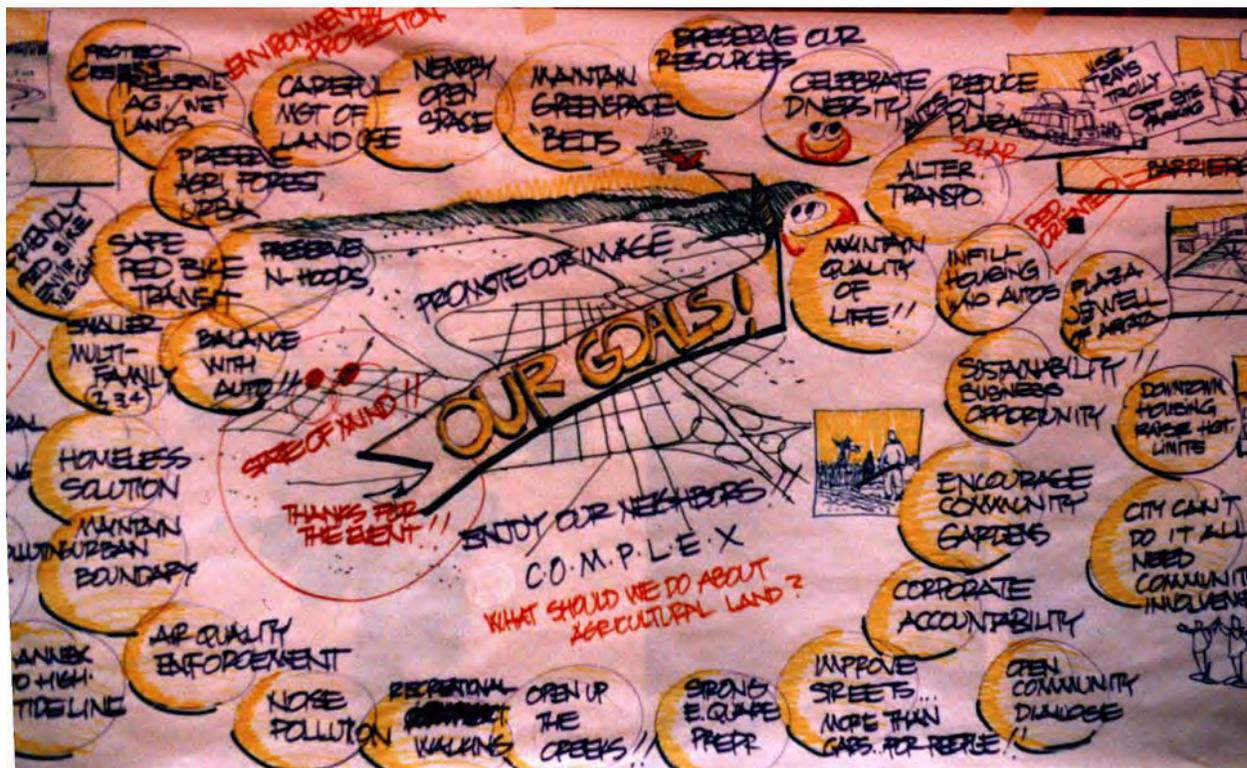


Chapter 1 Community Vision Statement



ARCATA COMMUNITY VISION

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

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

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

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

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

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

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



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

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

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

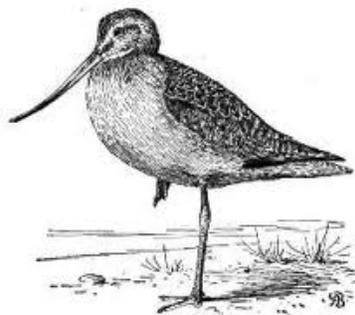


Our future is secure. Arcata's economy reflects the efforts of our many entrepreneurs, artisans and small businesses; the support of citizens who value local investment; and those who offer value-added products from locally available resources.

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

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

We are a community. Arcatans actively participate, and involve themselves in community events. Civic and neighborhood and interest perpetuated by, citizens who responsibility and work



government activities, groups, all are open to, and care enough to take together.

Chapter 2

Community Development

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



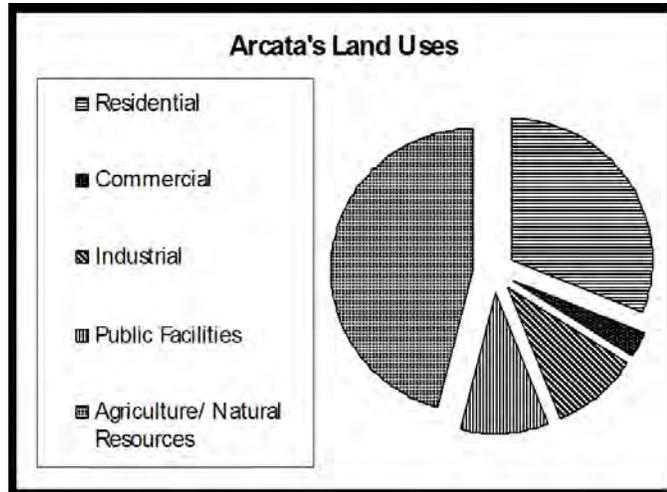
COASTAL LAND USE ELEMENT

2.1 INTRODUCTION

Overview of Existing Land Uses and Resources

Arcata's land use patterns have been shaped by many factors and reflect more than one-hundred and forty years of community development. The early settlement of the town, initially called Uniontown, grew around a central plaza. Arcata's Plaza area, including a hotel, storehouse, and other commercial buildings, was originally constructed in the late 1800s and early 1900s and continues to be the center of the community. The timber

industry also left an indelible land use imprint on the community. Many of the lumber mills which operated in the late 1800s to mid 1900s, are now closed and the abandoned mill sites are undergoing a slow transformation to other uses. Humboldt State University occupies approximately 160 acres east of State Route 101, within walking distance of the downtown area. The northernmost campus in the California State University system, it is the community's major employer and regional education center for as many as 8,500 full-time equivalent students.



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

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

distinct neighborhood activity centers that provide employment and services for local residents. These Coastal Zone neighborhood centers are:

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

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

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

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

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



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

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

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

Guiding Principles and Goals.

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



2.2 POLICIES

The **Coastal** Land Use Element contains the following ~~policies~~ **policy groups**:

C-LU-1 Overall Land Use Pattern: Land Use Plan Map

C-LU-2 Residential Land Use

C-LU-3 Commercial Land Use

C-LU-4 Industrial Land Use

C-LU-5 Public Facilities

C-LU-6 Agricultural and Natural Resource Lands

POLICY GROUP C-LU-1 OVERALL LAND USE PATTERN: OVERARCHING IMPLEMENTATION PRINCIPLES AND LAND USE PLAN MAP

Objective. Provide an overall **basis for the regulation of development and uses within the Coastal Zone portion of the City, including policies for fostering a** land use arrangement that concentrates city-wide uses and functions in the central Plaza Area, linked with a series of neighborhood centers which provide a mix of commercial services, residential uses, and community facilities.

C-LU-1a **The policies of the Chapter 3 of the California Coastal Act (California Public Resources Code Sections 30210 through 30264) shall guide the interpretation of the Coastal Land Use Plan.**

C-LU-1b **In the Coastal Zone, where the policies of the Coastal Land Use Plan conflict with the provisions of any other element of the General Plan, the policies of the Coastal Land Use Plan shall take precedence.**

C-LU-1c **In the Coastal Zone, where the policies of the Coastal Land Use Plan's Land Use Element conflict with the provisions of any other element of the General Plan, the policies of the Coastal Land Use Plan's Land Use Element shall take precedence.**

C-LU-1d **Where a conflict occurs between the wording of the enumerated policies and the accompanying text of the Coastal Land Use Plan, the policy language shall take precedence.**

C-LU-1e **Where policies within the Coastal Land Use Plan overlap or conflict, the policy which is the most protective of coastal resources shall take precedence.**

C-LU-1f **In the Coastal Zone, where the policies of the Coastal Land Use Plan conflict with the provisions of any other element of the General Plan, the policies of the Coastal Land Use Plan shall take precedence.**

C-LU-1g **Prior to the issuance of any development permit required by this Plan, the City shall make the finding that the development meets the**

standards set forth in all applicable Coastal Land Use Plan policies and Implementation Program regulations.

C-LU-1h New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources.

C-LU-1i Land divisions, other than leases for agricultural uses, outside the Urban Services Boundary shall be permitted only where 50 percent of the usable parcels in the area have been developed and the created parcels would be no smaller than the average size of surrounding parcels. The following criteria shall be used in determining whether 50% build-out has occurred and what the average size of surrounding parcels comprises:

(a) To determine if the 50 percent rule has been met, a survey of the existing parcels in the Neighborhood Area, as depicted in Figure I-b, in which the proposed land division is located, will need to be conducted. If 50 percent or more of the existing lots are developed, then the land division may be processed. The study area may be reduced to exclude parcels with land use or zoning designations, or other characteristics markedly dissimilar to the subject property, or those lying outside of a readily identifiable neighborhood area as delineated by a perimeter of major street or other cultural or natural features.

(b) To determine the "average size of the surrounding parcels:"

(1) A study shall be made of all parcels within one-quarter (1/4) mile of the exterior bounds of the property being subdivided.

(2) The study area may be reduced to exclude parcels with land use or zoning designations, or other characteristics markedly dissimilar to the subject property, or those lying outside of a readily identifiable neighborhood area as delineated by a perimeter of major street or other cultural or natural features.

(3) The "average size" usually means the arithmetic mean, although the mode or the median size may be used when the majority of parcels are of a common size and a very few parcels skew the mean to create an average atypical of the size of surrounding lots.

C-LU-1j Where feasible, new hazardous industrial development shall be located away from existing developed areas.

C-LU-1k Visitor-serving facilities that cannot feasibly be located in existing developed areas shall be located in existing isolated developments or at selected points of attraction for visitors.

C-LU-1l The location and amount of new development should maintain and enhance public access to the coast by: (1) facilitating the provision or extension of transit service; (2) providing commercial facilities within or adjoining residential development or in other areas that will minimize the use of coastal access roads; (3) providing nonautomobile circulation within the development; (4) providing adequate parking facilities or providing substitute means of serving the development with public transportation; (5) assuring the potential for public transit for high intensity uses such as high-rise office buildings; and by (6) assuring that the recreational needs of new residents will not overload nearby coastal recreation areas by correlating the amount of development with local park acquisition and development plans with the provision of onsite recreational facilities to serve the new development.

C-LU-1m The use of private lands suitable for visitor-serving commercial recreational facilities designed to enhance public opportunities for coastal recreation shall have priority over private residential, general industrial, or general commercial development, but not over agriculture or coastal-dependent industry.

~~**LU-1a C-LU-1n**~~ *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~~ shows planned land uses for the City and surrounding areas. The land use categories, and the amount of City and Sphere of Influence land allocated for each category, are included in Table LU-1.

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

Coastal Residential - Very low Density

Coastal Residential - Low Density

Coastal Residential - Medium Density

Coastal Residential - High Density

Coastal Commercial - Central

Coastal Commercial - General

Coastal Commercial - Visitor Serving

Coastal Industrial - Limited

Coastal Industrial - General
Coastal Agriculture - Exclusive
~~Agriculture - Residential~~
Public Facility
Natural Resource

~~LU-1c Maintain Arcata's Plaza Area as the community's center. The Plaza has historically been, and should continue to be, the commercial, civic, social, and cultural center of the community, and the main location for community-wide special events. The area surrounding the Plaza (Commercial-Central area) shall be planned to accommodate the greatest concentrations of retail establishments, entertainment services, restaurants, and business and professional offices within the city. High density residential use in the Commercial-Central area is encouraged. Residential units shall be included, where feasible, in all new commercial development within the Plaza Area.~~



TABLE C-LU-1 LAND-USE PLAN CATEGORIES AND ACREAGES*

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

* Including both Coastal Zone and Inland Sub-designations.

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

~~LU-1d Mixed-use neighborhood centers. The existing neighborhood centers of Westwood, Valley West, Sunny Brae, Uniontown, and Greenview are designated as multiple-use sites where additional retail establishments, personal and business services, and other neighborhood-oriented commercial services are encouraged to be developed. Substantial additions to these existing centers shall include residential units on upper floors where feasible or in separate buildings. Upgrading these centers shall include additional landscaping, improvement of parking lot designs, and~~



~~provision of transit access, such as bus turnouts. Appropriate lands near these centers are designated for higher density residential uses in order to encourage walking and bicycling to neighborhood services.~~

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

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

~~LU-1g **C-LU-1q** *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~~ **coastal-related** developments should be accommodated within reasonable proximity to the coastal dependent uses they support.~~

POLICY GROUP C-LU-2 RESIDENTIAL LAND USE

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

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

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

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

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

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

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

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

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



~~shall encourage residential developments which collectively provide a variety of choices for housing consumers in terms of types of units, location, unit sizes, costs, design, amount of privacy, and neighborhood environment. Inclusionary measures shall be provided for affordable housing. To encourage this, the City will~~

~~implement inclusionary zoning and provide incentives to developers to include low and moderate income housing units in their proposals.~~

TABLE LU-2 RESIDENTIAL LAND USE CLASSIFICATIONS

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

~~[Revised by Ordinance No. 1377, September 2008]~~

~~* As authorized by ministerial Coastal Permit subject to supplemental findings; see Land Use Code Section 9.42.170.H~~

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

~~TABLE LU-3 SPECIFIC CONSIDERATIONS FOR CERTAIN RESIDENTIAL AREAS~~

AREA	SPECIAL CONSIDERATIONS
Plum Village	Residential development shall be limited to twelve units of which three (25%) will be affordable units and the wetlands area shall be retained. [Wedemeyer/Lewis property]
Spear Ave. & St. Louis Rd.	Residential development shall include a mix of housing types and shall be clustered to maintain creek course and riparian areas as open space. [Sorenson property]
Sunset at Baldwin APN's 505-121-024 & 505-121-019	Residential development shall be clustered to preserve Jolly Giant Creek course and wetland areas as open space, and to reserve right of way for the future extension of Foster Street to Sunset Avenue. Baldwin should be extended to intersect with the extension of Foster. Access to residential development should be from Foster and Baldwin. [Franke property] The eastern portion of the site may be used for a public facility use to allow for a new Fire Station on this site. A public facility specific consideration shall be placed on the Sunset Avenue sites per PG

AREA	SPECIAL CONSIDERATIONS
	Resolution 08-07.
Giuntoli Lane at Hwy 299	Residential development shall be designed to attenuate noise impacts from Hwy 299. Multifamily units shall be the predominant unit type. Special consideration should be given to internal and external access. This property has a Planned Development (PD) overlay. [Pough-King property]

~~[Revised by Ordinance No. 1377, September 2008]~~

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

POLICY GROUP C-LU-3 COMMERCIAL LAND USE

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



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

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

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

Commercial – Central [C-C]. This designation covers ~~most all or portions~~ most all or portions of the ~~nineteen square seven~~ blocks ~~surrounding~~ situated between Eighth and Fifth Street generally south of the Plaza and includes retail, professional office, civic, hotel, theater, residential, and similar uses. The Central-Commercial Area forms the center of the City and is designed to be a high density, pedestrian-oriented activity area, with

shops and services, banks, offices, restaurants, and entertainment supporting a variety of day and night activities.

Commercial – General [C-G]. This designation provides the full range of retail, entertainment, and service commercial uses in Uniontown, ~~Valley West, Westwood/Sunset,~~ Sunny Brae, Greenview, and Bayside neighborhood centers, and other areas, such as ~~Northtown, Giuntoli Lane, and~~ Samoa Boulevard. C-G development must be compatible with the surrounding residential uses and provide convenient access for patrons arriving by bicycle, public transit, motor vehicle, or on foot. A primary difference between the C-G areas and the Plaza Area **Commercial Central area** is parking. Businesses in the C-G area will be expected to provide sufficient on-site parking while C-C areas depend upon on-street and public lot parking facilities. C-G areas are intended to have convenient access from residential areas in order to provide for day-to-day shopping and service needs.

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

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

TABLE LU-4 COMMERCIAL LAND USE CLASSIFICATIONS

ALLOWABLE USES	C-C	C-G	C-VS	C-M
SALES OF GOODS & SERVICES				
General retail sales and services	X	X		X
Specialty retail sales and services	X	X	X ¹	X
Personal service establishments	X	X		X
Shopping centers	X	X		X
High-impact retail commercial uses	X	X	✗	
Wholesale trade and warehousing		X		
Transient lodging	X	X	X	X
Travel trailer [RV] park			X	
Animal sales and services		X		X
MOTOR VEHICLE RELATED SALES & SERVICE				
Motor vehicle sales and rentals		X	✗	
Motor vehicles services		X	X ²	
Gas sales		X	X	
RESTAURANTS, BARS, TAVERNS AND PUBS	X	X	X	X
NIGHTCLUBS	X	X	X	
COMMERCIAL RECREATION / ENTERTAINMENT				
Indoor recreation services	X	X		X
Outdoor recreation uses and services		X	X	
Theaters	X	X	X	X

BUSINESS AND PROFESSIONAL OFFICES				
Offices designed to serve customer traffic	X	X		X
Offices designed to attract little customer traffic	X	X		X
Health services	X	X		X
EDUCATIONAL, CULTURAL & RELIGIOUS USES				
Libraries, museums, art galleries, and similar uses	X	X		X
Mortuaries and funeral homes		X		
PUBLIC & SEMI-PUBLIC USES				
Government administrative offices	X	X		X
Post offices	X	X		X
RESIDENTIAL				
Multi-family residential	X	X		X

[Revised by Ordinance No. 1377, September 2008]

¹ Limited to firms specializing in providing goods and services primarily intended for the care, comfort, and support of coastal visitors and the traveling public.

² Restricted to highway commercial, transient related services, as contrasted with similar businesses intended for area residents.

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

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



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

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

~~TABLE LU-5 SPECIFIC CONSIDERATIONS FOR CERTAIN COMMERCIAL AREAS~~

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

POLICY GROUP C-LU-4 INDUSTRIAL LAND USE

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

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

Industrial – Limited [I-L]. This land use designation is intended to provide attractive industrial areas suitable for light manufacturing and limited commercial uses. High impact industrial uses more prone to produce noise, odors, heavy truck traffic, or dust are not permitted in limited industrial areas. The I-L land use designation includes auto sales; service and repairs; sales of mobile homes, trucks and tractors; warehousing and wholesaling establishments; outdoor sales and storage lots; light industrial activities (when conducted within a building); and similar uses. Some retail sales uses and services, particularly those involving sales of products made on the premises, will be allowed as an accessory use. Residential uses may also be permitted where they are compatible with the nature of the production process, or the related sales of products made on the premises (such as artists' live/work space). The major I-L areas are the West Samoa Boulevard Employment Center, ~~a portion of the West End Employment Center (near the State Route 299/Giuntoli Lane interchange and the Aldergrove Industrial Park)~~, the area west of “K” Street, South “G” Street, and South “I” Street.

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



TABLE LU-6 INDUSTRIAL / PUBLIC FACILITY LAND USE CLASSIFICATIONS

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

[Revised by Ordinance No. 1377, September 2008]

~~**LU-4b C-LU-4b Conversion and reuse of old industrial sites.**~~ The City shall encourage the conversion and reuse of abandoned or inactive industrial sites such as closed lumber mill sites. An environmental site assessment will be required for sites where prior uses may have caused soil contamination. Manufacturing uses may be allowed on older I-G sites, where activities are conducted in enclosed spaces and noise, light, air quality, or traffic impacts do not significantly impact adjacent uses.

~~**LU-4c Incubator industrial sites. Encourage small business incubator sites and cottage industries as part of the City's mix of industrial uses.**~~

~~**LU-4d Industrial performance standards. The City shall develop and adopt performance standards ensuring that new and upgraded industrial uses are attractively designed, keep noisy uses in enclosed spaces, do not emit light or glare off site, and contain other features that make them compatible with adjacent uses. [Move to Other Initiatives.]**~~

~~**LU-4e C-LU-4e Specific areas and parcels.**~~ Certain land areas and parcels have unique characteristics, limitations, and/or opportunities that require careful consideration when development or a change of use occurs. The considerations described in Policy C-LU-4f below shall be made for the identified parcels.

~~**LU-4f C-LU-4f South "I" Street.**~~ Development of a new "business park" at the site of the former Little Lake Industries lumber mill on South "I" Street shall be a priority of

the City. The site shall be planned as a mixed-use development. A master plan shall be prepared for the site which includes the specific considerations found in Table LU-7.

~~LU-4g Coastal related resource extraction and processing. The City of Arcata recognizes the national need for the responsible exploration, recovery, and processing of the country's energy resources. However, the City also recognizes the potential adverse impacts such activities can have on sensitive land and marine resources and on the scenic quality of coastal resources. Therefore, the City finds that, in order to minimize adverse impacts to such resources, on- and off-shore petroleum product exploration, recovery, and processing should be confined to those geographic areas which now accommodate these uses and activities. Consistent with this policy, the City shall prohibit on-shore petroleum exploration, production, and processing within its boundaries, and shall oppose the use of off-shore areas south and west of Arcata and in Humboldt County in general for such uses.~~ [Strike policy as inconsistent with override provisions of PRC 30262 and 30263; *COMMISSION-CITY NEGOTIATED MODIFICATION*]

TABLE LU-7 SPECIFIC CONSIDERATIONS FOR CERTAIN INDUSTRIAL AREAS

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

AREA	EXISTING USE	CONSIDERATION
		for limited residential development. 5. A small portion of the site adjacent to the restored marsh area may be suitable as a site for an “eco-lodge” or other eco-tourism uses focused on coastal recreation. 6. The northern portion of the site east of the landscape buffer may be developed as a “business park” with light industrial and business-service uses. Comprehensive development standards for the business park area, including sidewalks, landscaping, and building design, shall be included in the master plan for the site. 7. A creekside conservation area shall also be required parallel to the top of the bank of Butcher Slough.

~~[Revised by Ordinance No. 1377, September 2008]~~

POLICY GROUP C-LU-5 PUBLIC FACILITIES

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



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



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

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

~~TABLE LU-8 SPECIFIC CONSIDERATIONS FOR CERTAIN PUBLIC FACILITY AREAS~~

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

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

~~[Revised by Ordinance No. 1377, September 2008]~~

POLICY GROUP C-LU-6 AGRICULTURAL AND NATURAL RESOURCE LANDS

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

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

Natural Resource [NR]. This designation is applied to public or private lands where protection of unique and/or sensitive natural resources, or managed production of resources, are the primary objectives. The resources element describes three subdistrict zones within the NR district which are designated: Wetland Stream Protection Zone (NR-WSPZ), ~~Timber Production Zone (NR-TPZ)~~, and Public Trust Zone (NR-PTZ). Examples of lands designated NR include the ~~Community Forest (NR-TPZ)~~, Janes Creek /McDaniel Slough Linear Park (NR-WSPZ), and the Arcata Marsh and Wildlife Sanctuary (~~NR-PTZ~~ **NR-PT**). Recreation may be considered as a secondary use when there are no adverse impacts to the protected resources. This designation is also applicable to productive resource lands, such as ~~timber-producing forested areas (NR-TPZ) and~~ aquaculture in Arcata Bay (NR-PTZ). The land between Humboldt State University and the Community Forest is an example of productive forest lands designated (NR-TPZ).

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

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

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



TABLE LU-9 AGRICULTURAL AND NATURAL RESOURCE LAND USE CLASSIFICATIONS

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

[Revised by Ordinance No. 1377, September 2008]

* See Glossary for definition

~~LU-6b Compatibility between agricultural and adjacent non-agricultural uses. Agricultural practices can include spraying of herbicides, application of fertilizer, operation of farm equipment, and use of local roads by slow moving and large vehicles. These practices can cause noise, health, light, odor, and travel impacts for residents in adjacent non-agricultural areas. To minimize these impacts, development of new non-agricultural uses that locate adjacent to existing agricultural uses shall maintain setbacks and establish buffers. The potential impacts of adjacent agricultural practices shall be required to be disclosed to future residents. Where new or expanding agricultural uses locate adjacent to existing non-agricultural areas, the agricultural user shall be responsible for maintaining setbacks and establishing buffers.~~

C-LU-6b Compatibility between agricultural and adjacent non-agricultural uses. Agricultural practices can include spraying of herbicides, application of fertilizer, operation of farm equipment, and use of local roads by slow moving and large vehicles. These practices can cause noise, health, light, odor, and travel impacts for residents in adjacent non-agricultural areas. To minimize these impacts,

development of new non-agricultural uses that locate adjacent to existing agricultural uses shall maintain setbacks and establish buffers. The potential impacts of adjacent agricultural practices shall be required to be disclosed to future residents. Where new or expanding agricultural uses locate adjacent to existing non-agricultural areas, the agricultural user shall be responsible for maintaining setbacks and establishing buffers.

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

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

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

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

- ~~1. **Agricultural operations limited to accessory structures, apiaries, field and truck crops, livestock raising, greenhouses (provided they are not located on slab foundations and crops are grown in the existing soil on site), and orchards.**~~

~~2. Farm-related structures, including barns, sheds, and farmer-occupied housing, necessary for the performance of agricultural operations. Such structures may be located on an existing grazed or farmed wetland parcel only if no alternative upland location is available for such purpose and the structures are sited and designed to minimize adverse environmental effects on Public Trust resources and uses. No more than one primary and one secondary residential unit shall be allowed per parcel.~~

~~3. Restoration projects.~~

~~4. Nature study, aquaculture, and similar resource-dependent activities compatible with the Public Trust resources and uses.~~

~~5. Incidental public service purposes which may temporarily impact the resources of the area (such as burying cables or pipes).~~

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

C-LU-6d A Use Permit shall be required for any activity or development, other than non-consumptive, passive recreational uses, proposed on Natural Resources designated lands.

C-LU-6e Uses allowed in diked/reclaimed former tidelands. Allowable uses in grazed or farmed wetlands are limited to uses compatible with the Public Trust, specifically agricultural operations limited to apiaries, field and truck crops, livestock raising, and orchards.

~~TABLE LU-10 SPECIFIC CONSIDERATIONS FOR CERTAIN AGRICULTURAL AREAS~~

AREA	SPECIFIC CONSIDERATION
Arcata Bay Storage APN 021-121-010	Provide for agriculture-related manufacturing due to aggregate fill deposits on the Arcata Bay Storage site per PC Resolution 08-09. [Revised by Ordinance No. 1377, September 2008]

Other Initiatives

- Protection of natural resources and agricultural lands. Agricultural [A-E] and Natural Resource [NR] designated lands make up over half of the community land base. Their productive, open space, and natural resource

values are important to the community and conversion to other non-compatible uses shall be prohibited.

- Industrial performance standards. The City shall develop and adopt performance standards ensuring that new and upgraded industrial uses are attractively designed, keep noisy uses in enclosed spaces, do not emit light or glare off site, and contain other features that make them compatible with adjacent uses.

2.3 IMPLEMENTATION MEASURES

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

#	IMPLEMENTATION MEASURE DESCRIPTION	RESPONSIBLE PARTY	TIME FRAME
	Include inclusionary zoning measures and/or incentives in the next update of the Housing Element.	Development Department	

COASTAL GROWTH MANAGEMENT ELEMENT

2.4 INTRODUCTION

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

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

~~Annexations/ Expansion of City Boundaries.~~

~~The Cortese/Knox Local Government Reorganization Act of 1985 sets forth the rules and regulations under which Arcata may expand its adopted City limits. The legislative intention of this law is to encourage orderly growth and development, which is considered essential to the social, fiscal, and economic well being of the state. It recognizes that the formation of local agency boundaries is an important factor in assuring that development is orderly. Within the legislation, the Local Agency Formation Commission (LAFCo) is given the sole and exclusive authority for the annexation of additional territory to a city. The Coastal Land Use Plan applies only to the land areas which are within the city boundary.~~



Sphere of Influence.

~~Before LAFCo may approve territorial annexation, it must define and adopt a Sphere of Influence for the City. A Sphere of Influence is described as a plan for the probable ultimate physical boundaries and service area of a local agency. The Sphere of Influence boundary includes all City lands and unincorporated lands that may be annexed as part of the ultimate development of the City. This ultimate development extends beyond the twenty-year time frame of the General Plan. Designating unincorporated (under the jurisdiction of the County) lands within the Sphere of Influence is done for two reasons:~~

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

Arcata Planning Area.

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

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

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

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

The Urban Services Boundary.

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

Guiding Principles and Goals.

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

2.5 POLICIES

The Coastal Growth Management Element contains the following ~~policies~~ policy groups:

~~GM-1 Planning Area~~

~~GM-2 Sphere of Influence~~

~~GM-3 Annexation~~

~~GM-4~~ C-GM-1 Urban Services and Urban Services Boundary

~~POLICY GM-1 PLANNING AREA~~

~~Objective. Advocate appropriate uses and management for Planning Area lands outside the City boundary, including Arcata's creek watersheds and coastal areas, in recognition that they will affect the future form of the Arcata community.~~

~~**GM-1a Planning Area.** The Planning Area shall include all lands within the boundary shown on Figure LU-a. The Planning Area includes lands where any future changes or management practices are likely to have an impact on the City of Arcata. The City shall request that all land use applications received by the County, or resource management plans received by other agencies, be referred to the City. The City shall review and comment on these applications and plans. The City shall also advocate that the County implement policies and that property owners manage for the conservation of these unincorporated lands. This policy applies to lands within the Planning Area but outside the Sphere of Influence.~~

~~**GM-1b Referrals by Humboldt County.** The City shall review all development and infrastructure proposals affecting the Planning Area and communicate the City's position on these matters to the applicable decision-making body. Humboldt County shall be requested to refer all planning studies and applications for development in the Planning Area to the Arcata Community Development Department, for review and comment, prior to taking action.~~

~~**GM-1c Land-use designations within the Planning Area.** The City shall request that the County of Humboldt retain rural and agricultural designations on lands located within the Planning Area. The City shall request that the County adopt consistent land use designations for lands within the planning area but outside the Sphere of Influence, as shown on Figure LU-b.~~

~~**GM-1d Greenbelt.** The rural and agricultural lands within the Planning Area are designated by the City as open space or greenbelt. The intent is that such lands shall not be developed with urban densities or uses and that land uses shall be limited to agricultural production and natural resources conservation.~~

~~**GM-1e Resource Protection in the Planning Area.** Proposals which could affect the Planning Area's resources, including those resources addressed in the Resources Conservation and Management Element, shall be reviewed by the City. City review shall address the proposal's compatibility with applicable General Plan policy. The City shall communicate the intent of this policy to agencies with jurisdiction within the Planning Area (for example, the California Department of Forestry and Fire Protection for timber management, and the Humboldt Bay Harbor, Recreation and Conservation District for Humboldt Bay tidelands management) together with the policies in the Resource Conservation and Management Element.~~





~~POLICY GM-2 SPHERE OF INFLUENCE~~

~~Objective. Designate an appropriate amount of urban reserve and open space land in the Sphere of Influence to provide for the ultimate development of the City.~~

~~GM-2a Sphere of Influence. The proposed Sphere of Influence boundary, which must be adopted by LAFCo for the City of Arcata, is shown on Figure GM-a. The boundary defines land parcels that are eligible for annexation to the City in the future. The City shall maintain an adequate amount of land in the Sphere of Influence to accommodate future growth, consistent with the goals and policies of this plan, as well as to protect open space and productive resource uses. Annexation of property may not proceed unless or until such lands are within the Sphere of Influence boundary.~~

~~GM-2b Changes to the Sphere of Influence boundary. The City shall comprehensively evaluate the Sphere of Influence boundary at least every five years, but more frequently if appropriate. Any boundary amendments shall be considered by the Planning Commission and recommended to the City Council, prior to any action by LAFCo. Any City decision to change the boundary shall be based on the following:~~

- ~~1. The resulting area has an adequate supply of land to accommodate projected housing needs allocated by the Humboldt County Council of Government.~~
- ~~2. Any owner of property located adjacent the Sphere of Influence boundary may request that the City add his or her lands to the Sphere of Influence.~~
- ~~3. Any such proposal shall also identify the requested land use designations and any other necessary or appropriate amendments to the various elements of the General Plan.~~
- ~~4. In considering such requests, and at each periodic comprehensive evaluation, the City Council, upon recommendation of the Planning Commission, shall determine whether it would serve the public interest to designate additional lands for which to provide municipal services and developed with urban uses.~~
- ~~5. An amendment to the Sphere of Influence to include additional lands shall be subject to environmental review pursuant to CEQA.~~
- ~~6. A proposal to amend the Sphere of Influence may be considered concurrently with an annexation request.~~
- ~~7. Any adjustment to the sphere boundary incorporates adequate provisions for open space.~~

~~GM-2c Areas in Sphere of Influence intended only for partial services. Some areas are included in the Sphere of Influence only for the purpose of receiving City water service, such as the Jacoby Creek residential area. Such areas are not to be considered for annexation during the 20-year time frame of this Plan.~~

~~GM-2d City land-use designations. The City's land use designations for parcels located within the Sphere of Influence are shown in Figure LU-a. These designations have legal force and effect only upon annexation of particular land areas to the City.~~



~~GM-2e Prezoning of parcels within the Sphere of Influence. Lands in the Sphere of Influence shall not be prezoned until the City considers particular annexation requests. Such prezoning shall be consistent with the City land use designations for the Sphere area, or a General Plan Amendment would be required. The purpose shall be to provide maximum latitude to the City to determine the appropriate timing of expansion of the City boundaries, extension of services, and urban development.~~

~~GM-2f County Land-use and Zoning designations in Sphere of Influence. The City shall request that Humboldt County adopt agricultural, natural resource, or other rural land use designations, within the Sphere of Influence, as a holding zone to prevent premature development prior to annexation to the City. This shall not apply to areas which are already fully developed such as Pacific Manor. The County's land-use designations are legally binding until annexation to the City is completed.~~

~~GM-2g Resource lands in the Sphere of Influence. The City shall periodically review the SOI boundary, especially to the west, to determine whether resource lands are being adequately protected.~~

~~POLICY GM-3 ANNEXATIONS~~

~~Objective. Provide for logical annexations of unincorporated areas, within the City's Sphere of Influence and/or Planning Area, when the existing or proposed development is consistent with community character and City services can be adequately provided.~~

~~GM-3a City annexation procedure. The City prefers to consider annexation requests prior to LAFCo consideration. If area property owner(s) or residents request that the City initiate an annexation request to LAFCo, the following procedures shall apply:~~

~~1. Initiation:~~

~~a. If lands are inhabited, a petition must be signed by no less than fifty percent of the resident voters, or at least twenty-five percent of owners of property located within the annexation area;~~

- ~~b. If lands are uninhabited but consist of more than one parcel and owner, a petition must be signed by a majority of owners representing more than fifty percent of the annexation area;~~
- ~~c. If a single parcel, a petition must be submitted by owner(s).~~
- ~~2. The Planning Commission shall review and make a recommendation on the requested annexation to City Council.~~
- ~~3. Final Action shall be taken by Council regarding Resolution of Intention for annexation.~~
- ~~4. Following City Council approval of annexation request, including any accompanying General Plan amendment, pro-zoning ordinance and/or environmental document, the City shall transmit the annexation request to LAFCo for its consideration and decision.~~

~~GM-3b Required materials for consideration of annexations of non-urbanized land areas. The following shall apply to annexation requests where the land proposed to be added to the City is not developed with urban land uses prior to annexation:~~

- ~~1. The City, or experts under contract to the City, shall prepare a detailed annexation study addressing items "a" through "f" listed below.~~
 - ~~a. A comprehensive and detailed analysis of the fiscal impacts of the annexation, addressing the full range of revenues and expenditures. One-time capital costs of facilities, as well as recurring operating costs and revenues, shall be evaluated;~~
 - ~~b. A study and/or proposal for tax-sharing agreements with other taxing entities, such as the County;~~
 - ~~c. An accompanying General Plan Amendment, if requested or appropriate;~~
 - ~~d. A proposed preliminary development plan, including phasing if appropriate;~~
 - ~~e. An assessment of the City's capacity to provide facilities and services, including: wastewater collection and treatment; stormwater management; water supply and distribution; streets and circulation; fire protection; police services; parks; and others as appropriate;~~
 - ~~f. A pro-zoning ordinance. The costs of preparing the annexation study, including City administrative costs, shall be borne by the property owner(s) requesting the City to consider the annexation.~~
- ~~2. An environmental document pursuant to CEQA.~~
- ~~3. A Planned Development or Specific Plan may be required for any land area greater than five acres.~~

~~GM-3c Criteria for annexation of undeveloped land areas. All undeveloped lands proposed for annexation shall be added to the City only if the following criteria are met. The proposed annexation area shall:~~

- ~~1. Be within Urban Services Boundary and adjacent to existing urban development.~~
- ~~2. Not exceed the City's capacity to provide services and infrastructure to accommodate proposed development.~~
- ~~3. Have annexation timed so that availability of services and infrastructure is concurrent with need.~~
- ~~4. Have a positive or neutral fiscal impact, or other overriding public benefits;~~

~~5. Be in compliance with General Plan policies.~~

~~6. Not include prime agriculture land (Soil Index 60 or higher) other than with designation and zone as Agriculture Exclusive [A-E].~~

~~GM-3d **Criteria for annexation of areas with existing urban development.** All lands with existing urban development proposed for annexation shall be added to the City only if the following criteria are met. The proposed annexation area shall:~~

~~1. Be within the Urban Services Boundary and adjacent to existing city boundary.~~

~~2. Have facilities brought up to City standard prior to or concurrent with annexation.~~

~~3. Have costs of service extensions borne entirely by owners of annexing properties and not by existing City taxpayers or ratepayers, or, have a financing mechanism in place prior to annexation.~~

POLICY ~~GM-4~~ GROUP C-GM-1 URBAN SERVICES AND URBAN SERVICES BOUNDARY

Objective. Define the boundary that limits the extent of City services and urban uses, within the City's incorporated area and Sphere of Influence. Extend City services to urban uses within the urban services boundary when provision of those services will not exceed the City's planned system capacities

C-GM-1a *Location of new development relative to existing developed areas, services; limitations.* New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources.

C-GM-1b *Location, amount of new development relative to coastal access.* The location and amount of new development should maintain and enhance public access to the coast by (1) facilitating the provision or extension of transit service, (2) providing commercial facilities within or adjoining residential development or in other areas that will minimize the use of coastal access roads, (3) providing nonautomobile circulation within the development, (4) providing adequate parking facilities or providing substitute means of serving the development with public transportation, (5) assuring the potential for public transit for high intensity uses such as high-rise office buildings, and by (6) assuring that the recreational needs of new residents will not overload nearby coastal recreation areas by correlating the amount of development with local park acquisition and development plans with the provision of onsite recreational facilities to serve the new development.

C-GM-1c *Rural land divisions.* Land divisions, other than leases for agricultural uses, outside existing developed areas shall be permitted only where 50 percent

of the usable parcels in the area have been developed and the created parcels would be no smaller than the average size of surrounding parcels.

C-GM-1d *Location of hazardous industrial development.* Where feasible, new hazardous industrial development shall be located away from existing developed areas.

C-GM-1e *Location of visitor-serving facilities.* Visitor-serving facilities that cannot feasibly be located in existing developed areas shall be located in existing isolated developments or at selected points of attraction for visitors.

C-GM-1f *Location or expansion of coastal-dependent industrial development.* Coastal-dependent industrial facilities shall be encouraged to locate or expand within existing sites and shall be permitted reasonable long-term growth where consistent with this division.

C-GM-1g *Water oriented recreation.* Coastal areas suited for water-oriented recreational activities that cannot readily be provided at inland water areas shall be protected for such uses.

C-GM-1h *Oceanfront land that is suitable for coastal dependent aquaculture shall be protected for that use, and proposals for aquaculture facilities located on those sites shall be given priority, except over other coastal dependent developments or uses.*

C-GM-1i *The use of private lands suitable for visitor-serving commercial recreational facilities designed to enhance public opportunities for coastal recreation shall have priority over private residential, general industrial, or general commercial development, but not over agriculture or coastal-dependent industry.*

C-GM-1j *Commercial recreation; priorities.* The use of private lands suitable for visitor-serving commercial recreational facilities designed to enhance public opportunities for coastal recreation shall have priority over private residential, general industrial, or general commercial development, but not over agriculture or coastal-dependent industry.

C-GM-1k *Upland support areas.* Upland areas necessary to support coastal recreational uses shall be reserved for such uses, where feasible.

C-GM-1l *Recreational boating facilities.* Increased recreational boating use of coastal waters shall be encouraged, in accordance with this division, by developing dry storage areas, increasing public launching facilities, providing additional berthing space in existing harbors, limiting non-water-dependent land uses that congest access corridors and preclude boating support facilities,

providing harbors of refuge, and by providing for new boating facilities in natural harbors, new protected water areas, and in areas dredged from dry land.

C-GM-1m *Recreational boating industries.* Recreational boating industries shall be protected and, where feasible, upgraded. Proposed recreational boating facilities shall, where feasible, be designed and located in such a fashion as not to interfere with the needs of the commercial fishing industry.

C-GM-1n *Recreational fishing.* The economic and recreational importance of fishing activities shall be recognized and protected.

C-GM-1o *Coastal-dependent industrial facilities.* Coastal-dependent industrial facilities shall be encouraged to locate or expand within existing sites and shall be permitted reasonable long-term growth where consistent with this division. However, where new or expanded coastal-dependent industrial facilities cannot feasibly be accommodated consistent with other policies of this coastal land use plan, they may nonetheless be permitted in accordance with this section and Policies C-LU-4f and C-LU-4g if: (1) alternative locations are infeasible or more environmentally damaging; (2) to do otherwise would adversely affect the public welfare; and (3) adverse environmental effects are mitigated to the maximum extent feasible.

~~GM-4a-C-GM-1p~~ *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.~~

Any **proposed** changes to the Urban Services Boundary shall be ~~based on~~ **processed by the City as an LCP amendment and shall be supported by** an analysis of: **(1) soil type, vegetation, topography (slope); (2) the availability of public water and sewer services; (3) the reserve capacity of community services to serve development within the area proposed for inclusion into the services area; (4) whether the extension of services the boundary change would facilitate would induce new development inconsistent with this Coastal Land Use Plan or, in instances where existing or planned public works facilities can accommodate only a limited amount of new development, services to coastal dependent land use, essential public services and basic industries vital to the economic health of the region, state, or nation, public recreation, commercial recreation, and visitor-serving land uses would be precluded by other development; (5) potential impacts to coastal resources; (6) existing property lines; (7) existing land use; and (8) the potential for development.** The boundary shall not be extended into the prime agricultural land or flood-prone areas on the west and south, nor extend past the Mad River on the north. To the east, the boundary shall not be extended into the steeper portions of Fickle

Ridge, as designated on the ~~General~~ **Coastal Land Use** Plan Map. Parts of the Jacoby Creek and Bayside areas are included within the urban services boundary. 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.

~~GM-4b-C-GM-1g~~ **C-GM-1g** *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:

1. Emergency sanitary sewer connection. The City may provide an emergency sewer line extension provided **all of** the following conditions are met:
 - 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 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.

~~[Revised by Ordinance No. 1377, September 2008]~~

~~GM-4c-C-GM-1r~~ **C-GM-1r** *Requirements and procedures for modifying Urban Services Boundary.* ~~The~~ **Evidence substantiating the** following findings must be ~~made~~ **provided by the City in support of any LCP amendment** to modify the Urban Services Boundary:

1. There are existing urban uses or urban uses designated on the land use plan map for the area being considered.
2. There is sufficient existing or planned infrastructure capacity to extend water, sewer, police protection, and other services, without reducing service standards for other areas. **Where existing or planned public works facilities can accommodate only a limited amount of new development, services to coastal dependent land use, essential public services and basic industries vital to the economic health of the region, state, or nation, public recreation, commercial recreation, and visitor-serving land uses shall not be precluded by other development.**
3. The area to be served is adjacent to existing urban development.
4. The area to be served is within the City limits or Sphere of Influence.
5. City services extensions will not adversely impact natural resources in the area.

6. The service boundary modification would not induce new development inconsistent with this Coastal Land Use Plan.

2.6 IMPLEMENTATION MEASURES

#	IMPLEMENTATION MEASURE	RESPONSIBLE PARTY	TIME FRAME
GM-3	Urban Services Boundary Update Title 5 and Title 7 of the Arcata Municipal Code to define and describe criteria for modifying Urban Services Boundary, consistent with General Plan policy.	Community Development Dept./ Planning Commission	Year 1
GM-4	Update Sphere of Influence Boundary Comprehensively evaluate the Sphere of Influence Boundary to ensure that City growth and resource protection objectives are being met.	Community Development Dept.	Every 5 Years
GM-5	Rezoning Ordinance Prepare and adopt a rezoning ordinance that does not allow resource lands to be rezoned, but requires consideration of land use designations at time of annexation.	Community Development Dept.	Year 2
GM-6	Local Agency Formation Commission Submit changes in Sphere of Influence and updates of maps to LAFCo, and request that maps be updated.	Community Development Dept.	Year 5