

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

EXHIBIT 14

PROPOSED ZONING MAP

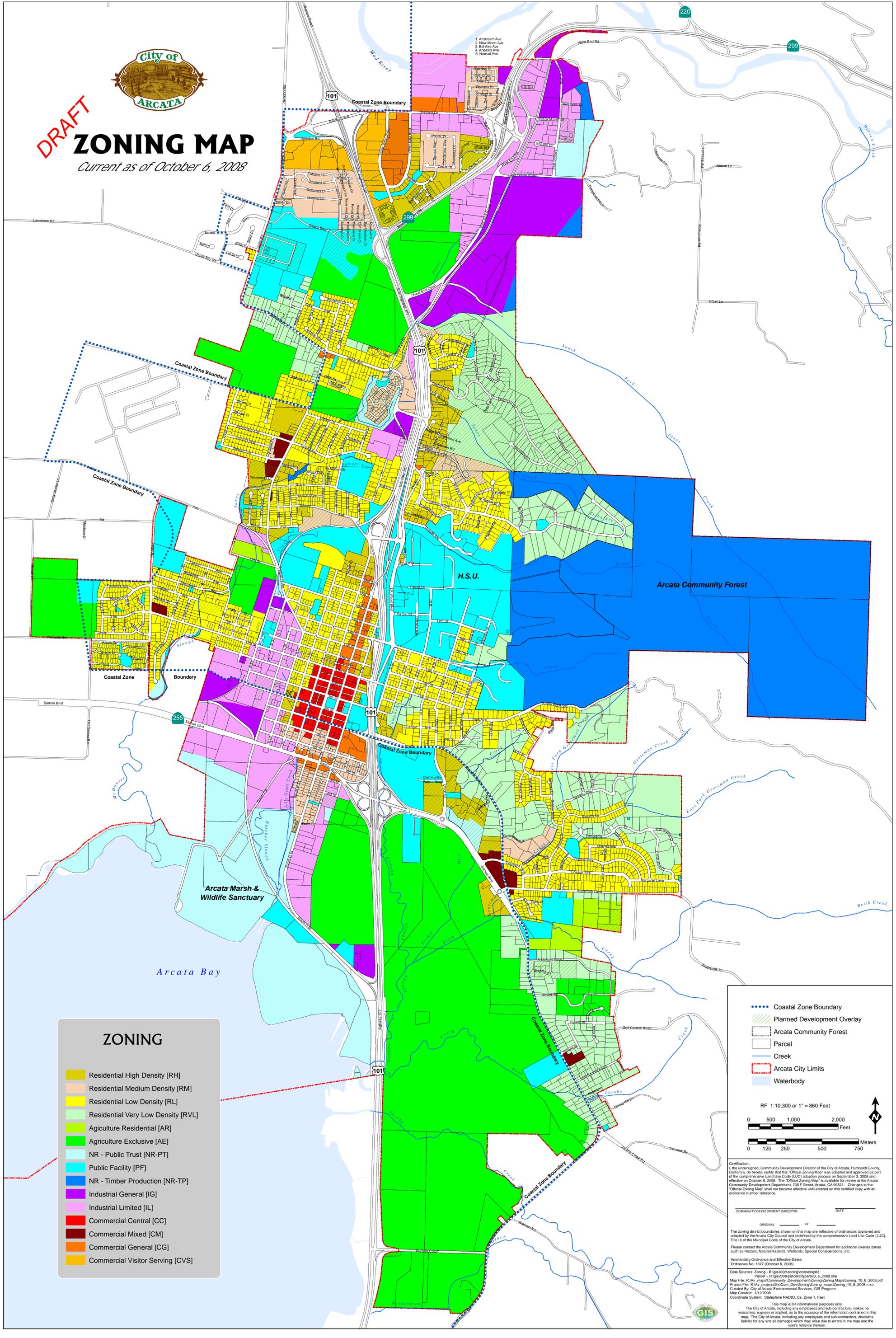


DRAFT

ZONING MAP

Current as of October 6, 2008

1. Anstream Ave
2. New Moon Ave
3. Bol Airs Ave
4. Argyle Ave
5. Nomad Ave



| ZONING | |
|-----------------|------------------------------------|
| [Yellow] | Residential High Density [RH] |
| [Light Orange] | Residential Medium Density [RM] |
| [Yellow-Orange] | Residential Low Density [RL] |
| [Light Green] | Residential Very Low Density [RVL] |
| [Green] | Agriculture Residential [AR] |
| [Light Blue] | Agriculture Exclusive [AE] |
| [Light Cyan] | NR - Public Trust [NR-PT] |
| [Cyan] | Public Facility [PF] |
| [Blue] | NR - Timber Production [NR-TP] |
| [Purple] | Industrial General [IG] |
| [Pink] | Industrial Limited [IL] |
| [Red] | Commercial Central [CC] |
| [Dark Red] | Commercial Mixed [CM] |
| [Orange] | Commercial General [CG] |
| [Light Orange] | Commercial Visitor Serving [CVS] |

●●●● Coastal Zone Boundary
 ▨▨▨▨ Planned Development Overlay
 ▭▭▭▭ Arcata Community Forest
 ▭▭▭▭ Parcel
 ———— Creek
 ▭▭▭▭ Arcata City Limits
 ■■■■ Waterbody

RF 1:10,300 or 1" = 860 Feet
 0 500 1,000 2,000 Feet
 0 125 250 500 750 Meters

Certification:
 I, the undersigned, Community Development Director of the City of Arcata, Humboldt County, California, do hereby certify that this "Official Zoning Map" was adopted and approved as part of the comprehensive Land Use Code (LUC) adoption process on September 3, 2008 and effective on October 6, 2008. The "Official Zoning Map" is available for review at the Arcata Community Development Department, 738 F Street, Arcata, CA 95521. Changes to the "Official Zoning Map" shall not become effective until entered on this certified copy with an ordinance number reference.

COMMUNITY DEVELOPMENT DIRECTOR _____ DATE _____
 ORIGINAL _____ OF _____

The zoning district boundaries shown on this map are reflective of ordinances approved and adopted by the Arcata City Council and redefined by the comprehensive Land Use Code (LUC), Title IX of the Municipal Code of the City of Arcata.
 Please contact the Arcata Community Development Department for additional overlay zones such as Historic, Natural Hazards, Wetlands, Special Considerations, etc.
 Amending Ordinance and Effective Dates:
 Ordinance No. 1377 (October 6, 2008)

Data Sources: Zoning - R:\gis\2008\zoning\zoning83_6_2008.shp
 Parcel - R:\gis\2008\parcel\citypar83_6_2008.shp
 Map File: R:\wv_maps\Community_Development\Zoning\Zoning_Map\zoning_10_6_2008.mxd
 Project File: R:\wv_projects\GIS\Dev\Zoning\Zoning_maps\zoning_10_6_2008.mxd
 Created By: City of Arcata Environmental Services, GIS Program
 Map Created: 11/2/2008
 Coordinate System: Stateplane NAD83, Ca, Zone 1, Feet

This map is for informational purposes only. The City of Arcata, including any employees and sub-contractors, makes no warranties, express or implied, as to the accuracy of the information contained in this map. The City of Arcata, including any employees and sub-contractors, disclaims liability for any and all damages which may arise due to errors in the map and the user's reliance thereon.



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

EXHIBIT 15

RESOLUTION OF TRANSMITTAL 090-28 (3 PAGES)

RESOLUTION NO. 090-28

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ARCATA TO APPROVE AMENDMENTS TO THE ARCATA GENERAL PLAN: 2020 AND LOCAL COASTAL LAND USE PLAN TO CLARIFY THOSE POLICIES WHICH ARE INTENDED TO NOT BE APPLICABLE IN THE COASTAL ZONE, AND TO ADD TRANSPORTATION ELEMENT POLICY T-4a REGARDING UNDESIGNATED RIGHTS OF WAY; AND TO ADOPT THE ARCATA GENERAL PLAN: 2020 BY RESOLUTION

WHEREAS, on October 18, 2000, the Arcata City Council passed a motion to adopt the Arcata General Plan: 2020, a long-term general plan for the physical development of the City; and

WHEREAS, the Arcata City Council adopted Ordinance Number 1377 to replace the existing Land Use and Development Guide (LUDG) with a new Land Use Code (LUC) to provide implementation and consistency with the goals, policies, and direction of the adopted General Plan: 2020; and

WHEREAS, the City assumed permit issuing authority from the California Coastal Commission on October 10, 1989, when the California Coastal Commission certified the City's Local Coastal Program; and

WHEREAS, the City finds it necessary to amend the existing Land Use Code, Zoning Map, General Plan: 2020, Land Use Map, and Local Coastal Program from time to time to accommodate local conditions and circumstances; and

WHEREAS, the Arcata Land Use and Development Guide, Article 2 and Arcata Land Use Code Chapter 9.92 allows the City Council to amend the Arcata General Plan: 2020 when the proposed amendment is consistent with all other provisions of the General Plan; would not be detrimental to the public interest, health, safety, convenience, or welfare of the City; and the affected sites are physically suitable for the proposed or anticipated uses and/or development; and

WHEREAS, the proposed General Plan: 2020 amendment is consistent with all other provisions of the General Plan: 2020 in that the amendment is proposed to clarify which policies are applicable in the Coastal Zone, and to add a policy in the Transportation Element to prescribe the allowed uses within undesignated rights of way; and

WHEREAS, the proposed General Plan amendment would not be detrimental to the public interest, health, safety, convenience or welfare of the City because it only provides a listing of policies that are intended to be included in the City's Local Coastal Plan, and a clarification of allowed uses within the City's undesignated rights of way; and

WHEREAS, the intent of the amendments is to have a vertically and horizontally consistent General Plan: 2020, Land Use Code, and Local Coastal Program; and

WHEREAS, pursuant to the requirements of state and local law, the Planning Commission conducted two noticed and advertised public hearings to consider the

proposed amendments, at which time all interested persons were given an opportunity to be heard; and

WHEREAS, the Planning Commission, following said hearings, did adopt Resolution PC-09-06 thereby recommending that the City Council approve and adopt the recommended amendments; and

WHEREAS, the Planning Commission, by resolution, recommended the City Council find the revised amendments exempt from environmental review pursuant to California Environmental Quality Act Guidelines §15061(b) (3) based on the facts the amendments will have no possibility to have a significant effect on the environment; and

WHEREAS, the Arcata City Council certified an Environmental Impact Report with Statements of Overriding Consideration when the Arcata General Plan: 2020 was adopted on October 18, 2000; and

WHEREAS, the City of Arcata intends to carry out the Local Coastal Program in a manner consistent with the California Coastal Act; and

WHEREAS, the City Council approves Arcata General Plan: 2020 text and mapping amendments; and

WHEREAS, The City intends to transmit the Local Coastal Program (LCP) amendment application to the California Coastal Commission, for certification review. This review includes the Arcata General Plan: 2020 and Land Use Map, as amended; the Arcata Zoning Map, as amended; and the Arcata Land Use Code as adopted; and

WHEREAS, the City LCP will take effect automatically upon California Coastal Commission approval.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Arcata does hereby ordain as follows:

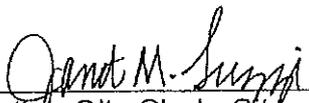
Adopts General Plan: 2020 and the associated amendments as specified in the attached Exhibits 1, 2, and 3, incorporated herein.

BE IT FURTHER RESOLVED that the Arcata City Council finds the revised amendments exempt from environmental review pursuant to California Environmental Quality Act Guidelines §15061(b) (3) based on the facts the amendments will have no possibility to have a significant effect on the environment.

DATE: November 4, 2009

ATTEST:

APPROVED:


Acting City Clerk, City of Arcata


Mayor, City of Arcata

CITY CLERK'S CERTIFICATE

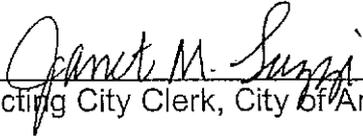
I hereby certify that the foregoing is a true and correct copy of **Resolution No. 090-28**, passed and adopted at a regular meeting of the City Council of the City of Arcata, Humboldt County, California, held on 4th day of November, 2009, by the following vote:

AYES: WHEETLEY, STILLMAN, BRINTON, WINKLER

NOES: NONE

ABSENT: ORNELAS

ABSTENTION: NONE



Acting City Clerk, City of Arcata

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

EXHIBIT 16

ORDINANCE OF ADOPTION 1377 (3 PAGES)

ORDINANCE NO. 1377

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ARCATA AMENDING THE ARCATA MUNICIPAL CODE, TITLE IX, TO REPLACE THE LAND USE AND DEVELOPMENT GUIDE (LUDG) WITH A COMPREHENSIVE LAND USE CODE (LUC) AND TO AMEND THE EXISTING ZONING MAP

WHEREAS, the City finds it necessary to replace the existing Land Use and Development Guide (LUDG) with a new comprehensive Land Use Code (LUC) to provide consistency with the goals, policies, and direction of the adopted General Plan: 2020; and

WHEREAS, the City finds it necessary to replace the existing Land Use and Development Guide (LUDG) with a new comprehensive Land Use Code (LUC) to provide an updated implementation tool for the adopted General Plan: 2020; and

WHEREAS, the Land Use Plan Map and Zoning Map has been amended from time to time since the original adoptions; and

WHEREAS, the City of Arcata adopted a combined General Plan Land Use and Zoning Map, by Ordinance 1262 on May 7, 1997; and

WHEREAS, the City finds it necessary to amend the 1997 Land Use and Zoning Map into a new Zoning Map that would change zoning designations to be consistent with the adopted and anticipated amended General Plan: 2020 Land Use Plan Map; and

WHEREAS, the City of Arcata has an adopted General Plan: 2020 and the City finds it necessary to amend the General Plan: 2020 to be consistent with an adopted comprehensive Land Use Code (LUC); and

WHEREAS, pursuant to the requirements of state and local law, the Planning Commission conducted eighty duly noticed public hearings to consider the proposed comprehensive Land Use Code, associated mapping, and General Plan: 2020 amendments, at which time all interested persons were given an opportunity to be heard; and

WHEREAS, the Planning Commission, following said hearings did adopt resolutions, thereby recommending that the City Council approve and adopt the recommended direction on a new comprehensive Land Use Code, amended Zoning Map, amended Land Use Plan Map, and amended General Plan: 2020; and

WHEREAS, pursuant to the requirements of state and local law, the City Council conducted six duly noticed public hearings to consider the proposed comprehensive Land Use Code, associated mapping amendments, and General Plan: 2020 amendments, at which time all interested persons were given an opportunity to be heard; and

WHEREAS, the City Council approves the pertinent Land Use Plan (Arcata General Plan: 2020) text and mapping amendments as well as adopts the pertinent Implementation Plan (Zoning Map and Land Use Code) amendments by numbered ordinance, with accompanying copies of the final approved amendments; and

WHEREAS, the City intends to transmit the Local Coastal Program (LCP) amendment application to the California Coastal Commission, for certification review. This review includes the Arcata General Plan: 2020 and Land Use Map as amended, the Arcata Zoning Map as amended, and the Arcata Land Use Code as adopted; and

WHEREAS, the LCP amendments include changes to the City's LCP Land Use Plan through amendments to the plan designations for various properties; and

WHEREAS, the City LCP will take effect automatically upon California Coastal Commission approval.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Arcata does hereby ordain as follows:

SECTION 1. Land Use Code Adoption

Title IX of the Arcata Municipal Code is hereby amended through the replacement of the Land Use and Development Guide (LUDG) with a comprehensive Land Use Code (LUC) as identified and shown in Exhibits 1, 5, 6, 7, and 8.

SECTION 2. Zoning Map Amendments

Title IX of the Arcata Municipal Code is hereby amended through the replacement of the 1997 Land Use and Zoning Map with the amended Zoning Map as shown in Exhibit 2.

SECTION 3. General Plan: 2020 Text and Mapping Amendments

General Plan: 2020 and the associated Land Use Plan Map are hereby amended to reflect consistency with the adopted Land Use Code and the amended Zoning Map as shown in Exhibits 3 and 4.

SECTION 4. Severability

If any provision of this ordinance is invalidated by any court of competent jurisdiction, the remaining provisions shall not be affected and shall continue in full force and effect.

SECTION 5. Limitation of Actions

Any action to challenge the validity or legality of any provision of this ordinance on any grounds shall be brought by court action commenced within ninety (90) days of the date of adoption of this ordinance.

SECTION 6. Effective Date

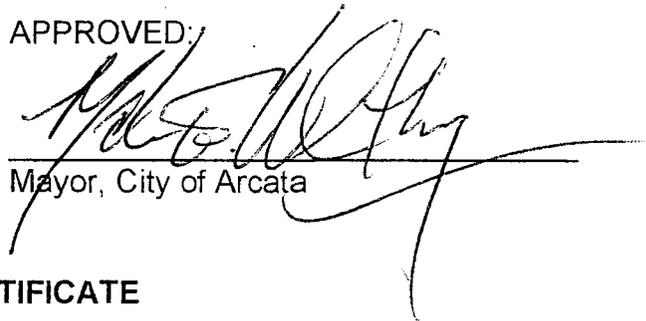
This ordinance shall take effect thirty (30) days after its adoption by the City Council.

DATED: September 3, 2008

ATTEST:


City Clerk, City of Arcata

APPROVED:


Mayor, City of Arcata

CLERK'S CERTIFICATE

I hereby certify that the foregoing is a true and correct copy of **Ordinance No. 1377**, passed and adopted at a regular meeting of the City Council of the City of Arcata, County of Humboldt, State of California, on the 3rd day of September, 2008, by the following vote:

AYES: **WHEETLEY, STILLMAN. MACHI, GROVES, PITINO.**

NOES: **NONE.**

ABSENT: **NONE.**

ABSTENTIONS: **NONE.**


City Clerk, City of Arcata

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

EXHIBIT 17

CORRESPONDENCE FROM CITY (54 PAGES)

City of Arcata LCP Amendment No. ARC-MAJ-01-09
Response to Coastal Commission April 30, 2009 Letter

1 & 2. Resolution of Transmittal: City Council Resolution No. 090-28 Adopting General Plan: 2020 and Approving Local Coastal Land Use Plan Amendments

Attachment A - Resolution No. 090-28

3. Proposed Policy and Land Use Designation Changes

The attached Arcata Local Coastal Land Use Plan (LCLUP) Policy Matrix compares Arcata General Plan: 2020 (GP:2020) policies to the currently certified LUP policies (Attachment B). The matrix identifies each policy by number and corresponding GP:2020 Element. All existing policies have comparable GP:2020 policies.

The GP:2020 Final Program EIR (PEIR), June 2000, evaluates potential environmental effects of proposed goals, policies, and related implementation measures. Analysis of substantive changes that would result from proposed amendments to the currently certified LCLUP, specifically pertaining to the uses identified in the Commission's April 30, 2009 letter (page 3, last paragraph), are discussed below; relevant analysis contained in the PEIR is referenced when applicable.

The GP:2020 identifies the same Public Access Corridors as the currently certified LCLUP; in addition, GP:2020 provides for the maintenance, signage, and improvement of these coastal access routes. See attached LCLUP Policy Matrix for specific public access policy comparisons (pages 17 and 38). Therefore, the proposed amendments maintain and encourage improvements to coastal accessibility and do not result in substantive policy changes to the currently certified LCLUP.

An evaluation of proposed land use designation changes related to priority uses (visitor serving, coastal dependent industrial, etc.) is provided in response 7 below. An analysis of changes to potential development densities and intensities is provided in response 6 below. In addition, the PEIR addresses potential Land Use Plan Compatibility impacts (pages 3-6 to 3-16). An analysis of changes to Public Service Systems, including public utilities and community services, is provided in PEIR Chapter 3 (pages 3-27 to 3-41). Further discussion of potential impacts to water supply and wastewater treatment systems is in Chapter 5 under Water Resources and Flooding (pages 5-9 to 5-24).

Potential impacts due to the Natural Environment and Hazards are analyzed in PEIR Chapter 5. The GP: 2020 Public Safety Element includes policies to avoid and minimize natural and anthropogenic hazards. These policies are compared side-by-side with the currently certified policies in the attached Policy Matrix (pages 5-11).

Water quality protection measures can be found in PEIR Chapter 5 under Water Resources and Flooding (pages 5-9 to 5-24). Biological resource protection of is addressed in PEIR Chapter 6; agricultural resource protection in Chapter 3 (pages 3-17 to 3-19); potential loss or damage to archaeological resources in Chapter 3 under Cultural Resources (pages 3-41 to 3-47); and

alteration of visual resources or characteristics in Chapter 3 under Aesthetics (pages 3-48 to 3-56).

4. Proposed Land Use and Zoning Designation Changes

Attachment C - Land Use and Zoning Designation Change Exhibits

Attachment D - Existing and Proposed Land Use and Zoning Maps

The attached Land Use and Zoning Designation Change Exhibits show each area within the coastal zone where new land use and zoning districts are proposed (Attachment C). The existing and proposed Land Use and Zoning Maps show City-wide land use and zoning designations (Attachment D). GP: 2020 PEIR Table 3-3 General Plan Land Use Designation Changes (page 3-7) compares the land use designations in the currently-certified LCP with the proposed LCLUP designations. See responses 6 and 7 below for further discussion of proposed designation changes.

5 (3). Analysis of Excluded General Plan Policies

GP: 2020 has a wave symbol that designates the policies intended to be part of the LCLUP. These policies were considered mandatory policies for the LCLUP. After review of all of the General Plan policies, it's been determined that the GP:2020 will be revised by removing all wave symbols and identify the policies that are not intended to be a part of the LCLUP with the statement 'Not applicable in the Coastal Zone.' Attachment E includes those policies intended to be excluded from the LCLUP. All of the policies proposed to be excluded pertain only to areas in the inland portion of the City.

Excerpt from GP:2020 (page I-2):

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 not part of the LCP are designated with the statement 'Not Applicable in the Coastal Zone' in parentheses following the policy title.

6 (5). Analysis of changes in density on coastal resources and public services.

GP:2020 and LUC consolidate several land use designations and include several title changes. Most of these changes do not result in density increases. The table below summarizes proposed LCLUP designation and potential density changes.

Designation Change Summary Table

| Currently-certified GPCLUE / LUDG | | Amended LCLUP (GP:2020) / LUC | | Change |
|-----------------------------------|----------------------------|------------------------------------|----------------------------|---|
| Designation | Max. Density | Designation | Max. Density | |
| Public Facility - Parks (P) | None (no residential uses) | Public Facility (PF) | None (no residential uses) | Similar civic, recreational, educational & park uses |
| Commercial General (C-G) | None | Commercial Mixed Use Center (CM) - | 7.26 to 15 units per acre | Similar commercial uses with upper floor residential encouraged |
| Natural Resource Protection (NRP) | None (no residential uses) | Public Facility (PF) | None (no residential uses) | Consistent with existing use. No density change |

The designation change from Public Facility - Parks (P) to Public Facility (PF), specifically in the Arcata Community Park area, is a name and description change. However, both designations do not allow for residential use and therefore the change would not result in a density increase. Under the currently certified LUDG, land that is zoned PF and is a publically owned park is designated on the Zoning Map as Public Facility - Parks (P), however the description for PF and P are the same. The GP:2020 /LUC eliminates the P designation and designates all public facility land PF, with no distinction for parks. This change is a minor designation change and does not substantially affect the allowed uses of the land.

The General Commercial (CG) designation under the currently certified GPCLUPE/ LUDG is applied to areas where a full range of commercial goods and services may be provided for the surrounding residential area. Although no maximum density is specified, residential uses located above commercial establishments are principally permitted. The Commercial Mixed Use Center (CM) designation is applied to areas identified by the GP:2020 as existing neighborhood centers - including Sunny Brae - where additional retail, personal and business services, and other neighborhood oriented commercial services are encouraged, and where substantial additions to the existing centers shall include residential units on the upper floors. Under the GP:2020/LUC, CG and CM have a maximum density of 7.26-15 units per acre. This density is consistent with the Residential Medium Density designation. The CM designation will not significantly increase the density and intensity of use in the Sunny Brae area and has similar allowable land uses as the existing CG designation.

The parcel southeast of the City’s Corporation Yard currently has a land use designation of Public Facility, however it’s zoned Natural Resource Production (NRP). The site is used for sludge drying and other wastewater treatment facility related activities which are conditionally permitted uses under the GPCLUPE/LUDG. To make the land use and zoning consistent and because the existing use of the site is more consistent with public facility uses, the zoning is proposed to be PF. The change to PF will not increase the intensity or use of the site and will not have significant adverse impacts on coastal resources.

The above changes would not significantly increase density of use and therefore would not have significant adverse impacts on sewer, water, and traffic capacity, or on public access,

environmentally sensitive habitat, archaeological resources, visual resources, and other coastal resources.

7 (6). Analysis of changes in LUP designations from priority to non-priority uses.

The City encourages the public's use of the coast, protecting existing coastal resources, and has adequate land reserved for these and other priority uses. The GP:2020 /LUC replaces Heavy Industrial (IH) and Industrial Commercial (IC) designations with comparable Industrial General (IG) or Industrial Limited (IL) designations. This is essentially a name change, as the new designations allow for similar industrial uses. Therefore, this designation change does not displace or reduce the potential use of these areas for priority uses and/or coastal related development.

The existing industrial area south of Samoa Boulevard is proposed to be designated/zoned IL. The IL zone permits light to moderate impacting manufacturing, limited commercial, and residential uses compatible with these uses. This area is already designated/zoned for industrial development and both existing and proposed designations/zoning allow for potential use of the area for coastal dependant development. GP:2020 Policy LU-1g states the following:

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.

The McDaniel Slough Enhancement Project will restore and enhance wetland function to reclaimed former tidal salt/brackish marsh. The project area is located at the southwestern edge of the City of Arcata; both within and outside City limits. Although the project sites' existing City land use designation/zoning is AE, the restoration and enhancement of habitat for fish, waterfowl, shorebirds, and other water-associated and aquatic wildlife is more consistent with the proposed NR designation and NR-PT zone. The McDaniel Slough Enhancement Project CDP was approved by the California Coastal Commission (CCC) June 15, 2007 (No. 1-06-036) and amended August 2009 (No. 1-06-036-A1). Under the amendment request, the entire project area would expand from its existing 240 acres to an approximately 330-acre area. The CCC Staff Reports for the McDaniel Slough Enhancement Project CDP and amendment address the conversion of agricultural land; excerpts from these Staff Reports are below.

“The proposed amended development would result in the conversion of [an additional] 90 acres of agricultural land, although none of the area involved is currently in agricultural use, nor has it been for at least five years. The approximately 90 acres involved in the proposed expanded project area has been regularly inundated by salt water resulting from a leaky tidegate since 2004, which has severely decreased the land's agricultural value. According to the DFG Wildlife Habitat Supervisor for the property, due to the shallow wells on the property and the potential for their sanding in, the lands that would be involved in the proposed amended development are unable to be irrigated and contain no soils classified as “prime.” According to the Management Plan for the Mad River Slough Wildlife Area, grazing for wildlife habitat management occurs on adjacent lands, which would be unaffected by the proposed amended development. Nonetheless, the proposed 90-acre wetland restoration project (including 45 acres of buffer lands around the 45

acres of restored habitat) would convert agricultural land in a manner inconsistent with the provisions of Sections 30241 and 30242 of the Coastal Act. However, staff believes that to not approve the project would result in a failure to maintain and enhance marine resources and the biological productivity of coastal waters that would be inconsistent with the mandates of Sections 30230 and 30231 of the Coastal Act. Sections 30230 and 30231 mandate that marine resources shall be maintained, enhanced, and where feasible, restored. Sections 30230 and 30231 also mandate that the biological productivity of coastal waters appropriate to maintain optimum populations of marine organisms and to protect human health shall be maintained and, where feasible, restored. In addition, it is the very essence of the project, not an ancillary amenity offered as a trade-off, that is both inconsistent with certain Chapter 3 policies and yet also necessary restoration. Finally, staff examined alternatives to the amended development including (1) alternative sites; (2) alternative configurations of project features; and (3) the no-project alternative. Staff believes that there is no less environmentally damaging feasible alternative to the development as conditioned, as required by Section 30233(a) of the Coastal Act.

Thus, staff believes that it is appropriate for the Commission to invoke the conflict resolution policies of Section 30007.5 of the Coastal Act. Staff believes that the impacts on coastal resources from not constructing the project would be more significant than the project's agricultural impacts and would be inconsistent with the mandates of Sections 30230 and 30231 to maintain and enhance marine resources and the biological productivity of coastal waters (CDP Amend. No. 1-06-036-A1, Staff Report, page 5).

The Commission finds that in this particular case because (1) the project proposes to reestablish prior habitat conditions and the processes that create those conditions in a converted and degraded natural wetland (agricultural land), and all of the agricultural land to be converted will be used solely for this purpose; (2) the project, as conditioned, will result in significant improvements in habitat value and diversity in a self-sustaining, persistent fashion independent of the need for repeated maintenance or manipulation to uphold the habitat function; and (3) the agricultural land being converted is low quality, available only on a seasonal basis at best, and does not possess any of the characteristics of "prime agricultural land" as defined by Section 51201(c) of the California Government Code, no agricultural mitigation is necessary to compensate for the conversion of agricultural land resulting from this restoration project (CDP Amend. No. 1-06-036-A1, Staff Report, page 43). "

Based on the discussion above, the proposed designation/ zone change from AE to NR/ NR-PT for the McDaniel Slough Enhancement Project area is consistent with the habitat restoration and natural resource land uses of the site and with associated Coastal Act policies.

Most visitor-serving overnight accommodations within the City are located in the Valley West area outside of the Coastal Zone. There are also a number of Bed & Breakfasts located throughout the City. Occupancy rates for Arcata lodging average around 60%, with prices ranging from \$75 to \$150 per night. One new hotel is currently being constructed in Valley West (Hampton Inn) and will provide additional overnight accommodations for the Arcata vicinity.

The existing overnight accommodations within Arcata and the available land to provide additional rooms in Valley West make the supply sufficient for projected future needs.

8 (7). Areas proposed to have no Land Use or Zoning Designations

City rights of way are included in the areas proposed to have no land use or zoning designation. To clarify allowable uses in these undesignated rights of way, a new policy has been added to GP:2020. The proposed wording for a new policy T -4a of the Transportation Element and the changes proposed for LUC Section 9.12.020.B.4 are included below.

New Transportation Element policy:

- T-4a 6. Undesignated right of way. All public rights of way with no land use designation (i.e. freeways, highways and associated interchanges) shall be used for transportation purposes only, including multi-modal use. All land uses within these rights of way shall be for transportation or related (i.e. lighting drainage, utilities) purposes. If vacated, these areas shall be designated in accordance with the Land Use Code.

Land Use Code Section 9.12.020.B.4:

Where a public ~~street or alley~~ right of way is officially vacated or abandoned, the property that was formerly in the ~~street or alley~~ right of way shall be included within the zoning district of the adjoining property on either side of the vacated or abandoned ~~street or alley~~ right of way.

9 (8). Electronic version of LCP Amendment Submittal

The enclosed CD contains the following:

- Response to Coastal Commission April 30, 2009 letter (this document)
- Resolution No. 090-28 (Attachment A)
- Arcata Local Coastal Land Use Plan Policy Matrix (Attachment B)
- Land Use and Zoning Maps (Attachment D)
 - Current Land Use Plan Map
 - Proposed Land Use Map
 - Current Zoning Map
 - Proposed Zoning Map
- General Plan: 2020 Policies proposed for Local Coastal Land Use Plan Exclusion (Attachment E)
- General Plan: 2020 and Local Coastal Land Use Plan, Amended 2008
- Land Use Code

ARCATA LOCAL COASTAL LAND USE PLAN POLICY MATRIX

1/13/10

| CERTIFIED LCLUP POLICIES 1992 (amended 1994) | | ADOPTED LCLUP (General Plan:2020) POLICIES 2000 (amended 2008) | | |
|---|---|---|-----------------|---|
| Policy # | Policy | Element | Policy # | Policy |
| I-1 | The City shall, with concurrence from Humboldt County, designate a Urban Services Boundary line as shown on the map in Appendix J of the Arcata General Plan. | Growth Management | GM-4a | <p>Urban Services Boundary. The City shall maintain an Urban Services Boundary, beyond which urban services shall not be provided (except as provided for in Policy GM-4b), and urban development shall not be approved (see Figure GM-b). Rural residential development may be approved outside the Urban Services Boundary only if the development would not require the extension of water, sewer, and other public facilities. The area within the Urban Services Boundary shall be annexed at the time of development.</p> <p>Any changes to the Urban Services Boundary shall be based on an analysis of soil type, vegetation, topography (slope), availability of public water and sewer services, existing property lines, existing land use, and potential for development.</p> <p>Only the Agriculture- Exclusive [A-E], Natural Resource [NR], and Public Facilities [PF] land use designations shall be applied to areas outside the Urban Services Boundary and within the Coastal Zone.</p> |
| I-2 | <p>The City shall not provide urban services, nor approve urban developments outside the Urban Services Boundary. The following Land Use designations are the only designations that shall be considered appropriate for land uses in the Coastal Zone but outside the Boundary:</p> <ul style="list-style-type: none"> • Coastal Agriculture Exclusive • Coastal Natural Resource Protection • Coastal Public Facility • Coastal Public Facility (Parks) | | | |

ARCATA LOCAL COASTAL LAND USE PLAN POLICY MATRIX (continued)

| CERTIFIED LCLUP POLICIES 1992 (amended 1994) | | ADOPTED LCLUP (General Plan:2020) POLICIES 2000 (amended 2008) | | |
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| I-3 | Areas inside the Urban Services Boundary but outside the present City Limits shall not be approved for urban development until after they have annexed to the City. | Growth Management | GM-4b | <p>Services outside City boundary. The City shall not extend sewer mains or new water mains or provide new service connections to portions of the Planning Area outside the City Limits except under the following conditions:</p> <ol style="list-style-type: none"> 1. Emergency sanitary sewer connection. The City may provide an emergency sewer line extension provided the following conditions are met: <ol style="list-style-type: none"> a. The property is located within the City Urban Services Boundary for water and sewer. b. The property is adjacent to the City limits. c. The on-site sewage disposal system has failed. d. It is not feasible to replace or repair the on-site sewage disposal system as evidenced by a letter from the County of Humboldt Division of Environmental Health. e. The on-site sewage disposal system failure is considered a health hazard by the County of Humboldt Division of Environmental Health. f. The owner has submitted a complete application to the City of Arcata for annexation of the property within 18 months from the date that sanitary sewer service was provided. g. LAFCo has approved the emergency sanitary |
| I-4 | <p>The City shall retain discretion to extend domestic water and/or sewer services to existing residential units outside the Urban Services Boundary subject to the following guidelines:</p> <ol style="list-style-type: none"> (a) The extension must be an emergency response to a failure of existing water and/or sewer disposal systems. (b) The capacity of the extension shall be limited to a size adequate to meet the existing residential requirements. No extension of trunk lines or oversized lines shall be permitted. (c) No new or additional uses may be permitted to have access to the extension. (d) No extension shall be permitted to serve uses that are clearly inconsistent with adopted Land Use Plans and Policies. (e) An annexation agreement shall be | | | |

ARCATA LOCAL COASTAL LAND USE PLAN POLICY MATRIX (continued)

| CERTIFIED LCLUP POLICIES 1992 (amended 1994) | | ADOPTED LCLUP (General Plan:2020) POLICIES 2000 (amended 2008) | | |
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| | provided by the property owner. (f) The City may extend sewer and water service to serve intensive agricultural uses beyond the City limits and Urban Services Boundary subject to the following guidelines: (see complete plan text for guidelines) | | | sewer connection. h. The sewer connection shall be sized to only accommodate the failed system. 2. The City may contract to provide sewer services to other service districts subject to the following guidelines: a. Only those areas with existing contracts as of December 31, 1998 shall be served. b. No new contracts for services shall be approved. c. No new connections shall be allowed to the sewer lines in the area between the City Limits and the Arcata Planning Area Boundary. |
| II-1 | The City shall adopt the following Coastal Land Use designations which shall serve as the basis for developing specific zoning districts. With the Exception of Forest Hillside and Residential Agriculture these are the same designations as used in the General Plan for areas not within the Coastal Zone. | Land Use | 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. |
| | | Land Use | LU-1b | Coastal land-use plan. The western portion of the Arcata Bottom, lands south of 7th and 8th |

ARCATA LOCAL COASTAL LAND USE PLAN POLICY MATRIX (continued)

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| | <p>Residential Coastal Rural Residential Coastal Low Density Residential Coastal Medium Density Residential Coastal Medium-High Density Resid. Coastal High Density Residential</p> <p>Commercial Coastal General Commercial Coastal Central Business District Commercial (CBD) Coastal Thoroughfare Commercial</p> <p>Industrial Coastal Industrial Commercial Coastal Heavy Industrial</p> <p>Public and Quasi-Public Coastal Public Facility Coastal Public Facility (Parks) Coastal Natural Resource Protection</p> | Land Use | Table LU-1 | <p>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).</p> <p>(see complete plan text for entire table)</p> <p>Residential Residential - Very low Density Residential - Low Density Residential - Medium Density Residential - High Density</p> <p>Commercial Commercial - Central Commercial - General Commercial - Visitor Serving</p> <p>Industrial Industrial - Limited Industrial - General</p> <p>Public and Quasi-Public Public Facility Natural Resource</p> |

ARCATA LOCAL COASTAL LAND USE PLAN POLICY MATRIX (continued)

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| | Agricultural Coastal Agriculture Exclusive | | | Agricultural Agriculture - Exclusive Agriculture - Residential |
| III-1 | <p>The City shall regulate land use in areas of significant natural hazards in the following manner:</p> <p>(a) New Critical Facilities. No new critical facilities shall be permitted to locate in areas of potential liquefaction or within the 100-year flood plain (Table 1).</p> <p>TABLE 1. CRITICAL FACILITIES Critical Facilities include: power plants, large dams, civil defense headquarters, major electrical facilities, power and communication sub-stations, hospitals, schools, fire stations, police stations, radio stations, television stations, microwave stations, major public buildings, sewage treatment plants, and water works.</p> <p>(b) Existing Critical Facilities. Existing critical facilities located in areas of potential liquefaction shall not \$50,000 (as of December 1980) with allowances for</p> | Public Safety | PS-1d | <p>Siting and design of critical facilities. Adequate shelter and continued operation of essential services, including communications, medical treatment, water delivery, fire and police services, and key transportation facilities are vital for responding to emergencies. These facilities and services shall be located and designed to withstand disaster impacts and have backup systems, such as emergency generators and water storage (including private and open water sources), that allow for their continuous operation during emergencies. New critical facilities shall not be located in areas with high physical hazards, including high liquefaction potential, flood zones, and tsunami hazards. Critical facilities shall be designed to be functional at peak capacity, following a magnitude 7.7 earthquake in the Mad River fault zone.</p> |
| | | Public Safety | PS- 4c | <p>Limitations on development within Flood Zone. The mapped Floodzone A as determined by FEMA should be kept free of structures and</p> |

ARCATA LOCAL COASTAL LAND USE PLAN POLICY MATRIX (continued)

| CERTIFIED LCLUP POLICIES 1992 (amended 1994) | | ADOPTED LCLUP (General Plan:2020) POLICIES 2000 (amended 2008) | | |
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| | <p>inflation without requiring a detailed site investigation which addresses the potential for liquefaction and settlement, and develops adequate mitigations satisfactory to the City and to a registered geologist, a professional civil engineer, or a certified engineering geologist who supervises the study. Replacement of existing facilities or structures will not require further site investigation as outlined above. Existing critical facilities located in the 100-year flood plain shall be permitted to expand only if adequate flood control measures are provided and if the expansion cannot be provided for elsewhere due to the nature of the facility.</p> <p>(c) Non-critical Facilities. Non-critical facilities shall be permitted to locate or expand in areas of potential liquefaction. Non-critical facilities shall be permitted to locate or expand in the 100-year flood plain only if flood proofing measures which meet flood insurance criteria and which are satisfactory to the City are provided, and if it can be shown that such</p> | Public Safety | PS- 4d (also see policies PS-4e and PS-4f) | <p>other obstructions that would restrict flood flows. New construction in Flood Zone A shall be elevated, flood-proofed, designed to not constrict flood flows or drainage, and/or include other features, such as access for evacuation and emergency response, to protect human safety and minimize property damage. Landform alterations shall not impede flood flows in adjacent upstream or downstream areas. Any development in the floodplain must be consistent with City floodplain zoning regulations.</p> <p>Limitations to development within flood hazard zones. Arcata’s creeks and sloughs have the potential to cause localized flooding and shall be maintained to allow the flow of floodwaters. Structures and other land form alterations in areas susceptible to localized flooding, outside areas defined in policies RC-2b and RC-3c, should be setback from the watercourse. Elevated and flood-proofed structures, and/or floodwater detention basins shall be provided to minimize flood damage and prevent any net increase in floodflows upstream or downstream. The City shall promote flood management practices for entire watercourses, to minimize the need for</p> |

ARCATA LOCAL COASTAL LAND USE PLAN POLICY MATRIX (continued)

| CERTIFIED LCLUP POLICIES 1992 (amended 1994) | | ADOPTED LCLUP (General Plan:2020) POLICIES 2000 (amended 2008) | | |
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| | development would not cause additional flooding and/or drainage problems in other areas. | | | sandbagging and other temporary flood control measures that can have detrimental impacts to adjacent areas. |
| III-2 | For non-critical facilities, the City may require site-by-site soils and geologic engineering studies when the Director of Community Development determines that public health and safety could be affected. These studies shall be done by a registered geologist, a registered civil engineer with expertise in soils, or a certified engineering geologist in areas of potential liquefaction and settlement. Potential hazards shall be evaluated using the ground shaking parameters presented in the Seismic Safety Element. The study should show that the proposed project minimizes the potential hazard to life and health. | Public Safety | PS-2c | Mitigation of surface rupture and groundshaking hazards. The City's Alquist-Priolo Special Studies Zone map (Figure PS-a) and Geologic Hazard Land Use Matrix (Table PS-1) identify areas highly susceptible to surface rupture and groundshaking. Construction in these areas shall be restricted, unless it can be demonstrated, in geotechnical reports prepared by qualified personnel, that structures and facilities can be designed to withstand liquefaction hazards induced by seismic events. |
| | | Public Safety | PS-2d | Requirement for and review of "Geotechnical Reports." New building and infrastructure construction, and substantial renovations in areas with seismic hazards, shall incorporate geotechnical report specified measures into project design. Geotechnical reports shall be required for structures or infrastructure in seismic hazard areas. Required reports, prepared by a registered geologist, certified engineering |

ARCATA LOCAL COASTAL LAND USE PLAN POLICY MATRIX (continued)

| CERTIFIED LCLUP POLICIES 1992 (amended 1994) | | ADOPTED LCLUP (General Plan:2020) POLICIES 2000 (amended 2008) | | |
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| | <p>(c)In evaluating alternates, emphasis shall be placed on improvement of drainage. However, enlarging of existing tidegates, dredging of presently undredged sections of creek, or construction of new structures shall be allowed only when no less environmentally damaging alternate is feasible, only when adequate mitigation is provided, and only when not located within a wetland. If mitigation for said development is provided in the form of a fully approved restoration project such development may be permitted in a wetland.</p> <p>(d)The City shall seek funding to develop a comprehensive stream maintenance program for streams within its Jurisdiction. This program shall provide for stream rehabilitation projects designed to improve flow capacity, minimize channel erosion, and enhance aquatic and riparian habitat; annual channel inspection to identify and remove barriers to anadromous fish, debris dams, and obsolete flood control or</p> | Public Safety | PS-4f | <p>structures and related improvements shall be appropriately elevated above flood levels, designed so as not to restrict flood flows, and shall comply with applicable provisions of Resource Conservation and Management Policy RC-2: Streams Conservation and Management, pertaining to Streamside Protection Areas (RC-2b and RC-2c). Land alterations for recreation and natural resource uses shall also not restrict or increase or channelize flood flows in a way that could cause inundation to adjacent areas.</p> <p>Development standards in floodplains (surface drainageways and detention areas). All plans for new construction that could potentially encroach into a floodplain must incorporate measures for flood protection and show that there will be no adverse impact to the carrying capacity of the floodway. Setbacks, easements covering Floodzone A, and minimal use of impervious surfaces are measures strongly encouraged. Elevation of structures, anchoring, flood-proofing, and construction of detention basins are considered secondary and less desirable measures. The City’s floodplain administrator shall verify this information and require</p> |

ARCATA LOCAL COASTAL LAND USE PLAN POLICY MATRIX (continued)

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| | Designations and Policies are adequate to insure proper development in the Coastal Zone and need not be altered for Hazard purposes. | Public Safety | PS-2c | engineering measures to strengthen building foundations and infrastructure in these areas. See page 7 above. |
| III-5 | The City shall seek funds to establish a hazard inspection and abatement program to reduce the risk associated with hazardous structures to an acceptable level. | Public Safety | PS-2g | Earthquake-resistant building and infrastructure standards. The current Uniform Building Code standards for strengthening buildings and infrastructure to withstand earthquakes shall be enforced. The competency of existing road and utility networks shall be evaluated and, where necessary, upgraded to withstand the most current ground acceleration standards. |
| III-6 | To protect riparian habitats and to minimize erosion run-off, and interference with surface water flow, the City shall adopt a Creeks Management Plan addressing streams and sloughs within Arcata's Coastal Zone. The City shall add a new combining zone, applying to creek and riparian areas and implementing the creek management plan, to Article 2 of the City's Coastal Land Use and Development Guide. This new section | Resource Conservation | RC-2a | Designation of protected streams. The provisions of this policy shall apply to those streams shown on the Protected Watercourse Map (Figure RC-a). These watercourses and their associated riparian areas serve as habitat for fish and wildlife, provide space for the flow of stormwater runoff and flood waters, and furnish open space and recreational areas for city residents. |
| | | Resource Conservation | RC-2b | Environmental Buffer Area (EBA). A streamside protection area is hereby established |

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| | <p>will formalize the city's commitment to protection of riparian habitat by defining and identifying such habitat and applying the following regulations within the buffer area.</p> <p>(a) New development and redevelopments shall maintain or restore a natural vegetation buffer strip along all designated streams. This buffer strip shall be subject to the following definitions:</p> <p>Creek Zone - the area that is twenty-five (25) feet outward from the top of bank, or the area bounded by the FEMA Flood Zone A line, whichever is greater, except that in no case will the creek zone on either side of a creek be wider than 100 feet from the average low flow line of that creek.</p> <p>Riparian Corridor - areas (along creeks) identified as “riparian corridors” on the Arcata Coastal Wetlands Map. By virtue of their wetland characteristics, riparian corridors will be regulated as wetlands</p> | | | <p>along both sides of the streams identified on the City Watercourse Map. The purpose of the EBA is to remain in a natural state in order to protect streams’ ecosystems and their associated riparian habitat areas. The EBA shall include:</p> <ol style="list-style-type: none"> 1. In areas where existing development, as defined in the Land Use Code, is adjacent to the stream, the EBA shall be not less than 25 feet outward on both sides of the stream, measured from the top of bank. 2. In all other locations within the City, the EBA shall be not less than 100 feet outward on both sides of the stream, measured from the top of bank. 3. In locations within the City having significant areas of riparian vegetation exceeding 100 feet in width measured from the top of bank, the EBA shall be expanded to encompass all of the riparian vegetation, except in no case shall the EBA exceed 250 feet in width from the top of bank on either side of the stream. <p>EBA's outside of the City shall follow the policies in the Humboldt County Framework Plan, regarding Streamside Management Areas.</p> |

ARCATA LOCAL COASTAL LAND USE PLAN POLICY MATRIX (continued)

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| | <p>where the riparian corridors extend beyond the creek zone.</p> <p>Channeled Creeks - all of Grotzman Creek. Lower Beith Creek, all of Campbell Creek. and Jolly Giant Creek above Butcher's Slough, and Janes Creek above McDaniel's Slough.</p> <p>Sloughs - McDaniel Slough, Gannon Slough, and Butcher Slough.</p> <p>(b) Indigenous vegetation shall be retained in the creek zone.</p> <p>(c) Fencing that crosses a stream channel, that acts as a barrier to anadromous fish, or acts as a collector for debris shall not be permitted.</p> <p>(d) Where opportunities arise, the City shall require fencing along channels to prevent further bank erosion by livestock.</p> | Resource Conservation | RC-2c | <p>Allowable uses and activities in Environmental Buffer Areas. The following compatible land uses and activities may be permitted in EBAs, subject to all other policies in this Element, including those requiring avoidance of impacts and other mitigation requirements:</p> <ol style="list-style-type: none"> 1. Outside the Coastal Zone: <ol style="list-style-type: none"> a. agricultural operations compatible with maintenance of riparian resources; b. fencing along property boundaries and along EBA setback boundaries to prevent bank erosion and degradation of natural riparian vegetation by livestock; c. maintenance of existing roads, driveways, and structures; d. construction of public road crossings; e. forest management practices as permitted by the State of California or Arcata's Forest Management Plan; f. construction and maintenance of foot trails for public access; g. construction and maintenance of utility lines; h. resource restoration projects; i. emergency or preventive removal of sediment and vegetation for flood control purposes (only when authorized by the City of Arcata). |

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| | | Resource Conservation | RC-2d | <p>2. In the Coastal Zone:</p> <ul style="list-style-type: none"> a. all uses and activities listed in (1) above; b. public coastal access improvements; c. boat launching facilities. <p>3. If the provisions herein would result in any legal parcel, not on Public Trust lands, created prior to the date of this plan, being made unusable in its entirety for any purpose allowed by the land-use plan, exceptions to the foregoing may be made to allow a reasonable economic use of the parcel, subject to approval of a conditional use permit. Any land use, construction, grading, or removal of vegetation which is not listed above shall be prohibited.</p> <p>The Wetland and Stream Protection Combining (:WSP) Zone. The :WSP zone of the Land Use and Development Code shall be applied to all streamside protection areas. [The WSP zone should be a land use designation under the NR district, e.g., NR-WSP, NR-AG, NR-TPZ.]</p> |

ARCATA LOCAL COASTAL LAND USE PLAN POLICY MATRIX (continued)

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| III-7 | <p>The City shall seek funding to provide for restoration of the following degraded resources:</p> <p>(a) Jolly Giant Creek from Butcher's Slough north to Highway 101.</p> <p>(b) Janes Creek between 11th Street and Alliance Road.</p> <p>(c) Campbell Creek, from Samoa Boulevard to 7th Street, in conjunction with the Arcata Community Park development.</p> <p>(d) Beith and Grotzman Creeks east of Highway 101 and west of Old Arcata Road.</p> <p>(e) Campbell Creek from Samoa Boulevard to Gannon Slough.</p> <p>(f) Gannon Slough</p> | Resource Conservation | RC-2h | <p>Restoration of degraded creek resources. Portions of Janes, Jolly Giant, Campbell, and Grotzman Creeks are culverted or covered, causing degradation of creek resources. Streams such as Janes Creek have tide gates which are barriers that prevent anadromous salmonids from accessing critical habitat. Furthermore, recreational use has degraded riparian vegetation along upland reaches of certain creeks (e.g., Jolly Giant, Campbell, and Jacoby Creeks) within Redwood Park and the Community Forest. Lack of vegetation along creek courses can cause erosion, resulting in water and airborne impacts. Restoration activities for improving degraded stream resources shall include:</p> <ol style="list-style-type: none"> 1. Uncovering of creek courses in public rights-of-way, as part of public works improvement projects. 2. Encouraging landowners to restore degraded EBA and stream resources, including native riparian vegetation establishment and exotic species removal, as part of a new development or renovation. 3. Controlling uses that are damaging to upland reaches of creeks in the Community Forest |

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| | | | | <p>and Redwood Park.</p> <p>4. Removing or modifying barriers such as tide gates that prevent migrating anadromous salmonids which are federally listed endangered species from reaching their critical habitat.</p> <p>5. Exclusionary fencing to keep livestock out of the EBA.</p> <p>The Streams Management Plan shall be implemented to provide guidance for rehabilitation and management of creeks that flow through Arcata. The SMP addresses new and modified development along creeks, and existing activities in creek zones. Stream rehabilitation projects shall be designed to maintain or improve flow capacity, trap sediments and other pollutants which decrease water quality, minimize channel erosion, prevent new sources of pollutants from entering the stream, and enhance instream and riparian habitat.</p> |

ARCATA LOCAL COASTAL LAND USE PLAN POLICY MATRIX (continued)

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| | | | | <p>A system of foot trails and interpretive sites shall be established along the Arcata Bay shore westward to the City limit, subject to the following guidelines.</p> <ol style="list-style-type: none"> 5. All planning and development in the area that is both South of Samoa Boulevard and west of State Route 101 and which is identified as tidelands, former tidelands, wetlands or riparian corridor on the adopted Wetlands Map shall be reviewed by the Creeks & Wetlands Committee, and coordinated with California Department of Fish and Game. 6. Development in the area bounded by Butcher's Slough and Gannon Slough should occur in conjunction with management of the National Wildlife Refuge and the Arcata Marsh and Wildlife Sanctuary. 7. Motorized vehicles shall be restricted to paved roads and parking lots. 8. Pedestrians shall be restricted to designated trails and facilities. 9. Valid scientific and educational studies of wetlands and tidelands are encouraged. |

ARCATA LOCAL COASTAL LAND USE PLAN POLICY MATRIX (continued)

| CERTIFIED LCLUP POLICIES 1992 (amended 1994) | | ADOPTED LCLUP (General Plan:2020) POLICIES 2000 (amended 2008) | | |
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| III-9 | <p>To protect aquaculture in Arcata Bay, the City shall:</p> <p>(a) Ensure that its wastewater discharge does not aggravate existing coliform loading problems in Arcata Bay;</p> <p>(b) As part of the stream maintenance program, take measures to reduce coliform loading of perennial streams within its jurisdiction. These measures shall include controlling identified sources of coliform loading such as septic tank leachate and runoff from agricultural operations.</p> | Resource Conservation | RC-4e | <p>Aquaculture use of coastal wetlands/tidelands. To protect aquaculture activities in Arcata Bay, the City shall:</p> <ol style="list-style-type: none"> 1. Ensure that its wastewater discharge does not aggravate existing coliform loading problems in Arcata Bay. 2. Take measures to reduce coliform loading of perennial streams within its jurisdiction, as part of a stream maintenance program. These measures shall include controlling identified sources of coliform loading such as septic tank leachate and runoff from agricultural operations. |
| III-10 | <p>To encourage additional aquaculture in Humboldt Bay, City shall continue the development and management of:</p> <p>(a) Integrated wetland enhancement, wastewater treatment, and the salmon ranching program.</p> <p>(b) The tidelands for commercial and sports oyster production.</p> | | | <p>Aquaculture shall not adversely impact natural ecological processes nor native wildlife or fisheries or their habitat in the Bay. No new aquaculture uses shall be permitted unless it can be demonstrated that adequate precautions will be taken to prevent new adverse impacts to natural ecological processes. The City shall continue its management of:</p> <ol style="list-style-type: none"> 1. Integrated wetland enhancement and wastewater treatment. 2. The tidelands, for commercial and native oyster harvesting. |

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| III-11 | The City's wastewater reclamation, reuse, and aquaculture project is consistent with Coastal Act Policies and requires no special provisions in Arcata's General Plan. | N/A | N/A | N/A |
| IV-1 | New development shall not restrict access to the shoreline. Access to coastal areas shall be required for new development. The City shall declare that the tidal and water areas of Arcata are a fragile coastal resource that requires protection from uncontrolled access. | Resource Conservation | RC-4f | <p>Management of bayfront and marsh areas for coastal access, recreation, and tourism. Tidelands and water areas of Arcata Bay shall be designated Natural Resource-Public Trust Land [NR-PTL] and protected from uncontrolled access. The following guidelines shall be used when permitting access to these areas:</p> <ol style="list-style-type: none"> 1. Motorized vehicles shall be restricted to paved roads and parking lots. 2. Pedestrians shall be restricted to designated trails and facilities. 3. Valid scientific and educational studies of the wetlands and tidelands shall be encouraged. <p>New development shall not restrict public access to the shoreline. Public access to the shoreline shall be required of new development. Where consistent with the Humboldt Bay National</p> |
| IV-2 | The City shall require a Use Permit or Nature Area Permit for any activity or development proposed in the Natural Resources Protection Zone. | | | |

ARCATA LOCAL COASTAL LAND USE PLAN POLICY MATRIX (continued)

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| | | | | Wildlife Refuge's Management Plan, controlled public access to the Refuge's Jacoby Creek Unit shall be developed along Arcata Bay from the AMWS to the City's westward limit. |
| IV-3 | <p>The City shall adopt a Coastal Wetlands Map showing the location of wetlands, riparian corridors and uplands within the Coastal Zone. All development within the areas identified on the map as wetland or riparian corridor shall require compliance with Wetland and Creek Protection Combining Zone standards set forth in the Coastal Land Use and Development Guide. The City shall also develop regulations for areas in the Coastal Zone that are not designated on the Coastal Wetlands Map but are determined to be wetlands.</p> <p>The City shall establish a Wetlands Buffer Area to protect the areas shown as wetlands on the Coastal Wetlands Map. The purpose of the Wetland Buffer Area is to identify areas, in the vicinity of a</p> | Resource Conservation | RC-3h | <p>Designation of wetland protection zones. The :WSP Zone shall be applied to wetlands, wetland setbacks, wetland buffer areas and modified wetland buffer areas, as defined in the City's Land Use Code, at the time of development review and approval.</p> <p>A wetlands map, maintained by the City, will show the general location of wetlands, riparian corridors, and uplands within the City limits and urban services zone. All development within or adjacent to the areas identified on the map as wetlands or riparian corridors shall comply with City Wetlands Development Standards and shall include the following:</p> <ol style="list-style-type: none"> 1. A wetland delineation. 2. A mitigation plan for impacted areas. 3. Setback areas from delineated wetlands. 4. Easements for onsite delineated wetlands. |

ARCATA LOCAL COASTAL LAND USE PLAN POLICY MATRIX (continued)

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| | <p>wetland, that may need special development restrictions in order to protect the wetland.</p> <p>All development within the buffer areas shall comply with the Wetland and Creek Protection Combining Zone standards set forth in the Coastal Land Use and Development Guide.</p> <p>The City may establish a "Modified Wetland Buffer Area" to be designated once development restrictions are specified within a Wetland Buffer Area. The purpose of the Modified Wetland Buffer Area is to avoid unnecessary development restrictions on properties not containing the wetland, even though those properties were initially in the Wetland Buffer Area, once protective restrictions for a wetland have been set in place. If a wetland is adequately protected from development. the Wetland Buffer area should be modified to exclude those properties, development on which will not affect the wetland.</p> | Resource Conservation | RC-3b | <p>5. Permitted and protected uses/activities within delineated wetland areas.</p> <p>6. Fencing to prevent livestock from degrading wetlands and riparian vegetation.</p> <p>A Wetlands Buffer Area shall be required to protect the areas shown as wetlands on the Wetlands Map. All development within the buffer areas shall comply with standards of the Land Use Code.</p> <p>Filling of wetlands. The following shall apply:</p> <ol style="list-style-type: none"> 1. Filling of wetlands shall be prohibited in the Coastal Zone, unless it can be demonstrated that: <ol style="list-style-type: none"> a. the wetland restrictions, if imposed, would render a parcel, not subject to the Public Trust, unusable for any use permitted by the land use plan; b. there is no feasible, environmentally superior alternative to wetland fill for development of a permitted use; and c. the fill is the least amount necessary to allow development of permitted uses. |

ARCATA LOCAL COASTAL LAND USE PLAN POLICY MATRIX (continued)

| CERTIFIED LCLUP POLICIES 1992 (amended 1994) | | ADOPTED LCLUP (General Plan:2020) POLICIES 2000 (amended 2008) | | |
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| | The City shall designate and zone all areas shown as wetlands or riparian corridor on the Coastal Wetlands Map as either Coastal Agriculture Exclusive, Coastal Natural Resource Protection, or Coastal Public Facility. The :WCP Wetland and Creek Protection Combining Zone will also apply to these areas. Wetland Buffer Areas, and setback areas specifically required to protect the wetlands shall also automatically carry the :WCP Wetland and Creek Protection Combining Zone standards set forth in the Coastal Land Use and Development Guide. | Resource Conservation | RC-3e (also see policies RC-3c, d, and f) | Wetland and Stream Protection Combining (:WSP) Zone. The :WSP zone of the City’s Land Use Code shall be applied to all Wetland Protection Areas. |
| IV-4 | Diking, filling, or dredging of Bay waters, wetlands, and estuaries shall be permitted where feasible mitigation measures have been provided to minimize adverse environmental effects, for the following limited uses: (a) For incidental public service purposes including, but not limited to, burying cables and pipes, and maintenance of existing dikes and public facilities; | Resource Conservation | RC-4d | Diking, dredging, filling, and shoreline structures. Diking, filling, or dredging of Bay waters, wetlands, and estuaries shall be permitted where it has been demonstrated that the Public Trust resources and values are being protected, and mitigation measures have been provided, which minimize adverse environmental effects, for the following limited uses. 1. Incidental public service purposes including, but not limited to, burying cables and pipes, |

ARCATA LOCAL COASTAL LAND USE PLAN POLICY MATRIX (continued)

| CERTIFIED LCLUP POLICIES 1992 (amended 1994) | | ADOPTED LCLUP (General Plan:2020) POLICIES 2000 (amended 2008) | | |
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| IV-5 | <p>(b) To maintain a channel adequate to serve the boat ramp at current levels of use;</p> <p>(c) Resource restoration purposes;</p> <p>(d) Nature study, aquaculture, or similar resource dependent activities;</p> <p>(e) Agriculture within existing farmed wetlands but not including the expansion thereof.</p> <p>The City shall permit shoreline structures (such as dikes or tidegates) that may alter the natural shoreline only to protect existing development only when no other feasible less environmentally damaging alternative is available, and only when not located within a wetland, unless the wetland will be the primary beneficiary of the structure.</p> | | | <p>and maintaining existing dikes and public facilities.</p> <p>2. Maintaining a channel adequate to serve the boat ramp at current levels of use.</p> <p>3. Resource restoration purposes.</p> <p>4. Nature study, aquaculture, or similar Public Trust resource dependent activities.</p> <p>5. Agriculture as currently practiced within existing farmed wetlands but not including the expansion thereof.</p> <p>In order to protect existing development, shoreline structures (such as dikes or tidegates) that may alter the natural shoreline, may be permitted only when they do not effect any federally listed species and no other feasible, less environmentally-damaging alternative is available, and only when not located within a wetland, unless the wetland will be the primary beneficiary of the structure.</p> <p>The disposal of dredge spoils on existing wetlands shall not be permitted unless such disposal is necessary for either a Public Trust resource restoration project or for the maintenance of existing agricultural operations in</p> |
| IV-6 | <p>The City shall not permit disposal of dredge spoils on existing wetlands unless such disposal is necessary for a resource</p> | | | |

ARCATA LOCAL COASTAL LAND USE PLAN POLICY MATRIX (continued)

| CERTIFIED LCLUP POLICIES 1992 (amended 1994) | | ADOPTED LCLUP (General Plan:2020) POLICIES 2000 (amended 2008) | | |
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| | restoration project or the maintenance of existing agricultural operations in farmed wetlands. Fill will be allowed for aquaculture projects if it can be shown that it is necessary for the project and is required to be located within the wetland and there is no other feasible less environmentally damaging alternative. | | | farmed wetlands. Fill will be allowed for aquaculture projects if it can be shown that it is necessary for the project, is required to be located within the wetland, and there is no other feasible, less environmentally damaging, alternative. |
| IV-7 | The City shall apply Coastal Agricultural Exclusive zoning to all areas designated for agriculture on the Local Coastal Plan Map. The minimum lot size in the Coastal Agricultural Exclusive zone shall be 60 acres. | Land Use | LU-6c | <p>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:</p> <ol style="list-style-type: none"> 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. |
| IV-8 | <p>The Coastal Agricultural Exclusive zone shall include the following:</p> <p>(a) The "Permitted Uses" section shall include: “Agricultural structures - includes greenhouses or other nursery structures erected over exposed soil.”</p> <p>(b) The "Conditionally Permitted Uses"</p> | | | |

ARCATA LOCAL COASTAL LAND USE PLAN POLICY MATRIX (continued)

| CERTIFIED LCLUP POLICIES 1992 (amended 1994) | | ADOPTED LCLUP (General Plan:2020) POLICIES 2000 (amended 2008) | | |
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| | <p>section shall include: "Greenhouses or other nursery structures erected on concrete perimeter foundations may be permitted if no less environmentally damaging alternate is available."</p> <p>(c) Commercial greenhouses will not be allowed to locate within a wetland.</p> | | | <p>3. Existing agricultural practices on seasonal wetlands shall be allowed to continue, consistent with other General Plan policies.</p> <p>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:</p> <ul style="list-style-type: none"> • 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. <p>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</p> |

ARCATA LOCAL COASTAL LAND USE PLAN POLICY MATRIX (continued)

| CERTIFIED LCLUP POLICIES 1992 (amended 1994) | | ADOPTED LCLUP (General Plan:2020) POLICIES 2000 (amended 2008) | | |
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| | | | | 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. |
| IV-9 | Where wetlands are seasonally farmed, continued agricultural use of the wetlands is allowed. Expanding farming operations into non-farmed wetlands by diking or otherwise altering the functional capacity of the wetland is not permitted. Farm-related structures (including barns, sheds, and farm-owner occupied housing) necessary for the continuance of the existing operation of the farmed wetlands may be located on an existing farmed wetland parcel, only if no alternative upland location is viable for such purpose and the structures are sited and designed to minimize the adverse environmental effects on the farmed wetland. Clustering and other construction techniques to | Resource Conservation | RC-31 | 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 specified in Land Use Element Policy LU-6 and are summarized below: <ol style="list-style-type: none"> 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 |

ARCATA LOCAL COASTAL LAND USE PLAN POLICY MATRIX (continued)

| CERTIFIED LCLUP POLICIES 1992 (amended 1994) | | ADOPTED LCLUP (General Plan:2020) POLICIES 2000 (amended 2008) | | |
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| | <p>minimize both the land area covered by such structures and the amount of fill necessary to protect such structures will be required. The location of the wetlands shall be determined by the use of the adopted Coastal Wetlands Map except that it is not the intent of this policy to exclude from regulation wetlands not shown on the Coastal Wetlands Map.</p> | | | <p>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.</p> <p>3. Restoration projects.</p> <p>4. Nature study, aquaculture, and similar resource- dependent activities compatible with the Public Trust resources and uses.</p> <p>5. Incidental public service purposes which may temporarily impact the resources of the area (such as burying cables or pipes).</p> <p>Expanding farming operations into non-farmed wetlands, by diking or otherwise altering the functional capacity of the wetland is not permitted. Farm-related structures (including barns, sheds, and farm-owner occupied housing) necessary for the continuance of the existing operation of the farmed wetlands may be located on an existing farmed wetland parcel, only if no alternative upland location is viable for such purpose and the structures are sited and designed to minimize the adverse environmental effects on</p> |

ARCATA LOCAL COASTAL LAND USE PLAN POLICY MATRIX (continued)

| CERTIFIED LCLUP POLICIES 1992 (amended 1994) | | ADOPTED LCLUP (General Plan:2020) POLICIES 2000 (amended 2008) | | |
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| | | | | the farmed wetland. Clustering and other construction techniques to minimize both the land area covered by such structures and the amount of fill necessary to protect such structures will be required. |
| IV-10 | If land divisions are allowed creating new parcels mapped as wetlands on the adopted Coastal Wetlands Map, such divisions shall require the recordation of deed restrictions providing that no filling would be allowed in the wetland portion of the parcel in connection with the new development other than that permitted under Section 30233 of the Coastal Act or the :WCP Wetland and Creek Protection Combining Zone standards set forth in the Coastal Land Use and Development Guide. The deed restriction shall further provide that the use of the newly created parcel would be limited to grazing, or similar agricultural uses consistent with the Coastal Agricultural Exclusive zoning district. | Resource Conservation | RC-3h | See page 21 above. [Note: The Wetland Protection (:WP) and Stream Protection (:SP) combining zones are described in Land Use Code Section 9.28.100. Proposed development and new land uses with the :WP and :SP combining zones must comply with the requirements detailed in Land Use Code Chapter 9.59, Environmentally Sensitive Habitat Areas Protection and Preservation.] |

ARCATA LOCAL COASTAL LAND USE PLAN POLICY MATRIX (continued)

| CERTIFIED LCLUP POLICIES 1992 (amended 1994) | | ADOPTED LCLUP (General Plan:2020) POLICIES 2000 (amended 2008) | | |
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| IV-11 | 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 the Agricultural Exclusive zone if they do not interfere with adjacent agricultural uses, or limit the potential of the site to return to agricultural use or significantly displace the wildlife utilizing the area, especially in wetlands. This recommendation shall be implemented in the Land Use and Development Guide. | Land Use | LU-6c | See page 25 above. |
| IV-12 | The City shall issue Conditional Use Permits in industrially zoned areas for the following heavy manufacturing uses in the Coastal Zone only when no feasible less environmentally damaging alternative is available, and only when adequate mitigation has been demonstrated: Salvage yards, drilling for gas or oil, the smelting and reduction of metallic ores, manufacturing, refining, and storage of | Land Use | 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 |

ARCATA LOCAL COASTAL LAND USE PLAN POLICY MATRIX (continued)

| CERTIFIED LCLUP POLICIES 1992 (amended 1994) | | ADOPTED LCLUP (General Plan:2020) POLICIES 2000 (amended 2008) | | |
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| | <p>petroleum products, acids, cement, concrete, pottery, asphaltic paving products, lime, explosives, fireworks, gas, glue, gypsum, plaster of paris, and inflammable fluids or gases. Conditions for approval shall include, as a minimum, the following criteria:</p> <ul style="list-style-type: none"> - Assurance to the satisfaction of a registered geologist, a registered civil engineer with expertise in soils, or a certified engineering geologist of adequate protection from groundshaking. - No significant adverse impacts on aquatic habitat. - Adequate protection from flooding. - Assurance to the satisfaction of the Design Committee that visual resources will not be degraded | | | <p>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.</p> |
| IV-13 | The City shall issue Conditional Use Permits in industrially zoned areas within the Coastal Zone for animal processing plants only for coastal dependent industries. Conditions of approval shall | Land Use | 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. |

ARCATA LOCAL COASTAL LAND USE PLAN POLICY MATRIX (continued)

| CERTIFIED LCLUP POLICIES 1992 (amended 1994) | | ADOPTED LCLUP (General Plan:2020) POLICIES 2000 (amended 2008) | | |
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| | include, at a minimum: <ul style="list-style-type: none"> - Assurance to the satisfaction of a registered geologist, a registered civil engineer with expertise in soils, or a certified engineering geologist of adequate protection from groundshaking. - No significant adverse impacts on aquatic habitat. - Adequate protection from flooding. - Assurance to the satisfaction of the Design Assistance Committee that visual resources will not be degraded. | | | Where appropriate, coastal dependent developments should be accommodated within reasonable proximity to the coastal dependent uses they support. |
| IV-14 | The City shall identify the following areas as Coastal Scenic Areas: <ul style="list-style-type: none"> (a) Arcata Bay tideland and water areas; (b) All land designated as Natural Resource Protection on the Land Use Map; (c) All land between Highway 101 and Old Arcata Road\ designated Agriculture Exclusive on the Land Use Map; | Design | D-3e | Arcata Bay—Open waters, shoreline, and tidal marshes. Proposed land uses and development shall not significantly alter the natural appearance or landforms of the waters, shoreline, and tidal marshes of Arcata Bay, which are designated in the natural resource land-use category. Where these resources are visually degraded, developments shall be required to restore or enhance their appearance. Development within the area bounded by Samoa Blvd., Butcher's Slough and Gannon Slough shall include local |

ARCATA LOCAL COASTAL LAND USE PLAN POLICY MATRIX (continued)

| CERTIFIED LCLUP POLICIES 1992 (amended 1994) | | ADOPTED LCLUP (General Plan:2020) POLICIES 2000 (amended 2008) | | |
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| | (d) All land on the western Arcata plain designated Agriculture Exclusive on the Land Use Map. | | | native plant landscaping, screenings and other measures to ensure compatibility with scenic coastal resources and with the educational, recreational, wildlife and other uses of the Humboldt Bay National Wildlife Refuge and the Arcata Marsh and Wildlife Sanctuary. |
| IV-15 | The City shall follow the Environmental Impact Review procedures established in the Land Use and Development Guide for any proposed use in the Coastal Scenic Areas. An initial study that takes visual resources as a consideration shall be prepared to determine the appropriate environmental document. If it is determined that the proposed use would significantly alter the appearance of natural landforms, would significantly alter the appearance of existing land uses, or would significantly block views from existing public thoroughfares to the Bay, then no permit shall be issued unless it can be shown that the proposed use will serve to restore or enhance a visually degraded area. | Design | D-3h | <p>Farmlands and open countryside. Views of farmlands and open countryside — in the Arcata Bottom, along the State Route 101 south of Samoa Boulevard, north of Giuntoli Lane, and along State Route 255 west of the city, should be protected. New development should be sited and designed to minimize any impairment of such views.</p> <p>[Note: Environmental Impact Assessment procedures are described in Land Use Code Chapter 9.78.]</p> |

ARCATA LOCAL COASTAL LAND USE PLAN POLICY MATRIX (continued)

| CERTIFIED LCLUP POLICIES 1992 (amended 1994) | | ADOPTED LCLUP (General Plan:2020) POLICIES 2000 (amended 2008) | | |
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| IV-16 | The City shall designate the following routes as Scenic Routes and shall establish guidelines to retain their scenic features: Old Arcata Road from the 7th Street Overcrossing to Crescent Drive; Bayside Cut-off from Highway 101 to Old Arcata Road; Samoa Boulevard (State Highway 255) from Sunny Brae to Manila; Janes Road from 11th Street to Simpson Mill; Highway 101 from Bayside Cut-off to Mad River; South "I" Street, from Highway 255 south; and South "G" Street from "H" Street to Highway 101. | Design | D-3a | Designation of coastal scenic highways. The following coastal scenic highways are hereby designated: <ol style="list-style-type: none"> 1. 7th Street and Bayside Road, from 7th Street overcrossing to Crescent Drive 2. Bayside Cutoff, from State Route 101 to Old Arcata Road 3. Old Arcata Road, from Bayside Cutoff to Crescent Drive 4. Samoa Blvd. (State Route 255), from Crescent Drive to Manila 5. Janes Road, from 11th Street to Foster Avenue 6. State Route 101, from the southerly City boundary to the Mad River 7. South "I" Street, from Samoa Blvd. south 8. South "G" Street, from "H" Street to State Route 101 9. All public roads west of the City in the Arcata Bottom |
| IV-17 | Billboards and off-site signs designated to be read from any state highway or freeway shall not be permitted in the coastal zone. | Design | D-3c | Design policy for projects affecting scenic highways. The following standards shall apply to any development which affects scenic highways: <ol style="list-style-type: none"> 1. Billboards or other off-premises signs are prohibited. |

ARCATA LOCAL COASTAL LAND USE PLAN POLICY MATRIX (continued)

| CERTIFIED LCLUP POLICIES 1992 (amended 1994) | | ADOPTED LCLUP (General Plan:2020) POLICIES 2000 (amended 2008) | | |
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| IV-18 | It is the policy of the City to prevent the additional planting of landscaping along Highway 101 that would interrupt the scenic views from Highway 101 to the Bay or eastward across the agricultural lands. It is further the policy of the City to work with Caltrans, Humboldt County, and the Commission to enhance scenic views along Highway 101. | | | <ol style="list-style-type: none"> 2. Landscape planting along State Route 101 shall not interrupt scenic views to the bay or eastward across agricultural lands. 3. New development or redevelopment in the industrial area of South "G" Street shall provide dense landscape screens along all perimeter lot lines visible from State Route 101. 4. The City shall work jointly with the County of Humboldt, Caltrans, and the Coastal Commission to enhance scenic views along scenic highways, particularly State Route 101 and 255 corridors. |
| IV-19 | Development in the Heavy Industrial area bounded by Samoa Boulevard, Butcher's Slough and Gannon Slough should include local native plant landscaping, screenings and other mitigations to ensure compatibility with the educational, recreational, wildlife and other uses of the Humboldt Bay National Wildlife Refuge and the Arcata Marsh and Wildlife Sanctuary. | Design | D-3e | See page 32 above. |

ARCATA LOCAL COASTAL LAND USE PLAN POLICY MATRIX (continued)

| CERTIFIED LCLUP POLICIES 1992 (amended 1994) | | ADOPTED LCLUP (General Plan:2020) POLICIES 2000 (amended 2008) | | |
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| IV-20 | New residential uses, other than caretaker's quarters, shall only be permitted in industrial areas where the potential impacts on the residents have been addressed and the residents themselves will not create hardships for the operators of the industries. Special Use Permit criteria have been developed to implement this policy. | Land Use | LU-4a | <p>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.</p> <p><u>Industrial – Limited [I-L].</u> 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.... 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).</p> |
| V-1 | The City has determined that no special allocation of urban services is required in the Coastal Planning Area. | N/A | N/A | N/A |
| V-2 | The City shall encourage the retention and expansion of commercial visitor serving facilities along Samoa Boulevard within the General Commercial zoning district and along South "G" and South "I" Streets | Land Use | LU-4f | <p>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</p> |

ARCATA LOCAL COASTAL LAND USE PLAN POLICY MATRIX (continued)

| CERTIFIED LCLUP POLICIES 1992 (amended 1994) | | ADOPTED LCLUP (General Plan:2020) POLICIES 2000 (amended 2008) | | |
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| | in the Industrial-Commercial zoning district. | | | master plan shall be prepared for the site which includes the specific considerations found in Table LU-7. |
| V-3 | The City shall require that new development or redevelopment in the industrial area surrounding South "G" Street provide dense landscaped screens along all perimeter lot lines visible from Highway 101. | Design | D-3h | See page 33 above. |
| V-4 | The City shall identify Samoa Boulevard, a State Highway, as a community entryway and seek funding to develop a specific public improvement program between the highway overpass and "K" Street that provides for consistent landscaping, street furniture, and directional signing. | Design | D-3d | <p>Scenic entryways. The appearance of the following additional entryways should be enhanced with appropriate landscaping and entry signs or structures:</p> <ol style="list-style-type: none"> 1. Samoa Blvd. (State Route 255) between Jackson Ranch Road and "K" Street 2. State Route 101 between Bayside cutoff and Samoa Blvd. 3. State Route 101 between the Mad River and Giuntoli Lane 4. State Route 299 from North Bank Road to Giuntoli Lane 5. Old Arcata Road from Bayside Cutoff to |

ARCATA LOCAL COASTAL LAND USE PLAN POLICY MATRIX (continued)

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| V-6 | The City shall encourage the use of Planned Development zoning as a means of providing a variety of housing types, land uses, and sufficient usable open space through innovative design. The Planned Development District should allow diversification in the relationship of buildings, structures, and open spaces while insuring substantial compliance to the base district regulations. | Land Use | LU-2d | <p>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.</p> <p>[Note: See Land Use Code Section 9.28.070 for Planned Development standards.]</p> |
| VI-1 | The City shall develop the community park area bounded by Highway 101, Samoa Boulevard, 7th Street, and Union Street as an active use recreational area. | N/A | N/A | [Note: This area has been developed into an active use recreational area (community sports complex) including a community center, soccer fields, and softball/baseball diamonds.] |

ARCATA LOCAL COASTAL LAND USE PLAN POLICY MATRIX (continued)

| CERTIFIED LCLUP POLICIES 1992 (amended 1994) | | ADOPTED LCLUP (General Plan:2020) POLICIES 2000 (amended 2008) | | |
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| VI-2 | The City shall designate the floodplain along McDaniel Slough north of Highway 255 and south of 11 th street as parkland and identify this area as a recreational area. | Resource Conservation | RC-4a | <p>See page 17 above.</p> <p>Coastal-dependent and public trust uses of Arcata’s tidelands. Tidelands of Arcata Bay support a variety of wildlife as well as human activities. The following provisions shall be made for managing tideland areas.</p> <ol style="list-style-type: none"> 1. New development shall not restrict access to the shoreline. Access to coastal areas shall be required for new development. 2. Tidelands and water areas of Arcata Bay shall be designated Natural Resource-Public Trust Lands [NR-PTL], and identified as passive use recreational areas. 3. The Arcata Marsh and Wildlife Sanctuary shall be designated as Natural Resource [NR] and the recreational component of the project identified as a passive use recreational area. 4. The continued use of the tideland for scientific and educational studies is encouraged. 5. The Arcata Marsh and Wildlife Sanctuary (AMWS) shall be maintained and new facilities shall be consistent with the AMWS plan adopted by the City Council. |
| VI-3 | The City shall designate the area encompassed by the Arcata Marsh and Wildlife Sanctuary as Natural Resources Protection, and identify the recreational component of the project as a passive use recreational area. | | RC-4c | |
| VI-4 | The City shall support the development of access to the Humboldt Bay National Wildlife Refuge, Jacoby Creek Unit. | | | |
| VI-5 | The City shall encourage the continued use of the tideland, or scientific and educational studies, commercial aquaculture, and recreational boating and fishing. | | | |
| VI-6 | The City shall maintain the Boat Basin at its current design level of use. | | | |
| VI-7 | The City shall seek funding to establish interpretive sites along the Arcata Bay | | | |

ARCATA LOCAL COASTAL LAND USE PLAN POLICY MATRIX (continued)

| CERTIFIED LCLUP POLICIES 1992 (amended 1994) | | ADOPTED LCLUP (General Plan:2020) POLICIES 2000 (amended 2008) | | |
|---|--|---|-----------------|---|
| Policy # | Policy | Element | Policy # | Policy |
| VI-8 | <p>shore including a Nature Center and Wildlife Care Center to serve as an educational focal point for Arcata's natural resource areas.</p> <p>The City shall seek funding to establish a system of foot trails and interpretive sites along the Arcata Bay shore subject to the following guidelines:</p> <p>(a) All planning and development in the area that is both south of Samoa Boulevard and west of Highway 101 and which is identified as wetlands or riparian corridor shall be subjected to review by the Arcata Wetlands and Creeks Advisory Committee or its equivalent, for consistency with the goals and management of the Marsh and Wildlife Sanctuary.</p> <p>(b) Development in the area bounded by Butcher's Slough and Gannon Slough should occur in conjunction with development of the National Wildlife Refuge and the Arcata Marsh and Wildlife Sanctuary.</p> | Resource Conservation | RC-3i | <p>6. The South "I" Street boat launch shall be enhanced and maintained to accommodate small watercraft and windsurfing.</p> <p>7. The placement of interpretative sites along the Arcata Bay shore, including Nature and Wildlife Centers, shall be coordinated with other agencies, and serve as an educational focal point for Arcata's natural resource areas.</p> <p>8. Access on the levee from the AMWS westward to the City limit will be provided for passive recreation and nature observation.</p> <p>Management of Arcata Marsh for wetlands values as well as wastewater treatment. The marsh and wildlife sanctuary serves a variety of purposes and functions, including providing wetland habitat for a variety of species, wastewater treatment, and recreational use. These purposes shall be balanced for the benefit of all users.</p> |

ARCATA LOCAL COASTAL LAND USE PLAN POLICY MATRIX (continued)

| CERTIFIED LCLUP POLICIES 1992 (amended 1994) | | ADOPTED LCLUP (General Plan:2020) POLICIES 2000 (amended 2008) | | |
|---|--|---|-----------------|---|
| Policy # | Policy | Element | Policy # | Policy |
| | (c) Motorized vehicles shall be restricted to paved roads and parking lots; (d) Pedestrians shall be restricted to designated trails and facilities; (e) Valid scientific and educational studies of the wetlands and tidelands shall be encouraged. | | | |
| VI-9 | The City shall restrict development of the Corporation Yard facilities to its existing boundaries, and shall maintain a landscaped screen along the northern and eastern perimeter of the oxidation pond. | Public Facilities | PF-5b | City administrative and operations facilities and community centers. The City shall limit development of the Corporation Yard facilities to within existing boundaries, and shall maintain a landscaped screen along the northern and eastern perimeter of the oxidation pond. |
| V-10 | The City shall maintain the existing facilities of the Arcata Marsh and Wildlife Sanctuary and construct new facilities consistent with the plan developed by the [then] Marsh Task Force or its equivalent (currently the Arcata Wetlands and Creeks Advisory Committee) and adopted by the City Council. | Resource Conservation | RC-4c | See page 39 above. |

General Plan: 2020 Policies Proposed for Local Coastal Land Use Plan Exclusion

LAND USE ELEMENT

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.

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.

GROWTH MANAGEMENT ELEMENT

(All Growth Management policies are applicable in the Coastal Zone)

TRANSPORTATION ELEMENT

T-6b **Parking in neighborhoods impacted by Humboldt State University (Not applicable in Coastal Zone).** The City shall employ the following measures to reduce the impacts of HSU-related parking on the surrounding neighborhoods:

1. Management of on-street parking. Metered on-street parking shall continue to be provided along local streets in the neighborhoods south of Humboldt State University to prevent all-day parking by students.
2. Preferential parking zones. The restrictive residential permit parking program shall be maintained for neighborhoods severely impacted by HSU to provide residents and their visitors more on-street parking and to discourage students from driving to campus.
3. Other parking management approaches. Alternative parking management approaches shall be considered if the student population and parking demand increases. Alternative approaches include time limit parking without meters, increasing no-parking zones to decrease supply of spaces, and implementing a strictly enforced tow-away policy. The City encourages Humboldt State University to reduce parking impacts on the City.

PUBLIC FACILITIES ELEMENT

PF-4c **Coordination and development review with Humboldt State University (Not applicable in Coastal Zone).** The City shall designate at least one member of the City Council and one Planning Commission member as liaisons to Humboldt State University and request that the designated Council member be appointed to the University President's Advisory Council.

OPEN SPACE ELEMENT

(All Open Space policies are applicable in the Coastal Zone)

RESOURCE CONSERVATION ELEMENT

RC-6a **Management of Arcata Community Forest (Not applicable in Coastal Zone).** The City's forest management plan includes the following policies:

1. **Recreation and aesthetics resource management** - The community forest will emphasize dispersed, day-use opportunities. Recreational use shall not be allowed to impact other resources such as fish, wildlife, or watershed.
2. **Timber resource management** - To ensure the sustainable and long-term production of forest products, the rate of harvesting must not exceed the rate of production. Long-term productivity refers to the continuing ability of the forest to produce timber while retaining the associated values of watershed, wildlife, soils, recreation and aesthetics. This is dependent upon the use of management practices that do not allow for the deterioration or impairment of soil productivity or the alteration of the natural landscape beyond its ability to recover. For planning purposes, long term means that exceeding fifty years.
3. **Watershed resource management** - Water quality, soil, riparian, and aquatic biological productivity shall be maintained and enhanced through the application of City forest management standards and the implementation of watershed improvement projects.
4. **Wildlife resource management** - Wildlife habitat is managed to promote species diversity and to ensure that populations of indigenous species are maintained. This can best be achieved through the maintenance and enhancement of habitat values. Habitat values which lead to species diversity include the following elements: breeding, foraging, watering, rearing, hiding and thermal cover.

5. **Vegetation and botanical resources** - Maintain the native component of species found in the redwood forest, both by controlling exotics and managing for a species mix that would be found naturally in the redwood forest.
- RC-6b **Management of Jacoby Creek Forest (Not applicable in Coastal Zone).** The management policies for the Jacoby Creek Forest are the same as those for the Arcata Community Forest, listed above, except that the Jacoby Creek Forest is not open to recreational use.
- RC-6c **Allocation of forest fund revenues (Not applicable in Coastal Zone).** At least twenty percent of net forest fund revenues, derived from timber cutting, shall be directed towards park acquisition, maintenance, and development. This can include acquisition of stream corridors, and riparian and greenbelt areas. These areas contribute to the diversity of parks and, in the case of linear parks along stream corridors, provide passive recreation areas compatible with the environment. The acquisition of open space shall be emphasized as an appropriate use for the remaining revenues.
- RC-6d **Management practices for private timberlands (Not applicable in Coastal Zone).** The management of private timberlands shall be encouraged to use current principles of sustainable forestry for all aspects of forest use and function: recreation; timber production; biodiversity; air and water quality; and carbon storage. Timber owners are encouraged to apply for conservation easements, certified forestry, or compensation for carbon storage.
- RC-6e **Timber harvest plans (Not applicable in Coastal Zone).** The City, in cooperation with California Department of Forestry, shall request review of all Timber Harvest Plans (THP) within the Planning Area. The City shall review THPs for measures that protect water quality, control erosion and flooding, and preserve the City viewshed. The city shall recommend that THPs which do not include these measures not be approved.
- RC-6f **Urban conversions (Not applicable in Coastal Zone).** The sustainable management of timber resources, and related uses, shall be encouraged, so that the long term economic return from productive timber production will provide sufficient incentives to prevent urban conversions. Urban conversions are discouraged within the Urban Services Boundary.
- RC-6g **Setbacks (Not applicable in Coastal Zone).** Development adjacent to the Community Forest boundary shall be setback at least 150 feet, unless this would make the use of the parcel infeasible for its designated purpose. However, larger setbacks may be required to prevent exposure to potential hazards and to maintain forest integrity.

RC-6h **Monitoring (Not applicable in Coastal Zone).** Monitoring of forest practices, to ensure consistency with adopted management and harvest plans, shall be carried out as an implementation measure of this Element. The general objectives of the monitoring will be to:

1. Determine the effectiveness of management practices at multiple scales (i.e., individual sites to watersheds).
2. Validate ecosystem functions and processes have been maintained as predicted.

AIR QUALITY ELEMENT

(All Air Quality policies are applicable in the Coastal Zone)

DESIGN ELEMENT

D-1b **Emphasize Arcata Plaza area as the main community focal point (Not applicable in Coastal Zone).** Buildings fronting on streets around the Arcata Plaza shall be multi-story. Architectural and other design elements shall emphasize the importance of the Arcata Plaza as the community's main focal point for commerce, entertainment, and special events. Designs shall promote pedestrian access and continuity of retail space at the street level. Parking should be accommodated off-site to the extent practicable.

D-2a **Design of Arcata Plaza (Not applicable in Coastal Zone).** The basic historical pattern or design of the Plaza shall be retained, including the symmetrical arrangement of pathways, the open expanse of lawn, and the central focal point of the McKinley statue.

D-2f **Design criteria for vacant lots on Arcata Plaza (Not applicable in Coastal Zone).** In addition to the criteria in D-2e, the following criteria shall also apply to development on vacant parcels with frontage on streets surrounding the Plaza:

1. All buildings shall have a minimum height of two stories to create a sense of enclosure for the City's central open space and focal point.
2. All floors of buildings should be parallel to and at the street parcel line.
3. Any building located at a corner or intersection shall incorporate architectural features at the ground floor which emphasize pedestrian circulation, such as building cut-offs, walk-through arcades, pedestrian spaces, or similar elements.
4. Parking is encouraged to be provided off-site; if any on-site parking is provided, it shall be accessed from the rear.
5. Loading docks shall not be required.

D-3b **Designation of non-coastal scenic highways (Not applicable in Coastal Zone).** The following non-coastal scenic highways are hereby designated:

1. Fickle Hill Road
2. Jacoby Creek Road
3. Golf Course Road
4. L. K. Wood Blvd. from the St. Louis Road Overcrossing to 14th Street

HISTORICAL PRESERVATION ELEMENT

H-1h **Historical Landmarks on the Humboldt State University campus (Not applicable in Coastal Zone).** The City encourages HSU to initiate procedures for the recognition and protection, in compliance with Public Resources Code Section 5024, of historic structures and other historic resources on the campus. The following structures, located on the HSU campus, are hereby identified as local Historic Landmarks.

1. Founders Hall.
2. Gist Hall.
3. Nelson Hall.
4. Jenkins Hall.

H-2c **Noteworthy structures on Humboldt State University campus (Not applicable in Coastal Zone).** The Wagner House located on campus is hereby identified as a noteworthy structure. The City requests that all structures of historic value be preserved and protected from demolition and from alterations or additions that are incompatible with their historical character. Noteworthy structures on the HSU campus will be added to the noteworthy structures list developed by the City pursuant to H-2a.

H-3a **Arcata Plaza Historic District (Not applicable in Coastal Zone).** The Plaza Area has a special character and unique historical, aesthetic and cultural interest and significance to the residents and businesses of Arcata. Reflecting its central place in Arcata's heritage and identity, the Plaza Area, as shown on Figure HP-a, is hereby designated as a local historic district.

H-3b **Historic District combining zone (Not applicable in Coastal Zone).** The Plaza Area Historic District shall, by ordinance pursuant to the Land Use Code, be designated within the Landmark Historic District Combining Zone. Structures within the Historic District shall receive the same protections as are provided to individually-designated Historic Landmarks.

H-3c **Controls on demolition (Not applicable in Coastal Zone).** [Policy H-5 applies.]

H-3d **Design review approval (Not applicable in Coastal Zone).** Review and approval by the Design Review Commission shall be required for all exterior alterations of and

additions to structures located within the Plaza Area Historic District.

H-3e **Design criteria for alterations and additions (Not applicable in Coastal Zone).**
[Policies D-2e and D-2g shall apply]

H-3f **Regulatory and other incentives for preservation (Not applicable in Coastal Zone).**
In addition to the regulatory and other incentives in H-1g, the following shall also apply:

1. The City Council, with the help of the Historic and Design Review Commission and the Historical Sites Society of Arcata, shall develop a commemorative plaque program to provide special identification of historical structures.
2. Non-conforming uses that have historical value will be allowed to continue.

H-3g **Arcata Plaza as a historic site (Not applicable in Coastal Zone).** The Arcata Plaza Historic District includes at its center the city park known as the Arcata Plaza. The following principal features of the Plaza which define its historical character shall be preserved:

1. The McKinley Statue at the center of the Plaza.
2. The generally symmetrical pattern of walkways.
3. The open nature of the Plaza and the absence of buildings within it.
4. The Women's Christian Temperance Union drinking fountain on "H" Street.
5. The existing Plaza palm trees.

PUBLIC SAFETY ELEMENT

(All Public Safety policies are applicable in the Coastal Zone)

NOISE ELEMENT

(All Noise policies are applicable in the Coastal Zone)