rate of 80 pounds per 1,000 ft²;
- Gypsum applied at a rate of 20 pounds per 1,000 ft²;

- Greensand (glauconite) applied at a rate of 21 pounds per 1,000 ft² (bioswale only):
- Compost applied at a rate of 1 yd³ per 324 ft² (3 yd³ per 1,000 ft²) to form a one-inch surface layer before incorporation (existing lawn area, including proposed bioswale, only).

All amendments will be applied evenly over the surface and tilled into the soil to a minimum depth of six inches. After incorporation the site will be irrigated for two weeks, at a rate sufficient to soak the soil, but with a fine enough droplet size and low enough volume or frequency to prevent erosion. Upon adequate drying (approximately two weeks, or longer if rain occurs), the site will then be re-tilled to knock down the germinated weeds.

5. CONCLUSION

The site of the proposed building lies on a compacted lawn soil where the topsoil was apparently scraped away long ago. Additionally, the lawn contains mostly non-native weed species that are stunted and sparse from the poor soil conditions. The stormwater management and revegetation components of this plan will not only retain and treat the stormwater generated from the proposed building, but will be a great environmental improvement for this site, increasing groundwater recharge and the character of the native plant community. The replacement of the invasive, non-native Himalayan blackberry patch, along with the addition of native riparian vegetation to the north and south of the building, will further buffer the existing riparian and marsh habitats from the existing development on the parcel.

ATTACHMENTS

- ATTACHMENT 1: Overall Site Plan
- ATTACHMENT 2: Additional Field Data Sheet (Sheet #5)
- ATTACHMENT 3: Bioswale Layout
- ATTACHMENT 4: Biowsale Designs (4a & 4b)
- ATTACHMENT 5: Planting Table
- ATTACHMENT 6: Planting Zone Drawing

ATTACHMENT 1: Overall Site Plan



Google earth

feet
meters

200

80



Proposed Building



Spruce Planting, Acacia Removal Zone



Project Area



Soil Amending & Planting Area



Himalayan Blackberry Patch

ATTACHMENT 2. Data Sheet #5

Vegetation Determination form. Eureka! The Pentecostal church.Project/site: 1060 Hoover St Eureka Site/location #: 5Applicant: Eureka! The Pentecostal churchInvestigator(s): Joseph Saler, Sam Polly**Vegetation**

	Tree stratum	Absolute % cover	Dominant species	Native/ Nonnative
1				
2				
3				
4				
5				
6				
7				
			= total cover	Native/ Nonnative
	Sapling/shrub stratum	Absolute % cover	Dominant species	
1	<i>Rubus armeniacus</i> (Himalaya berry)	20%		Invasive
2	<i>Rubus ursinus</i> (California Hackberry)	10%		Native
3	<i>Salix hookeriana</i> (Least willow)	2%		N
4				
5				
6				
7				
			= total cover	
	Herb stratum	Absolute % cover	Dominant species	Native/ Nonnative
1	<i>Cotoneaster franchetii</i> (Orange cotoneaster)	1		Invasive
2	<i>Paspalum dilatatum</i> (Dallis grass)	10%		I
3	<i>Rumex acetosella</i> (Sheep sorrel)	5%		I
4	<i>Symphoricarpos chilense</i> (Pacific aster)	5%		N
5	<i>Holcus lanatus</i> (Velvet grass)	3%		I
6	<i>Plantago lanceolata</i> (English Plantain)	3%		I
7	<i>Hypochaeris radicata</i> (Milk thistle)	12%		I
8	<i>Linum bienne</i> (Narrow leaved flax)	2%		I
9	<i>Polystichum munitum</i> (Western swordfern)	1%		N
10	<i>Bellis perennis</i> (English daisy)	4%		I
11	<i>Trifolium hybridum</i> (Alsike clover)	4%		I

12	<i>Sonchus oleraceus</i> (Sow thistle)	3%		I
13	<i>Raphanus sativus</i> (Wild radish)	2%		I
14	<i>Taraxacum officinale</i> (Common dandelion)	4%		I
15	<i>Cirsium vulgare</i> (Bull thistle)	2%		I
16	<i>Cynodon dactylon</i> (Bermuda grass)	15%		I
17				
18				
19				
20				
			= total cover	
	Woody vine stratum	Absolute % cover	Dominant species	Native/ Nonnative
1				
2				
3				
			= total cover	

Site Characteristics:

weedy fill site, characterized by non-native, invasive species

Distances:

Wetland edge to riparian zone: _____.

Riparian zone edge to parking lot: _____.

Wetland edge to parking lot: _____.

_____.

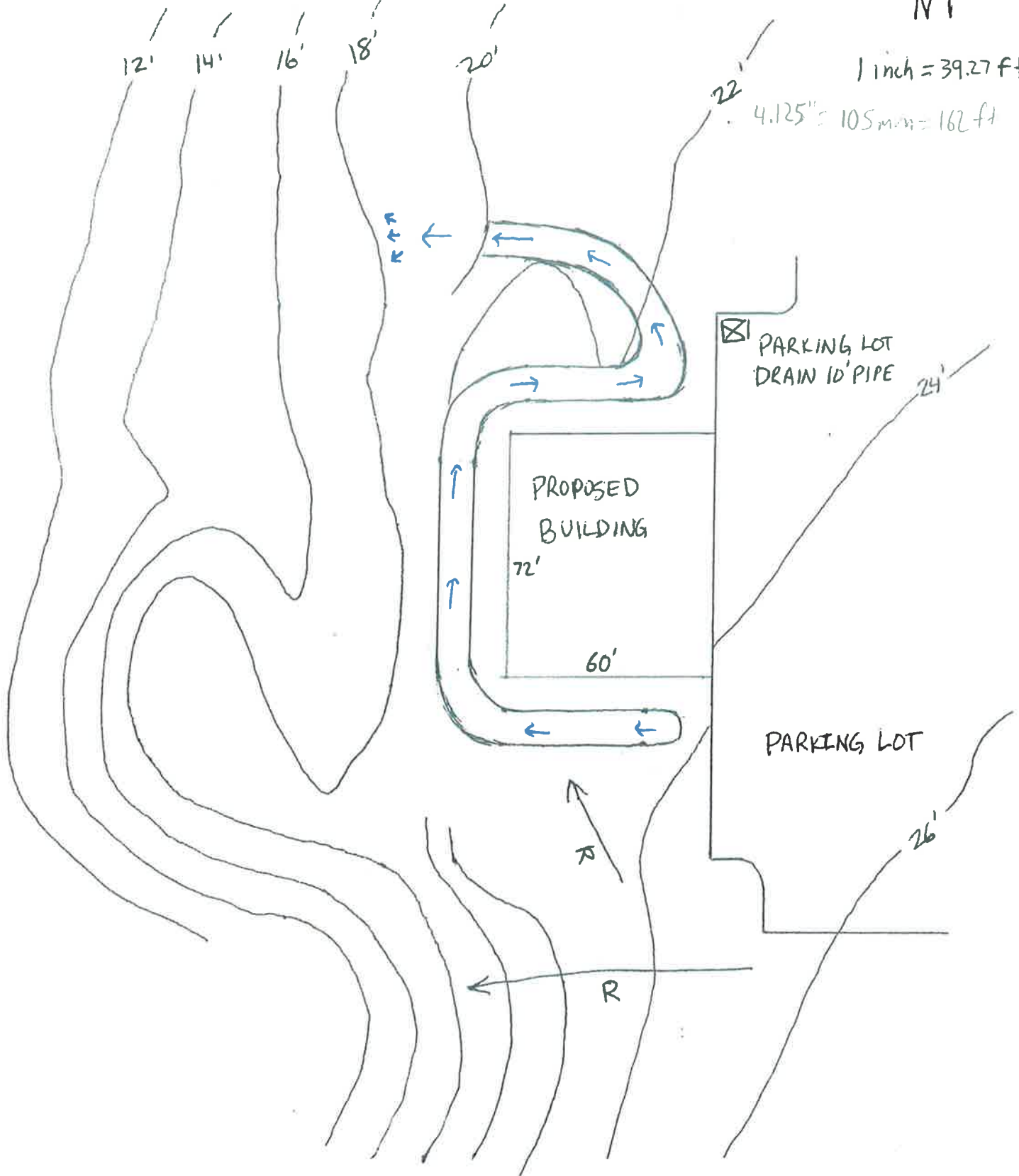
Potential mitigation area:

ATTACHMENT 3. Bioswale Layout

N↑

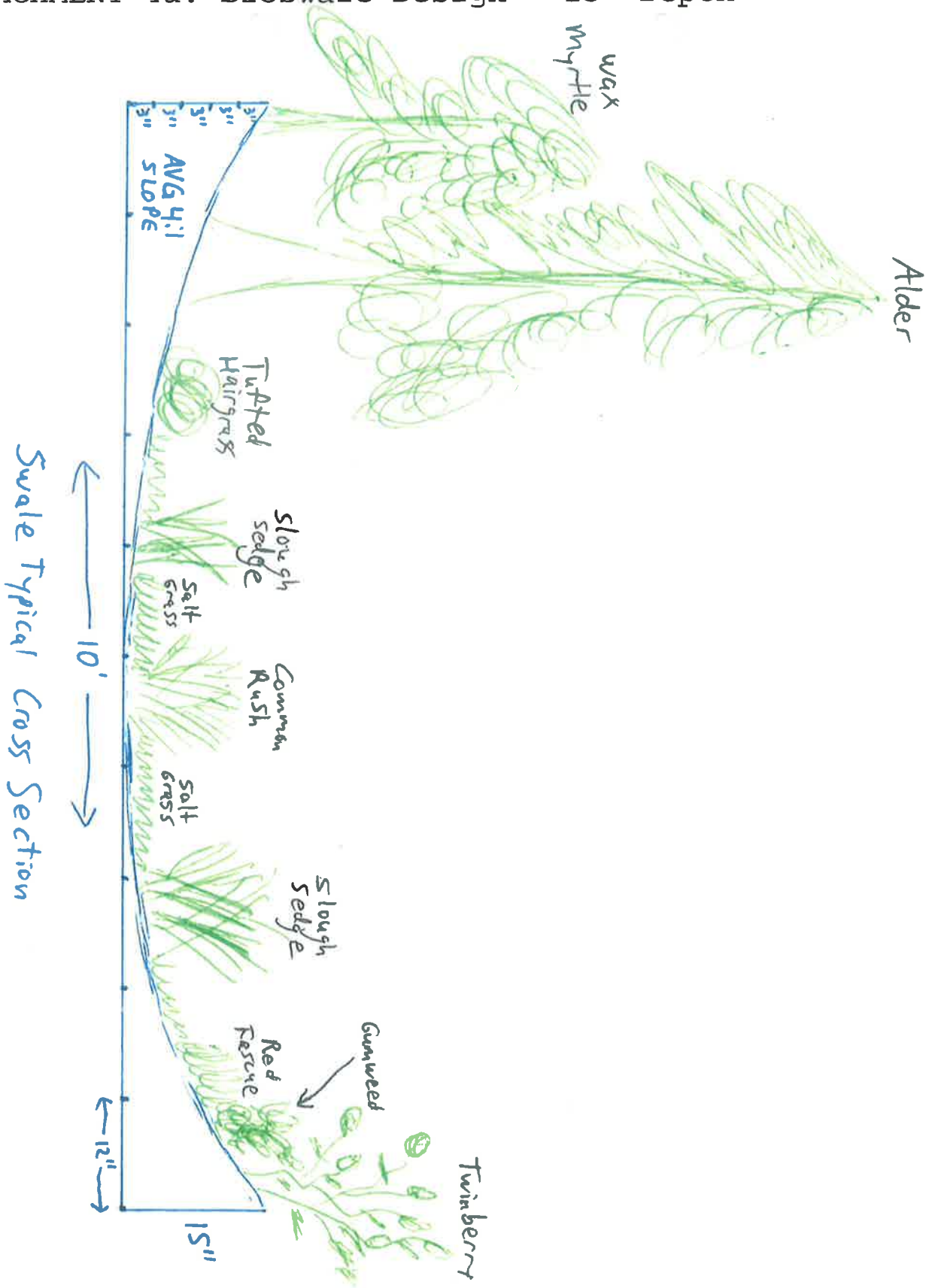
1 inch = 39.27 ft

4.125" = 105mm = 162 ft



GRADING / DRAINAGE

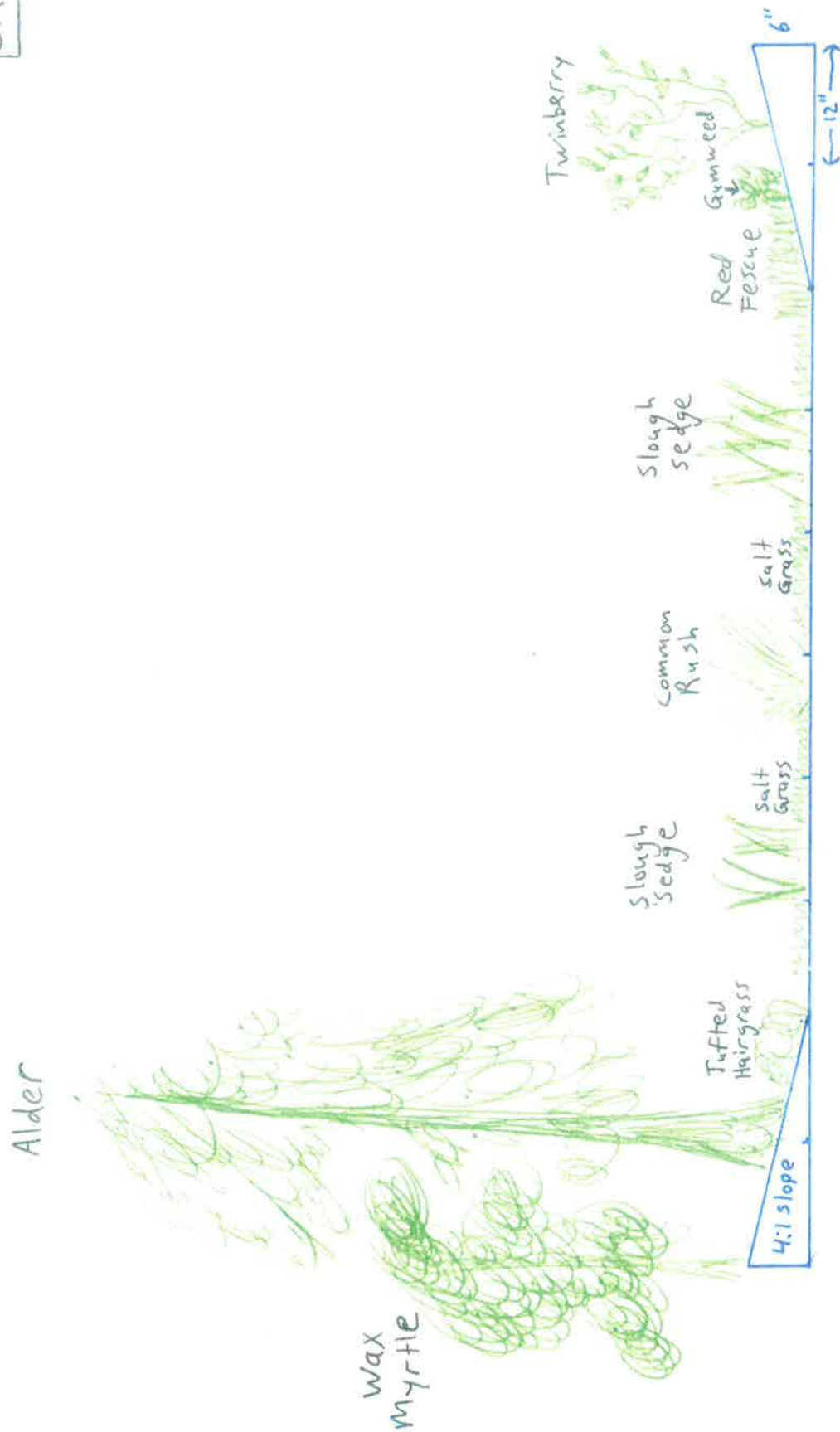
Bioswale 15"-Deep



Bioswale

WEST

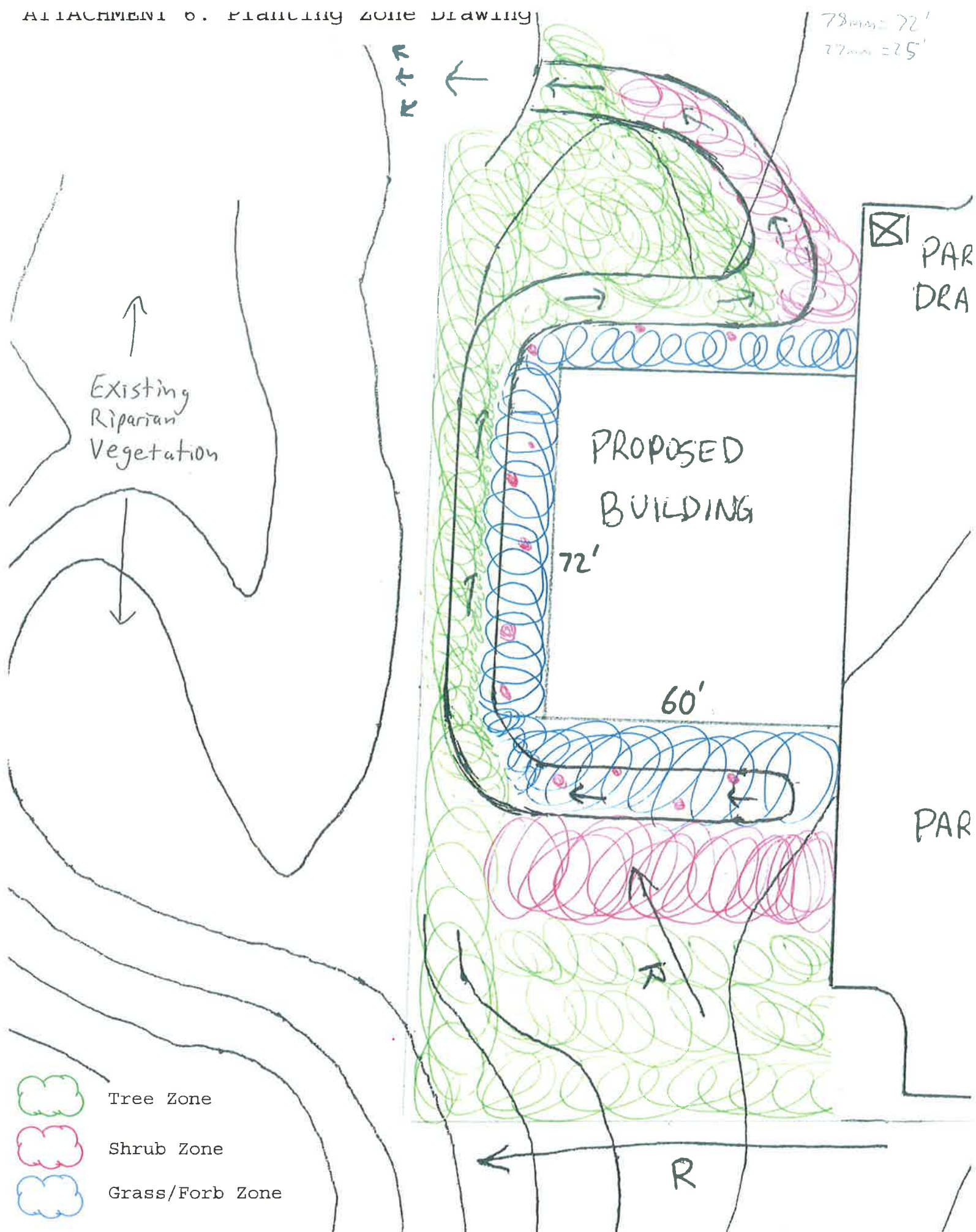
EAST



10' Swale Typical Cross Section

ATTACHMENT 5. Planting Table

Latin Name	"Variety"/species	Ground Cover	Short Grass	Tall Grass	Short Shrub/ Forb	Med Shrub/ Forb	Tall Shrub/ Tree	Notes
<i>Abies grandis</i>	Grand Fir						✓	
<i>Acer macrophyllum</i>	Big-Leaf Maple						✓	
<i>Achillea millefolium</i>	Yarrow					✓		
<i>Alnus rubra</i>	Red Alder						✓	
<i>Aster chilensis</i>	Coastal Aster					✓		
<i>Baccharis pilularis</i>	Coyote Bush					✓		
<i>Calamagrostis nutkaensis</i>	Pacific Reedgrass			✓				
<i>Carex densa</i>	Dense Sedge		✓					
<i>Carex obnupta</i>	Slough Sedge			✓				
<i>Cyperus eragrostis</i>	Yellow Nutsedge			✓				
<i>Deschampsia caespitosa</i>	Tufted Hairgrass		✓	✓				
<i>Distichlis spicata</i>	Salt Grass	✓	✓					
<i>Erigeron glaucus</i>	Beach Aster	✓			✓			
<i>Escholzia californica</i> var. <i>maritimus</i>	Coastal Poppy				✓			
<i>Festuca idahoensis</i>	ID Fescue		✓					
<i>Festuca rubra</i>	Red Fescue		✓					
<i>Frangula purshiana</i>	Casacara						✓	
<i>Garrya elliptica</i>	Silk Tassel					✓	✓	
<i>Gaultheria shallon</i>	Salal	✓			✓			
<i>Grindelia stricta</i>	Coastal Gumweed				✓			
<i>Iris douglasiana</i>	Douglas Iris				✓			
<i>Juncus effusus</i>	Common Rush			✓				
<i>Juncus patens</i>	Gray Rush			✓				
<i>Lonicera involucrata</i>	Twinberry					✓		
<i>Myrica californica</i>	Wax Myrtle					✓	✓	
<i>Picea sitchensis</i>	Sitka Spruce						✓	
<i>Polystichum munitum</i>	Sword Fern					✓		
<i>Potentilla anserina</i>	Silverweed				✓			
<i>Pseudotsuga menziesii</i>	Douglas Fir						✓	
<i>Rubus parviflorus</i>	Thimbleberry					✓	✓	
<i>Rubus spectabilis</i>	Salmon Berry					✓	✓	
<i>Salix hookeriana</i>	Coast Willow						✓	
<i>Salix lasiandra</i>	Pacific Willow						✓	
<i>Sambucus racemosa</i>	Red Elderberry						✓	
<i>Sequoia sempervirens</i>	Coastal Redwood						✓	
<i>Sisyrinchium bellum</i>	Blue-Eyed Grass		✓					
<i>Solidago</i> ssp.	Goldenrod					✓		
<i>Spirea douglasii</i>	Douglas' Spirea					✓		
<i>Vaccinium ovatum</i>	Black Huckleberry					✓		
Plants in bold represent the best choices for this project.								



Stormwater & Revegetation Plan Preparer's Certification

Project Name: Eureka the Pentecostal ChurchProject Phase: Modular Office & Meeting Building

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete."

Preparer's Signature:

Date: October 15, 2015Preparer's Name: Sam PollyTelephone Number: (707) 822-5785Preparer's Title: Stormwater Specialist, CPESC #5926, QSD/P #00316, IGP QISP & ToR #92

Preparer's Training: 38 Hour Army Corps of Engineers Wetland Delineation Training Program
Soil Science 363, Wetland Soils, Humboldt State University, Spring 2012
B.S. Soil Science, Cal Poly San Luis Obispo, 1996
M.S. Agricultural Education, Cal Poly San Luis Obispo, 2006

Preparer's Organization: Streamline Planning Consultants

Riparian Enhancement Measures

1. The windows at the back of the building will be shuttered so that no artificial light will be visible coming from the back of the building.
2. The acacia trees to the north of the building site will be removed and the trees replaced with a mix of native trees (Sitka spruce, red alder, Pacific willow, California wax myrtle, Cascara buckthorn, coast redwood, Douglas-fir, grand fir and big leaf maple as available).
3. The blackberry bushes behind the proposed building will be removed and the cleared area will be planted with native trees.
4. The areas of grass to the north and south of the building will be planted with native trees.

Trees will be planted the first winter after the building is constructed on an 8'x8' spacing. Each year after that the enhancement area will be evaluated and additional planting and/or vegetation management will occur as necessary such that there will be no less than 30 native trees maintained in the enhancement area. See Riparian Enhancement map.

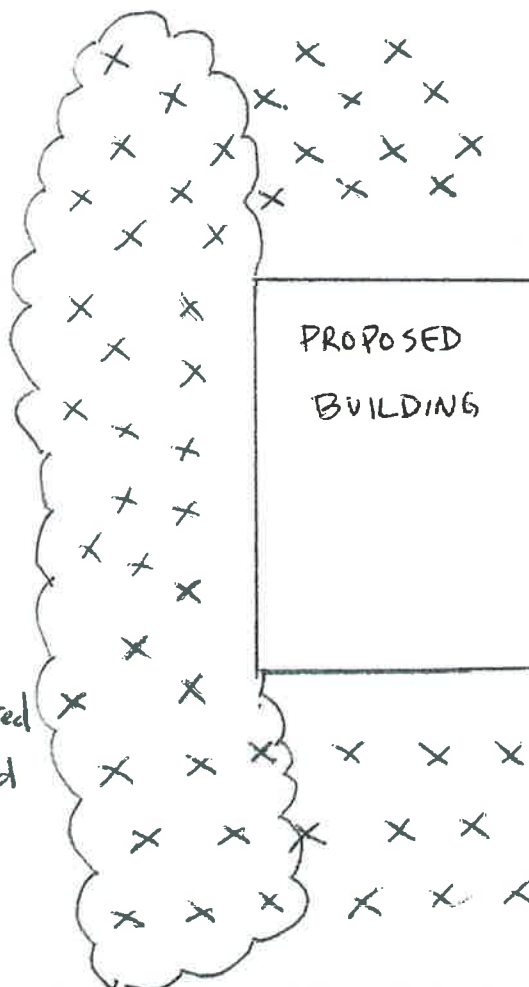


APPROXIMATE EDGE OF SALT MARSH

N ↑



- △ - Acacia to be removed
 - X - Native trees to be planted
 - ☁ - Blackberries to be removed
- 1 inch ≈ 40 ft



RIPARIAN ENHANCEMENT PLAN

ATTACHMENT 4

REFERRAL AGENCY COMMENTS AND RECOMMENDATIONS

The project was referred to the following referral agencies for review and comment. Those agencies that provided written comments are checked off.

Referral Agency	Response	Recommendation	Attached	On File
County Building Inspection Division	✓	Approval		✓
County P/W, Land Use Division	✓	Approval		✓
Division of Environmental Health	✓	Approval		✓
County Counsel	✓	No comments		✓
Northwest Information Center	✓	Conditional Approval		✓
Wiyot Tribe	✓	Approval		✓
Humboldt Community Services District	✓	Conditional Approval		✓
Humboldt #1 Fire Protection District	✓	Approval		✓
City of Eureka	✓	No Comments		✓