

# Project Description

Property APN - 001-035-002

Description of proposed project:

We are looking to be permitted to do outdoor retail sales with our indoor retail sales. The outdoor lot will serve potential customers commuting on Highway 101/Summer Street.

Project site and surrounding area:

A triangular lot mixed with hard surfaces. It is fully fenced with a 5,000 sq. ft. building on the premises that serves as indoor retail. There are a few automotive dealers around the area, as well as automotive repair shops.

Hours of operations / days of use:

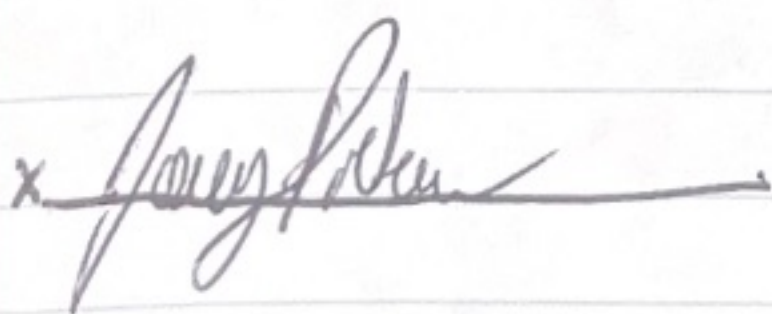
10 am - 5 pm Monday - Saturday

Number of anticipated employees:

1-2

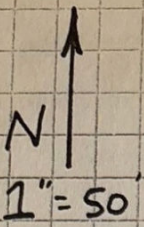
Maximum number of customers anticipated onsite daily at any one time:

1-4

x 

Joseph Picton

522 SUMMER STREET  
EUREKA, CA. 95501



5<sup>TH</sup> STREET

SIDEWALK  
12' WIDE

DECORATIVE  
FENCE

LANDSCAPING  
AREA  
3' WIDE

303'

LANDSCAPING  
AREA  
3' WIDE

20'

55'

PROPOSED  
OUTDOOR  
RETAIL  
AREA

CONCRETE  
DRIVEWAY

GATE  
AR -> W 3 EX  
U O Z U R W T W  
GATE

INDOOR  
RETAIL / DISPLAY  
AREA -> W 2 U

30.7'

300.75'

DECORATIVE  
FENCE

141.5'

5<sup>TH</sup> STREET

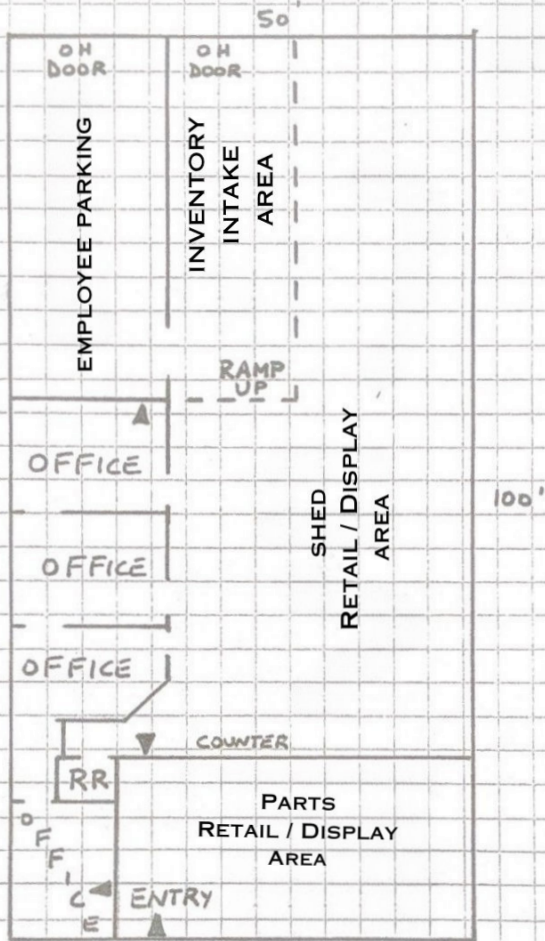
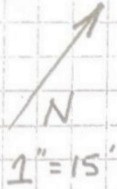
LANDSCAPING AREA WILL  
CONSIST OF THE  
FOLLOWING

SIDEWALK  
10' WIDE

- GROUND COVER
- MULCH
- NON-INVASIVE SHRUBS / VINES



PRIMARY USE: INDOOR RETAIL

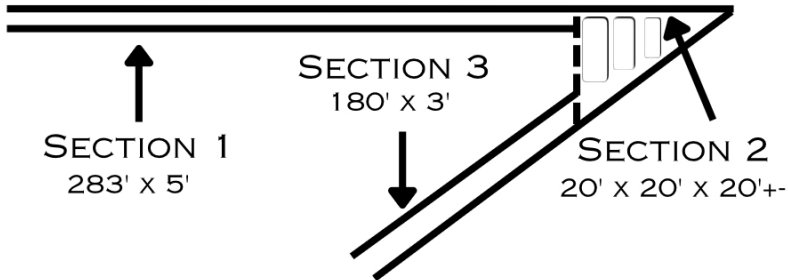


$50' \times 100' = \underline{\underline{5,000 \text{ SF}}}$



**500 SUMMER STREET  
EUREKA CA 95501  
LANDSCAPING PLAN**

**LAYOUT**



**Section 1 – Street Frontage (283 ft × 5 ft)**

Low-water shrubs and groundcover in a uniform row.

Shrubs (4–5 ft OC): *Westringia fruticosa*, *Arctostaphylos densiflora*, *Ceanothus griseus* var.

Groundcover (18–24 in OC): *California Fescue*, *Achillea millefolium*

Mulch: 3-inch bark layer. Coverage goal  $\geq 70\%$  within 2 years.

**Section 2 – Corner Triangle (20 ft × 20 ft × 20+ ft)**

Landscaping in this area will consist solely of raised Planter Boxes located within the intersection VCA . Planter Boxes will be constructed above grade and filled with imported clean soil. NO in-ground planting or irrigations proposed due to legacy soil contamination.

Redwood Planter Boxes - Quantity: 3 - Dimensions: 1ft H x 3ft W x 15ft L +-

Plants: *Heteromeles Arbutifolia*, *Mahonia Aquifolium*, *Arctostaphylos*, *Iris Douglasiana*

**Section 3 – Side Buffer (180 ft × 3 ft)**

Shrubs (4–5 ft OC): *Arctostaphylos densiflora*, *Westringia fruticosa*

Groundcover: *Ceanothus griseus* var., *California Fescue*

Mulch: 3-inch bark layer.

**Irrigation Plan**

Drip irrigation lines (½-inch) will supply all plants within non-Legacy Contamination areas. with 1 gph emitters at each plant. A manual or battery timer will control watering. No permanent underground system is required due to low water needs.

**Proposed Grading**

Minor leveling will occur in landscaped areas for even drainage and mulch retention. No structural grading or retaining walls are proposed.

**Landscape Maintenance Plan**

All plantings will be maintained in a healthy condition with quarterly inspection. Mulch will be replenished annually, emitters checked each spring, and dead or diseased plants replaced promptly to maintain full coverage. Pruning will occur 2–3 times yearly to preserve sightlines and shape.

**Section 2 (Cont.)**

All plantings will consist of Low-water , Native Species. a 2-3' Tall Decorative barrier Fence will be installed to protect plants from disturbance

**Compliance Summary**

All species are drought-tolerant or native, non-invasive, and suitable for Eureka's climate. Irrigation efficiency  $\leq 0.75$  ETAF. Plant coverage will exceed 50% within two years, with screening  $\geq 3$  ft where visible from the public right-of-way