

CALIFORNIA COASTAL COMMISSION

NORTH COAST DISTRICT OFFICE
1385 EIGHTH STREET, SUITE 130
ARCATA, CA 95521
VOICE (707) 826-8950
FAX (707) 826-8960



W10c

CERTIFICATION REVIEW FOR EUREKA'S LOCAL COASTAL PROGRAM AMENDMENT NO. LCP-1-EUR-17-0049-2 (EMERGENCY SHELTERS)

JANUARY 13, 2021

EXHIBITS

Exhibit 1: Notification of Effective Certification Letter	2
Exhibit 2: Resolutions 2020-68 & 2020-69 and Ordinances 908-C.S. & 909-C.S.....	3

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January 14, 2021

City of Eureka
Attn: Kristen Goetz
531 K Street
Eureka, CA 95501

RE: Effective Certification of City of Eureka Local Coastal Program (LCP) Amendment
No. LCP-1-EUR-17-0049-2 (Emergency Shelters)

Dear Ms Goetz:

The Executive Director of the Coastal Commission has reviewed City Council Resolutions 2020-68 and 2020-69 and Ordinances 908-C.S. and 909-C.S. for effective certification of the City of Eureka's LCP Amendment No. LCP-1-EUR-17-0049-2, approved with suggested modifications by the Coastal Commission at its October 9, 2020 meeting. By its actions on December 1, 2020, the City has formally acknowledged and accepted the Commission's certification of the LCP amendment including the suggested modifications. The City is already issuing coastal development permits in conformance with the certified LCP for this area.

The Executive Director has found that the City's resolutions and ordinances fulfill the requirements of Section 13544(a) of Title 14 of the California Code of Regulations. In accordance with Section 13544(b) of the regulations, the Director has determined that the City's actions are legally adequate. The Coastal Commission concurred with this determination at its meeting of January 13, 2021.

Commission approval and the amendment process are now complete. Commission staff remains available to assist you and your staff as you continue to develop and implement the City's LCP. If you have any questions, please contact me at cristin.kenyon@coastal.ca.gov.

Sincerely,

A handwritten signature in cursive script that reads "Cristin Kenyon".

CRISTIN KENYON, AICP
Supervising Analyst

RESOLUTION NO. 2020-68**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EUREKA APPROVING AN AMENDMENT TO THE LAND USE PLAN PORTION OF THE ADOPTED AND CERTIFIED CITY OF EUREKA LOCAL COASTAL PROGRAM FOR THE EMERGENCY SHELTER LCP AMENDMENT AS MODIFIED BY THE CALIFORNIA COASTAL COMMISSION**

WHEREAS, on May 16, 2017, the City Council approved an amendment to the Local Coastal Program (LCP) to provide for the location of Emergency Shelters within the City as principally permitted land uses within the Service Commercial Zone District (CS), the Light Industrial Zone District (ML), and the General Industrial Zone District (MG) with the issuance of a shelter permit; and

WHEREAS, in addition to the text amendment, an amendment to the City's Land Use Plan was required to add the Emergency Shelter use to General Service Commercial (GSC), General Industrial (GI) and Limited Industrial (LI) land use designations; and

WHEREAS, on October 13, 2020, the California Coastal Commission (CCC) certified the LCP Amendment with modifications to remove references to SB2 from the Land Use designations, and add an emergency shelter definition, fix referencing errors, remove the requirements for a discretionary local shelter permit and unpaved open space, modify the parking standard, add a safety standard to address potential contamination, address environmental justice issues, and adding emergency shelters to the permitted uses on the Crowley site; and

WHEREAS, the modifications certified by the California Coastal Commission must be adopted by the City Council following review of the proposed modifications by the Planning Commission, pursuant to Eureka Municipal Code Sec. 10-5.2709.1; and

WHEREAS, on November 9, 2020, the Planning Commission adopted a resolution recommending the City Council approve the modifications to the Land Use Plan as certified by the Coastal Commission.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Eureka as follows:

Section 1. The City Council hereby modifies Table B-1 of Appendix B (Coastal Land Use Policy) of the Eureka General Plan as shown in Resolution Attachment A, to modify references to SB2 pertaining to emergency shelters.

Section 2. The City Council directs that the amendment to the Land Use Plan, Appendix B, Table B-1 supersede the previously adopted Land Use Plan, Appendix B, Table B-1 to modify references to SB2 pertaining to emergency shelters.

Resolution No. 2020-68
Page 2

PASSED, APPROVED AND ADOPTED by the City Council of the City of Eureka in the County of Humboldt, State of California, on the 1st day of December, 2020 by the following vote:

AYES: COUNCILMEMBERS CASTELLANO, MESSNER, ARROYO, ALLISON BERGEL
NOES: COUNCILMEMBERS
ABSENT: COUNCILMEMBERS

DocuSigned by:
Susan Seaman
Susan Seaman, Mayor of the City of Eureka

Attest:

DocuSigned by:
Pamela J. Powell
Pamela J. Powell, City Clerk

Approved as to Administration:

DocuSigned by:
Miles Slattery
Miles Slattery, City Manager

Approved as to form:

DocuSigned by:
Robert N. Black
Robert N. Black, City Attorney

Attachment A to Resolution 2020-68

TABLE B-1: General Plan – LCP Land Use Plan (LUP)

GP Designation(s)	LCP-LUP Designation(s)	LCP-IP (Zoning) Designation(s)	Purpose(s)	Principal Use(s)	Conditional Uses
GI General Industrial	GI General Industrial	MG General Industrial	To provide sites suitable for the development of general and heavy industrial uses, and emergency shelters <input type="checkbox"/> pursuant to SB2.	General manufacturing, boiler works, concrete mixing and hatching, chemical products manufacture, breweries and distilleries, meats products processing and packaging, structural steel products manufacturing. <input type="checkbox"/> pursuant to SB2.	Processing of oil and gas, electrical generating and distribution facilities, animal and fish reduction plants oil and gas pipelines, offices.
GSC General Service Commercial	GSC General Service Commercial	CS Service Commercial	To provide appropriately located areas for retail and wholesale commercial establishments that offer commodities and services required by residents of the city and its surrounding market area, and emergency shelters <input type="checkbox"/> pursuant to SB2.	Retail stores, service establishments, amusement establishments, wholesale businesses, restaurants and soda fountains (not including drive-in establishments) and offices. <input type="checkbox"/> pursuant to SB2.	Drive-in theaters, drive-in restaurants, mobile home and trailer parks.
HSC Highway Service Commercial	HSC Highway Service Commercial				
LI Light Industrial	LI Light Industrial	ML Limited Industrial	To provide sites for industries that can operate in close proximity to commercial uses with minimum adverse impact, and emergency shelters <input type="checkbox"/> pursuant to SB2.	Light manufacturing processing plants, machine shops, storage yards, trucking terminals, automobile servicing and repair, warehousing, wholesaling, and existing offices. <input type="checkbox"/> pursuant to SB2.	Professional and business offices, retail sales, oil and gas pipelines.

Note: Emergency shelters are included to comply with Senate Bill 2 (Cedillo, 2007)

RESOLUTION NO. 2020-69**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EUREKA
APPROVING AN AMENDMENT TO THE LAND USE PLAN PORTION OF
THE ADOPTED AND CERTIFIED CITY OF EUREKA LOCAL COASTAL
PROGRAM FOR THE CROWLEY SITE LCP AMENDMENT AS MODIFIED BY THE
CALIFORNIA COASTAL COMMISSION**

WHEREAS, on January 21, 2020, the City Council approved an amendment to the Local Coastal Program (LCP) for parcel 019-271-004 to be zoned Service Commercial (CS) and have a land use designation of General Service Commercial (GSC), and to add a Qualified (Q) Combining District designation to the zoning; and

WHEREAS, the purpose of the LCP Amendment was to facilitate immediate development of housing on the subject parcel; and

WHEREAS, on October 13, 2020, the California Coastal Commission (CCC) certified the LCP Amendment with modifications to create a new land use designation and modify Table B-1 in Appendix B of the City of Eureka's certified Land Use Plan; and

WHEREAS, the modifications certified by the California Coastal Commission must be adopted by the City Council following review of the proposed modifications by the Planning Commission, pursuant to Eureka Municipal Code Sec. 10-5.2709.1; and

WHEREAS, on November 9, 2020, the Planning Commission adopted a resolution recommending the City Council approve the modifications to the Land Use Plan as certified by the Coastal Commission.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Eureka as follows:

Section 1. The City Council hereby modifies the existing certified LUP as described below to add a new Mixed-Use Limited (MUL) Land Use Designation and amend the Land Use Map to apply the MUL designation to Parcel 019-271-00:

Section 2. The City Council hereby amends the "Land Use Designations" subsection of Part II (Goals, Policies, and Programs), Section 1 (Land Use and Community Design) of the Eureka General Plan to add a "Mixed-Use Limited" designation under "Commercial Designations" as follows:

Mixed-Use Limited (MUL)

The MUL designation provides for limited-intensity temporary uses including residential, commercial, and public facilities uses.

RESOLUTION NO. 2020-69
Page 2

Section 3. The City Council hereby amends Table B-1 of Appendix B (Coastal Land Use Policy) of the Eureka General Plan to add a “Mixed-Use Limited” designation as follows:

LCP-LUP Designation	LCP-IP (Zoning) Designation	Purpose(s)	Principal Uses	Conditional Uses
<p><u>MUL</u> <u>Mixed-Use</u> <u>Limited</u></p>	<p><u>CS</u> <u>Service</u> <u>Commercial</u> <u>with a Q</u> <u>Combining</u> <u>District</u> <u>_____ to</u> <u>limit</u> <u>residential,</u> <u>commercial,</u> <u>and public</u> <u>facility uses</u> <u>consistent</u> <u>with site-</u> <u>specific</u> <u>constraints</u></p>	<p><u>To allow the</u> <u>following</u> <u>limitedintensity</u> <u>temporary uses:</u> <u>residential,</u> <u>commercial, and</u> <u>public facilities</u> <u>uses on parcels</u> <u>with coastal</u> <u>resource and/or</u> <u>coastal hazard</u> <u>constraints.</u></p>	<p><u>The following</u> <u>limited-intensity</u> <u>temporary</u> <u>uses:</u> <u>_____ multi-</u> <u>family</u> <u>residential,</u> <u>public _____ utility</u> <u>and public</u> <u>service</u> <u>infrastructure,</u> <u>and</u> <u>commercial</u> <u>uses; and</u> <u>emergency</u> <u>shelters [1].</u></p>	<p><u>None.</u></p>

Note: [1] Emergency shelters are included to comply with Senate Bill 2 (Cedillo, 2007)

Section 4. The City Council directs that the amendment to the Land Use Plan Map, and the Land Use Plan, Appendix B, Table B-1 supersede the previously adopted Land Use Plan Map and Land Use Plan, Appendix B, Table B-1 to allow emergency shelters in the Mixed Use Limited (MUL) land use designation.

RESOLUTION NO. 2020-69
Page 2

PASSED, APPROVED AND ADOPTED by the City Council of the City of Eureka in the County of Humboldt, State of California, on the 1st day of December, 2020 by the following vote:

AYES: COUNCILMEMBERS CASTELLANO, MESSNER, ARROYO, ALLISON, BERGEL
NOES: COUNCILMEMBERS
ABSENT: COUNCILMEMBERS

DocuSigned by:
Susan Seaman
B50C205DA04C4CB...
Susan Seaman
Mayor of the City of Eureka

Attest:

DocuSigned by:
Pamela J. Powell
31893519FE804F1...
Pamela J. Powell
City Clerk

Approved as to Administration:

Approved as to Form:

DocuSigned by:
Miles Slattery
FF61476F0A1C4B0...
Miles Slattery
City Manager

DocuSigned by:
Robert N. Black
FE17A7022BFA486...
Robert N. Black
City Attorney

BILL NO. 990-C.S.
ORDINANCE NO. 908-C.S.

**AN ORDINANCE OF THE CITY OF EUREKA AMENDING EUREKA MUNICIPAL
CODE TITLE 10 CHAPTER 5 ARTICLE 2.5 OF THE IMPLEMENTATION PLAN OF
THE ADOPTED AND CERTIFIED LOCAL COASTAL PROGRAM
PERTAINING TO EMERGENCY SHELTERS**

Be It Ordained By The Council Of The City Of Eureka As Follows:

Section 1.

Title 10, Chapter 5, Article 2.5 is hereby amended to read as follows:

Sec. 10-5.250. Purpose and Intent.

In addition to the objectives prescribed in Sec.10-5.102 of this chapter, this section is added to achieve the following purposes:

(a) To comply with Senate Bill 2 (Cedillo, 2007) which amended state housing law to require local governments identify at least one zone of sufficient capacity where emergency shelters are permitted by right.

(b) To provide for the placement of emergency shelters within the City as principally permitted uses subject to the same level of entitlement requirement as other principally permitted uses within the same zoning district;

(c) To address the special needs and characteristics of emergency shelters;

(d) To ensure housing provided by emergency shelters will meet building, health, safety and access standards;

(e) To provide sufficient open space, parking and circulation to meet the needs of the emergency shelter;

(f) To provide compatibility with other uses allowed within the zoning districts in which emergency shelters are located; and

(g) To provide a safe environment for persons at emergency shelters.

Sec. 10-5.251. Definition

For the purposes of this section, the following definition shall apply:

"Emergency shelter" shall mean a building or open space providing housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less. No individual or household may be denied emergency shelter because of an inability to pay.

Sec. 10-5.252 Emergency shelters in permitted zones.

Emergency shelters shall be principally permitted land uses within the Service Commercial Zoning District (CS), the Light Industrial Zoning District (ML), and the General Industrial Zoning District (MG). Emergency shelters located within the Coastal Zone shall comply with Article 29 (Coastal Development Permit Procedures).

Sec. 10-5.253 Shelter Development Standards.

All emergency shelters located within the City shall comply with the development standards contained within this section.

ORDINANCE No. 908-C.S.

Page 2

(a) If the site on which an emergency shelter is proposed to be located contains hazardous materials, remediation must be completed to a residential use standard before the site can be used for an emergency shelter.

(b) Building plans shall include all applicable development standards contained within Sections 10-5.253.1 and 10-5.253.2, and shall be approved prior to issuance of a building permit for a proposed shelter.

10-5.253.1 Buildings.

(a) Buildings used as emergency shelter sites shall meet all handicapped access, health, safety, building and fire standards. Non-conforming buildings shall not be used for emergency shelters. Prior to occupancy, a Change of Occupancy permit, which indicates the building has met the required building standards, must be approved by the City Building Official. The Building Official shall determine the number of persons allowed to occupy the building. The Building Official shall also make the determination of occupant loading using the Uniform Building Code, as adopted by the City.

(b) Buildings used as emergency shelter sites shall provide housing accommodations and support services to homeless persons on a day to day basis, with a duration of stay not to exceed six months. Emergency shelters are intended to provide interim, temporary housing to occupants for whom other housing options are not readily available or affordable, and are not intended to provide long term housing needs.

(c) A minimum of 0.25 parking spaces for every eight occupants allowed at the shelter, plus an additional one parking space for each two employees on a shift at the site, shall be provided on-site.

(i) The following Sections in Article 15 (Off Street Parking Facilities) shall be the only sections from Article 15 that apply to emergency shelters:

[1] Sec. 10-5.1503.6 Compact car provisions; and

[2] Sec. 10-5.1504. Standards for off-street parking facilities.

(ii) In determining the number of required parking spaces, fractions of spaces over one-half will be rounded down to the next whole number.

(d) Exterior security lighting shall be provided at all access points to the building and within all parking areas. Lighting shall be placed so as to light the interior of the parking areas, and shall be placed so as to not create glare or impact adjoining parcels.

(e) Signs placed on-site shall meet all requirements of this chapter. Sign standards shall be applied according to the zoning district in which the shelter site is located.

(f) No emergency shelter shall be placed within 1,000 feet of any pre-school, nursery school, or schools for students in kindergarten through 12th grade or within 300 feet of another emergency shelter.

(g) Any preparation, storage, or serving of food on the premises shall comply with the requirements for such use as required by the Humboldt County Public Health Department.

(h) Child-care provided on-site shall meet the standards required by the State of California for day care facilities.

(i) Open Space shall be provided on-site at a ratio of five square feet per occupant allowed at the shelter. The parking provided for the site shall not count as required open space. Open space provided shall meet all other standards as required for residential uses as described in Sec 10-5.212 (Useable Open Space) of this chapter.

ORDINANCE No. 908-C.S.

Page 3

(j) Storage areas, including garbage and recycling areas located exterior to the building, shall be screened with a six foot opaque barrier acceptable to the City.

10-5.253.2. Open Space.

(a) Open Space may be used as emergency shelter sites in order to provide housing accommodations and support services to homeless persons on a day to day basis, with a duration of stay not to exceed six months. Emergency shelters are intended to provide interim, temporary housing to occupants for whom other housing options are not readily available or affordable, and are not intended to provide long term housing needs.

(b) A minimum of 0.25 parking space for every eight occupants, plus an additional one parking space for each two employees on a shift at the shelter site, shall be provided on-site.

(i) The following Sections in Article 15 (Off Street Parking Facilities) shall be the only sections from Article 15 that apply to emergency shelters:

[1] Sec. 10-5.1503.6 Compact car provisions; and

[2] Sec. 10-5.1504. Standards for off-street parking facilities.

(ii) In determining the number of required parking spaces, fractions of spaces over one-half will be rounded down to the next whole number.

(c) Exterior security lighting shall be provided at all access points to the site and within all parking areas. Lighting shall be placed so as to light the interior of the parking areas, and shall be placed so as to not create glare or impact adjoining parcels.

(d) Signs placed on-site shall meet all requirements of this chapter. Sign standards shall be applied according to the zoning district in which the shelter site is located.

(e) No emergency shelter shall be placed within 1,000 feet of any pre-school, nursery school, or schools for students in kindergarten through 12th grade or within 300 feet of another emergency shelter.

(f) Any preparation, storage, or serving of food on the premises shall comply with the requirements for such use as required by the Humboldt County Public Health Department.

(g) Child-care provided on-site shall meet the standards required by the State of California for day care facilities.

(h) Open Space shall be provided on-site at a ratio of five square feet per occupant allowed at the shelter. The number of occupants at the site shall be as determined by the City Building Official. The parking provided for the site shall not count as required open space. Open space provided shall meet all other standards as required for residential uses as described in Sec. 10-5.212 (Useable Open Space) of this chapter.

(i) Storage areas, including garbage and recycling areas located at the site, shall be screened with a six foot opaque barrier acceptable to the City.

Sec. 10-5.254. Shelter Operation.

(a) Shelter operators shall demonstrate the ability to meet the standards required for shelter operation.

(b) Methods of demonstrating this ability shall include but not be limited to demonstrating past experience in operating the type of shelter proposed, oversight by another organization with past experience in operating the same type of shelter proposed,

ORDINANCE No. 908-C.S.

Page 4

or the ability to obtain or otherwise meet the State requirements for operators of facilities for mentally disordered, handicapped persons, alcoholism or drug abuse facilities or for health/community care facilities.

(c) A minimum of one employee for every 30 occupants in the shelter must be on-site during the hours of operation of the shelter.

(d) Shelter operators shall provide a program which details the supervision of shelter occupants. The program shall include a means by which the surrounding neighborhood will be kept free from garbage, unattended or inoperable vehicles or other surplus items left by shelter occupants. All such items left on-site at the shelter shall be screened as approved by the City.

(e) Shelter operators shall ensure that the County Mental Health and Public Health Departments have access to the shelter site to provide direct services to the shelter occupants.

(f) Support services which maintain separate offices at the shelter site shall meet the parking standards for their particular use as required by this chapter. Support services which share office space with shelter office space will be counted with that space for the purpose of determining parking requirements.

(g) Shelter operators shall provide a program acceptable to the Eureka Police Department which addresses the need for the coordination of police services to the site and the surrounding neighborhood. The program submitted shall address the need for private security personnel supplied by the shelter operators.

(h) Shelter operations shall comply with the ambient noise levels established at the shelter site.

Sec. 10-5.255. No Landlord Tenant Relationship.

The occupancy of any Building or Open Space pursuant to this Chapter shall not create a landlord tenant relationship between any individual at an emergency shelter/site, the City, or the Shelter operator.

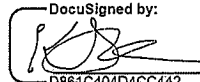
PASSED, APPROVED AND ADOPTED by the City Council of the City of Eureka in the County of Humboldt, State of California, on the 1st day of December, 2020 by the following vote:

AYES: COUNCILMEMBERS CATELLANO, MESSNER, ARROYO, ALLISON, BERGEL

NOES: COUNCILMEMBERS

ABSENT: COUNCILMEMBERS

DocuSigned by:



0861C404D0CC442
Kim Walford Bergel, Mayor Pro Tem

THE ABOVE ORDINANCE WAS PRESENTED TO THE MAYOR on the 9th day of December, 2020, and hereby approved.

DocuSigned by:



B50C295BA0464CB
Susan Seaman, Mayor

ORDINANCE No. 908-C.S.
Page 5

Approved as to Administration:

DocuSigned by:
Miles Slattery
F63145F9A1C480
Miles Slattery, City Manager

Approved as to form:

DocuSigned by:
Robert N. Black
E517A70238FA486
Robert Black, City Attorney

THE ABOVE ORDINANCE WAS ATTESTED BY THE CITY CLERK OF THE CITY OF EUREKA on the 9th
day of December, 2020.

DocuSigned by:
Pamela J. Powell
31893519FE884F1...
Pamela J. Powell, City Clerk.

BILL No. 991-C.S.
ORDINANCE No. 909-C.S.

AN ORDINANCE OF THE CITY OF EUREKA AMENDING ORDINANCE 984-C.S. TO AMEND THE IMPLEMENTATION PLAN MAP (ZONING MAP) OF THE ADOPTED AND CERTIFIED LOCAL COASTAL PROGRAM TO CAUSE PARCEL 019-271-004 TO BE ZONED SERVICE COMMERCIAL (CS) AND TO ADD A QUALIFIED (Q) COMBINING DISTRICT DESIGNATION.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF EUREKA AS FOLLOWS:

Section 1. Amend Ordinance

This ordinance amends ordinance 894-C.S., adopted by the City Council on January 21, 2020, to accept and incorporate the modifications certified by the California Coastal Commission on October 13, 2020 for the Crowley Site Local Coastal Program Amendment.

Section 2. Declaration

The City Council of the City of Eureka does hereby find, declare and determine that the following reclassification of parcel 019-271-004, within the City of Eureka, from a Coastal Dependent Industrial (MC) zone district to a Service Commercial (CS) zone district, with the addition of a Qualified (Q) combining district, consistent with the proposed Mixed-Use Limited land use plan designation, was duly initiated, that notice of hearing thereon was duly given and published, that public hearings thereon were duly held by the Planning Commission and the City Council and that public necessity and convenience and the general welfare require that the following amendment to the Implementation Plan map (zoning map) be made.

Section 3. Zoning Change

The Implementation Plan map (zoning map) of the City of Eureka is hereby amended to reclassify parcel 019-271-004, within the City of Eureka, from a Coastal Dependent Industrial (MC) zone district to a Service Commercial (CS) zone district, with the addition of a Qualified (Q) combining district, consistent with the proposed General Service Commercial land use plan designation. The Qualified (Q) allows the following uses and provides the following limitations:

Principally Permitted Uses:

- Emergency shelters pursuant to Article 2.5.
- Multi-family/multi-unit single-story residential uses permitted under permitted uses in the RM Districts, for not more than 40 individual persons.
- Public utility and public service infrastructure.
- Temporary/seasonal uses, such as Christmas Tree lots.

ORDINANCE No. 909-C.S.

Page 2

- Towers and other support structures, commercial satellite dishes, antennas, and equipment buildings necessary for the specific facility subject to the provisions of Article 31 (Wireless Telecommunication Facilities)
- Wireless telecommunication facilities located more than 150 feet from an R District, subject to wireless telecommunication facility permit issued pursuant to Article 31 of this chapter (Wireless Telecommunication Facilities).

Life safety and natural hazard limitations on the permitted uses include, but are not limited to, the following:

- All structures will comply with the Flood Hazard Area Regulations contained in the Eureka Municipal Code and shall be designed to minimize flood risk over the anticipated life of the development taking into account current best available science (at the time of application for development) on projected sea level rise, including minimizing impacts to the development itself and impacts of the development on the surrounding area.
- Structures will be designed and constructed to allow relocation or removal and permitted for a limited term taking into account increasing flood hazard risk with predicted sea level rise.
- Prior to commencement of any use, including future uses, the owner/manager of each use will develop a Tsunami Evacuation Plan, and implement and enforce the Tsunami Evacuation Plan for the life of the use. The Tsunami Evacuation Plan must be approved by the City of Eureka, and a copy of the approved Tsunami Evacuation Plan, and any new or updated Evacuation Plans must be provided to any and all tenants and employees on the site of the use, and to the Development Services Department.
- The site shall be limited to one principally permitted use at a time except that buried public utilities and buried public service infrastructure may be allowed in combination with other principally permitted uses.
- Prior to commencement of construction of any use that involves ground disturbance, a soil and groundwater management plan shall be prepared for construction activities to manage soil and groundwater handling and disposal and evaluate worker protection. Any future residential use of the site shall be designed to prevent future residents from coming into contact with and experiencing any adverse impacts caused by potential subsurface contamination such as by capping of the development footprint.
- Coastal development permit applications shall include a project-specific reduced-buffer analysis consistent with LUP Policy 6.A.19 and Coastal Zoning Code §10-5.2942.15.

ORDINANCE No. 909-C.S.

Page 2

The uses listed herein are the only uses that are allowed on the site, and only when the uses comply with the limitations for this site, and any conditions of approval resulting from required Coastal Development Permits.

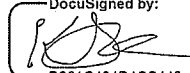
PASSED, APPROVED AND ADOPTED by the City Council of the City of Eureka in the County of Humboldt, State of California, on the 1st day of December, 2020 by the following vote:

AYES: COUNCILMEMBERS CASTELLANO, MESSNER, ARROYO, ALLISON, BERGEL

NOES: COUNCILMEMBERS

ABSENT: COUNCILMEMBERS


DocuSigned by:



Kim Walford Bergel, Mayor Pro Tem

THE ABOVE ORDINANCE WAS PRESENTED TO THE MAYOR on the 9th day of December, 2020, and hereby approved.

DocuSigned by:

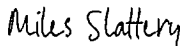


Susan Seaman, Mayor

Approved as to Administration:

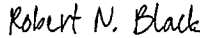
Approved as to form:

DocuSigned by:



Miles Slattery, City Manager

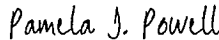
DocuSigned by:



Robert N. Black, City Attorney

THE ABOVE ORDINANCE WAS ATTESTED BY THE CITY CLERK OF THE CITY OF EUREKA on the 9th day of December, 2020.

DocuSigned by:



Pamela J. Powell, City Clerk