

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

EXHIBIT 10

PROPOSED AMENDED LUP (249 PAGES)

Arcata General Plan: 2020 and Local Coastal Land Use Plan



October, 2000
Amended October, 2008
(Ordinance No. 1377, September 3, 2008)

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INTRODUCTION

The Arcata General Plan: 2020 will help shape how the city of Arcata will look, function, provide services, and manage resources for the next 20 years. The plan is the City's "constitution" for physical development and change within the existing and future city boundaries. The plan is a legal mandate that governs both private and public actions. The general 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 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 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 Plan on October 4, 2000.

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 Coastal Act of 1976 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 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. 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 of the Coastal Act, "Coastal Resource Planning and Management Policies," provides the standards for the review and certification of the Coastal Land Use Plan. These 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 PLAN

The Arcata General Plan 2020 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 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.

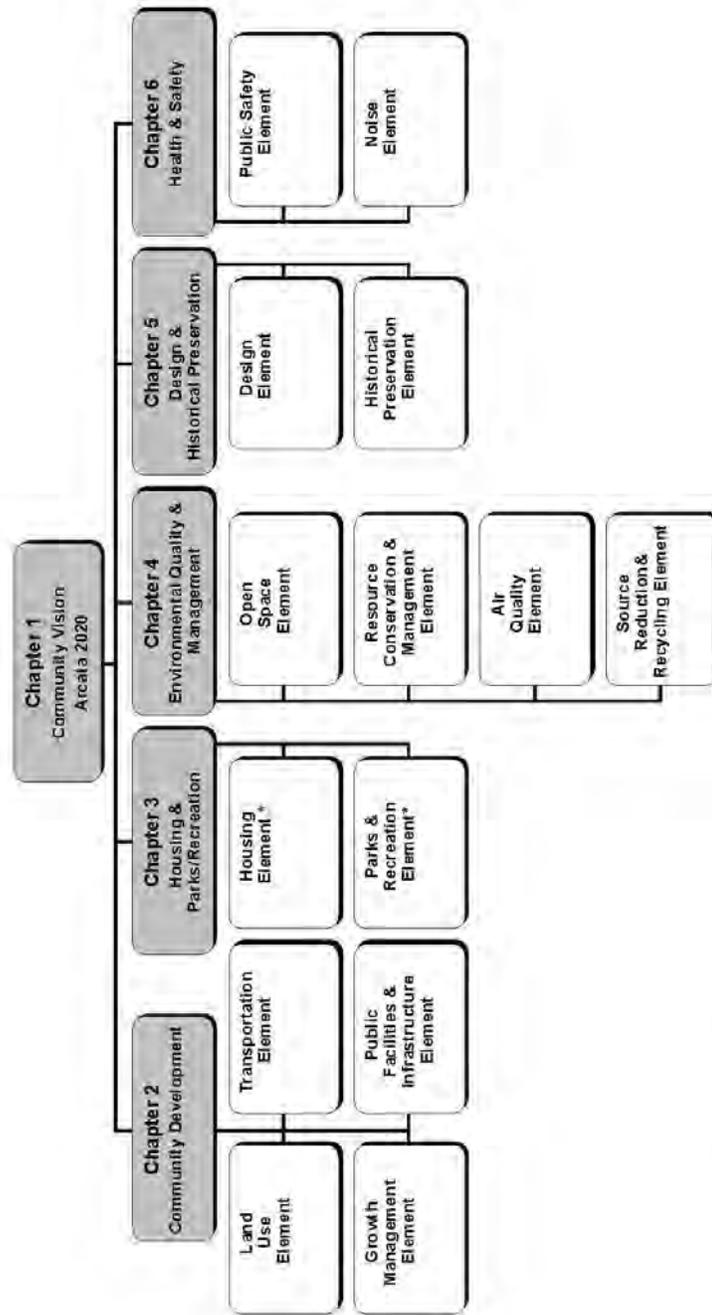
The City of Arcata made General Plan preparation an open process with many opportunities for review and comment. Opportunities for public participation were incorporated into all phases of the General Plan’s progress. Public participation was initiated by appointment of citizens to the General Plan and 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 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 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, Carlol Dellabalma, John Graves, Elizabeth Conner, Robert Fllint, 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.

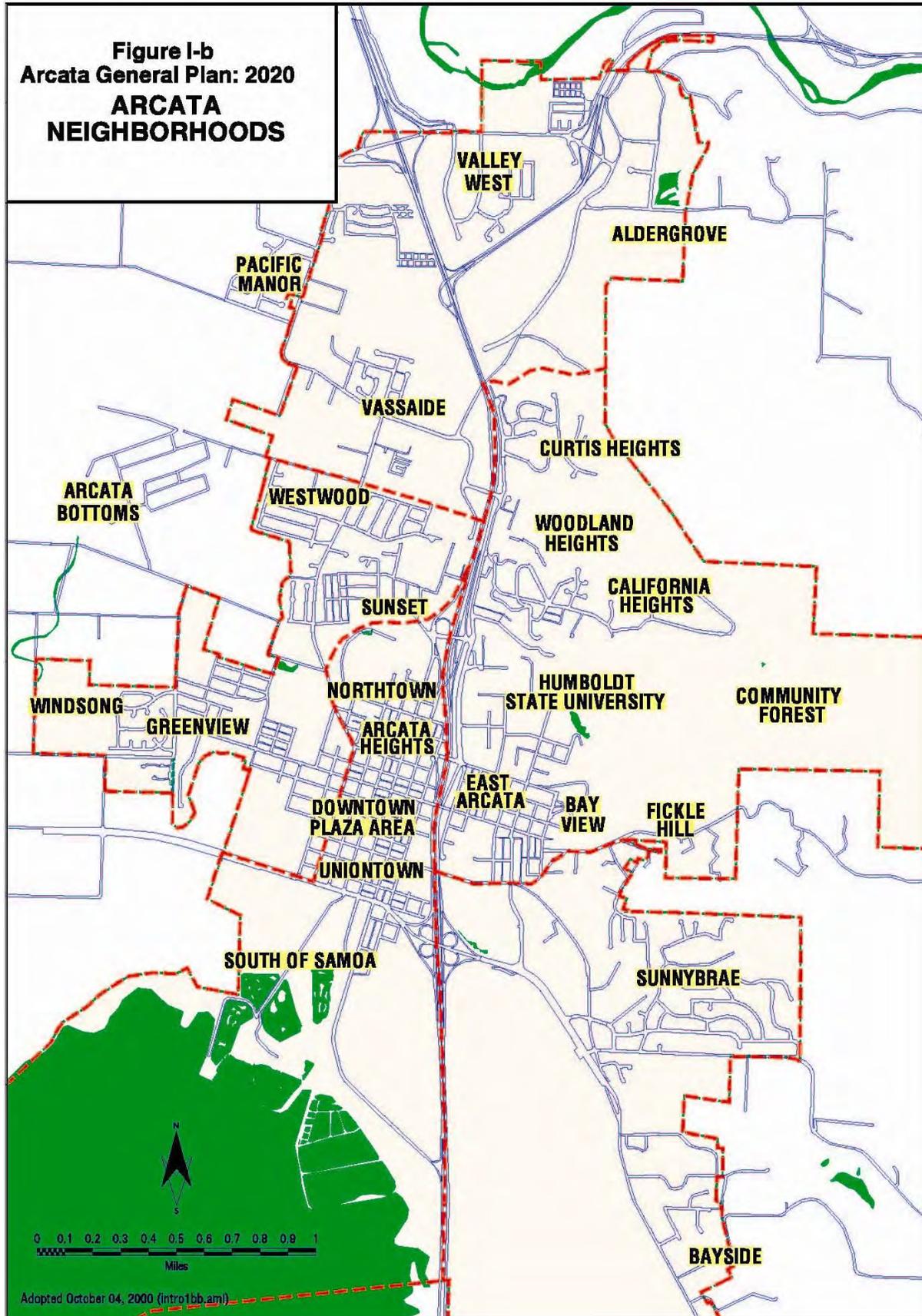
FUTURE TRENDS AND ASSUMPTIONS

The last twenty years have brought significant changes to Arcata and further changes seem certain for the future. The Arcata General Plan: 2020 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 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 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 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 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-1	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



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 PLAN 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	Archeological surface reconnaissance studies
			Historical Preservation	H-7b	Mitigation of potential archeological impacts
			Historical Preservation	H-7c	Monitoring of construction
			Historical Preservation	H-7d	Discovery of archeological resources
	30250a	proximity of new urban development to existing development	Growth Management	GM-4a	Urban Services Boundary
			Public Facilities	PF-5b	City administrative and operation facilities
			Land Use	LU-2a	Residential land use classifications
	30250b	location of new hazardous industrial development	Land Use	LU-4a	Industrial uses
	30250c	visitor-serving facilities outside existing developed areas	Land Use	LU-3a	Commercial Land Use classifications
	30251	scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance	Open Space	OS-3b	Development limitations and management for productive resource areas
30252	maintenance and enhancement of public areas through the amount and location of new development	Land Use	LU-1a	Land Use Plan diagram	
30255	priority of coastal dependant development over other development	Land Use Resource Conservation	LU-1g RC-4c	Coastal Dependent Land Uses Habitat value protection	

TABLE I -1 COASTAL PLAN POLICY MATRIX (continued)

Topic	Section	Requirements	Element	Policy	Policy Name
Public Access & Recreation	30210	access to recreational opportunities; conspicuously posting access entrance	Open Space	OS-4b	Coastal access policy
	30211	development not to interfere with the public's right of access to the sea	Resource Conservation	RC-4b	Access to Arcata Bay
			Resource Conservation	RC-4a	Protection of Arcata Bay open waters and mudflats
	30212	new development projects; provision for access from the nearest public roadway; exceptions	Resource Conservation	RC-4f	Management of bayfront and marsh areas for coastal access, recreation and tourism
			Resource Conservation	RC-4a	Protection of Arcata Bay open waters and mudflats
	30212.5	public works facilities distribution through out the area to mitigate against impacts	Resource Conservation	RC-4f	Management of bayfront and marsh areas for coastal access, recreation and tourism
			Land Use	LU-5a	Public Facility uses
	30213	lower cost visitor and recreational facilities protected, encouraged, and provided; encouragement and provision, overnight room rentals	Resource Conservation	RC-4b	Access to Arcata Bay
			Resource Conservation	RC-4c	Coastal-dependant and public trust tidelands uses
			Resource Conservation	RC-4f	Management of bayfront and marsh areas for coastal access, recreation and tourism
			Resource Conservation	RC-4b	Access to Arcata Bay
	30214	implementation of public access policies for time, place, and manner of public access	Resource Conservation	RC-4c	Coastal-dependant and public trust tidelands uses
			Land Use	LU-3a	Commercial use classifications
				Resource Conservation	RC-4b

TABLE I -1 COASTAL PLAN POLICY MATRIX (continued)

Topic	Section	Requirements	Element	Policy	Policy Name	
Public Access & Recreation (continued)	30220	protection of certain water-oriented activities that are not suited for inland water	Resource Conservation	RC-4c	Coastal-dependant and public trust tidelands uses	
	30221	oceanfront land suitable for recreational use and development shall be protected	Resource Conservation	RC-4c	Coastal-dependant and public trust tidelands uses	
	30222	visitor-serving recreational facilities have a priority over private residential, general industrial or general commercial, but not over agriculture or coastal-dependant industry	Open Space	OS-2b	Development limitations and management for maintenance of biotic resources and diversity, including aquatic resources and sensitive habitats	
	30222.5	oceanfront land suitable for aquaculture use and development shall be protected	Resource Conservation	RC-4e	Aquaculture and agricultural use of coastal wetlands and tidelands	
	30223	upland areas necessary to support coastal recreational uses shall be reserved	Land Use	LU-5a	Public Facility Uses	
	30224		encourage recreational boating use by developing boating facilities	Resource Conservation	RC-2c	Permitted uses and activities in streamside protection areas
				Resource Conservation	RC-4c	Coastal-dependant and public trust tidelands uses
				Resource Conservation	RC-4f	Management of bayfront and marsh areas for coastal access, recreation and tourism

TABLE I -1 COASTAL PLAN POLICY MATRIX (continued)

Topic	Section	Requirements	Element	Policy	Policy Name
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-1c	Habitat value protection
			Resource Conservation	RC-2c	Permitted uses and activities 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
	30231	coastal waters maintenance to protect human health; maintain optimum marine organism populations; minimize adverse waste water, runoff, surface water effects.	Open Space	OS-1a	Designation of native biotic resources & ecosystems
			Community Facilities	CF-2b	Arcata Marsh Wastewater treatment system
			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	CF-3b	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-4c	Coastal-dependant & public trust uses of tidelands

TABLE I -1 COASTAL PLAN POLICY MATRIX (continued)

Topic	Section	Requirements	Element	Policy	Policy Name
Water & Marine Resources (continued)	30233	diking, filling or dredging permitted where there is no feasible less environmentally damaging alternative; mitigation	Resource Conservation	RC-3b	Filling of wetlands
	30234	commercial fishing and recreational boating facilities protected and upgrade in accordance with demand	Resource Conservation	RC-4d	Diking, dredging, filling, and shoreline structures
	30234.5	economic, commercial, and recreational importance of fishing shall be recognized and protected	Resource Conservation	RC-2c	Permitted uses and activities in streamside protection areas
Industrial Development	30235	revetments, breakwaters, etc. permitted when designed to eliminate or mitigate adverse impacts			
	30240	environmentally sensitive habitat areas shall be protected against any significant disruption; adjacent developments shall be sited and designed to prevent impacts which would significantly degrade the area	Resource Conservation	RC-1c	Habitat value protection
			Land Use	LU-6a	Agricultural and Natural Resource classifications
			Open Space	OS-2b	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	RC-2c	Permitted uses and activities in streamside protection areas

TABLE I -1 COASTAL PLAN POLICY MATRIX (continued)

Topic	Section	Requirements	Element	Policy	Policy Name
Industrial Development	30260	location or expansion of coastal-dependant industrial facility	Land Use	LU-4a	Industrial uses
			Land Use	LU-4d	New business park
	30261	use of tanker facilities; natural gas terminals	Land Use	LU-4g	Coastal related resource extraction and processing
	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 electric 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
	30232	oil and hazardous substance spills	Public Safety	PS-6d	Siting of facilities handling hazardous waste
	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
Hazards	30253	safety, stability, pollution, energy conservation, visitors	Public Safety	PS-2a	Development within fault zone/ fault rupture areas
			Public Safety	PS-4c	Limitations on development within floodplains
			Open Space	OS-5a	Open space easements for safety hazard areas

TABLE I -1 COASTAL PLAN POLICY MATRIX (continued)

Topic	Section	Requirements	Element	Policy	Policy Name
Agriculture	30241	maximize the amount of prime agricultural land maintained in agriculture production to assure the protection of the agricultural economy; conflicts minimized	Resource Conservation	RC-2c	Permitted uses and activities in streamside protection areas
			Resource Conservation	RC-4d	Diking, dredging, filling and shoreline structures
			Resource Conservation	RC-5a	Protection of agricultural lands and uses in the City
	30241.5	agricultural lands viability determination	Land Use	LU-1e	Protection of natural resources and agriculture lands
			Land Use	LU-6a	Agriculture & Natural Resource classifications
			Land Use	LU-6c	Protection of Agricultural lands and uses
	30242	lands suitable for agricultural conversions	Land Use	LU-6c	
			Resource Conservation	RC-4b	Access to Arcata Bay
			Resource Conservation	RC-4c	Coastal-dependant and public trust tidelands uses
			Resource Conservation	RC-4f	Management of bayfront and marsh areas for coastal access, recreation and tourism
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	Growth Management	GM-4b	Services outside City boundary	
		Growth Management	GM-4c	Requirements and procedures for modifying Urban Services Boundary	
		Community Facilities	CF-1b	Capacity and management of city water system	

TABLE I -1 COASTAL PLAN POLICY MATRIX (continued)

Topic	Section	Requirements	Element	Policy	Policy Name
	30254.5	sewage treatment plants and conditions	Community Facilities	CF-2b	Arcata Marsh Wastewater treatment system
			Community Facilities	CF-2a	Capacity and management of city wastewater system

ARCATA COMMUNITY VISION

Arcata today: with its natural beauty, resourceful citizens, and exemplary quality of life, Arcata is more than just a great place to live. Arcata is home; a sanctuary and a work in progress.

Picture Arcata in the year 2020: growing more in stature than size, extending in opportunities, advancing thoughtfully. A safe and inspiring environment for people of all ages and stages. A city that works – and a community that works even harder. Not an island separate from the world, but an oasis, offering a world of difference. Our choices make Arcata what it is and what it will be. Our decisions reach far beyond our own times, guiding Arcata towards a promising future.

We'll grow, but on our own terms. A modest growth rate, up to a population of around 20,000, will support and encourage economic viability, while maintaining our primary focus on community and manageability.

We build carefully. Arcata's environmentally conscious development guidelines, and surrounding permanent greenbelt, promote compact growth and resist the pressures for unplanned sprawl.

We live as neighbors. Safe, quiet, affordable housing is available for seniors and students, families and singles, people from every economic strata. All share a sense of community in distinctive, interconnected neighborhoods.

Our priorities are natural. From our agricultural lands to the community parks and city forests, from our exemplary marsh system and wildlife sanctuary to protected creek and river corridors, wetlands and tidelands, we pride ourselves on our continuing efforts to preserve the unique, natural beauty within and around the City.

We live resourcefully. Sustainability is a way of life. We reduce, reuse, and recycle, continually relearning and redefining as we better understand our local resource base. We are committed to living well, and within Arcata's resource base. Our water, wastewater, energy, and land use needs are monitored and adjusted, as we find new ways to minimize consumption. We conserve these resources so they may be enjoyed by the seventh generation.



We move forward. In Arcata, public and private transportation come in a variety of forms, and we seek out and use the least polluting, most efficient methods. People come first; bicycles, cars, trucks and transit vehicles share the road with us. Bikeways and pedestrian paths connect all parts of the City.

Our town is architecturally diverse. Arcata's urban and neighborhood character is enhanced by a diverse, architectural heritage. Our historic homes, classic commercial structures, craftsman cottages and contemporary buildings create a distinctive yet diverse character. New development complements the character of the neighborhood in which it is located.

We're drawn to the plaza. Our historic and distinctive downtown square remains the heart of Arcata. It is our common ground for community events, daily commerce, retail, restaurants and entertainment.



Our future is secure. Arcata's economy reflects the efforts of our many entrepreneurs, artisans and small businesses; the support of citizens who value local investment; and those who offer value-added products from locally available resources.

We share the benefits of Humboldt State University. The University, which offers continuing educational opportunities, cultural events and social activities for the entire region, is a stimulating presence and one of our community's most important assets.

We keep it healthful. Pollution prevention is ingrained in all City functions. Controls are well in place, along with continuing education and advancement regarding all aspects of public health, from clean air, water and soil, to seismic safety and quiet neighborhoods.

We are a community. Arcatans actively participate, and involve themselves in community events. Civic and government interest groups, all are open to, care enough to take

activities, neighborhood and and perpetuated by, citizens who responsibility and work together.



Godwit Days

Chapter 2 Community Development

Land Use Element
Growth Management Element
Transportation Element
Public Facilities and Infrastructure Element

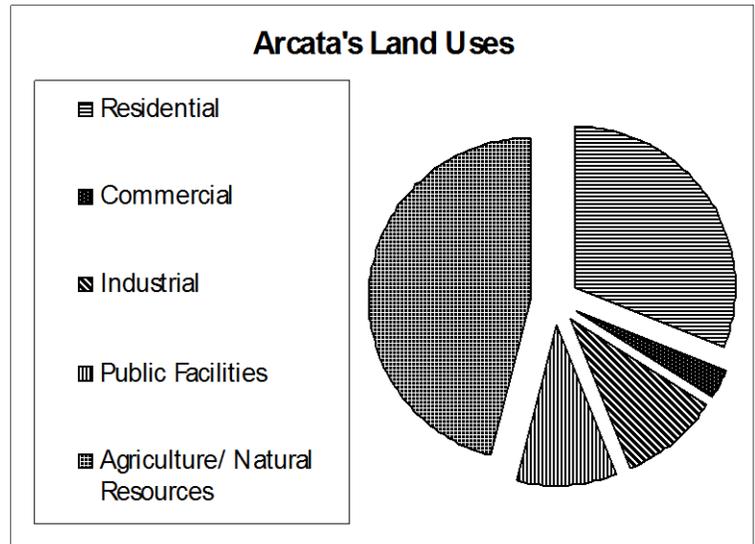


LAND USE ELEMENT

2.1 INTRODUCTION

Overview of Existing Land Uses and Resources.

Arcata's land use patterns have been shaped by many factors and reflect more than one-hundred and forty years of community development. The early settlement of the town, initially called Uniontown, grew around a central plaza. Arcata's Plaza area, including a hotel, storehouse, and other commercial buildings, was originally constructed in the late 1800s and early 1900s and continues to be the center of the community. The timber industry also left an indelible land use imprint on the community. Many of the lumber mills which operated in the late 1800s to mid 1900s, are now closed and the abandoned mill sites are undergoing a slow transformation to other uses. Humboldt State University occupies approximately 160 acres east of State Route 101, within walking distance of the downtown area. The northernmost campus in the California State University system, it is the community's major employer and regional education center for as many as 8,500 full-time equivalent students.



Long before Humboldt Bay was "discovered" by European-Americans, the bay and tidelands were used intensively by the Wiyot for food collection and as a site for villages. After early European settlement, Arcata's bayfront served as a community dock and shipping port. The Arcata marsh now functions as a world-renown wastewater treatment facility and wildlife refuge. Many residential areas of Arcata such as Sunset, Sunny Brae, Preston Ridge, and Bayside were developed while unincorporated, and then subsequently annexed to the City. Their lot sizes, subdivision designs, and street configurations reflect County, rather than City, development standards. These and other factors have influenced the existing land use characteristics of the community and will play an important role in shaping land use patterns for the future.

Arcata's residential, commercial, industrial, agricultural/natural resource, and community facility uses are similar to those found in other communities. It is Arcata's mixture of history, the diversity of uses within those land use categories, and the value placed on our history and diversity, that make the city unique. The Land Use Element contains goals, policies, and implementation measures for each land use category. These are intended to guide future land use decisions, preserve important elements of the past, and maintain the

present diversity of use and character. While the Plaza area is the commercial, cultural, social, and civic center of the community, there are several other distinct neighborhood activity centers that provide employment and services for local residents. These neighborhood centers are:

The Valley West Neighborhood Center, in the northern part of the City between State Routes 101 and 299. This area includes a shopping center, visitor-serving commercial areas along Valley West Boulevard, a mix of businesses along Giuntoli Lane, and nearby residential areas.

The Westwood/Sunset Neighborhood Center, in the western part of the City. It includes a shopping center and commercial businesses along Alliance Road, Sunset School, and surrounding residential areas.

The Sunny Brae Neighborhood Center, in the southwestern part of the City. This area includes Sunny Brae shopping center and adjacent professional offices, the Sunny Brae School, and surrounding residential areas.

The Bayside Neighborhood Center, in the southern part of the City. It includes several commercial businesses, the Jacoby Creek School, the Bayside Post Office and Grange, and surrounding low-density residential area.

The West End Employment Center, in the northeastern part of the City. This area has a mix of general and limited industrial uses, including the Aldergrove Industrial Park.



The Samoa Boulevard Employment Center, in the southern part of the City. This area includes general and limited industrial, general commercial businesses on both sides of Samoa Boulevard, vacant land west of "K" Street, and a proposed business park site south of Samoa Boulevard.

The planned distribution of land uses throughout the City and Sphere of Influence are shown on the land use diagram, which is included as Figure LU-a in the map pocket at the end of the element. In addition, the Land Use Element addresses the City's Planning Area. The Planning Area extends north to the Mad River, west to the Pacific Ocean, south into Arcata Bay, and east to include the upper watersheds of Arcata's creeks, as shown on Figure LU-b and described in the Growth Management Element.

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[Insert FIGURE LU - b CITY PLANNING AREA - (11 X 17)]

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Guiding Principles and Goals.

- A. Establish and maintain a greenbelt around the City that consists of agricultural, forest, and natural resource lands. Preserve, as productive natural resources areas, the open agricultural lands in the Arcata Bottom, the forests on the eastern hillsides, and aquaculture in Arcata Bay. Protect other natural resource lands along the bayfront and watercourses for their value as natural resource lands and community open space.
- B. Allow for a range of housing choices that includes affordable dwellings for community residents, accommodates families as well as individuals and groups, and varies in size and type to reflect the diverse character of the community.
- C. Encourage retail, service, and professional businesses to locate and stay in the Commercial–Central Area by increasing the amount of housing there.
- D. Promote commercial uses in the Westwood, Valley West, Sunny Brae, Bayside, and Greenview neighborhood centers to meet day-to-day retail and service needs of nearby residents.
- E. Concentrate industrial uses in existing employment centers and encourage labor intensive and technology-driven industrial and business uses in these areas rather than resource intensive uses.
- F. Maintain community facilities such as schools, community centers, parks and recreation areas, and other civic uses and ensure they are located in areas that are accessible to all segments of the community.
- G. Encourage infill development of vacant, brownfield, and underutilized land designated for development as a way of meeting housing and employment needs without major extensions of infrastructure and services.
- H. Retain agricultural and natural resource lands within the City.
- I. Promote mixed use by encouraging residential units on upper floors in commercial areas.



2.2 POLICIES

The Land Use Element contains the following policies:

- LU-1 Overall Land Use Pattern: Land Use Plan Map
- LU-2 Residential Land Use
- LU-3 Commercial Land Use
- LU-4 Industrial Land Use
- LU-5 Public Facilities
- LU-6 Agricultural and Natural Resource Lands

POLICY LU-1 OVERALL LAND USE PATTERN: LAND USE PLAN MAP

Objective. Provide an overall land use arrangement that concentrates city-wide uses and functions in the central Plaza Area, linked with a series of neighborhood centers which provide a mix of commercial services, residential uses, and community facilities.

LU-1a **Land use plan diagram.** The land use plan diagram (Figure LU-a) for lands within the City and Sphere of Influence and the planning area land use map (Figure LU-b) show planned land uses for the City and surrounding areas. The land use categories, and the amount of City and Sphere of Influence land allocated for each category, are included in Table LU-1.

LU-1b **Coastal land-use plan.** The western portion of the Arcata Bottom, lands south of 7th and 8th Streets west of State Route 101, and lands south of Bayside and Old Arcata Roads east of State Route 101 are within the Coastal Zone, created by the California Coastal Act. The land use designations within the Coastal Zone are part of the City's Local Coastal Program (LCP).

LU-1c **Maintain Arcata's Plaza Area as the community's center.**

The Plaza has historically been, and should continue to be, the commercial, civic, social, and cultural center of the community, and the main location for community-wide special events. The area surrounding the Plaza (Commercial–Central area) shall be planned to accommodate the greatest concentrations of retail establishments, entertainment services, restaurants, and business and professional offices within the city. High density residential use in the Commercial–Central area is encouraged. Residential units shall be included, where feasible, in all new commercial development within the Plaza Area.



TABLE LU-1 LAND-USE PLAN CATEGORIES AND ACREAGES

ARCATA GENERAL PLAN: 2020 LAND USE DESIGNATION		CITY ACRES %		SPHERE ACRES %		TOTAL ACRES %	
R-VL	Residential - Very Low Density	572	12	600	18	1172	15
R-L	Residential - Low Density	583	12	43	2	626	8
R-M	Residential - Medium Density	158	3	17	0	175	2
R-H	Residential - High Density	151	3	0	0	151	2
C-C	Commercial - Central	25	1	0	0	25	<1
C-G	Commercial - General	62	1	28	1	90	1
C-VS	Commercial - Visitor-Serving	43	1	0	0	43	1
I-L	Industrial - Limited	247	5	102	3	349	4
I-G	Industrial - General	214	5	0	0	214	3
A-E	Agricultural - Exclusive	1055	23	824	24	1879	23
A-R	Agriculture - Residential	36	1	411	12	447	5
NR	Natural Resource	1038	23	1327	38	2365	29
PF	Public Facility	451	10	70	2	521	7
TOTAL		4635	100	3422	100	8057	100

Note: The figures above do not include road rights-of-way, interchanges and the portion of Arcata Bay within the City limits, nor do they include the 565-acre Jacoby Creek Forest, a City owned non-contiguous incorporated area. These combined areas cover an additional 2,251 acres.

LU-1d Mixed-use neighborhood centers. The existing neighborhood centers of Westwood, Valley West, Sunny Brae, Uniontown, and Greenview are designated as multiple-use sites where additional retail establishments, personal and business services, and other neighborhood-oriented commercial services are encouraged to be developed. Substantial additions to these existing centers shall include residential units on upper floors where feasible or in separate buildings. Upgrading these centers shall include additional landscaping, improvement of parking lot designs, and provision of transit access, such as bus turnouts. Appropriate lands near these centers are designated for higher density residential uses in order to encourage walking and bicycling to neighborhood services.



LU-1e Protection of natural resources and agricultural lands. Agricultural [A-E] and Natural Resource [NR] designated lands make up over half of the community land base. Their productive, open space, and natural resource values are important to the community and conversion to other non-compatible uses shall be prohibited.

LU-1f Promotion of infill development. The City encourages appropriate redevelopment of certain parcels of land which are either underutilized, brownfields, or vacant but surrounded by existing urban development. These sites represent development opportunities using existing infrastructure, and shall have priority for development over vacant sites that are located outside the urban services boundary (designated in the Growth Management Element) which require investment in extension of infrastructure and services. Infill development may include new residential units on upper floors of commercial structures, development of second units on residential lots, and new or expansion of existing residential and commercial structures consistent with the provisions of the applicable land use plan designations. The Planned Development procedure shall be encouraged for coordinated development on larger infill sites.

LU-1g Coastal dependent land uses. Coastal dependent developments shall have priority over other development or uses on or near the Arcata Bay shoreline. Coastal dependent developments shall not be sited in a wetland. Where appropriate, coastal dependent developments should be accommodated within reasonable proximity to the coastal dependent uses they support.

POLICY LU-2 RESIDENTIAL LAND USE

Objective. Allow for a mix of housing types and densities to meet the physical, social, and economic needs of residents, with new and converted housing designed to be compatible with the established neighborhood character.

LU-2a Residential Land Use Classifications. The following land use designations are applicable to residential lands. Table LU-2 defines permitted uses, densities, lot sizes, and other development standards for each classification.

Residential Very Low Density [R-VL]. This designation allows the lowest density residential development in areas where physical constraints, protection of natural features, or preservation of semi-rural character are important considerations. The R-VL designation is applicable primarily for lands with steep slopes and where the open space character of Arcata's hillsides and perimeter lands are to be preserved. Individual homesites are allowed in hillside areas, as long as precautions are taken to prevent the excessive removal of



vegetation and strict grading controls are enforced to prevent erosion. Development and grading on areas characterized by slopes over 25% should be avoided. Review of development proposals in all hillside areas shall ensure that seismic and geologic hazards are avoided or mitigated. More detailed hillside development standards are included in Policy PS-3c.

The R-VL designation allows creation of lots as small as 20,000 square feet, in the less-steep areas of Arcata's hillsides. Newly created lots in this zone must contain a buildable area of sufficient size and flatness to allow development without significant environmental damage or landform alteration. The development regulations for R-VL are intended to balance protection of the sensitive hillside environment with the need for quality housing sites. This designation is also intended to protect the existing rural environment in certain areas of Arcata and to provide a transition between urban uses and agricultural operations.

Residential – Low Density [R-L]. The low density residential designation primarily provides for single-family homes on individual lots. This designation is found throughout the community, including the older, historical neighborhoods surrounding the Plaza Area, Sunny Brae, Sunset, Preston Ridge Area, and Greenview Terrace.

Residential – Medium Density [R-M]. Medium density residential unit types typically include duplexes, townhouses, co-housing, low density apartments, and modular housing located in mobile home parks.

Residential High Density [R-H]. The Colony Inn and Humboldt Green multi-family units are representative of R-H density. R-H density residential uses are designated in central Arcata to allow increases in density above present levels.

LU-2b **Diversity and choice in residential environments.** The land use plan map shall provide sufficient quantities of land in the various residential use categories to allow for development of a variety of types of new housing units and residential environments. The purpose shall be to maintain an appropriate balance between single-family housing on individual lots and multi-unit housing types. The City shall encourage residential developments which collectively provide a variety of choices



for housing consumers in terms of types of units, location, unit sizes, costs, design, amount of privacy, and neighborhood environment. Inclusionary measures shall be provided for affordable housing. To encourage this, the City will implement inclusionary zoning and provide incentives to developers to include low and moderate income housing units in their proposals.

TABLE LU-2 RESIDENTIAL LAND USE CLASSIFICATIONS

ALLOWABLE USES	R-VL	R-L	R-M	R-H
RESIDENTIAL				
Single-family dwellings	X	X	X	
Mobile/manufactured homes	X	X	X	X
Mobile home park			X	
Duplex dwellings		X	X	X
Multi-family dwellings			X	X
Planned developments	X	X	X	X
Group residential		X	X	X
SECONDARY USES				
Small residential care facilities	X	X	X	X
Accessory (2 nd) dwelling unit	X	X	X	X
Bed and Breakfast Inns	X	X	X	
Home Occupations	X	X	X	X
DENSITY				
Density Range	2 or fewer primary units per acre	From 2 to a maximum of 7.25 units per acre	From 7.26 to a maximum of 15 units per acre	From 15.01 to a maximum of 32 units per acre

[Revised by Ordinance No. 1377, September 2008]

LU-2c Specific considerations for certain residential areas (Not applicable in Coastal Zone). Certain specific parcels have unique characteristics and/or limitations that require careful consideration when development or a change of use occurs. The considerations for the identified parcels shall be as described in Table LU-3.

TABLE LU-3 SPECIFIC CONSIDERATIONS FOR CERTAIN RESIDENTIAL AREAS

AREA	SPECIFIC CONSIDERATIONS
Plum Village	Residential development shall be limited to twelve units of which three (25%) will be affordable units and the wetlands area shall be retained. [Wedemeyer/Lewis property]
Spear Ave. & St. Louis Rd.	Residential development shall include a mix of housing types and shall be clustered to maintain creek course and riparian areas as open space. [Sorensen property]
Sunset at Baldwin APN's 505-121-021 & 505-121-019	Residential development shall be clustered to preserve Jolly Giant Creek course and wetland areas as open space, and to reserve right-of-way for the future extension of Foster Street to Sunset Avenue. Baldwin should be extended to intersect with the extension of Foster. Access to residential development should be from Foster and Baldwin. [Franke property] The eastern portion of the site may be used for a public facility use to allow for a new Fire Station on this site. A public facility specific consideration shall be placed on the Sunset Avenue sites per PC Resolution 08-07.

AREA	SPECIFIC CONSIDERATIONS
Giuntoli Lane at Hwy 299	Residential development shall be designed to attenuate noise impacts from Hwy 299. Multifamily units shall be the predominant unit type. Special consideration should be given to internal and external access. This property has a Planned Development (PD) overlay. [Peugh-King property]

[Revised by Ordinance No. 1377, September 2008]

LU-2d Planned residential developments. On vacant sites of one acre and larger designated for residential use, the Planned Development combining zone shall be required. The purpose shall be to: incorporate a mix of residential types, unit sizes, and styles in a coordinated manner to allow clustering of units; to provide larger, more usable areas of common open space; and to protect natural resources or site features, such as creekside riparian areas, wetlands, and significant vegetation such as trees. Where planned residential developments are adjacent to non-residential uses, appropriate visual and noise buffers shall be provided between the uses. Other provisions in the General Plan would assure affordable housing.

POLICY LU-3 COMMERCIAL LAND USE

Objective. Provide sufficient land areas and locations for a variety of retail and commercial services, to serve the consumer needs of the community and visitors.

LU-3a Commercial use classifications. The following land-use plan categories are applicable to commercial lands. Table LU-4 defines permitted uses, densities, lot sizes, and coverages for each classification.



All proposed retail uses with either: (1) a floor area greater than 30,000 square feet; or (2) physical alteration of eight or more acres; or (3) generation of 1,000 or more vehicle trips per day, shall require a use permit. The use permit review shall include, at a minimum:

- Potential impact on existing and projected traffic conditions.
- Impact on municipal utilities and services.
- Impact on the physical and ecological characteristics of the site and surrounding area.
- Impact on the community.
- Fiscal impacts of the use.

Commercial – Central [C-C]. This designation covers most of the nineteen square blocks surrounding the Plaza and includes retail, professional office, civic, hotel, theater, residential, and similar uses. The Central-Commercial Area forms the center of the City and is designed to be a high density, pedestrian-oriented activity area, with shops and services, banks, offices, restaurants, and entertainment supporting a variety of day and night activities.

TABLE LU-4 COMMERCIAL LAND USE CLASSIFICATIONS

ALLOWABLE USES	C-C	C-G	C-VS	C-M
SALES OF GOODS & SERVICES				
General retail sales and services	X	X		X
Specialty retail sales and services	X	X	X	X
Personal service establishments	X	X		X
Shopping centers	X	X		X
High-impact retail commercial uses	X	X	X	
Wholesale trade and warehousing		X		
Transient lodging	X	X	X	X
Travel trailer [RV] park			X	
Animal sales and services		X		X
MOTOR VEHICLE RELATED SALES & SERVICE				
Motor vehicle sales and rentals		X	X	
Motor vehicles services		X	X	
Gas sales				
RESTAURANTS, BARS, TAVERNS AND PUBS	X	X	X	X
NIGHTCLUBS	X	X	X	
COMMERCIAL RECREATION / ENTERTAINMENT				
Indoor recreation services	X	X		X
Outdoor recreation uses and services		X	X	
Theaters	X	X	X	X
BUSINESS AND PROFESSIONAL OFFICES				
Offices designed to serve customer traffic	X	X		X
Offices designed to attract little customer traffic	X	X		X
Health services	X	X		X
EDUCATIONAL, CULTURAL & RELIGIOUS USES				
Libraries, museums, art galleries, and similar uses	X	X		X
Mortuaries and funeral homes		X		
PUBLIC & SEMI-PUBLIC USES				
Government administrative offices	X	X		X
Post offices	X	X		X
RESIDENTIAL				
Multi-family residential	X	X		X

[Revised by Ordinance No. 1377, September 2008]

Commercial – General [C-G]. This designation provides the full range of retail, entertainment, and service commercial uses in Uniontown, Valley West, Westwood/Sunset, Sunny Brae, Greenview, and Bayside neighborhood centers, and other areas, such as Northtown, Giuntoli Lane, and Samoa Boulevard. C-G

development must be compatible with the surrounding residential uses and provide convenient access for patrons arriving by bicycle, public transit, motor vehicle, or on foot. A primary difference between the C-G areas and the Plaza Area is parking. Businesses in the C-G area will be expected to provide sufficient on-site parking. C-G areas are intended to have convenient access from residential areas in order to provide for day-to-day shopping and service needs.

Commercial – Visitor Serving [C-VS]. This land use designation permits hotels, motels, recreation vehicle parks, theaters, restaurants, auto sales centers, gas stations, mini-marts, and similar uses which attract or serve the needs of travelers, tourists, and local patrons.

The C-VS designation is not intended for general retail sales. C-VS uses are appropriate at highway interchanges where they are visible from the road and easily accessible by travelers and tourists. Similarly, C-VS uses are appropriate at locations near natural amenities or other attractions for visitors. The area designated for C-VS is at the State Route 101 and Giuntoli Lane interchange, west of Valley West Boulevard, and along Janes Road/Heindon Road.

LU-3b **Revitalization of existing commercial areas.** Reinvestment to upgrade and/or expand existing commercial centers at Sunny Brae, Westwood, Valley West, Greenview, and Uniontown shall be encouraged. Upgrades should include improvement of parking and landscaping areas; provision of facilities to accommodate bicycles, pedestrians, and transit and to reduce vehicle trips; and residential units on upper floors or in new structures.

LU-3c **Northtown Commercial Area (Not applicable in Coastal Zone).** The Northtown Commercial Area includes the area along “G” and “H” Streets from 11th Street to Sunset Avenue. If existing residential structures located along north “G” Street are converted to commercial use, some residential use should be required to be maintained on each site. Any conversions to commercial use should be required to provide on-site parking where feasible, in accordance with the parking standards of the Arcata Land Use Code. The design of parking areas shall maintain, or not detract from, the historical character of the existing structure.



LU-3d **Inclusion of residential uses.** Commercial developments should include residential units where feasible. Residential units should be located on upper floors or at the rear, to maintain uninterrupted commercial uses at the street level. This shall not apply to the C-VS land use category. Any residential development in new structures shall comply with the development standards of the R-M land use category.

LU-3e **Primary residential uses in Commercial – Central [C-C].** To maximize housing opportunities, residential uses are allowed as the primary use on vacant sites designated C-C, at densities consistent with the R-H designation, with a use permit.

TABLE LU-5 SPECIFIC CONSIDERATIONS FOR CERTAIN COMMERCIAL AREAS

AREA	SPECIFIC CONSIDERATION
Giuntoli Lane at State Route 101	Commercial development should include consolidated access points, parking that is screened, and setbacks from the Mad River. This property is within the urban services boundary, must be annexed, and has a Planned Development (PD) overlay [Graham Property].

POLICY LU-4 INDUSTRIAL LAND USE

Objective. Provide for uses which will retain and generate jobs, including labor-intensive manufacturing, processing, assembly, warehousing, services, and complementary non-industrial uses, in appropriate locations.

LU-4a **Industrial uses.** The following land use designations are applicable to industrial lands. Table LU-6 defines permitted uses, densities, lot sizes, and coverages for each classification.

Industrial – Limited [I-L]. This land use designation is intended to provide attractive industrial areas suitable for light manufacturing and limited commercial uses. High

impact industrial uses more prone to produce noise, odors, heavy truck



traffic, or dust are not permitted in limited industrial areas. The I-L land use designation includes auto sales; service and repairs; sales of mobile homes, trucks and tractors; warehousing and wholesaling establishments; outdoor sales and storage lots; light industrial activities (when conducted within a building); and similar uses. Some retail sales uses and services, particularly those involving sales of products made on the premises, will be allowed as an accessory use. Residential uses may also be permitted where they are compatible with the nature of the production process, or the related sales of products made on the premises (such as artists' live/work space). The major I-L areas are the West Samoa Boulevard Employment Center, a portion of the West End Employment Center (near the State Route 299/Giuntoli Lane interchange and the Aldergrove Industrial Park), the area

west of "K" Street, South "G" Street, and South "I" Street.

Industrial – General [I-G]. This land use designation indicates areas which are appropriate for manufacturing; large-scale wood processing and storage; auto wrecking and storage yards, and all other general industrial operations. Some industrial operations generate noise, odors, or traffic which make them incompatible neighbors with residential or most commercial uses.



TABLE LU-6 INDUSTRIAL / PUBLIC FACILITY LAND USE CLASSIFICATIONS

ALLOWABLE USES	I-L	I-G	PF
SALES OF GOODS AND SERVICES			
Personal services establishments	X		
High impact commercial uses	X		
Outdoor sales and storage of merchandise	X		
Wholesale trade and warehousing	X	X	
Animal sales and services	X	X	
MOTOR VEHICLE-RELATED SALES AND SERVICES			
Motor vehicle sales and rentals	X		
Motor vehicle services	X		
Gas stations	X		
RESTAURANTS AND NIGHTCLUBS	X		
COMMERCIAL RECREATION / ENTERTAINMENT			
Indoor recreation services	X		
BUSINESS AND PROFESSIONAL OFFICES			
Offices designed to serve customer traffic	X		
Offices designed to attract little customer traffic	X		
EDUCATIONAL, CULTURAL & RELIGIOUS USES			X
RESIDENTIAL	X		
PUBLIC & SEMI-PUBLIC USES			X
HIGH IMPACT MANUFACTURING & PROCESSING		X	
MODERATE IMPACT MANUFACTURING & PROCESSING	X	X	
LOW IMPACT MANUFACTURING & PROCESSING	X	X	

[Revised by Ordinance No. 1377, September 2008]

- LU-4b **Conversion and reuse of old industrial sites.** The City shall encourage the conversion and reuse of abandoned or inactive industrial sites such as closed lumber mill sites. An environmental site assessment will be required for sites where prior uses may have caused soil contamination. Manufacturing uses may be allowed on older I-G sites, where activities are conducted in enclosed spaces and noise, light, air quality, or traffic impacts do not significantly impact adjacent uses.
- LU-4c **Incubator industrial sites.** Encourage small business incubator sites and cottage industries as part of the City's mix of industrial uses.
- LU-4d **Industrial performance standards.** The City shall develop and adopt performance standards ensuring that new and upgraded industrial uses are attractively designed, keep noisy uses in enclosed spaces, do not emit light or glare off site, and contain other features that make them compatible with adjacent uses.
- LU-4e **Specific areas and parcels.** Certain land areas and parcels have unique characteristics, limitations, and/or opportunities that require careful consideration when development or a change of use occurs. The considerations described below shall be made for the identified parcels.
- LU-4f **South "I" Street.** Development of a new "business park" at the site of the former Little Lake Industries lumber mill on South "I" Street shall be a priority of the City. The site shall be planned as a mixed-use development. A master plan shall be prepared for the site which includes the specific considerations found in Table LU-7.
- LU-4g **Coastal related resource extraction and processing.** The City of Arcata recognizes the national need for the responsible exploration, recovery, and processing of the country's energy resources. However, the City also recognizes the potential adverse impacts such activities can have on sensitive land and marine resources and on the scenic quality of coastal resources. Therefore, the City finds that, in order to minimize adverse impacts to such resources, on- and off-shore petroleum product exploration, recovery, and processing should be confined to those geographic areas which now accommodate these uses and activities. Consistent with this policy, the City shall prohibit on-shore petroleum exploration, production, and processing within its boundaries, and shall oppose the use of off-shore areas south and west of Arcata and in Humboldt County in general for such uses.

TABLE LU-7 SPECIFIC CONSIDERATIONS FOR CERTAIN INDUSTRIAL AREAS

AREA	EXISTING USE	CONSIDERATION
"K" Street Industrial Area	I-L	Provide live-work spaces; revitalize older industrial uses.
West End Road Corridor	I-L and I-G	Promote more intensive industrial uses.
Aldergrove Industrial Park	I-L	Coordinated light industrial development, with increased landscaping.
Giuntoli Lane/ Valley East area (Zanzi) APN's 507-141-037 & 507-141-042	I-L and I-G	Planned Development for entire property to minimize access points on Giuntoli, and coordinate land uses, interior circulation, shared parking, and overall building layout. Constraints include setback area along Mad River. APN 507-141-042 may allow for a public facility type use to accommodate a future City park along the Mad River. A special consideration for this parcel shall include dual (Industrial Limited [IL] and/or Public Facilities [PF]) land use activities.
Northcoast Hardwoods site (Samoa Blvd.)	I-G	Planned Development for entire property to minimize access points on Samoa, and coordinate land uses, interior circulation, shared parking, and overall building layout.
Winkel Property - Little Lake Industries (South I Street)	I-L	Planned development for entire site to encourage: <ol style="list-style-type: none"> 1. An area not less than 25-feet wide adjacent and parallel to "I" Street shall be a landscape buffer between heavy manufacturing uses to the west and internal development on the site. Landscaping within the buffer strip shall include a dense planting of trees of species appropriate to the coastal environment. 2. A multi-use coastal access pathway shall be included along the entire landscape buffer to connect the Samoa Boulevard area to the Arcata Marsh and bay shoreline. 3. The former marsh areas at the southern portion of the property (south of the railroad tracks) shall be restored or recreated. 4. A small portion of the site adjacent to the Marsh Commons area, or along Butcher Slough, may be suitable for limited residential development. 5. A small portion of the site adjacent to the restored marsh area may be suitable as a site for an "eco-lodge" or other eco-tourism uses focused on coastal recreation. 6. The northern portion of the site east of the landscape buffer may be developed as a "business park" with light industrial and business-service uses. Comprehensive development standards for the business park area, including sidewalks, landscaping, and building design, shall be included in the master plan for the site. 7. A creekside conservation area shall also be required parallel to the top of the bank of Butcher Slough.

[Revised by Ordinance No. 1377, September 2008]

POLICY LU-5 PUBLIC FACILITIES

Objective. Provide appropriate locations and sites for water storage and delivery; wastewater collection and treatment; drainage; solid waste management; fire protection; parks and recreation; civic and institutional uses; and education (public and private) facilities.



LU-5a Public Facility [PF] uses. Public Facility land use category is applicable to those lands which are to be used for the various types of public facilities, except that some public facility uses are also allowed in other land-use categories. Public facility uses include certain uses which may be owned by private individuals, private organizations, or private institutions, as well as by government entities. Uses include schools, public services and administrative offices, wastewater and solid waste management facilities, public parking lots, parks and non-commercial recreation uses, golf courses, auditoriums, and other public assembly spaces, hospitals, cultural facilities, community gardens, communication (including telecommunications) and transportation facilities, and utilities. The types of uses allowable within this category shall be specified in Table LU-6.



LU-5b Development standards for public facilities. Standards applicable to development of public facility uses shall be as specified in Table LU-6.

LU-5c Limitation of corporation yard expansion. Development of the City corporation yard facilities shall be restricted to its existing boundaries. A landscape screen shall be maintained along with northern and eastern perimeter of the oxidation pond.

TABLE LU-8 SPECIFIC CONSIDERATIONS FOR CERTAIN PUBLIC FACILITY AREAS

AREA	SPECIFIC CONSIDERATION
Mad River Hospital Area APN's 507-191-033, 507-191-076, 507-291-032 & 507-191-077	Hospital development on APN's 507-191-077 and 507-291-032, in conjunction with an overall Master Site Plan, shall retain 50% contiguous open space, have adequate provisions for on site retention of stormwater, be compatible in scale with surrounding uses, provide permanent open space or conservation easements to the City of Arcata or a land trust, and limit extent of impervious surfaces (e.g. parking lots) as much as possible through a Planned Development. A conservation easement shall address provisions to: preserve prime agriculture soils; encourage limited agriculture activities; and promote trail systems, wellness gardens, and health related outdoor activities. On APN 507-291-032, north of Wiyot Way, a residential specific consideration shall be placed on this site that would allow for development of hospital related housing, including, but not limited to: life care facilities, assisted living facilities, medical related group quarters, medical services-extended care facilities, temporary housing for family members of hospital patients, or housing for doctors, nurses, and hospital staff per PC Resolution 08-11. If a Master Site Plan for the Mad River Hospital Area is not approved by the year 2020 for a Public Facility (PF) Land Use Designated areas on APN's 507-191-077 and 507-291-032, then consideration should be given to reverting the PF designated lands back to an Agriculture Exclusive (A-E) designation.

AREA	SPECIFIC CONSIDERATION
M Street Fire Station Site APN's 020-127-004 & 005 & 020-128-002	Provide for a residential overlay to this site to make it compatible with adjacent residential - low density neighborhood to the west. The special consideration should be considered if a new fire station is constructed south of the intersection of Sunset Avenue at Baldwin Street. Residential overlay considerations shall be placed on the "M" Street site per PC Resolution 08-07.

[Revised by Ordinance No. 1377, September 2008]

POLICY LU-6 AGRICULTURAL AND NATURAL RESOURCE LANDS

Objectives. Preserve and promote the sustained production of natural resources; preserve and promote the agricultural, forest, and aquaculture lands; and protect public natural resource/open space lands, including stream courses, wetlands, tidelands, and open space areas. Provide for complementary uses including farm housing, processing of agricultural and aquaculture products, and access for timber harvesting, in designated areas.

LU-6a **Agricultural and Natural Resource classifications.** The following land use categories are applicable to agricultural and natural resource lands. Table LU-9 defines permitted uses, densities, lot sizes, and coverages for each category.

Natural Resource [NR]. This designation is applied to public or private lands where protection of unique and/or sensitive natural resources, or managed production of resources, are the primary objectives. The resources element describes three subdistrict zones within the NR district which are designated: Wetland Stream Protection Zone (NR-WSPZ), Timber



Production Zone (NR-TPZ), and Public Trust Zone (NR-PTZ). Examples of lands designated NR include the Community Forest (NR-TPZ), Janes Creek /McDaniel Slough Linear Park (NR-WSPZ), and the Arcata Marsh and Wildlife Sanctuary (NR-PTZ). Recreation may be considered as a secondary use when there are no adverse impacts to the protected resources. This designation is also applicable to productive resource lands, such as timber-producing forested areas (NR-TPZ) and aquaculture in Arcata Bay (NR-PTZ). The land between Humboldt State University and the Community Forest is an example of productive forest lands designated (NR-TPZ).

The NR designation is not applied to small or "pocket" wetlands, that exist on

parcels large enough to accommodate development without adversely impacting the wetlands. The designation is also not applied to wetlands used as grazed agricultural lands, or riparian areas in other zones. These resource areas are protected by applicable stream and wetlands standards.

Agriculture Exclusive [A-E].

This designation is intended to preserve land for agricultural production. The A-E designation is appropriate for lands with prime agricultural soils and wetlands that could be used as grazed agricultural lands. Structures associated with agricultural production, such as barns and farmhouses, are appropriate uses in A-E areas.



Agriculture Residential [A-R]. This designation allows very low density residential development on agricultural lands. Structures associated with agricultural production, such as barns and farmhouses, would be appropriate uses in these agricultural areas.

TABLE LU-9 AGRICULTURAL AND NATURAL RESOURCE LAND USE CLASSIFICATIONS

ALLOWABLE USES	A-E	A-R	NR
RESIDENTIAL			
Single-family dwellings	X	X	X
Mobile / manufactured homes	X	X	
Secondary residential uses	X	X	
Bed & Breakfast (as secondary use with use permit)	X	X	
COMMERCIAL RECREATION & ENTERTAINMENT			
Coastal-dependent recreation	X		X
AGRICULTURE, MINING, SILVICULTURE & AQUACULTURE			
General agriculture, except keeping confined animals	X	X	
Agriculture, including keeping of confined animals	X		
Agriculture-related processing facilities	X	X	X
Commercial greenhouse operations	X	X	
Aggregate and other mining			X
Silvicultural operations			X
Aquacultural operations			X
NATURAL RESOURCE CONSERVATION USES			
	X	X	X
DENSITY			
Density Range	1 primary residential unit per parcel (and a secondary unit)	1 primary residential unit per parcel (and a secondary unit)	1 unit per existing parcel

[Revised by Ordinance No. 1377, September 2008]

LU-6b Compatibility between agricultural and adjacent non-agricultural uses.

Agricultural practices can include spraying of herbicides, application of fertilizer, operation of farm equipment, and use of local roads by slow moving and large vehicles. These practices can cause noise, health, light, odor, and travel impacts for residents in adjacent non-agricultural areas. To minimize these impacts, development of new non-agricultural uses that locate adjacent to existing agricultural uses shall maintain setbacks and establish buffers. The potential impacts of adjacent agricultural practices shall be required to be disclosed to future residents. Where new or expanding agricultural uses locate adjacent to existing non-agricultural areas, the agricultural user shall be responsible for maintaining setbacks and establishing buffers.

LU-6c Protection of agricultural lands and uses within the City. Agricultural lands represent an important natural resource within the City. The protection of agricultural lands shall include the following:

1. Lands designated Agricultural Exclusive [A-E] with Grade* 1 and 2 soils are the City's prime agricultural resource; lands designated [A-E] with Grade* 3 and 4 soils support less intensive uses than lands with higher grade soils, but are still viable for resource production. A-E lands shall not be developed, except for agricultural-related uses.
2. Agricultural uses on lands designated other than A-E shall be allowed and encouraged, consistent with other General Plan policies.
3. Existing agricultural practices on seasonal wetlands shall be allowed to continue, consistent with other General Plan policies.
4. The minimum lot size for lands designated A-E shall be twenty acres, except in the coastal zone where the minimum lot size shall be sixty acres. Designated uses for agricultural lands within the coastal zone shall include the following:
 - The "Permitted Uses" section shall include: "Agricultural Structures, including greenhouses or other nursery structures erected over exposed soil."
 - The "Conditionally Permitted Uses" section shall include: Greenhouses or other nursery structures erected on concrete perimeter foundations may be permitted if no less environmentally damaging alternate is available."
 - Greenhouses on slab foundations are prohibited.

Private and public non-vehicular recreational activities such as hiking, riding, fishing, hunting, and other recreational activities which do not require permanent structures, facilities, or foundations may be permitted in areas designated A-E if they do not interfere with adjacent agricultural uses, or limit potential of the site to return to agricultural use, or displace the wildlife utilizing the area, especially in seasonal wetlands. This shall be implemented in the City's land use code.

LU-6d Uses allowed in diked/reclaimed former tidelands. Allowable uses and development in grazed or farmed wetlands are limited to uses compatible with the Public Trust. These uses are summarized below:

1. Agricultural operations limited to accessory structures, apiaries, field and truck crops, livestock raising, greenhouses (provided they are not located on slab foundations and crops are grown in the existing soil on site), and orchards.
2. Farm-related structures, including barns, sheds, and farmer-occupied housing, necessary for the performance of agricultural operations. Such structures may be located on an existing grazed or farmed wetland parcel only if no alternative upland location is available for such purpose and the structures are sited and designed to minimize adverse environmental effects on Public Trust resources and uses. No more than one primary and one secondary residential unit shall be allowed per parcel.
3. Restoration projects.
4. Nature study, aquaculture, and similar resource-dependent activities compatible with the Public Trust resources and uses.
5. Incidental public service purposes which may temporarily impact the resources of the area (such as burying cables or pipes).

LU-6e **Relationship with the Open Space and Resource Conservation and Management Elements.** The Open Space and Resource Conservation and Management Elements (General Plan Chapter 4) address the natural resource values of agricultural and natural resource lands. Lands designated Agriculture Exclusive [A-E] and Natural Resource [NR] are important components of City's open space, as defined in the Open Space Element. The conservation and management of these lands for their natural resource values, as well as their biological, hydrological and soil resources, are specifically addressed in the Resource Conservation and Management Element. The policies of both these elements shall apply to future agricultural and natural resource land use decisions.

TABLE LU-10 SPECIFIC CONSIDERATIONS FOR CERTAIN AGRICULTURAL AREAS

AREA	SPECIFIC CONSIDERATION
Arcata Bay Storage APN 021-121-010	Provide for agriculture-related manufacturing due to aggregate fill deposits on the Arcata Bay Storage site per PC Resolution 08-09.

[Revised by Ordinance No. 1377, September 2008]

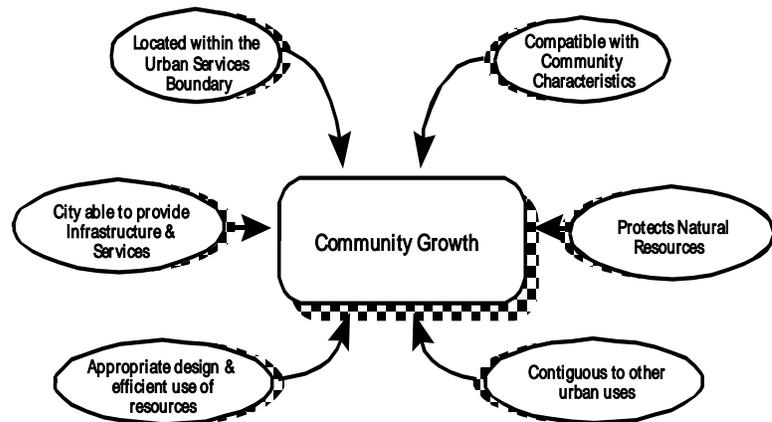
2.3 IMPLEMENTATION MEASURES

#	IMPLEMENTATION MEASURE DESCRIPTION	RESPONSIBLE PARTY	TIME FRAME
LU -1	Land Use Code Amendments Revise the City 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, primary and secondary uses, building intensity, lot sizes, and coverages. Add inclusionary zoning provisions for affordable housing.	Community Development Department/ Planning Commission	Year 1
LU -2	Conversion and Reuse of Inactive Mill and other Industrial Sites Solicit property owner cooperation and pursue funding for environmental site assessments and clean-up of abandoned or inactive mill sites. Encourage conversion of these sites when proposed reuse is consistent with General Plan goals and policies.	Community Development Department/ Property Owners	Ongoing beginning in Year 1
LU -3	Maintain Economic Strategies Plan The Economic Strategy Report is intended to be a guide for City actions pertaining to economic improvement. The report should be updated periodically for compliance with General Plan policies.	City Manager's Office	Every five years beginning in Year 3
LU -4	New Business Park Master Plan Seek funding for and prepare a business park master plan for the reuse of the South "I" Street property for mixed-use development.	Community Development Department	Year 2
LU -5	Neighborhood Centers City staff will communicate City policy regarding mixed use to neighborhood center owners and managers, and work proactively with them to maximize use of the centers.	Community Development Department	Year 1
LU -6	Industrial Performance Standards City staff will communicate City policy regarding performance standards to industrial area owners and managers and work proactively with them to improve appearances, and reduce noise, light, and glare from operations.	Community Development Department	Year 1
LU -7	Affordable Housing Include inclusionary zoning measures and/or incentives in the next update of the Housing Element.	Community Development Department	2002

GROWTH MANAGEMENT ELEMENT

2.4 INTRODUCTION

Growth Management Overview. Since it was originally incorporated in the late 1850s, Arcata has grown to an estimated 1998 population of about 16,500 persons. The General Plan includes an assumption of low population growth, to about 20,000 persons, by the year 2020. The majority of the City's growth has been, and is planned to be, located within the present City boundary, and concentrated around the downtown area, existing neighborhood commercial centers (see Land Use Element), and Humboldt State University. Growth is directed to these areas because they have existing urban services and infrastructure. There are currently about 7,500 students enrolled at Humboldt State University, with maximum enrollment limited to 8,500 (full time equivalent) students. This potential enrollment increase will also impact the size and characteristics of the City.



Growth Management Considerations

The City of Arcata has an incorporated area defined by its City limits; an Urban Services Boundary that defines the limits for extending City services and infrastructure so as to accommodate new development anticipated within the time frame of this General Plan; a Sphere of Influence boundary that indicates unincorporated lands which ultimately may be developed and annexed to the City; and a Planning Area which includes nearby unincorporated lands. Collectively, these planning features and the policies that guide related development activities, such as annexation, constitute the City's growth management program. The City's Sphere of Influence is shown on Figure LU-a, the Planning Area on Figure LU-b, and the Urban Services Boundary on Figure GM-a. Each of these features is described in more detail below.

Annexations/ Expansion of City Boundaries.

The Cortese/Knox Local Government Reorganization Act of 1985 sets forth the rules and regulations under which Arcata may expand its adopted City limits. The legislative intention of this law is to encourage orderly growth and development, which is considered essential to the social, fiscal, and economic well-being of the state. It recognizes that the

formation of local agency boundaries is an important factor in assuring that development is orderly. Within the legislation, the Local Agency Formation Commission (LAFCo) is given the sole and exclusive authority for the annexation of additional territory to a city. The Coastal Land Use Plan applies only to the land areas which are within the city boundary.



Sphere of Influence.

Before LAFCo may approve territorial annexation, it must define and adopt a Sphere of Influence for the City. A Sphere of Influence is described as a plan for the probable ultimate physical boundaries and service area of a local agency.

The Sphere of Influence boundary includes all City lands and unincorporated lands that may be annexed as part of the ultimate development of the City. This ultimate development extends beyond the twenty-year time frame of the General Plan. Designating unincorporated (under the jurisdiction of the County) lands within the Sphere of Influence is done for two reasons:

1. It allows the City to plan for the eventual annexation and extension of services as part of community growth.
2. It designates uses for those lands that are compatible with adjacent City lands. The City's Sphere of Influence is adopted, as required by state law, by the Humboldt County LAFCo, a county-wide agency.

Arcata Planning Area.

California planning law requires the City to adopt a general plan for lands within its limits and also for any land outside its boundaries which bears relation to its planning. Defining a Planning Area is a means by which the City can communicate its concerns for the future of surrounding lands under the jurisdiction of the County or neighboring cities. The Planning Area may extend beyond the City's Sphere of Influence.

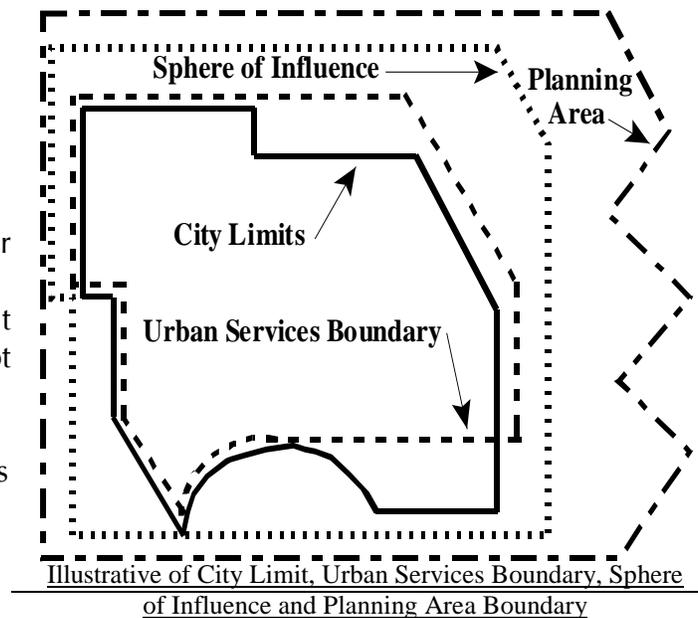
The Planning Area includes the City, the Sphere of Influence and surrounding county lands that are intended to remain unincorporated, where uses and activities impact the City. The Planning Area boundary is determined by geographic features, such as the Pacific Dunes, Pacific Ocean, Mad River, Fickle Hill ridgeline, and hydrological features such as the watersheds of Arcata's creeks. Other considerations for determining the Planning Area include preserving viewsheds and maintaining a greenbelt around the City.

FIGURE GM-a URBAN SERVICES BOUNDARY (11 X 17)

FIGURE GM-a URBAN SERVICES BOUNDARY (11 X 17) part 2

The Urban Services Boundary.

The Urban Services Boundary is a mapped limit line surrounding the City's developed and developing areas. It can also include areas of the Sphere of Influence where urban development is planned. Inside the City limits, the boundary excludes areas inappropriate for urban development, such as agricultural lands and the community forest. Where it extends beyond the City limits, it does not extend outside the City's Sphere of Influence. The boundary is determined by the City's interest in extending services and infrastructure (water, wastewater collection, police services, etc.) to urban uses. The City provides certain areas, such as Jacoby Creek, with "water only" services. The Urban Services Boundary encompasses the area wherein urban development may occur during the General Plan's twenty-year time frame.



Guiding Principles and Goals.

- A. Lands in the Sphere of Influence should remain undeveloped until they are annexed to the City.
- B. Preserve the rural character and promote resource protection in the Planning Area.
- C. Maintain an Urban Services Boundary that serves only the existing urban area, and areas appropriate for development by the year 2020.
- D. Locate new urban development in areas contiguous to existing urban uses.
- E. Protect flood-prone, steeply sloped, streamside buffer areas and productive natural resource, agricultural, and forest lands from urban development.
- F. Incorporate greenbelts, designated natural areas, and other open space into the planning area and Sphere of Influence in order to maintain an identity separate from surrounding communities.
- G. Manage the timing and amount of growth in accordance with the ability to maintain acceptable levels of service and quality of life for existing and new residents.