

ARCATA LCP AMENDMENT NO. ARC-MAJ-1-09

EXHIBIT 1

SUGGESTED MODIFICATIONS TO LAND USE PLAN
(BOOK FORMAT) (298 PAGES)

Arcata ~~General Plan: 2020~~ and Local Coastal Land Use Plan



October, 2000
Amended October, 2008
~~(Ordinance No. 1377, September 3, 2008)~~
(Ordinance No. _____, _____ 20__)

ACKNOWLEDGMENTS 2008

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INTRODUCTION

The Arcata General Plan: 2020 Coastal Land Use Plan will help shape how the portions of the City of Arcata situated within the California Coastal Zone will look, function, provide services, and manage resources for the next 20 years. ~~The~~ This stand-alone plan element is the City's "constitution" for physical development and change within the existing¹ ~~and future~~ city boundaries. The plan is a legal mandate that governs both private and public actions. ~~The general~~ For purposes of administering the California Coastal Act, the coastal land use plan is atop the hierarchy of local government laws regulating land use. Other laws and policies, such as specific plans, subdivision regulations, and the zoning ordinance are subordinate to, and must be consistent with, the ~~general~~ coastal land use plan. Comprehensive in scope, the plan conveys the fundamental values that public decision-makers will use to guide the City's evolution, from its physical development to the ever-changing network of services provided to its citizens.



~~AUTHORITY AND PURPOSE OF THE GENERAL PLAN~~

~~California State law requires cities and counties to prepare and adopt a general plan. The Government Code Sections requiring general plans are listed and summarized in the box on the following page.~~

PLANNING COMMISSION & CITY COUNCIL REVIEW & ADOPTION

The City of Arcata Planning Commission conducted public hearings and reviewed the Draft ~~General~~ Coastal Land Use Plan prepared at the direction of the City's General Plan and Specialized Task Forces. They forwarded a Planning Commission Draft to the City Council. After conducting their own public hearings, the Council adopted this ~~General~~ Coastal Land Use Plan on October 4, 2000.

¹ Any future annexation of lands beyond the current municipal boundary would first require certification of the plan's provisions for the annexation area by the California Coastal Commission prior to its policies and standards becoming applicable.

~~Government Code § 65300. Each planning agency shall prepare and the legislative body of each county and city shall adopt a comprehensive, long term general plan.~~

~~Government Code § 65300.5. The Legislature intends that the general plan and elements and parts thereof comprise an integrated, internally consistent and compatible statement of policies for the adopting agency.~~

~~Government Code § 65300.7. Requires planning agencies and legislative bodies to implement this article in ways that accommodate local conditions and circumstances, while meeting minimum requirements.~~

~~Government Code § 65302. The general plan shall consist of a statement of development policies and shall include a diagram or diagrams and text setting forth objectives, principles, standards, and plan proposals. The plan shall include the following elements:~~

Land Use	Circulation	Open Space	Safety
Housing	Conservation	Noise	

~~Government Code § 65303. The general plan may include any other elements or address any other subjects which, in the judgment of the legislative body, relate to the physical development of the county or city.~~

~~California Coastal Act. Public Resources Code § 3000 et. seq. The General Plan must comport with legislative policies relating to the California Coastal Act (see box on next page).~~

LOCAL COASTAL LAND USE PLAN

A large portion of Arcata lies within the California Coastal Zone. The California Coastal Act of 1976 (California Public Resources Code Section 30000 et seq.) requires the City to have a Local Coastal Program certified by the State Coastal Commission. The Local Coastal Program consists of two parts. The first part is ~~the~~ this Coastal Land Use Plan, comprised of goals and regulatory policies. The second part is a set of implementing ordinances to carry out the policies of the Coastal Land Use Plan. These implementing ordinances are contained within the “Coastal Land Use Code,” as chaptered in Title 9C of the Arcata Municipal Code. The Arcata General Plan 2020 is a combined document meeting both the State General Plan requirements and serving as the Coastal Land Use Plan portion of the City’s Local Coastal Program [LCP]. Policies which are a part of the LCP are designated with a wave symbol.

Chapter ~~three~~ Six of the Coastal Act, “Coastal Resource Planning and Management Policies,” provides together with associated provisions within the Act’s administrative regulations (Title 14, California Code of Regulations, Section 13001

et seq.), **provide** the standards for the review and certification of the Coastal Land Use Plan. **Stated briefly, the statute and regulations direct that the Coastal Commission may only certify a land use plan that is in conformity with the policies and standards of Chapter Three of the Coastal Act, commencing at Section 30200.** These **policies and** standards are briefly summarized in the following box. A matrix (Table I-1 Coastal Policy Matrix) located at the end of the Introduction lists Coastal Land Use Plan policies, together with the specific Coastal Act requirements to which each policy is addressed. Various plan maps and diagrams throughout the plan show the boundary of the Coastal Zone.

California Coastal Act

The Coastal Act's policies guide coastal zone conservation and development decisions to protect California's coastal resources and provide for their wise use. These state policies call for:

- Providing for maximum public access to and recreational use of the coast, consistent with private rights and environmental protection.
- Protecting marine and land resources including wetlands, rare and endangered habitat areas, environmentally sensitive areas, tidepools, and stream channels.
- Maintaining productive coastal agricultural lands.
- Directing new housing and other development to urbanized areas with adequate services rather than allowing a scattered, sprawling, wasteful pattern of subdivision.
- Protecting the scenic beauty of coastal landscape.
- Locating any needed coastal energy and industrial facilities where they will have the least adverse impact.
- Designating coastal dependent development, where appropriate.

ORGANIZATION OF THE COASTAL LAND USE PLAN

The Arcata General Plan: 2020 **Coastal Land Use Plan** consists of six chapters which arrange thirteen elements into related groups, as shown in Figure I-a. ~~In addition to the seven required elements identified in Government Code § 65302, this General Plan includes six optional elements:~~

~~Growth Management (Chapter 2) Design (Chapter 5)
Air Quality (Chapter 3) Parks and Recreation (Chapter 3)
Public Facilities and Infrastructure (Chapter 2) Historical Preservation (Chapter 5)~~

~~The required Housing Element and the optional Parks and Recreation Element were not revised as part of this update. The Housing Element (adopted January 6, 1993) and Parks and Recreation Element (adopted November 16, 1994) are in separate documents.~~

Each element begins with an introduction, which includes an overview, guiding principles and goals. The introduction is followed by a detailed policy section and concludes with a section identifying implementation measures which require future

actions. All elements have equal weight under the law and are designed to be consistent with each other.

~~The previous comprehensive update of the General Plan was completed over twenty years ago. Since that time, several of the elements were individually updated and several implementing plans have been adopted by the City. These implementing plans include:~~

~~Community Forest Management Plan Creeks Management Plan
Drainage Master Plan Source Reduction and Recycling Element~~

PUBLIC PARTICIPATION IN CREATING THE PLAN

Preparation of this ~~General~~ General Coastal Land Use Plan was a community effort, guided initially by General Plan Task Forces. Task Force-sponsored neighborhood forums, and a community-wide “visioning” and goal-setting workshop were held to collect community input. Community representatives, especially the 34 members of the General Plan Task Force and three specialized Task Forces (Environmental Policy, Health and Safety, and Design and Historical Preservation) volunteered countless hours throughout the phases of the plan’s preparation. The final adopted plan followed numerous public hearings by the Planning Commission and City Council, where additional community input was received and incorporated.

The City of Arcata made ~~General~~ General Coastal Land Use Plan preparation an open process with many opportunities for review and comment. Opportunities for public participation were incorporated into all phases of the ~~General~~ General Coastal Land Use Plan’s progress. Public participation was initiated by appointment of citizens to the General Plan and Specialized Task Forces. This was followed by five neighborhood forums, held in November and December of 1996, to gather citizen input. A community-wide workshop, held in April, 1997, and attended by more than 130 community members, helped to define goals and overall direction. The Task Forces held more than 100 regular meetings, all open to the public.

The four Task Forces convened regularly to complete a Preliminary Draft of the ~~General~~ General Coastal Land Use Plan, which was submitted to the Planning Commission and the City Council, in April 1998. The Commission and the Council held a General Plan study session in April 1998 to review Task Force recommendations, after which the Preliminary Draft Plan was the subject of public review and discussion at two neighborhood workshops in May and June. The Task Forces reviewed input from these workshops and completed their revisions to be incorporated into the public hearing draft of the ~~General~~ General Coastal Land Use Plan. The Public Hearing Draft, along with an Environmental Impact Report, was completed in September 1998.

The Planning Commission (pictured, from left to right: Jack Hitt, Aldaron Laird, Carol Dellabalma, John Graves, Elizabeth Conner, Robert Filint, and Ann King Smith) conducted hearings for the General Plan starting in early 1999.

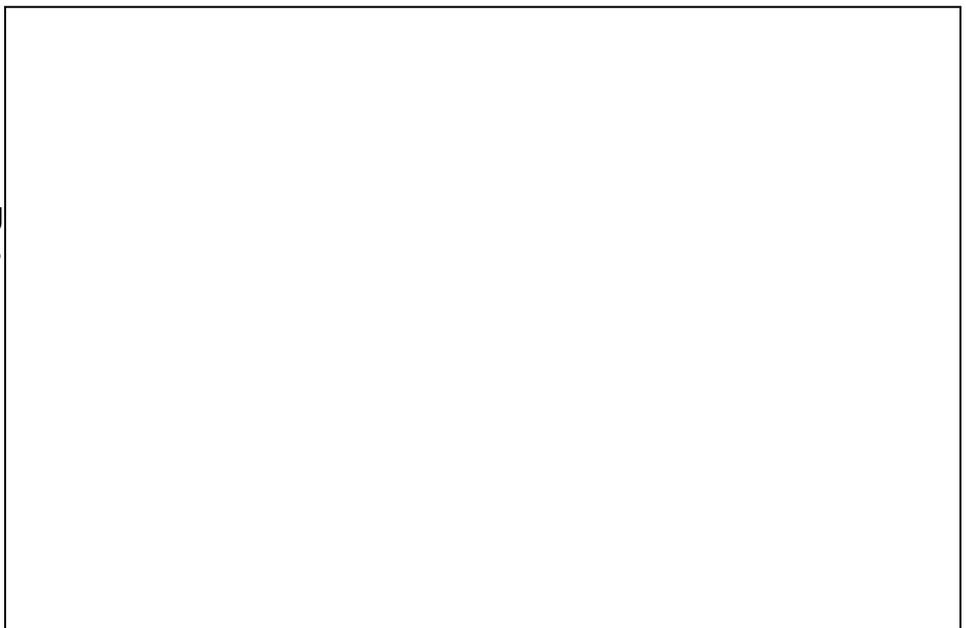
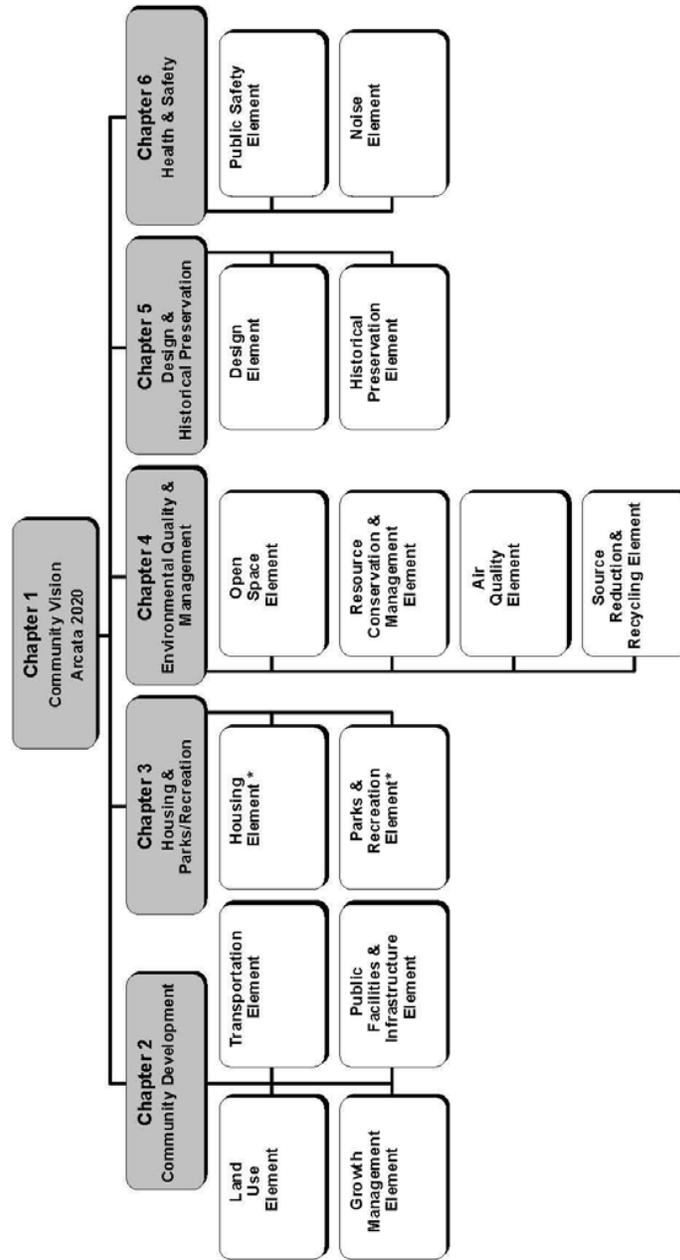


FIGURE I - a GENERAL PLAN ORGANIZATION



* - Elements not being updated

REGIONAL AND LOCAL SETTING

Regional Setting. The City of Arcata is located on the Northern California coast, 275 miles northwest of San Francisco, in the heart of the redwood region. It is in the west-central portion of Humboldt County, six miles north of the City of Eureka, the County seat. Arcata is situated at the north end of Arcata Bay, which is part of Humboldt Bay, the second largest marine embayment in California. The City is located on U.S. Highway 101, which connects to Eureka and the San Francisco Bay Area to the south, and to Crescent City and the Oregon Coast to the north. The City is at the western terminus of State Highway 299, which connects Arcata and the north coast to Redding and the Upper Sacramento Valley to the east.

Local Setting. The City is situated on a coastal terrace, the lower portions of Fickle Ridge and the easterly portions of the Arcata Bottom, between Arcata Bay and the Mad River.

Arcata's Neighborhoods. Arcata is a city comprised of several distinct neighborhoods and recognized community areas. While the Plaza is the commercial, cultural, social, and civic center of activity, residential neighborhoods and employment centers offer unique living, working, shopping, learning, recreation, and community opportunities and facilities. Figure I-b shows the general locations and names of the City's varied neighborhoods.

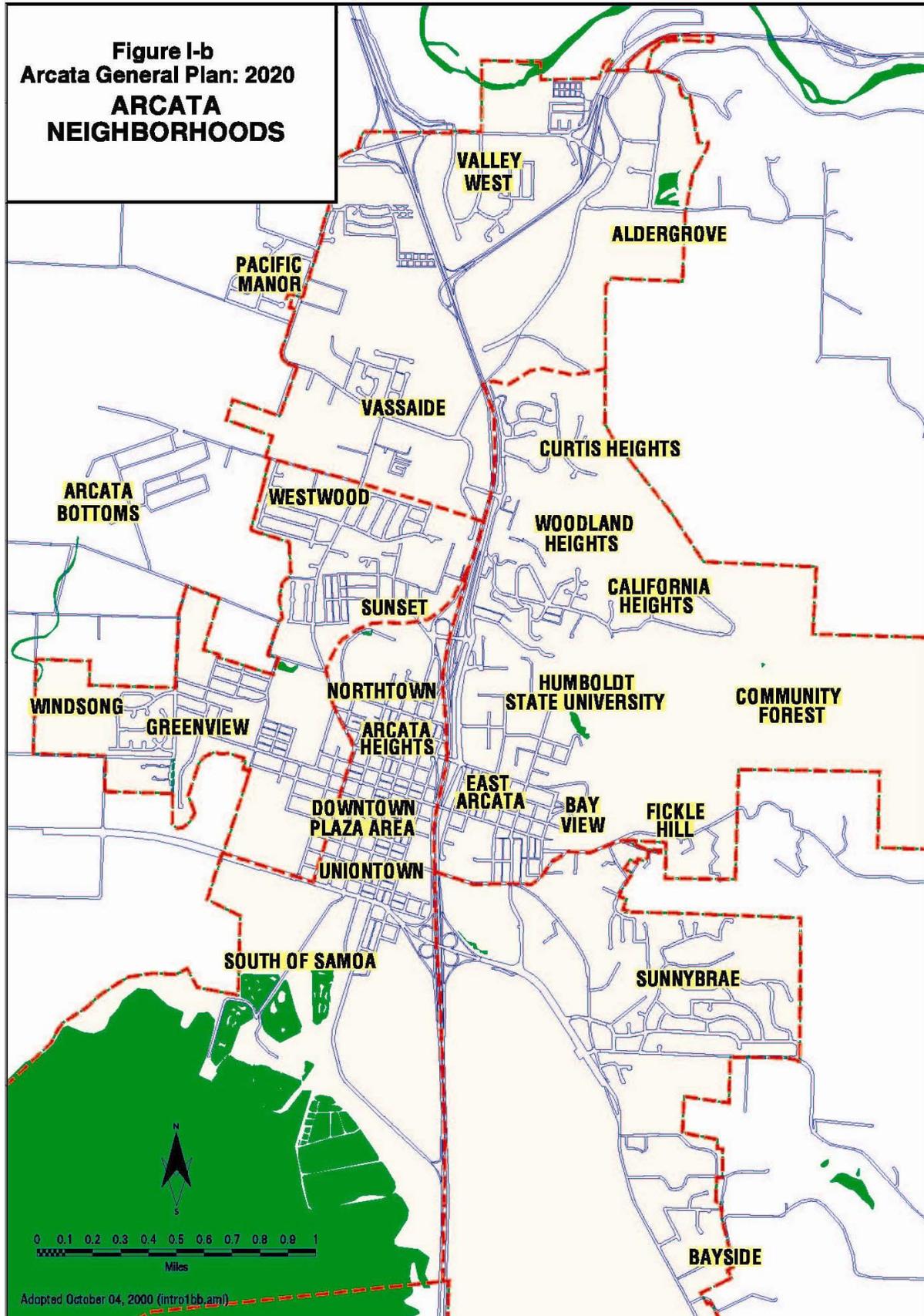
FUTURE TRENDS AND ASSUMPTIONS

The last twenty years have brought significant changes to Arcata and further changes seem certain for the future. The Arcata General Plan: 2020 **Coastal Land Use Plan** includes goals, policies and implementation measures that anticipate and help shape those changes, to ensure that they reflect the community's shared sense of values. Future trends may reflect changes in social, economic, cultural, and environmental factors that come from both inside and outside, but will be shaped locally by the guidelines expressed in this plan.

The most significant ongoing trends concern Arcata's working, living, learning and natural environments. For example, most of the large-scale timber-industry employers are now gone. Today's Arcatans are more likely to work for Humboldt State University, a small employer, or to be self-employed.

General Coastal Land Use Plan Assumptions

1. Modest growth from 16,400 in 1997, to a 2020 population of about 20,000.
2. No new large-scale employers.
3. Continue to be a City where HSU, health providers, education facilities, small-scale manufacturing, agricultural, and retail trade are the primary employers.
4. HSU will operate year-round instruction and enrollment will increase from 7,500 in 1997 to 8,500 full-time equivalent students in 2020.
5. Infrastructure will be limited.
6. The Coastal Zone, resource constraints, and greenbelt will limit outward expansion.



In terms of physical development patterns, it is expected that there will be increased use of vacant and underdeveloped parcels within City limits as opposed to outward expansion. The Growth Management Element establishes an Urban Services Boundary that limits the extension of City services and outward growth of the City.

Transportation and other community infrastructure systems are expected to increase in efficiency, due to changes in travel choices and improved management of facilities. The **General Coastal Land Use** Plan emphasizes non-motorized vehicle connections throughout the city and more efficient transit service to reduce reliance on single-occupancy vehicles. Water, wastewater, energy conservation, and source reduction measures will minimize the need for increases in infrastructure capacity and promote more efficient operation of existing systems.

Protection and enhancement of the natural environment and preservation of open space will continue to be high priorities. Creek, wetland, bayland and tideland, agriculture, forest, soil and mineral resource issues, and the broader issue of natural biological diversity and ecosystem function, are specifically addressed in the **General Coastal Land Use** Plan. The protection of open space within the City and an agricultural and forest greenbelt around the City are integral to the future form of the City.

Reduced air, water, and noise pollution, along with increased protection from natural and man-made hazards, are expected in the future. Emergency preparedness will increase through neighborhood-based efforts such as the Neighborhood Emergency Services Teams (NEST), and improved coordination with emergency response agencies. California's North Coast is seismically active and care must be taken to avoid unnecessary human exposure to hazardous and unstable areas. Improved identification of these areas, and construction methods to increase stability of new and retrofitted structures, will help minimize risks and reduce potential damage.

The architectural diversity and historic structures that form Arcata's special ambience and character are important community assets to be preserved for the future. The **General Coastal Land Use** Plan includes Design and Historical Preservation Elements that provide guidelines for compatible design and resource protection. The Design Element is intended to ensure community diversity and quality in the built environment, with small-scale structures that are harmonious with their neighborhood context and natural settings. The Historical Preservation Element designates significant landmarks and sites that are representative of the City's various periods in social and physical development.



IMPLEMENTATION MEASURES

~~At the end of each element there is a list of measures that will implement General Plan policies. The implementation measures have an alpha-numeric reference corresponding to their related element. For example implementation measures related to the Land Use Element are labeled LU-1, LU-2, and so on. For each measure, a responsible party is identified and a time frame is given. Time frames are expressed as Year 1, Year 2, and so on, to indicate the year after General Plan adoption they are scheduled to be carried out. Some of the implementation measures are identified as ongoing. Many of the measures will be incorporated into the City's Land Use Code which will replace the Land Use and Development Guide (LUDG). These code amendments are all identified as Implementation Measure LU-1, as shown in the example below.~~

IMPLEMENTATION MEASURE

#	IMPLEMENTATION MEASURE DESCRIPTION	RESPONSIBLE PARTY	TIME FRAME
LU-4	Land Use Code Amendments Revise the City's Land Use Code (formerly the Land Use and Development Guide, or LUDG) zoning districts and land use regulations to be consistent with the General Plan land use designations, densities, and policies.	Community Development Department/ Planning Commission	Year 1



GOALS, OBJECTIVES, POLICIES, AND PROGRAMS

Definition of Terms

The most frequently used ~~General~~ **Coastal Land Use** Plan terms are defined below. A more complete definition of terms may be found in the glossary.

- Goal** A general, overall, and ultimate purpose, aim, or end toward which the City will direct effort. **Consequently, a goal is not quantifiable, time-dependent, or suggestive of specific actions for its achievement. Goals are not intended for governing the issuance or coastal development permits, or to serve as regulatory standards by which development projects or zoning amendments are to be assessed for their conformity and consistency, and are not a valid basis for appealing a permit action. Examples of goals include: “Maintain the small town atmosphere” or “Diversify the economic base of the City.”**
- Principle** An assumption, fundamental rule, or doctrine that will guide general plan policies, proposals, standards, and implementation measures. ~~The State Government Code (§65302) requires that general plans spell out the objectives, principles, standards, and proposals of the general plan. Similar to goals, principles are not intended for governing the issuance or coastal development permits, or to serve as regulatory standards by which development projects or zoning amendments are to be assessed for their conformity and consistency, and are not a valid basis for appealing a permit action.~~ “Adjacent land uses should be compatible with one another” is an example of a principle.
- Policy** A group of related actions or means that will be employed to achieve objectives. **A specific statement in text or diagram guiding action and implying clear commitment. A mandatory declaration of an obligation intended specifically for permit governance. Policies bind the City’s actions and establish the standards of review for determining whether land use and development decisions, zoning changes or other City actions are consistent with the Coastal Land Use Plan. A development project’s demonstrated inconsistency with a Coastal Land Use Plan policy is a valid basis for appealing the permit action (see “Appeals” discussion, below). An example of a policy is: “Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade those areas, and shall be compatible with the continuance of those habitat and recreation areas.” Policies are enumerated within each section of the Coastal Land Use Plan under the heading “Policies.”**

Objective A specific measurable statement of desired future condition toward which a policy is directed. Where possible, objectives are time-specific. The State Government Code (§65302) requires that general plans spell out the *objectives*, principles, standards, and proposals of the general plan. “The addition of 100 units of affordable housing by 2005” is an example of an objective. **Similar to goals and principles, objectives are not intended for governing the issuance or coastal development permits, or to serve as regulatory standards by which development projects or zoning amendments are to be assessed for their conformity and consistency, and are not a valid basis for appealing a permit action.**

~~Standard~~ A rule or measure establishing a level of quality or quantity that must be complied with or satisfied. The State Government Code (§65302) requires that general plans spell out the objectives, principles, standards, and proposals of the general plan. Examples of standards might include: five acres of parkland per 1,000 population; the traffic Level of Service (LOS) C; or a residential density standard of two units per acre.

Implementation Measure Actions, procedures, programs, **standard, regulation, ordinance,** or techniques that carry out **coastal land use plan or applicable Coastal Act** policies. **Implementation programs carrying out the policies of this Coastal Land Use Plan consist of Title 9, Chapters 9.10 through 9.100 of the Arcata Municipal Code.**

Program An organized activity carried out in response to adopted policy to achieve an objective. Programs establish the “who,” “how,” and “when” for carrying out the “what” and “where” of goals and objectives, subject to budgetary allocations of resources.

~~Other Initiatives~~ **Nonbinding and/or advisory statements of intent, encouragement, or pledges of support for specific endeavors, programs, or outcomes. Other Initiatives may set guidelines and priorities for City actions, but are not intended for permit governance or to serve as regulatory standards by which development projects or zoning amendments are to be assessed for conformity and consistency, and are not a valid basis for appealing a permit action.**

Organization

This Coastal Land Use Plan policy document contains explicit statements of goals, policies, standards, implementation programs, and quantified objectives that constitute the formal policy of Arcata for land use, development, and environmental quality. The plan is divided into the following seven sections:

- **Chapter 1: Community Vision**
- **Chapter 5: Design and Historical Preservation**

- Chapter 2: Community Development
- Chapter 3: Housing and Human Services (not a part)
- Chapter 4: Environmental Quality and Management
- Chapter 6: Health and Safety
- Glossary

Each chapter includes goal statements relating to different sub-issues or different aspects of the issue addressed in the section. Each section begins with a series of “Goals and Guiding Principles,” followed by “Objectives” arranged in thematic groupings which amplify the goal and principle statements. In turn, each Objective is followed by an enumerated series of “Policies which more specifically detail the intended goals and objectives into achievable outcomes. These plan elements and policy groups may be independent of one another or be interactive in their application. For example, Chapter 2, Section 2.2 of the *Land Use Element* describes the various land use designations and outlines the legally-required standards of density and intensity for these categories which appear on a separate Land Use Diagram. Section 2.7 (*Transportation Element*) describes the proposed circulation system, including a description of the street classification system, which are to be developed consistent with policies and standards within the *Growth Management* and *Public Facilities & Infrastructure* elements. Together, these goals, objectives, and policies are to be realized through a series of regulatory “Implementation Measures” and “Programs,” most notably, by administering the requirements set forth for development and land uses within the Coastal Land Use Code (Title IX.C, Arcata Municipal Code). Following each policy group section, an “Other Initiatives” section lists out other, non-binding declarations of intent, support, and encouragement relating to coastal land uses.

ADMINISTERING THE COASTAL LAND USE PLAN

All land use and development decisions in the Coastal Zone must be consistent with the Local Coastal Program (LCP). In authorizing coastal development permits after LCP certification, the City must make the finding that the development conforms to the certified LUP as well as all other findings required by Municipal Code Title 9 – *Land Use Code*, Chapters 9.10 through 9.100.

The following general polices shall provide the framework for the administration and interpretation of the Coastal Land Use Plan:

- The policies of the Chapter 3 of the California Coastal Act (California Public Resources Code Sections 30210 through 30264) shall guide the interpretation of the Coastal Land Use Plan.

- In the Coastal Zone, where the policies of the Coastal Land Use Plan conflict with the provisions of any other element of the General Plan, the policies of the Coastal Land Use Plan shall take precedence.
- Where policies within the Coastal Land Use Plan overlap or conflict, the policy which is the most protective of coastal resources shall take precedence.
- Prior to the issuance of any development permit required by this Plan, the City shall make the finding that the development meets the standards set forth in all applicable Coastal Land Use Plan policies and Implementation Program regulations.
- Prefacing textual discussion is intended as justification for the enumerated Coastal Land Use Plan policies and map designations. Therefore, the text shall be considered as the findings justifying the specified policies and Land Use Map designations.

Appeals

In addition, with respect to the finality of the City's delegated coastal development permitting actions, certain types of development, as well as development within certain geographic areas that are acted on by the City after certification of the LCP, are appealable to the Coastal Commission (PRC Section 30603). These include:

- (1) Developments approved by the local government between the sea and the first public road paralleling the sea or within 300 feet of the inland extent of any beach or of the mean high tideline of the sea where there is no beach, whichever is the greater distance.
- (2) Developments approved by the local government not included in paragraph (1) that are located on tidelands, submerged lands, and public trust lands, within 100 feet of any wetland, estuary, or stream, or within 300 feet of the top of the seaward face of any coastal bluff.
- (3) Developments approved by the local government not included with paragraphs (1) or (2) that are located in a sensitive coastal resource area.
- (4) Any development which constitutes a major public works project or a major energy facility (whether approved or denied by the local government).

The grounds for an appeal of an approval of a permit are limited to an allegation that the development does not conform to the standards set forth in the certified Local Coastal Program or the public access policies of the Coastal Act. In

addition, the grounds for appealing of a denial of a permit for a major public works project or major energy facility, referenced in number (4) above, are limited to an allegation that the development conforms to the standards set forth in the certified Local Coastal Program and the public access policies of the Coastal Act. The Coastal Commission retains coastal development permitting jurisdiction on submerged lands, tidelands, and public trust lands (Public Resources Code Section 30519).

Amending the Coastal Land Use Plan, Implementation Programs, or Land Use or Zoning Maps

Amendments to any portion of the Local Coastal Program, whether textual or cartographic, are subject to the processes set forth in Chapters 9.92C – Amendments. Any amendments to the certified LCP will require review and certification by the Coastal Commission prior to becoming effective.

~~DEFINITION OF TERMS~~

~~The most frequently used General Plan terms are defined below. A more complete definition of terms may be found in the glossary.~~

~~**Goal** — A general, overall, and ultimate purpose, aim, or end toward which the City will direct effort.~~

~~**Principle** — An assumption, fundamental rule, or doctrine that will guide general plan policies, proposals, standards, and implementation measures. The State Government Code (§65302) requires that general plans spell out the objectives, principles, standards, and proposals of the general plan. “Adjacent land uses should be compatible with one another” is an example of a principle.~~

~~**Policy** — A group of related actions or means that will be employed to achieve objectives.~~

~~**Objective** — A specific measurable statement of desired future condition toward which a policy is directed. Where possible, objectives are time-specific. The State Government Code (§65302) requires that general plans spell out the objectives, principles, standards, and proposals of the general plan. “The addition of 100 units of affordable housing by 2005” is an example of an objective.~~

~~**Standard** — A rule or measure establishing a level of quality or quantity that must be complied with or satisfied. The State Government Code (§65302) requires that general plans spell out the objectives, principles,~~

~~standards, and proposals of the general plan. Examples of standards might include: five acres of parkland per 1,000 population; the traffic Level of Service (LOS) C; or a residential density standard of two units per acre.~~

~~Implementation Measure — Actions, procedures, programs, or techniques that carry out policies.~~

~~Program — An organized activity carried out in response to adopted policy to achieve an objective. Programs establish the “who,” “how,” and “when” for carrying out the “what” and “where” of goals and objectives, subject to budgetary allocations of resources.~~

TABLE I -1 COASTAL PLAN POLICY MATRIX

Note: the Coastal Act Requirements and General Plan Policies have been paraphrased for this table; please see text of the plan for complete language.

COASTAL ACT REQUIREMENTS			ARCATA LOCAL COASTAL LAND USE POLICIES		
Topic	Section	Requirements	Element	Policy	Policy Name
New Urban Development	30244	where development would adversely impact archeological or paleontological resources, reasonable mitigation measures shall be required	Historical Preservation	H-7a <u>C-H-7a</u>	Archaeological surface reconnaissance studies
			Historical Preservation	H-7b <u>C-H-17c</u>	Mitigation of potential archeological Impacts
			Historical Preservation	H-7e <u>C-H-7d</u>	Monitoring of construction
			Historical Preservation	H-7d <u>C-H-7d</u>	Discovery of archaeological resources
	30250a	proximity of new urban development to existing development	<u>Land Use</u>	<u>C-LU-1h</u>	<u>Location of New Development</u>
			<u>Land Use</u>	<u>C-LU-1i</u>	<u>Rural Land Division Standards</u>
			Growth Management	GM-4a <u>C-GM-1p</u>	Urban Services Boundary <u>Services outside city boundary</u>
			Public Facilities	PF-5b	City administrative and operation facilities
			<u>Land Use</u>	<u>LU-2a</u>	<u>Residential Land Use Classifications</u>
	30250b	location of new hazardous industrial development	Land Use <u>Land Use</u> <u>Growth Management</u>	<u>C-LU-1j</u> <u>LU-4a</u> <u>C-LU-4a</u> <u>C-GM-1d</u>	Industrial uses <u>Location of hazardous industrial development</u>
	30250c	visitor-serving facilities outside existing developed areas	Land Use	<u>C-LU-1k</u> <u>LU-3a</u> <u>C-LU-3a</u>	Commercial Land Use Classifications <u>Location of visitor-serving facilities</u>
	30251	scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance	Open Space Design	OS-3b <u>C-D-3a</u>	Development limitations and management for productive resource areas <u>Scenic and visual qualities</u> <u>Designation of coastal scenic highways</u>
			<u>Design</u>	<u>C-D-3b</u>	<u>Design policy for projects affecting scenic highways</u>
			<u>Design</u>	<u>C-D-3d</u>	<u>Scenic entryways</u>
			<u>Design</u>	<u>C-D-3e</u>	<u>Arcata Bay—Open waters, shoreline, and tidal marshes</u>

COASTAL ACT REQUIREMENTS			ARCATA LOCAL COASTAL LAND USE POLICIES		
Topic	Section	Requirements	Element	Policy	Policy Name
			<u>Design</u>	<u>C-D-3f</u>	<u>Farmlands and open countryside</u>
	30252	maintenance and enhancement of public areas through the amount and location of new development	Land Use <u>Growth Management</u>	LU-1a <u>C-LU-1l</u> <u>C-GM-1b</u>	Land Use Plan diagram <u>Location and amount of new development</u>
	30255	priority of coastal dependent development over other development	Land Use	<u>LU-1g</u> <u>C-LU-1g</u>	Coastal Commercial Land Uses <u>Prioritizing and siting coastal-dependent developments</u>
			Resource Conservation	RC-4e <u>C-RC-4c</u>	Habitat value protection <u>Coastal-dependent and public trust tidelands uses</u>
Public Access and Recreation	30210	access to recreational opportunities; conspicuously posting access entrance	Open Space	OS-4b <u>C-OS-4a</u>	Coastal access policy <u>Maximized provision of access and conspicuous posting</u>
			Resource Conservation	<u>RC-4b</u> <u>C-RC-4b</u>	Access to Arcata Bay
	30211	development not to interfere with the public's right of access to the sea	Resource Conservation	<u>RC-4a</u> <u>C-OS-4b</u>	Protection of Arcata Bay open waters and mudflat <u>Coastal access policy</u>
			Resource Conservation	RC-4f <u>C-RC-4d</u>	Management of bayfront and marsh areas for coastal access, recreation and tourism
	30212	new development projects; provision for access from the nearest public roadway; exceptions	Resource Conservation <u>Open Space</u>	<u>RC-4a</u> <u>C-OS-4a</u>	Protection of Arcata Bay open waters and mudflat <u>Maximized provision of access and conspicuous posting</u>
			Resource Conservation	<u>RC-4f</u>	Management of bayfront and marsh areas for coastal access, recreation and tourism
	30212.5	public works facilities distribution through out the area to mitigate against impacts	Land Use <u>Open Space</u>	<u>LU-5a</u> <u>C-OS-4d</u>	Distribution of Public Facility uses Works Facilities
			Resource Conservation	<u>RC-4b</u>	<u>Access to Arcata Bay</u>
			Resource Conservation	<u>RC-4c</u>	<u>Coastal-dependent and public trust tidelands uses</u>
			Resource Conservation	<u>RC-4f</u>	<u>Management of bayfront and marsh areas for coastal access, recreation and tourism</u>
30213	lower cost visitor and recreational facilities protected, encouraged, and provided; encouragement and	Resource Conservation <u>Open Space</u>	<u>RC-4b</u> <u>C-OS-4e</u>	Access to Arcata Bay <u>Protection encouragement, provision, and preference of lower cost visitor and</u>	

COASTAL ACT REQUIREMENTS			ARCATA LOCAL COASTAL LAND USE POLICIES		
Topic	Section	Requirements	Element	Policy	Policy Name
		provision, overnight room rentals			recreational facilities
			Resource Conservation	RC-4c	Coastal-dependent and public trust tidelands uses
			Land Use	LU-3a	Commercial use classifications
	30214	implementation of public access policies for time place, and manner of public access	Resource Conservation <u>Open Space</u>	RC-4b <u>C-OS-4f</u>	Access to Arcata Bay <u>Criteria to be considered in access policy implementation</u>
	30220	protection of certain water-oriented activities that are not suited for inland water	Resource Conservation <u>Growth Management</u>	RC-4c <u>C-GM-1b</u>	Coastal-dependent and public trust tidelands uses <u>Provision of sites suitable for certain water-oriented recreational uses</u>
	30221	oceanfront land suitable for recreational use and development shall be protected	Resource Conservation <u>Growth Management</u>	RC-4c <u>C-GM-1h</u>	Coastal-dependent and public trust tidelands uses <u>Protection of oceanfront sites for certain n water-oriented recreational uses</u>
	30222	visitor-serving recreational facilities have priority over private residential, general industrial or general commercial, but not over agriculture or coastal-dependent industry	Open Space <u>Growth Management</u>	OS-2b <u>C-GM-1i</u>	Development limitations and management for maintenance of biotic resources and diversity, including aquatic resources and sensitive habitats <u>prioritization of suitable private lands for visitor-serving commercial recreational development</u>
	30222.5	oceanfront land suitable for aquaculture use and development shall be protected	Resource Conservation <u>Growth Management</u>	RC-4c <u>C-GM-1i</u>	Aquaculture and agricultural use of coastal wetlands and tidelands <u>Prioritization of oceanfront lands for aquaculture, and coastal dependent development or uses</u>
	30223	upland areas necessary to support coastal recreational uses shall be reserved	Land Use <u>Growth Management</u>	LU-5a <u>C-GM-1k</u>	Public Facility uses <u>Feasible reservation of upland sites for supporting coastal recreational uses</u>
	30224	encourage recreational boating use by developing boating facilities	Resource Conservation <u>Growth Management</u>	RC-2c <u>C-GM-1l</u>	Permitted uses in streamside protection areas <u>Encouraging recreational boating uses through development of support facilities</u>
			Resource	RC-4c	Coastal-dependent and public trust

COASTAL ACT REQUIREMENTS			ARCATA LOCAL COASTAL LAND USE POLICIES		
Topic	Section	Requirements	Element	Policy	Policy Name
			Conservation		tidelands uses
			Resource Conservation	RC-4f	Management of bayfront and marsh areas for coastal access, recreation and tourism
Water & Marine Resources	30230	marine resources shall be maintained, enhanced, and where feasible, restored; special protection shall be given to areas and species of special biological or economic significance	Resource Conservation	RC-1e C-RC-7a	Habitat value protection Protection of marine and biological resources and aquatic habitat
			Resource Conservation	RC-2c	Permitted uses in streamside protection areas
			Resource Conservation	RC-2g	Maintenance of streams as natural drainage systems
			Resource Conservation	RC-4a	Protection of open waters and mudflat areas of Arcata Bay
			Open Space	OS-1a	Designation of native biotic resources & ecosystems
			30231	coastal waters maintenance to protect human health; maintain optimum marine organism populations; minimize adverse wastewater, runoff, surface water effects.	Community Facilities Resource Conservation
	Community Facilities	CF-2a			Capacity and management of city wastewater collection system
	Community Facilities	CF-3a			Utilization city streams and watercourses as natural drainage systems
	Community Facilities Public Facilities	CF-3b C-PF-3h			Control of stormwater runoff, flooding and erosion
	Resource Conservation	RC-2c			Permitted uses in streamside protection areas
	Resource Conservation	RC-2g			Maintenance of streams as natural drainage systems
	Resource Conservation	RC-4e			Coastal dependent & public trust uses of tidelands
	30233	Diking, filling or dredging permitted where there is no feasible less environmentally damaging alternative; mitigation			Resource Conservation
			Resource Conservation	RC-4d C-RC-4e	Diking, dredging, filling and shoreline structures
30234	Commercial fishing and recreational boating facilities protected and	Resource Conservation	RC-2e C-GM-	Permitted uses in streamside protection areas	

COASTAL ACT REQUIREMENTS			ARCATA LOCAL COASTAL LAND USE POLICIES		
Topic	Section	Requirements	Element	Policy	Policy Name
		upgrade in accordance with demand	<u>Growth Management</u>	<u>1m</u>	<u>Protecting recreational boating uses</u>
	30234.5	Economic, commercial, and recreational importance of fishing shall be recognized and protected	<u>Growth Management</u>	<u>C-GM-1n</u>	<u>Recognition and protection of the economic, commercial and recreational aspects of fishing</u>
	30235	Revetments, breakwaters, etc. permitted when designed to eliminate or mitigate adverse impacts	<u>Resource Conservation</u>	<u>C-RC-4f</u>	<u>Construction along natural shorelines</u>
Industrial Development	30240	Environmentally sensitive habitat areas shall be protected against any significant disruption; adjacent development shall be sited and designed to prevent impacts which would significantly degrade the area	Resource Conservation	<u>RC-1c</u> <u>C-RC-1d</u> <u>C-RC-1e</u> <u>C-RC-1g</u> <u>C-RC-1h</u> <u>C-RC-1i</u>	<u>Habitat value protection</u> <u>Sensitive habitat definition</u> <u>Sensitive habitat buffer requirements</u> <u>Sensitive habitat information required in development application review</u> <u>Land divisions and buffers</u>
			Land Use	<u>LU-6a</u> <u>C-LU-6a</u>	Agricultural and Natural Resource classifications
			Open Space	<u>OS-2b</u> <u>C-OS-2a</u>	Development limitations and management for maintenance of biotic resources and diversity, including aquatic resources and sensitive habitats
	30243	Productivity of soils and timberlands protected; conversions	Resource Conservation	<u>RC-2c</u> <u>C-RC-5i</u>	<u>Permitted uses and activities in streamside protection areas</u> <u>Protection of soil productivity</u>
Industrial Development	<u>30250(b)</u>	<u>Location of new hazardous industrial development</u>	<u>Land Use</u>	<u>C-LU-4a</u>	<u>Industrial uses</u>
	<u>30255</u>	<u>Priority of coastal dependent development over other development</u>	<u>Land Use</u>	<u>C-LU-1g</u>	<u>Coastal Commercial Land Uses</u>
			<u>Resource Conservation</u>	<u>C-RC-4c</u>	<u>Habitat value protection</u>
	30260	Location or expansion of coastal-dependent industrial facility	Land Use	<u>LU-4a</u> <u>C-GM-1f</u>	<u>Location of new and expanded coastal-dependent industrial development</u>
			<u>Growth Management</u>	<u>C-GM-1n</u>	<u>Coastal dependent industrial facilities</u>
30261	Use of tanker facilities; natural gas terminals	<u>Land Use</u>	<u>LU-4d</u>	<u>New business park</u>	
		Land Use	<u>LU-4g</u> <u>C-LU-4g</u>	<u>Coastal related resource extraction and processing</u> <u>Location of new and expanded coastal-</u>	

COASTAL ACT REQUIREMENTS			ARCATA LOCAL COASTAL LAND USE POLICIES		
Topic	Section	Requirements	Element	Policy	Policy Name
					dependent industrial development
	30262	Oil and gas development	Land Use	LU-4g	Coastal related resource extraction and processing
	30263	Refineries or petrochemical facilities	Land Use	LU-4g	Coastal related resource extraction and processing
	30264	Thermal generating plants	Land Use	LU-4g	Coastal related resource extraction and processing
	30265	Offshore oil transport and refining	Land Use	LU-4g	Coastal related resource extraction and processing
	30265.5	Coordination of offshore oil transport and refining activities	Land Use	LU-4g	Coastal related resource extraction and processing
	<u>30515</u>	<u>Amendment for public works project or energy facility development</u>	<u>Land Use</u>	<u>LU-4i</u>	<u>Amendment for public works project or energy facility development</u>
	30232	Oil and hazardous substance spills	Public Safety	PS-6d C-PS-6a	Siting of facilities handling hazardous waste <u>Protection against oil and hazardous materials releases</u>
Hazards	30236	Alteration of rivers and streams permitted for water supply, flood control and improvement of marine habitat	Resource Conservation	RC-2c	Permitted uses and activities in streamside protection areas <u>Permissible substantial alteration of rivers and streams for specified purposes</u>
	30253	Safety, stability, pollution, energy conservation, visitors	Public Safety	PS-2a C-PS-2a	Development within fault zone/fault rupture areas <u>Avoidance, minimization, and mitigation of geologic, flooding, wildfire hazards, exposure to instability, and minimizing energy consumption</u>
			<u>Public Safety</u>	<u>C-PS-3a</u>	<u>Avoidance, minimization, and mitigation of exposure to instability</u>
			<u>Public Safety</u>	<u>C-PS-4a</u>	<u>Avoidance, minimization, and mitigation of flooding, hazards</u>
			<u>Public Safety</u>	<u>C-PS-5a</u>	<u>Avoidance, minimization, and mitigation of wildfire hazards</u>
			<u>Air Quality</u>	<u>C-AQ-1a</u>	<u>Minimizing energy consumption</u>
30241	Maximize the amount of prime	Public Safety Resource	PS-4e C-RC-5a	Limitations on development within floodplains	

COASTAL ACT REQUIREMENTS			ARCATA LOCAL COASTAL LAND USE POLICIES		
Topic	Section	Requirements	Element	Policy	Policy Name
		agricultural land maintained in agricultural production to assure the protection of the agricultural economy; conflicts minimized	<u>Conservation</u>		<u>Protection of prime and other agricultural lands</u>
			Open Space Resource Conservation	OS-5a C-RC-5d	Open space easements for safety hazard areas
			Resource Conservation	RC-2e C-RC-5e	Permitted uses and activities in streamside protection areas
			<u>Land Use Resource Conservation</u>	<u>LU-1e C-RC-5i</u>	<u>Protection of natural resources and agricultural lands</u>
			Land Use	LU-6a <u>C-LU-6a</u>	Agricultural and Natural Resources classifications
			<u>Land Use</u>	<u>C-LU-6c</u>	<u>Conditionally permitted farm dwellings</u>
Agriculture	30241.5	Agricultural lands viability determination	Resource Conservation	RC-4d C-RC-5i	Diking, dredging, filling and shoreline structures
			Resource Conservation	RC-5a <u>C-RC-5d</u>	<u>Protection of agricultural lands and uses in the City</u>
			<u>Land Use Resource Conservation</u>	<u>LU-1e C-RC-5e</u>	<u>Protection of natural resources and agriculture lands</u>
			<u>Land Use</u>	<u>LU-6a</u>	<u>Subdivision of prime agricultural land</u>
			<u>Land Use</u>	<u>LU-6e</u>	<u>Agriculture and Natural Resource classifications</u>
	30242	Lands suitable for agricultural conversion	<u>Land Use Resource Conservation</u>	<u>LU-6e C-RC-5e</u>	<u>Protection of Agricultural lands and uses</u> <u>Limiting conversions of agricultural lands</u>

COASTAL ACT REQUIREMENTS			ARCATA LOCAL COASTAL LAND USE POLICIES		
Topic	Section	Requirements	Element	Policy	Policy Name
Public Works	30254	New or expanded public works facilities shall be designed and limited to accommodate needs generated by development or uses permitted consistent with the provisions of this division	Resource Conservation Growth Management	RC-4b C-GM-1o	Access to Arcata Bay Sizing and capacity of new or expanded public works
			Resource Conservation	RC-4c	Coastal dependent and public trust tidelands uses
			Resource Conservation	RC-4f	Management of bayfront and marsh areas for coastal access, recreation and tourism
			Growth Management	GM-4b <u>C-GM-1q</u>	Services outside City boundary
			Growth Management	GM-4c <u>C-GM-1r</u>	Requirements and procedures for modifying Urban Services Boundary
			Community Facilities	CF-1b	Capacity and management of City water system
	30254.5	Sewage treatment plants and conditions	Community Facilities	CF-2b C-PF-2b	Arcata Marsh Wastewater treatment system
			Community Facilities	CF-2a C-PF-2a	Capacity and management of city wastewater system

Policies Comprising the Coastal Land Use Plan

The policies contained within the Coastal General Plan constitute the Land Use Plan portion of the City's Local Coastal Program and govern the review and approval of coastal development permits include the following:

- Chapter 2: Community Development

Land Use Element Designations Descriptions, Allowable Uses, and Development Densities, and Text Policies LU-1a, LU-1b, LU-1e, LU-1f, LU-1g, LU-2a, LU-2d, LU-3a, LU-4a, LU-4b, LU-4d LU-4e, LU-4f, LU-4g, LU-5a, LU5c, LU-6a, and LU-6c; Growth Management Element Policies, GM-4a, GM-4b, and GM-4c; Transportation Element Policies T-4a, T-4b, T-4c, T-4d, T-4e, T-5a, T-5g, T-7a, T-7d; and Public Facilities & Infrastructure Element Policies PF-1b, PF-2a, PF-2b, PF-2f, PF-3a, PF-3b, PF-3c, PF-3d, PF-5b.

- Chapter 4: Environmental Quality and Management

Open Space Element Policies OS-1a, OS-1b, OC-1c, OS-1d, OS-1e, OS-1f, OS-1g, OS-1h, OS-1i, OS-2a, OS-2b, OS-3a, OS-3b, OS-4a, OS-4b, OS-4c, OS-4d, OS-5a, and OS-5b; Resource Conservation & Management Element Policies RC-1a, RC-1b, RC-1c, RC-1d, RC-1e, RC-1f, RC-1g, RC-1h, RC-1i, RC-2a, RC-2b, RC-2c, RC-2d, RC-2e, RC-2f, RC-2g, RC-2h, RC-3a, RC-3b, RC-3c, RC-3d, RC-3e, RC-3f, RC-3g, RC-3h, RC-3i, RC-3j, RC-3k, RC-3l, RC-4a, RC-4b, RC-4c, RC-4d, RC-4e, RC-4f, RC-5a, and RC-7a; Air Quality Element Policies AO-1a, AQ-1b, AQ-1c, AQ-1d, AQ-2a, AQ-2b, AQ-2c, AQ-2d, AQ-2e, AQ-2f, AQ-2g AQ-3a, AQ-3b, AQ-3c, AQ-3d, and AQ-4a.

- Chapter 5: Design and Historic Preservation

Design Element Policies D-3a, D-3c, D-3d, D-3e, and D-3h; and Historic Preservation Element Policies H-1b, H-1c, H-7a, H-7b, H-7c, H-7-d, and H-7f.

- Chapter 6: Health and Safety

Public Safety Element Policies PS-1a, PS-1b, PS-1c, PS-1d, PS-1e , PS-1f, PS-2a, PS-2b, PS-2c, PS-2d, PS-2e PS-2f, PS-2g, PS-2h, PS-3a, PS-3b, PS-3c*, PS-3d, PS-3e, PS-3f, PS-4a, PS-4b PS-4c, PS-4d, PS-4e, PS-4f, PS-4g, PS-4h, PS-5a, PS-5b, PS-5c, PS-5d, PS-5e PS-6a, PS-6b, PS-6c, PS-6d, PS-6e, PS-6f, PS-6g, PS-7a, PS-7b, PS-7c, PS-7d PS-7e, PS-8a, PS-8b, PS-8c, and PS-8d; and Noise Element Policies N-1a, N-1b, N-1c, N-1d, N-1e, N-1f, N-1g, N-2a, N-2b, N-2c, N-2d N-3a, N-3b, N-3c, N-4a, N-5a, N-5b, N-5c, N-5d, N-5e, and N-5f.

- Glossary

All definitions of terminology relating to the foregoing policies and standards.

Policies Not Comprising the Coastal Land Use Plan

The policies enumerated below are not part of the certified LCP and do not govern the review and approval of coastal development permits. These policies are not part of the standard of review for coastal development permit purposes, as they are not relevant to indicate the “kinds, location, and intensity of land uses” as required of Coastal Land Use Plans (PRC Section 30108.5). However, these listed policies are retained in the Coastal Land Use Plan document as the City will apply these policies within the Coastal Zone under its own separate authority.

- Chapter 2: Community Development

Land Use Element Designations Descriptions, Allowable Uses, and Development Densities, and Text Policies LU-1c, LU-1d, LU-2b, and LU-4c; Growth Management Element Policies GM-1a, GM-1b, GM-1c, GM-1d, GM-1e, GM-2a, GM-2b, GM-2c, GM-2d, GM-2e, GM-2f, GM-2g, GM-3a, GM-3b, GM-3c, and GM-3d.; Transportation Element Policies T-1a, T-1b, T-1c, T-1d, T-1e, T-1f, T-1g, T-1h, T-2a, T-3a, T-3b, T-3c, T-3d, T-3e, T-3f, T-3g, T-4f, T-4g, T-4h, T-5a, T-5b, T-5c, T-5d, T-5e, T-5f, T-5h, T-6a, T-6c, T-6d, T-7b, T-7c, T-8c, and T-8d; and Public Facilities & Infrastructure Element Policies PF-1a, PF-1c, PF-1d, PF-2d, PF-2e, PF-3e, PF-4a, PF-4b, PF-4d PF-5c, PF-6a, PF-6b, and PF-6c.

- Chapter 4: Environmental Quality and Management

Resource Conservation & Management Element Policies RC-5b, RC-5c, and RC-7a, RC-7b, RC-7c, RC-7d RC-7a; Air Quality Element Policies AQ-1a, AQ-1b, AQ-1c, AQ-1d, AQ-2a, AQ-2b, AQ-2c, AQ-2d, AQ-2e, AQ-2f, AQ-2g AQ-3a, AQ-3b, AQ-3c, AQ-3d, and AQ-4a,

- Chapter 5: Design and Historic Preservation

Design Element Policies D-3a, D-3c, D-3d, D-3e, and D-3h; and Historic Preservation Element Policies H-1b, H-1c, H-7a, H-7b, H-7c, H-7-d, and H-7f.

- Chapter 6: Health and Safety

Public Safety Element Policies PS-1a, PS-1b, PS-1c, PS-1d, PS-1e , PS-1f, PS-2a, PS-2b, PS-2c, PS-2d, PS-2e PS-2f, PS-2g, PS-2h, PS-3a, PS-3b, PS-3c, PS-3d, PS-3e, PS-3f, PS-4a, PS-4b PS-4c, PS-4d, PS-4e, PS-4f, PS-4g, PS-4h, PS-5a, PS-5b, PS-5c, PS-5d, PS-5e PS-6a, PS-6b, PS-6c, PS-6d, PS-6e, PS-6f, PS-6g, PS-7a, PS-7b, PS-7c, PS-7d PS-7e, PS-8a, PS-8b, PS-8c, and PS-8d; and Noise Element Policies N-1a, N-1b, N-1c, N-1d, N-1e, N-1f, N-1g, N-2a, N-2b, N-2c, N-2d, N-3a, N-3b, N-3c, N-4a, N-5a, N-5b, N-5c, N-5d, N-5e, and N-5f.