

# Chapter 4 Environmental Quality and Management

Coastal Open Space Element  
Coastal Resource Conservation and Management Element  
Coastal Air Quality Element



## ***OPEN SPACE ELEMENT***

### **4.1 INTRODUCTION**

**Overview of Arcata's Open Space Resources.** Arcata's open spaces take many forms and serve a variety of functions. Open space areas represent a significant and desirable component of the community's character and maintain natural, recreational, and visual resources for future community use and enjoyment. Open space is valuable for both passive and active uses. Designating or otherwise protecting lands as open space provides for: protection of natural habitats and species; managed production of natural resources such as agricultural and forest products; recreational uses; coastal access; scenic, aesthetic resources; and avoidance of development on such areas as steep slopes, faults, and flood zones that are potentially hazardous to the community. Open space is also valuable for preserving scenic views and other aesthetic considerations. The overall system is also enhanced when open space lands are linked by natural biological corridors, greenways, easements, and other types of connections. Open space categories are described in more detail below, and mapped on Figure OS-a located in the map pocket at the end of this chapter.

**Open Space for the maintenance and enhancement of natural resources** protects plant and animal habitat, especially in areas where rare, endangered, or threatened species exist. Arcata's creek watersheds and watercourses, McDaniel, Gannon, Butcher and Mad River sloughs, Arcata and Aldergrove Marshes, wetlands, baylands and tidelands, and ecological and scientific study areas, may also be included in this category.

**Open space for the managed production of resources** includes forest lands on the west slopes of Fickle Hill, agricultural lands in the Arcata Bottom and Bayside areas, aquaculture areas in Arcata Bay, and the aggregate deposits along the Mad River. These areas are important for their production of food, wood, and mineral products, as well as for maintaining water quality and other ecological functions.

**Open space for outdoor recreation** includes City parks and ballfields, such as Redwood Park and the Community Center; cultural and special use areas such as the Arcata Ball field, Skate park, and Plaza; neighborhood parks such as Sunny Brae and Stewart Parks; and natural areas such as the Arcata Marsh and Shay Park.



**Open space for public health and safety** includes earthquake fault zones, liquefaction areas, steeply sloped hillsides, and 100-year floodplains.

In many cases, open space can provide multiple benefits. Agricultural lands in the Arcata Bottom and forested lands on the western slopes of Fickle Hill are important for their natural and resource production capabilities. These lands also retain natural drainage systems, sustain natural habitats, enhance the community's viewshed and provide an aesthetic resource. Designating these and other open spaces in the General Plan documents their value to the community. It also allows City decision-makers to identify open space as an important resource when considering proposed changes in community form.

Within the city and surrounding Planning Area, natural resource lands that are part of the open space system include: ocean beach; sand dunes; back-dune woodlands; Arcata Bay; Mad River; Mad River Slough; and buffer strips along the Mad River, and Jacoby, Jolly Giant, Janes, Sunset, Grotzman, Beith, and Campbell Creeks.

The Open Space Element is closely linked with the Resource Conservation and Management, Public Safety, and Parks and Recreation Elements of the General Plan. These linked elements contain policies for the protection, management, enjoyment, and access to and appropriate use of identified open space areas. The Open Space Element identifies natural and productive resource areas, parks, coastal access, outdoor recreation, and hazard areas that should be considered for their open space values.

### **Guiding Principles and Goals.**

- A. Protect open space lands with native biotic resources as a natural legacy for future generations.
- B. Protect and manage public trust lands to sustain plant and animal species and ecosystem health.
- C. Recognize that the value of natural resources lands of all sizes and shapes are significantly enhanced when linked together in an open space system.
- D. Designate as open space, resource lands capable of producing agricultural, forest, mineral, and aquaculture products; and manage those lands for sustained production as well as habitat, hydrological, mineral, recreational, and aesthetic values.
- E. Preserve sufficient lands, for both active and passive recreational activities, and coastal access to serve the present and future needs of the community.
- F. Protect lands that, due to instability or seismic risks, pose potential risk to human health and well-being.

#### **General Plan Parks and Recreation Element Goals:**

- To provide a wide spectrum of recreational opportunities for Arcata residents of all ages.
- To provide all residents with a wide assortment of parks and related facilities.
- To promote sharing of facilities and programs with other entities.
- To emphasize fiscal efficiency in the provision of parks and recreation programs.
- To provide aesthetically pleasing parks and recreational facilities which are compatible with their environment.
- To bring park and recreation facilities into compliance with changing federal and state laws, and encourage user safety.

G. Provide additional entryways to the Community Forest to promote greater accessibility from Arcata's adjacent neighborhoods.

## 4.2 POLICIES

The Coastal Open Space Element includes the following ~~policies~~ policy groups:

C-OS-1 Overall Open Space System

C-OS-2 Natural resource Protection and Enhancement

C-OS-3 Open Space for Managed Production of Resources

C-OS-4 Open Space for Outdoor Recreation/Coastal Access

C-OS-5 Open Space in Health and Safety Hazard Areas

### POLICY GROUP C-OS-1 OVERALL OPEN SPACE SYSTEM

**Objective.** Designate, maintain, and enhance the quality, and increase the amount of permanently protected open space in the Arcata Planning Area, including: natural resource areas; resource production areas; outdoor recreation areas; and areas subject to health and safety hazards. These areas are to be protected, linked together in a network wherever practical for accessibility, managed for resource production, and maintained for enjoyment by City residents and visitors.

~~OS-1a~~ C-OS-1a **Designation of open space lands with native biotic resources and ecosystems.** The native biotic resources of the forested western slopes of Fickle Hill, river and creek riparian zones, the Arcata and Aldergrove Marshes, and Arcata Bay tidelands and sloughs are unique ecosystems that have important habitat values in addition to their other open space values. These areas as designated on Map OS-a shall be protected as open space for their resource values.



~~C-OS-1b~~ **Open Space Plan Map.** ~~The areas designated as open space are shown on Figure OS-a. Generally, these lands are designated as A-E, NR, or PF on the land use map. Other lands, where identified open space resources have been preserved through easements or other means, are also subject to this element's policies.~~ [Move to *Community Development* chapter; recast as part of prefacing discussion in Section 2.10 *Introduction*]

~~OS-1c~~ **Relationship to Resource Conservation and Management and Public Safety Elements.** ~~This element identifies hazard areas that shall be maintained as open space for the benefit of the community. The policies of this element~~

~~and policies found in the Public Safety Element provide common direction for the designation and avoidance of hazard areas. The natural open space features of these areas, such as vegetation, shall be retained, except where they contribute to instability or increase hazards. [Move to Health and Safety chapter; recast as part of prefacing discussion in Section 6.1 *Introduction*]~~

~~OS-1d **Linkages between open space areas.** Linkage of open space lands, especially along biological corridors and greenways, is important for animal migration, non-motorized vehicle transportation, and community recreation, and shall be encouraged. Trails along levees or adjacent to railroad tracks and street rights-of-way can serve as links to parks, open space, and natural areas. Easements shall also be considered as a lower cost alternative to preserving links between open space. [Move to *Other Initiatives*.]~~

~~OS-1e **Appropriate uses and development limitations within open space lands.** Certain open space areas contain wetlands and other critical habitat, and must be preserved in a natural condition and enhanced. Other areas can accommodate managed activities such as mining and timber harvesting, subject to sustainable yield policies RC-6 and RC-8 in the Resource Conservation & Management Element, while other areas shall be designated for interpretive and recreational use. Each designated open space area of the City shall be evaluated by the appropriate City advisory board (e.g., Crooks & Wetlands Committee) to determine the resources present, the acceptable level of use, and appropriate preservation. The management of, and development in, open space areas are subject to applicable policies of the Resource Conservation and Management and Land Use Elements. [Move to *Other Initiatives*.]~~

~~OS-1f **C-OS-1b** *Designation of lands with scenic, aesthetic, historic, and cultural value.* The City has scenic routes, including State Route 101 and Samoa Boulevard; vistas, including the forested slopes of Fickle Hill and the Arcata Bottoms; and areas of historic and cultural value, such as the Plaza. The open and natural characteristics of these areas shall be maintained. Policies for retaining scenic vistas and landscape features are included in the Community Design Element of the **General Coastal Land Use** Plan.~~

~~OS-1g **Public and private ownership and management of open space.** Open space resource areas are owned and managed by the City, state agencies, land trusts, corporations, and private individuals. The City shall set the standard for responsible resource land stewardship through its management of the Community Forest, marshes, parks, and other resource lands, and encourage other~~



~~public and private entities, entrusted with the ownership and management of similar resource areas, to consider natural resource values to the community in all long term use decisions. [Move to *Other Initiatives*.]~~

~~**OS 1h Greenbelts.** Preserving greenbelts of agricultural and other open space lands is an effective method of defining urban development limits. The City shall encourage the County to preserve agricultural designations in the City's Planning Area. The City also supports greenbelt preservation through land and conservation easement acquisition.~~

~~These measures will help preserve visual and associative links to nature, and reinforce the distinction between the City and adjacent communities. [Move to *Other Initiatives*.]~~

~~**OS 1i Acquisition of open space areas.** There are several privately held land parcels, including forested property on the west slopes of Fickle Hill, which would contribute significantly to the City's open space system. The City shall pursue acquisition of these parcels, from willing sellers, for their open space values. Joint funding for land acquisition will be coordinated with County, regional and state agencies. [Move to *Other Initiatives*.]~~

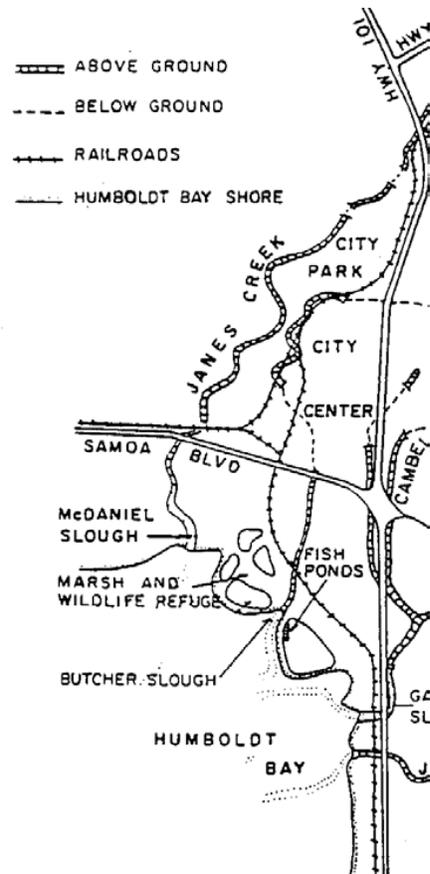
**POLICY GROUP C-OS-2 NATURAL RESOURCES PROTECTION AND ENHANCEMENT**

**Objective.** Designate, maintain, and enhance natural resource areas, including sensitive habitat areas, necessary to sustain plant and animal life and native biological diversity.

~~**OS 2a Open space plan map designations for natural resource protection. Publicly held lands containing crooks, wetlands, other open water, marsh, sensitive habitat, forests, and other important natural resources are designated on the Open Space Map.** [Move to *Environmental Quality and Management* chapter; recast as part of prefacing discussion in Section 4.1 Introduction]~~

~~**OS 2b C-OS-2a Development limitations and management for maintenance of biotic resources and diversity, including aquatic resources and sensitive habitats.** Creeks, marshes, and wetlands~~

~~are significant components of Arcata's natural open space system. The City shall restore and maintain this system for the benefit of residents, visitors, fish, and wildlife.~~



The Arcata Bay and tidelands represent an important natural edge and open space feature of the City. Buildings, landform alterations, or access routes in this area shall be of a design and scale that preserves open space and natural characteristics and maintains public views to the Bay.

Local creeks which flow openly through the developed portion of the community shall have biological corridors and greenways established, and shall be maintained as visual assets to any developments which adjoin them.

The natural features of the Mad River corridor, Arcata's creeks and adjacent areas, marshes, and other wetland areas, shall be retained.

Unique vegetation and wildlife areas shall remain in a natural condition. Such areas include sand dunes and backdune woodlands, eel grass area, salt marshes, and special habitats (tern and osprey nesting areas, cormorant rookery, harbor seal area and egret roost). The policies of this element shall also call for protection for habitat of species that become threatened in the future.

### **POLICY GROUP C-OS-3 OPEN SPACE FOR MANAGED PRODUCTION OF RESOURCES**

**Objective.** Designate and conserve resource areas, including forest and agricultural lands, fisheries and aquaculture, groundwater, and mineral resources, for their sustainable, long-term productive capabilities

~~**OS-3a Designations for forest, agriculture, fisheries, aquaculture, groundwater, and mineral resource uses and management. All publicly held lands, and some privately held lands adjacent to the Community Forest and east of Aldergrove Industrial Park, actively managed for production of forest, fisheries, aquaculture and mineral resources are designated as Natural Resource [NR] on the General Plan Land Use Element map. Productive agricultural lands are designated on the Open Space Map.**~~ [Move to *Environmental Quality and Management* chapter; recast as part of prefacing discussion in Section 4.1 Introduction]

~~**OS-3b Development limitations and management**~~



~~for productive resource areas. The policies of the Resource Conservation and Management Element shall be followed for the development and management of productive resource lands. This includes policies for: Natural Biological Diversity; Streams Management; Wetlands Management; Baylands and Tidelands; Agricultural and Forest Resources; and Water, Energy, Soils and Mineral Resources. The City shall require that management of open space resources be consistent with these and other applicable General Plan policies.~~ [Move to *Environmental Quality and Management* chapter; recast as part of prefacing discussion in Section 4.1 *Introduction*]

## **POLICY GROUP C-OS-4 OPEN SPACE FOR OUTDOOR RECREATION AND COASTAL ACCESS**

**Objective.** Designate and secure public access to a sufficient supply of land and water areas with recreation resource value, including parks, forests, coastal areas, baylands, and stream corridors, to meet the outdoor recreation needs of Arcata residents and visitors.

~~OS-4a Designations for park lands and outdoor recreation areas. All publicly hold park lands and outdoor recreation areas are designated as Public Facility [PF] on the General Plan Land Use Element map. The natural resources present on these lands are also subject to the applicable policies of the Resource Conservation & Management Element. Recreation areas are mapped on Figure OS-a.~~ [Rename as C-OS-4k]



C-OS-4a Maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse.

~~OS-4b Coastal access policy. The City shall maintain coastal access corridors to Arcata Bay and other public use areas and public trust lands within the coastal zone.~~

~~Coastal access routes include:~~

- ~~1. Access from Samea Boulevard to Arcata Bay via South "I" and "G" Streets.~~
- ~~2. Access to Mad River Beach via Mad River Road.~~
- ~~3. Access to Manila Dunes via Samea Boulevard.~~ [Revise, renumber as C-OS-4e]

**C-OS-4b Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.**

~~**OS-4c Relationship to the Parks and Recreation Element. This element contains policies for management of open space lands designated for outdoor recreation. The Parks and Recreation Element contains goals and policy direction for: providing a range of recreation opportunities; sharing facilities; park and recreation program efficiency; environmental compatibility; and user safety. [Move to prefacing discussion in *Open Space Element* Section 4.1 *Introduction*]**~~

**C-OS-4c Public access from the nearest public roadway to the shoreline and along the coast shall be provided in new development projects except where: (1) it is inconsistent with public safety, military security needs, or the protection of fragile coastal resources, (2) adequate access exists nearby, or, (3) agriculture would be adversely affected. Dedicated accessway shall not be required to be opened to public use until a public agency or private association agrees to accept responsibility for maintenance and liability of the accessway.**

**For purposes of administering this policy, "new development" does not include:**

**(a) The replacement of any structure, other than a public works facility, destroyed by a disaster. The replacement structure shall conform to applicable existing zoning requirements, shall be for the same use as the destroyed structure, shall not exceed either the floor area, height, or bulk of the destroyed structure by more than 10 percent, and shall be sited in the same location on the affected property as the destroyed structure.**

**(b) The demolition and reconstruction of a single-family residence; provided, that the reconstructed residence shall not exceed either the floor area, height or bulk of the former structure by more than 10 percent, and that the reconstructed residence shall be sited in the same location on the affected property as the former structure.**

**(c) Improvements to any structure which do not change the intensity of its use, which do not increase either the floor area, height, or bulk of the structure by more than 10 percent, which do not block or impede public access, and which do not result in a seaward encroachment by the structure.**

**(d) The reconstruction or repair of any seawall; provided, however, that the reconstructed or repaired seawall is not a seaward of the location of the former structure.**

**(e) Any repair or maintenance activity for which a coastal development permit will be required unless the commission determines that the activity will have an adverse impact on lateral public access along the beach.**

**As used in this policy, "bulk" means total interior cubic volume as measured from the exterior surface of the structure.**

Nothing in this policy shall restrict public access nor shall it excuse the performance of duties and responsibilities of public agencies which are required by Sections 66478.1 to 66478.14, inclusive, of the Government Code and by Section 4 of Article X of the California Constitution.

C-OS-4d Public facilities; distribution. Wherever appropriate and feasible, public facilities, including parking areas or facilities, shall be distributed throughout an area so as to mitigate against the impacts, social and otherwise, of overcrowding or overuse by the public of any single area.

C-OS-4e Lower cost visitor and recreational facilities shall be protected, encouraged, and, where feasible, provided. Developments providing public recreational opportunities are preferred.

C-OS-4f The public access policies of this coastal land use plan shall be implemented in a manner that takes into account the need to regulate the time, place, and manner of public access depending on the facts and circumstances in each case including, but not limited to, the following:

(1) Topographic and geologic site characteristics.

(2) The capacity of the site to sustain use and at what level of intensity.

(3) The appropriateness of limiting public access to the right to pass and repass depending on such factors as the fragility of the natural resources in the area and the proximity of the access area to adjacent residential uses.

(4) The need to provide for the management of access areas so as to protect the privacy of adjacent property owners and to protect the aesthetic values of the area by providing for the collection of litter.

The public access policies of this coastal land use plan shall be carried out in a reasonable manner that considers the equities and that balances the rights of the individual property owner with the public's constitutional right of access pursuant to Section 4 of Article X of the California Constitution. Nothing in this policy shall be construed as a limitation on the rights guaranteed to the public under Section 4 of Article X of the California Constitution.

In carrying out the public access policies of this coastal land use plan, the City shall consider and encourage the utilization of innovative access management techniques, including, but not limited to, agreements with private organizations which would minimize management costs and encourage the use of volunteer programs.

~~OS-4b~~ C-OS-4g Coastal access policy. The City Approved new development shall maintain coastal access corridors to Arcata Bay and other public use areas and public trust lands within the coastal zone.

Coastal access routes include:

1. Access from Samoa Boulevard to Arcata Bay via South "I" and "G" Streets.
2. Access to Mad River Beach via Mad River Road.
3. Access to Manila Dunes via Samoa Boulevard.

**4. Samoa Boulevard from Highway 101 west to the City Limits Line at Slaughter House Road, including the trail connection into the McDaniel Slough Wetlands Enhancement Project.**

**C-OS-4h 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.**

**C-OS-4i Designations for park lands and outdoor recreation areas. All publicly held park lands and outdoor recreation areas are designated as Public Facility [PF] on the General Plan Land Use Element map. The natural resources present on these lands are also subject to the applicable policies of the Resource Conservation & Management Element. Recreation areas are mapped on Figure OS-a.**



**POLICY GROUP C-OS-5 OPEN SPACE IN HEALTH AND SAFETY HAZARD AREAS**

**Objective.** Designate health and safety hazard areas such as seismic fault and liquefaction zones, unstable soils or slopes, floodplains, areas susceptible to wildland fire, and watershed/reservoir safety zones. Provide appropriate protections, or restrictions, to minimize unnecessary exposure of people and property to health and safety hazards.

**~~OS-5a~~ C-OS-5a** *Designation of open space for public safety.* Designated open space for public safety is shown on Figure OS-a. Setbacks for seismic faults and liquefaction zones, unstable soils or steep slopes, mapped Flood Hazard Zone A, areas susceptible to wildland fire, and watershed/reservoir safety zones, shall be established as part of the development review process. Where severe safety considerations exist (e.g., within the Alquist-Priolo Zone), open space easements shall be granted to the City to protect people and property from health and safety hazards.

Open space areas, with slopes 15% or greater shall retain their natural landform features; excavation shall be restricted, according to the City's adopted grading ordinance, and removal of vegetation shall be limited to selected thinning of timber stands and removal of hazard trees.

Open Space areas that are flood-prone may be used for agricultural and recreational purposes but shall be kept free from urban development (**i.e., human-occupied**)

**residential, commercial, industrial, public facility uses**). A flood plain overlay zone shall be applied to all Natural Resource [NR] and Agricultural [AE] areas subject to inundation according to the Flood Insurance Rate Map (Flood Hazard Boundary Map) developed by the Federal Emergency Management Agency (FEMA) or the Federal Insurance Administration.

~~OS-5b Development limitations and management for health and safety hazard areas. The policies of the Public Safety Element shall be followed for all development activity in areas with known or suspected safety hazards. In particular, seismic hazards, other geologic hazards, and flood hazards policy topics are applicable.~~ [Move to *Health and Safety* chapter; recast as part of prefacing discussion in Section 6.1 *Introduction*]



### Other Initiatives

- Linkages between open space areas. Linkage of open space lands, especially along biological corridors and greenways, is important for animal migration, non-motorized vehicle transportation, and community recreation, and shall be encouraged. Trails along levees or adjacent to railroad tracks and street rights-of-way can serve as links to parks, open space, and natural areas. Easements shall also be considered as a lower cost alternative to preserving links between open space.
- Appropriate uses and development limitations within open space lands. Certain open space areas contain wetlands and other critical habitat, and must be preserved in a natural condition and enhanced. Other areas can accommodate managed activities such as mining and timber harvesting, subject to sustainable yield policies RC-6 and RC-8 in the Resource Conservation & Management Element, while other areas shall be designated for interpretive and recreational use. Each designated open space area of the City shall be evaluated by the appropriate City advisory board (e.g., Creeks & Wetlands Committee) to determine the resources present, the acceptable level of use, and appropriate preservation. The management of, and development in, open space areas are subject to applicable policies of the Resource Conservation and Management and Land Use Elements.
- Public and private ownership and management of open space. Open space resource areas are owned and managed by the City, state agencies, land trusts, corporations, and private individuals. The City shall set the standard for responsible resource land stewardship through its management of the Community Forest, marshes, parks, and other resource lands, and encourage other public and private entities, entrusted with the ownership

and management of similar resource areas, to consider natural resource values to the community in all long term use decisions.

- Greenbelts. Preserving greenbelts of agricultural and other open space lands is an effective method of defining urban development limits. The City shall encourage the County to preserve agricultural designations in the City’s Planning Area. The City also supports greenbelt preservation through land and conservation easement acquisition.
- These measures will help preserve visual and associative links to nature, and reinforce the distinction between the City and adjacent communities.
- Acquisition of open space areas. There are several privately held land parcels, including forested property on the west slopes of Fickle Hill, which would contribute significantly to the City’s open space system. The City shall pursue acquisition of these parcels, from willing sellers, for their open space values. Joint funding for land acquisition will be coordinated with County, regional and state agencies.

### 4.3 IMPLEMENTATION MEASURES

#	IMPLEMENTATION MEASURES	RESPONSIBLE PARTY	TIME FRAME
OS-4	<p><del>Open Space Preservation</del>                      Preserve existing and acquire additional open space lands identified in this element through the following measures:                      • Purchase of open space lands in fee.                      • Secure easements by negotiated agreement.                      • Maintain open space designations on City and County planning maps.</p> <p><del>An appointed Open Space Advisory Committee will be responsible for implementing the Open Space Element and making relevant recommendations to City Council, including possible funding through bond measure approval. The advisory body is to participate in the next County General Plan update and promote incorporation of the City's open space goals, policies, and implementation measures in the County community plans covering the Arcata Planning Area.</del></p>	<p><del>Community Development Dept./ Planning Commission</del></p>	<p><del>Year 1</del></p>

## COASTAL RESOURCE CONSERVATION & MANAGEMENT ELEMENT

### 4.4 INTRODUCTION

**Overview of Arcata's Natural Resources.** Collectively, Arcata's natural resources constitute a significant component of the community. The forested hillsides, including the community forest, the Arcata Bottom, baylands, tidelands, creeks and wetlands are features of the natural ecosystem, which is as much a part of the community as homes, businesses, and schools.

Goals and policies for conserving, enhancing, and managing the City's natural systems and features are critical ingredients of the General Plan.

**Biodiversity** - "The variety of organisms considered at all levels, from genetic variants belonging to the same species through arrays of species to arrays of genera, families, and still higher taxonomic levels; includes the variety of ecosystems, which comprise both the communities of organisms within particular habitats, and the physical conditions under which they live."

Edward O. Wilson  
*The Diversity of Life, 1992*

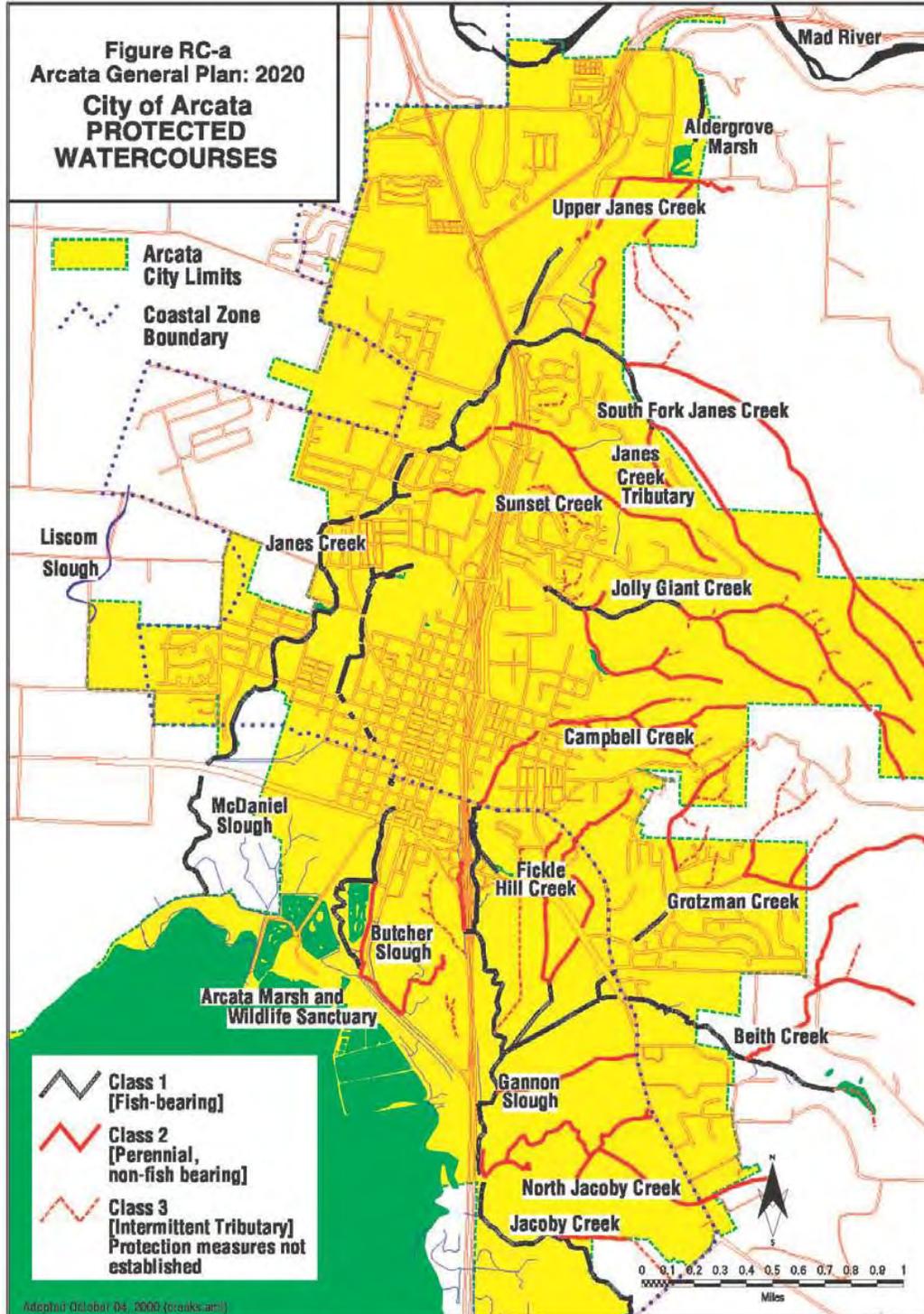
Arcatans have demonstrated that natural resource conservation and management are civic responsibilities, which can be met by emphasizing resource enhancement rather than resource depletion. By taking an ecosystem management approach, the City can evaluate natural resource interrelationships, and plan to maintain regional biodiversity when making resource conservation and management decisions.

**Overview of Arcata's watercourses, wetlands, baylands and tidelands.**

Arcata's nine named creeks and associated sloughs provide: flood control, freshwater habitat, riparian habitat, scenic enjoyment, water quality, educational opportunities, public safety, fish and wildlife habitat (e.g., fish spawning and migration, wildlife nesting and foraging areas), open space, recreation, marine habitat, and groundwater recharge. These creeks also have tributaries with similar feature and functions. Arcata's creeks and sloughs, including areas with tidal action, are illustrated in Figure RC-a, on the following page.



The City has an adopted a Creeks Management Plan (CMP) which contains policies for: creek zone and flood hazard management; erosion and sedimentation, vegetation and wildlife; water quality; recreation; and public awareness. The CMP was adopted to address land uses that have significantly altered Arcata's creeks from their original condition.



These alterations have resulted from the present use of stream courses as storm drains, and past land use practices which produced large amounts of sediment, contributing to creek degradation. Alterations also included structures such as tidegates, which prevent or severely limit access for anadromous fish to all but Jacoby and Jolly Giant creeks. Except for Jacoby Creek, the riparian forests have been completely removed from at least half of each stream channel. Pollutants from a variety of sources (including petroleum products from urban run-off and suspended sediments from soil erosion) degrade the appearance and the biological integrity of the creeks.

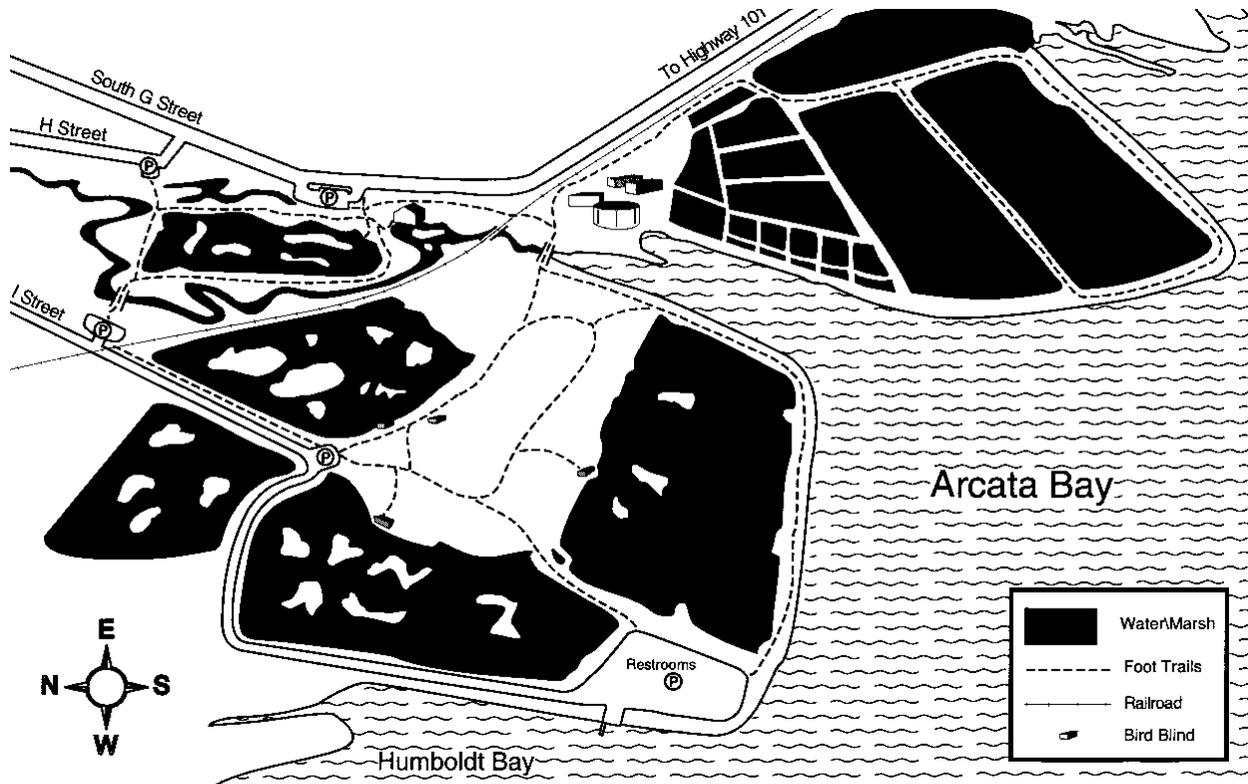
The Resource Conservation and Management Element contains overall goals and policies for creek management, which are supported by CMP policies and implementation measures. The CMP provides policy direction for new and modified development along creeks, and for existing activities in creek zones, in order to fully realize the creek's beneficial uses.

The westernmost reach of the Mad River forms the northern boundary of Arcata's Planning Area. The river originates at the northern edge of the Yolla-Bolly wilderness area, in Trinity County, approximately 100 miles southeast of its outlet to the Pacific Ocean. Its associated riparian corridor forms the northern portion of the City's perimeter greenbelt and a natural buffer between Arcata and the community of McKinleyville, to the north.

Wetlands provide flood protection, groundwater recharge, water quality treatment, food production and wildlife habitat, which are valued by the community. Wetlands are highly productive, complex ecosystems, seasonally or permanently saturated, and support specially adapted vegetation. Wetlands are often found in transitional zones, or ecotones, between uplands and open water habitats. Arcata's marshes may be among the best examples of local wetlands. The Aldergrove marsh was a log pond that has now been reconstructed and significantly enhanced as a ten acre freshwater marsh, as part of the Aldergrove Industrial Park development. A plan view of the 170 acre Arcata Marsh and Wildlife Sanctuary is shown on the following page.



Arcata Bay is part of Humboldt Bay, which is fourteen miles in length, from north to south; covers more than 17,000 acres; and is the second largest coastal estuary in California. A significant portion of the northerly waters of Arcata Bay are owned by the City, are within its City limit, and represent a significant natural, visual, aquacultural, and recreational resource for the community. The tidelands adjacent to the Bay include salt marshes and sloughs, excepted where diked/reclaimed and used as pastureland.



**Overview of agricultural resources.** Agricultural lands represent an important natural resource within the City. Arcata’s agricultural lands are currently used primarily for flowers, silage and hay production, food production, and livestock grazing. The Ferndale, Russ, and Loleta series are Arcata’s most productive agricultural soils.

The agricultural lands in and around Arcata produce crops of raspberries, strawberries, lilies, daffodils, potatoes, corn, artichokes, hay (forage for cattle), and a number of other shallow rooted crops. There is community support for the continuation of dairy, beef, vegetable, fodder, and flower production in the City and the Planning Area, and recognition that protection of agricultural values, as well as open space and recreational values, is important.

Arcata’s agricultural lands include farmed wetlands. Most of the farmed wetland areas around Humboldt Bay are former tidelands, once owned by the State, which private parties acquired from the State under the Swamp and Overflowed Lands Act. These lands were diked/reclaimed around the turn of the century.



These areas are below ten feet in elevation, have relatively impermeable soils, and retain run-off for long periods of time. While the State conveyed the fee title interest in these former tidelands, they are still subject to an easement under the Public Trust Doctrine, for the benefit and enjoyment of the people of this state. Much of this Public Trust land bordering Arcata bay can provide important wildlife habitat and recreational opportunities.

These farmed wetlands are no longer salt and brackish wetlands, but now function as freshwater wetlands, with meandering year-round creek and slough channels. Arcata's diked former tideland areas typically include the less productive types of Loleta and Bayside soils and are generally used for pasture.

Soil classifications are based on the most recent surveys. In the event that an updated soil survey is completed in the future, the classifications and associated mapping shall be changed accordingly.

**Overview of forest resources.** The eastern portion of Arcata is located on forested slopes of Fickle Hill Ridge. The slopes contain mostly second growth conifer stands. These forested lands are both publicly and privately held. The City of Arcata owns two separate tracts of forest land that comprise approximately 1,125 acres. Together, the publicly owned Arcata Community and Jacoby Creek Forests constitute a significant ecological, recreational, economic and educational resource for the citizens of Arcata and the surrounding region.

The City adopted the *1994 Arcata Community Forest & Jacoby Creek Forest Management Plan* to provide guidance for integrated multi-resource management activities and to establish standards and guidelines for the Arcata Community Forest and Jacoby Creek Forest. The Resource Conservation and Management Elements contain overall goals and policies for forest management. The Forest Management Plan includes goals, policies, detailed management direction, monitoring and evaluation techniques for the City-owned forests. The forest management plan goals are listed below.

**THE 1994 ARCATA COMMUNITY FOREST & JACOBY CREEK FOREST MANAGEMENT PLAN GOALS ARE TO:**

- Maintain the health of the forest system, specifically, maintain the integrity of the watershed, wildlife, fisheries and plant resources, their relationships, and the process through which they interact with their environment.
- Produce marketable forest products and income to the City in perpetuity, balancing timber harvest and growth.
- The Community Forest shall also be managed to provide forest recreational opportunities for the Community.
- The City's forests shall serve as models of managed redwood forests for demonstration and educational purposes.

### Guiding Principles and Goals.

- A. Protect, maintain and enhance natural ecosystem processes and functions in the region, in order to maintain their natural ecological diversity.
- B. Restore and maintain the physical and biological integrity of Arcata's streams.
- C. To protect, restore, enhance, and maintain riparian habitat on those lands subject to wetlands and streamside protection zone.
- D. Recognize and protect wetlands as highly productive complex ecosystems that provide vital habitat and cleansing systems.
- E. Restore and maintain the physical and biological integrity of publicly owned former tidelands (farmed wetlands) subject to the Public Trust easement, to a diversity of tidal, freshwater, and riparian habitats.
- F. Protect and enhance prime agricultural lands for their food production, resource, and aesthetic values.
- G. Manage a sustainable production of forest products on both public and private timberlands.
- H. Manage water resources at the watershed level, to maintain high ground and surface water quality.
- I. Manage surface and groundwater resources to provide water quality and quantity adequate to support natural ecosystem processes and functions.
- J. Conserve soil resources as the foundation of resource production, and minimize erosion and other soil depleting processes.
- K. Promote energy conservation, and development and use of alternative, non-polluting, renewable energy sources for community power in both the public and private sectors.
- L. Maintain an active relationship with adjacent communities and government agencies to encourage cooperative management of natural resources and ecosystems in Arcata's Planning Area.
- M. Conserve natural resources through reduced materials consumption and recycling (see integrated waste management policies in the Public Facilities & Infrastructure Element).
- N. Establish an Agricultural Advisory Committee to help maintain a compatible relationship between agricultural and non-agricultural activities and uses.



## 4.5 POLICIES

The following ~~policies~~ policy groups are included in the Coastal Resource Conservation and Management Element:

C-RC-1 Natural Biological Diversity/Ecosystem Function

C-RC-2 Streams Conservation & Management

C-RC-3 Wetlands Management

C-RC-4 Open Waters of Arcata Bay and Tidelands

C-RC-5 Agricultural Resources Management

~~RC-6 Forest Resources Management~~

~~RC-7~~ C-RC-6 Water resources Management

~~RC-8 Energy Resources Management~~

~~RC-9 Soils and Mineral Resources~~

### POLICY GROUP C-RC-1 NATURAL BIOLOGICAL DIVERSITY/ ECOSYSTEM FUNCTION

**Objective.** Set an overarching policy that emphasizes the overall value of biological diversity and the fact that all natural resources are optimized when they function as part of a healthy ecosystem.

~~RC-1a~~ C-RC-1a *Maintain Biological and ecological integrity.* ~~Maintaining ecological balance, system function, biological integrity, and natural diversity is the primary focus of the Resource Conservation and Management Element.~~ Protecting ecological functions of natural habitats, and natural drainage and infiltration processes, will enhance natural ecosystems in the Planning Area. Ecological systems and natural processes are not to be significantly disrupted by land use development (e.g., a culvert or other drainage device that blocks fish passage). Ecological system functions elements and processes are maintained through the following measures:

1. ~~The~~ When restoration and mitigation is proposed, the structure, functions, and composition of ecological systems within the City shall contain the same native plant and animal species, in the same relative abundances and proportions, which are found in the least-disturbed natural ecosystems in the Planning Area.
2. ~~The~~ When restoration and mitigation is proposed, the ecological functions performed by ecological systems in the City shall resemble the functions of the least-disturbed natural ecosystems in the Planning Area.
3. Ecological systems and natural processes are not disrupted by exotic organisms to a significant degree.

~~4. Ecological systems and natural processes are not to be disrupted by land use activities to a significant degree (e.g., a culvert or other drainage device that blocks fish passage).~~

~~An "adaptive management" approach shall be utilized to maintain ecological and biological integrity, including monitoring the status of ecological systems in the City and adjusting City implementation of this Plan, in order to more closely~~

~~approximate the conditions provided in the Planning Area's least-disturbed natural ecosystems.~~

[Move first sentence of prefacing statement to *Resource Conservation* chapter preamble. Move adaptive management statement to *Other Initiatives*. Recast Measure 4 to prefacing statement.]

**C-RC-1b Development shall be designed and managed to minimize the introduction of pollutants into coastal waters (including the ocean, estuaries, wetlands, rivers, streams, and lakes), as defined herein.**

~~RC-1b~~ **C-RC-1c** *Non-native plant and animal species.* Some non-native species, such as pampas grass (*Cortaderia jubata*), Himalaya berry (*Rubus discolor*), Scotch broom (*Cytisus scoparius*), blue gum eucalyptus (*Eucalyptus globulus*), English ivy (*Hedera helix*), English holly (*Ilex aquifolium*), and cotoneaster (*Cotoneaster franchetii*), are invasive exotics that can and do displace native species. The presence of these non-native species reduces the area's natural diversity, biological integrity and aesthetics. Only native species, or species demonstrated to be non-invasive, shall be used in public landscapes and are to be strongly encouraged in private landscapes. **Developments proposing landscaping, or required to incorporate landscaping into their site plans for purposes of mitigating adverse environmental impacts and/or conformance with planning and zoning provisions, which are located in proximity to ESHAs where such landscaping could affect the biological integrity of the adjacent ESHA, shall, to the maximum extent feasible utilize native species plantings derived for local stocks. The use of plant species listed as problematic and/or invasive by the California Native Plant Society, the California Invasive Plant Council, as may be identified from time to time by the State of California, or listed as a "noxious weed" by the governments of the State of California or the United States, are prohibited and shall not be allowed to naturalize or persist in landscaped areas.** The City shall provide public information that explains why invasive species are a problem. The City shall also maintain a program that recommends effective but non-toxic eradication measures, and eradicates non-native species on public lands where they are displacing native species.

~~RC-1c~~ **C-RC-1d** *Habitat value protection.* Environmentally sensitive habitat areas (ESHA) shall be protected against any significant disruption of their habitat values, and only uses dependent on and compatible with maintaining those resources shall be allowed within ESHAs. Proposed development in areas adjacent to ESHAs **and parks and recreation areas** shall be sited and designed to prevent impacts which would significantly degrade such areas, and must be compatible with the continuance of such habitat areas.

~~RC-1d~~ **C-RC-1e** *Sensitive habitat definition.* The City declares the following to be ESHAs within the Planning Area:

1. Rivers, creeks, sloughs, and associated riparian habitats: ~~Mad River~~; Jacoby Creek; Beith Creek; Grotzman Creek; Campbell Creek; Jolly Giant Creek; Janes Creek; Gannon Slough; Butcher Slough; and McDaniel Slough.
2. Wetlands, estuaries, and associated riparian habitats: Arcata Bay; Mad River Slough; Liscom Slough; Butcher Slough; the Aldergrove marshes and ponds; and the Arcata Marsh and Wildlife Sanctuary.
3. Other unique habitat areas: waterbird rookeries; shorebird concentration sites; habitat for all rare, threatened, or endangered, **fully protected, and special concern plant and animal** species on federal or state lists; **plant species appearing on the California Native Plant Society List “1b” and “2” lists**; and vegetated dunes.
4. Public Trust lands such as grazed or farmed wetlands (i.e., diked/reclaimed former tidelands).

**This list of habitats is not inclusive of all environmentally sensitive habitat areas as defined by Section 30107.5 of the Coastal Act, either as may be currently present within the City, or as might be identified as environmentally sensitive habitat areas at some future time. Any areas not specifically designated in the LCP as environmentally sensitive habitat areas that meet the definition of environmentally sensitive habitat areas in Section 30107.5 of the Coastal Act shall be accorded all the protection provided for environmentally sensitive habitat areas in the LCP.**

**Moreover, certain developments and uses may be authorized within particular categories of ESHA regardless of demonstration of their dependency upon the resources area: (1) Diking, dredging, and filling of wetlands shall be consistent with Policy Group C-RC-3 and Section 30233 of the Coastal Act; and (2) development entailing channelization, damming, or other substantial alterations of rivers and streams shall be consistent with Policy Group C-RC-2 and Section 30236 of the Coastal Act.**

**RC-4e C-RC-1f**

Development on parcels designated Natural Resource [NR] on the Land Use Plan Map, or within 250 feet of such a designation, or development potentially affecting a sensitive habitat area, shall be required to be in

**Threshold of City review for sensitive habitat effects.**



conformance with applicable habitat protection policies of this Element. All proposed development plans, including grading and drainage plans, submitted as part of a

planning entitlement application for these areas, shall show the precise locations of all sensitive habitat areas on the site plan.

~~RC-1f~~ **C-RC-1g** *Sensitive habitat buffer requirements.* A setback separating all permitted development from adjacent sensitive habitat areas shall be required. The purpose of such setbacks shall be to prevent any degradation of the ecological functions provided by the habitat area as a result of the development. The following shall apply to such setbacks:

1. The minimum width of setbacks for streams and wetlands shall be as provided in ~~policies RC-2 and RC-3~~ **Policy Groups C-RC-2 and C-RC-3**, respectively.
2. The minimum width of all other habitat setbacks shall be 100 feet, unless ~~the designated setback would eliminate all reasonable use of the property~~ it can be factually demonstrated that a buffer of reduced width would adequately protect the affected resources consistent with the provisions of Coastal Land Use Code Chapter 9C.59. Conversely, if information collected in the analysis of the potential adverse impacts of a proposed development on adjacent environmentally sensitive habitat areas indicate the need for buffer widths greater than 100 feet to adequately protect the resources, such enhanced width buffers shall be applied accordingly.
3. A definition and map of sensitive habitat will be maintained by the City. The sensitive habitats map is intended to serve as a repository of collated data for use as a screening review tool in the review of future development proposals and is not intended to serve as a comprehensive inventory of all ESHA within the City for purposes of administering the policies and standards of the Local Coastal Program (LCP).

~~RC-1g~~ **C-RC-1h** **Sensitive habitat information required in development application review.** Where there is a question regarding the boundary, buffer requirements, location, or current status of an ESHA identified pursuant to General Plan policies, the public or private applicant shall provide the City with the following:

1. Base map delineating topographic lines, adjacent roads, and location of dikes, levees, flood control channels, and tide gates, as applicable.
2. Vegetation map, including identification of species that may indicate the existence or nonexistence of a sensitive environmental habitat area.
3. Soils map delineating hydric and non-hydric soils.
4. Census of animal species indicating the existence, or non-existence, of an environmentally sensitive habitat area.

This information shall be provided to the Department of Fish and Game, US Fish and Wildlife Service, National Marine Fisheries Service, and other affected agencies for review and comment. Any comments and recommendations provided by the Department shall be immediately sent to the applicant for his or her response. The decision concerning the boundary, location, or current status of the environmentally sensitive habitat area in question shall be based on the substantial evidence in the record and supported by written findings.



**C-RC-1i Land divisions, including subdivisions, lot splits, and lot line adjustments involving lots containing or within proximity to ESHA for which protective buffers are required, may only be approved if the resulting parcels contain adequate space to place all improvements (e.g., buildings, sewage disposal where applicable, and appurtenant structures and features such as detention/retention ponds and biofiltration swales) outside of areas required for watercourse and/or other ESHA buffer protection.**

~~RC-1h Habitat integration for ecological integrity and development of a protected habitat corridor system. An ecological connection network plan for linking native habitats in the Planning Area, and all of the environmentally sensitive habitat areas identified in this Plan, shall be prepared. The network shall incorporate all existing large areas (or "nodes") of habitat for fish and wildlife species (such as marshes and forests) and "linkages" or "corridors" of natural habitat (such as stream zones and sloughs) for migration and species movement. The plan will link large "nodes" of natural habitat together with the "linkage" connections as a functioning ecological network. Nodes and linkages shall include a "core" of natural ecosystem elements and shall provide a protected "buffer" along the outer margins of the core habitat which shall function to protect the ecological values in the "core" habitat. [Move to *Other Initiatives*.]~~

~~RC-1i Use of biocides and other compounds with biological consequences. Pesticides, herbicides and insecticides (biocides); hormones and antibiotics (growth promoters); and hydrocarbon based compounds, used both commercially and individually, can accumulate to toxic levels in biological organisms, including humans. Certain of these substances, even at low levels, can affect reproductive health. The City shall maintain and make available a current list of alternative, environmentally safe products for controlling unwanted vegetation and pests, growing crops and enhancing production of animal products. The use of substances and compounds which can accumulate to toxic levels is restricted by~~

~~the City (Pesticide Ordinance), and a program for fostering the reduction in private use shall be developed and implemented.~~

[Revise and move to *Other Initiatives*.]

**C-RC-1j Economic Viability Determination.** If the application of the policies and standards contained in this Coastal Land Use Plan or Coastal Land Use Code regarding use of property designated as Environmentally Sensitive Habitat Area (ESHA), or Environmental Buffer Area (EBA) would likely constitute a taking of private property, then a use that is not consistent with the Environmentally Sensitive Habitat Area provisions of the LCP shall be allowed on the property, provided such use is consistent with all other applicable policies and is the minimum amount of development necessary to avoid a taking as determined through an economic viability determination as required in Coastal Land Use Code Section 9C.072.035.

In addition, the alternative that would result in the fewest or least significant impacts shall be selected. Impacts to ESHA or EBAs that cannot be avoided through the implementation of siting and design alternatives shall be mitigated to the maximum extent feasible, with priority given to on-site mitigation. Off-site mitigation measures shall only be approved when it is not feasible to mitigate impacts on-site. Mitigation shall not substitute for implementation of the feasible project alternative that would avoid adverse impacts to ESHA and EBA.

To evaluate whether a restriction would not provide an economically viable use of property as a result of the application of the policies and standards contained in this Coastal Land Use Plan or the Coastal Land Use Code regarding use of property designated as Environmentally Sensitive Habitat Area or Environmental Buffer Area, an applicant must provide the information about resources present on the property that is needed to determine whether all of the property, or which specific area of the property, is subject to the restriction on development, so that the scope/nature of development that could be allowed on any portions of the property that are not subject to the restriction can be determined.

## **POLICY GROUP C-RC-2 STREAMS CONSERVATION & MANAGEMENT**

**Objective.** Enhance, maintain, and restore the biological integrity of entire steamcourses (headwaters to mouth), and their associated riparian habitats, as natural features in the City's landscape.

**RC-2a C-RC-2a** **Designation of protected streams.** The provisions of this policy shall apply to those streams shown on the Protected Watercourse Map (Figure RC-a). These watercourses and their associated riparian areas serve as habitat for fish and wildlife, provide space for the flow of stormwater runoff and flood waters, and furnish open space and recreational areas for city residents.

**C-RC-2b** **The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of**

marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface waterflow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.

~~RC-2b~~ **C-RC-2c** *Environmental Buffer Area (EBA).* A streamside protection ~~area~~ is hereby established along both sides of the streams identified on the City **Protected Watercourse Map**. The purpose of the EBA is to remain in a natural state in order to protect streams' ecosystems and their associated riparian habitat areas. The EBA shall ~~include~~ **be established as follows:**

~~1. In areas where existing development, as defined in the Land Use Code, is adjacent to the stream, the EBA shall be not less than 25 feet outward on both sides of the stream, measured from the top of bank.~~

~~2. In all other locations within the City, the The EBA shall be not less than 100 feet outward on in width measured outward from both sides of the stream, ~~measured commencing~~ from the top of bank.~~

~~3.~~ **2.** In locations within the City having significant areas of riparian vegetation exceeding 100 feet in width measured from the top of bank, the EBA shall be expanded to encompass all of the riparian vegetation, except in no case shall the EBA exceed 250 feet in width from the top of bank on either side of the stream.

**3.** The width of the EBA may be reduced consistent with the provisions of Coastal Land Use Code Chapter 9C.59 if, based upon the presence of adjoining development in closer proximity to the stream and riparian resources, the intensity of the proposed development, and in consideration of other physical factors, it can be demonstrated that, with the addition of other mitigative features, such as landscaped screening and berming, the reduced-width buffer would afford adequate protection to the stream and riparian resources from direct, indirect, and cumulative adverse impacts.

~~EBA's outside of the City shall follow the policies in the Humboldt County Framework Plan, regarding Streamside Management Areas.~~

~~RC-2c~~ **C-RC-2d** *Allowable uses and activities in Environmental Buffer Areas.* The following compatible land uses and activities may be permitted in EBAs, subject to all other policies ~~in this Element~~ **of the Land Use Plan**, including those requiring avoidance of impacts and other mitigation requirements:

~~1. Outside the Coastal Zone:~~

- a. agricultural operations compatible with maintenance of riparian **and stream** resources;
- b. fencing along property boundaries and along EBA setback boundaries to prevent bank erosion and degradation of natural riparian vegetation by livestock **and unauthorized human intrusion**;

- c. maintenance of existing roads, driveways, and structures;
- d. construction of public road crossings where there are no feasible alternatives, provided such crossings minimize their lengths through the EBA;
- e. forest management practices as permitted by the State of California or Arcata's Forest Management Plan;
- f. construction and maintenance of foot trails for public access when designed to minimize impacts on the adjacent ESHA;
- g. construction and maintenance of utility lines;
- h. resource restoration projects;
- i. emergency or preventive removal of sediment and vegetation for flood control purposes ~~(only when authorized by the City of Arcata)~~ authorized by coastal development permit;

~~2. In the Coastal Zone:~~

- ~~a. all uses and activities listed in (1) above;~~
- ~~b. j. public coastal access improvements; and~~
- ~~c. k. boat launching facilities.~~

3. If the provisions herein would result in any legal parcel, not on Public Trust lands, created prior to the date of this plan, being made unusable in its entirety for any purpose allowed by the land-use plan, exceptions to the foregoing may be made to ~~allow a reasonable economic use of the parcel~~ avoid an unconstitutional taking of the property, subject to approval of a conditional use permit and consistent with Policy and Coastal Land Use Code Chapter 9C.72. Any land use, construction, grading, or removal of vegetation which is not listed above shall be prohibited.

~~RC-2d The Wetland and Stream Protection Combining (WSP) Zone. The WSP zone of the Land Use and Development Code shall be applied to all streamside protection areas. [The WSP zone should be a land use designation under the NR district, e.g., NR-WSP, NR-AG, NR-TPZ.] [Delete policy in entirety due to potential confusion the application of the designation may have with respect to reasonable investment-backed expectations a purchaser may have with grad to permissible development at the site.]~~

~~D-3e RC-2e Arcata Bay Open waters, shoreline, and tidal marshes. Proposed land uses and development shall not significantly alter the natural appearance or landforms of the waters, shoreline, and tidal marshes of Arcata Bay, which are designated in the natural resource land use category. Where these resources are visually degraded, developments shall be required to restore or enhance their appearance.~~

Development within the area bounded by Samoa Blvd., Butcher's Slough and Gannon Slough shall include local native plant landscaping, screenings and other measures to ensure compatibility with scenic coastal resources and with the educational, recreational, wildlife and other uses of the Humboldt Bay National Wildlife Refuge and the Arcata Marsh and Wildlife Sanctuary.

**C-RC-2f Land divisions, including subdivisions, lot splits, and lot line adjustments involving lots containing or within proximity to ESHA for which protective buffers are required, may only be approved if the resulting parcels contain adequate space to place all improvements (e.g., buildings, sewage disposal where applicable, and appurtenant structures and features such as detention/retention ponds and bio-filtration swales) outside of areas required for watercourse and/or other ESHA buffer protection.**

~~RC-2e~~ **C-RC-2g** *Review and approval of projects affecting streamside protection areas.* Applications for development on any parcel which is located partially or wholly within ~~an SPA~~ **a streamside Environmental Buffer Area** shall be ~~subject consistent with all Coastal Land Use Plan policies, including but not limited~~ to the requirements of Policy RC-1 and RC-2.

~~RC-2g~~ ~~Maintenance of streams as natural drainage systems. Arcata's creeks carry a significant amount of the City's stormwater. Drainage controls shall be enforced through implementation of the Drainage Master Plan, to protect water quality, and minimize erosion, sedimentation and flood impacts to City creeks. A comprehensive stream maintenance program shall be prepared to augment stormwater utility rehabilitation projects designed to improve flow capacity, minimize channel erosion, and enhance riparian habitat. [Move to Other Initiatives]~~

**C-RC-2h Conservation easement, or deed restrictions.** Dedication of an offer to dedicate a conservation easement, or equivalent deed restriction, encompassing the area within the EBA shall be required as a condition of approval of any discretionary planning permit, including design review, when any portion of the project site falls within an EBA. Easements may be conveyed to the City of Arcata, to another governmental agency, or City-approved non-profit entity which shall manage the easement to protect the stream's and/or riparian corridor's EBA functions.

~~RC-2h~~ ~~Restoration of degraded creek resources. Portions of Janes, Jolly Giant, Campbell, and Grotzman Creeks are culverted or covered, causing degradation of creek resources. Streams such as Janes Creek have tide gates which are barriers that prevent anadromous salmonids from accessing critical habitat. Furthermore, recreational use has degraded riparian vegetation along upland reaches of certain creeks (e.g., Jolly Giant, Campbell, and Jacoby Creeks) within Redwood Park and the Community Forest. Lack of vegetation along creek courses can cause erosion, resulting in water and airborne impacts. Restoration activities for improving degraded stream resources shall include:~~

- ~~1. Uncovering of creek courses in public rights-of-way, as part of public works improvement projects.~~
- ~~2. Encouraging landowners to restore degraded EBA and stream resources, including native riparian vegetation establishment and exotic species removal, as part of a new development or renovation.~~
- ~~3. Controlling uses that are damaging to upland reaches of creeks in the Community Forest and Redwood Park.~~
- ~~4. Removing or modifying barriers such as tide gates that prevent migrating anadromous salmonids which are federally listed endangered species from reaching their critical habitat.~~
- ~~5. Exclusionary fencing to keep livestock out of the EBA.~~

~~The Streams Management Plan shall be implemented to provide guidance for rehabilitation and management of creeks that flow through Arcata. The SMP addresses new and modified development along creeks, and existing activities in creek zones. Stream rehabilitation projects shall be designed to maintain or improve flow capacity, trap sediments and other pollutants which decrease water quality, minimize channel erosion, prevent new sources of pollutants from entering the stream, and enhance instream and riparian habitat.~~ [Revise and move to *Other Initiatives*]

[Policies RC-2b, c, f, & h revised by Ordinance No. 1377, September 2008]

**C-RC-2i Channelizations, dams, or other substantial alterations of rivers and streams shall incorporate the best mitigation measures feasible, and be limited to (1) necessary water supply projects, (2) flood control projects where no other method for protecting existing structures in the flood plain is feasible and where such protection is necessary for public safety or to protect existing development, or (3) developments where the primary function is the improvement of fish and wildlife habitat. The more specific permissible use provisions of this policy shall control over the more general use provisions for other types of ESHA identified in Policy Group C-RC-1.**

### **POLICY GROUP C-RC-3 WETLANDS MANAGEMENT**

**Objective.** To protect existing wetlands areas and their functional capacities and values, maintain a standard of “no net loss” in area and value, restore degraded wetland areas, enhance wetlands functions, and create additional wetland areas to replace historical losses, **while identifying particular instances when the filling, dredging, and diking of wetlands may be permitted.**

~~RC-3a~~ **C-RC-3a** Requirement for wetland delineation and study. All proposed development applications shall include a site plan that shows the precise location of any wetlands that exist on the subject property. Any application for development on a parcel where wetlands may be present shall include a wetland reconnaissance or delineation report as follows:

1. The reconnaissance or wetlands delineation and report shall be based upon field investigations and shall be prepared by a professional or technical expert qualified in wetlands biology or plant ecology.
2. For purposes of this plan, wetlands shall include coastal zone lands where one or more of the following three characteristics are present:
  - a. source of water (surface or subsurface) which is present for sufficient periods to promote hydric soils formation or growth of hydrophytic plant species;
  - b. hydric soils; or
  - c. **prevalence of** hydrophytic plants.
3. Where a reconnaissance indicates the probable existence of wetlands, detailed wetland delineation shall be required, including a map with the best available contour information showing where each of the three factors are present and the precise boundaries of any areas which are determined to be wetlands.
4. If wetlands are found to exist on the property, an analysis of the potential functional or habitat value of the wetlands shall be provided.

~~RC-3b~~ **C-RC-3b** **Diking, Filling, or Dredging** of wetlands. The following shall apply:

1. Filling, dredging, or diking of wetlands shall be prohibited in the Coastal Zone, unless it can be demonstrated that:

a. ~~the wetland restrictions, if imposed, would render a parcel, not subject to the Public Trust, unusable for any use permitted by the land use plan;~~

~~b. there is no feasible, less environmentally superior damaging alternative to wetland fill for development of a permitted use; and~~

b. feasible mitigation measures have been provided to minimize adverse environmental effects; and

c. the fill, dredging, or diking is limited to the ~~least amount necessary to allow development of permitted uses~~ following:

(1) New or expanded port, energy, and coastal-dependent industrial facilities, including commercial fishing facilities.

(2) Maintaining existing, or restoring previously dredged, depths in existing navigational channels, turning basins, vessel berthing and mooring areas, and boat launching ramps.

(3) In open coastal waters, other than wetlands, including streams, estuaries, and lakes, new or expanded boating facilities and the placement of structural pilings for public recreational piers that provide public access and recreational opportunities.

(4) Incidental public service purposes, including but not limited to, burying cables and pipes or inspection of piers and maintenance of existing intake and outfall lines.

(5) Mineral extraction, including sand for restoring beaches, except in environmentally sensitive areas.

(6) Restoration purposes.



**(7) Nature study, aquaculture, or similar resource dependent activities.**

~~2. Filling of wetlands outside the Coastal Zone may be permitted only when the following has been demonstrated by the project proponent:~~

~~a. the fill is the least amount necessary to allow a reasonable and harmonious configuration of development on the parcel;~~

~~b. the wetlands proposed to be filled are small and isolated, and have limited functional value when compared to larger, contiguous wetland areas.~~

~~3.~~ Filling of wetlands shall only be authorized if appropriate mitigation, resulting in “no net loss” in area and value of wetlands, is provided. Mitigation ~~may~~ **shall** consist of creating and maintaining a new ~~wetland~~ **wetlands, at appropriate multiple areal ratio, such as 4:1, for offsetting temporal and other losses and to ensure that the compensatory wetlands are** of equal or greater functional capacity and value than the wetland proposed to be filled, restoration of previously degraded wetlands, or enhancement of existing wetland areas.

**The more specific permissible use provisions of this policy shall control over the more general use provisions for other types of ESHA identified in Policy Group C-RC-1.**

~~RC-3c~~ **C-RC-3c** *Designation of Environmental Buffer Areas (EBA).* An EBA shall be established to separate all permitted development from adjacent existing wetlands which are to be preserved in a natural state and new wetland areas which are created as a mitigation. The EBA's purpose is to remain in a natural state in order to protect wetland ecosystems and their associated habitat areas from destruction or degradation. The extent of the EBA shall be established based upon analyses and recommendations contained in a site-specific wetland delineation study, but shall include the wetland area and a setback area which shall ~~generally range from be a 50-foot minimum to a of 100 foot maximum feet in width measured outward commencing from the wetland:upland boundary. Specific findings, based on evidence provided for City review, shall be required for setbacks~~ **The width of the EBA may be reduced to less than 100 feet consistent with the provisions of Coastal Land Use Code Chapter 9C.5, if, based upon the intensity of the proposed development, the sensitivity of the resources affected, the presence of adjoining development in closer proximity to the wetlands resources, and in consideration of other physical factors, it can be demonstrated that, with the addition of other mitigative features, such as landscaped screening and berming, the reduced-width buffer would afford adequate protection to the wetlands resources from direct, indirect, and cumulative adverse impacts.**

~~RC-3d~~ **C-RC-3d** *Allowable uses and activities in Environmental Buffer Areas.* The following compatible land uses and activities may be permitted in EBAs, subject to all other policies in this **Element Land Use Plan**, including those requiring avoidance of impacts and other mitigation requirements:

1. Resource restoration or enhancement projects.
2. Farming, consistent with policy ~~RC-3i~~ **C-RC-3m**.
3. Outdoor recreation activities, such as bird watching, hiking, boating, horseback riding, and similar activities.

4. Education, scientific research, and use of nature trails.
  5. Drainage ditches when compatible with wetland function and which do not significantly alter wetland hydrology.
  6. Minor modification of existing, serviceable structures which does not entail expansion of such structures.
  7. Fencing to prevent livestock and unauthorized human intrusion from degrading wetlands and riparian vegetation.
- Any use, construction, grading, or removal of vegetation which is not listed above shall be prohibited.

~~RC-3h~~ **C-RC-3e** All proposed development within or adjacent to the areas identified on the map as wetlands or riparian corridors shall comply with ~~City Wetlands Development Standards~~ the development standards of the Land Use Code and shall include the following:

1. A wetland delineation.
2. A mitigation plan for impacted areas.
3. Setback and buffer areas from delineated wetlands.
4. Easements and/or deed restrictions for access to and from and for conservation of the onsite delineated wetlands.
5. ~~Permitted~~ A list of permitted and protected uses/activities within delineated wetland areas.
6. ~~Fencing~~ Provisions for fencing to prevent livestock or unauthorized human intrusion from degrading wetlands and riparian vegetation.

**RC-3j** A Wetlands Buffer Area shall be required to be established pursuant to Policy Group RC-3 to protect the areas ~~shown as surrounding~~ wetlands ~~on the Wetlands Map delineated in accordance with Policy C-RC-3a.~~ All development within the buffer areas shall comply with Wetlands Buffer Area Development Standards of the Coastal Land Use ~~and Development Guide Code.~~

~~RC-3o~~ ~~Wetland and Stream Protection Combining (:WSP) Zone. The :WSP zone of the City's Land Use Code shall be applied to all Wetland Protection Areas.~~

~~RC-3f~~ **C-RC-3f** **Review and approval of projects affecting Environmental Buffer Areas.**

Applications for development on any parcel which is located partially or wholly within an EBA shall be subject to the requirements of Policy RC-1 and RC-3.

**RC-3g** **C-RC-3g** *Conservation easements* or deed restrictions.

Dedication of an offer to dedicate a conservation easement, or equivalent deed restriction, encompassing the area within the EBA shall be required as a condition



of approval of any discretionary action, including design review, when any portion of the project site falls within an EBA. ~~Such easements~~ Easements may be conveyed to the City of Arcata, another governmental agency, or City-approved non-profit entity which shall manage the easement to protect the EBA's functions.

~~RC-3h Designation of wetland protection zones. The WSP Zone shall be applied to wetlands, wetland setbacks, wetland buffer areas and modified wetland buffer areas, as defined in the City's Land Use Code, at the time of development review and approval.~~

[RC-3h] C-RC-3h Wetlands Map. A wetlands map, maintained by the City, will show the general location of wetlands, riparian corridors, and uplands within the City limits and urban services zone. The wetlands map is to be utilized as a screening review tool and is not intended to serve as a comprehensive inventory of wetlands within the City for purposes of administering the policies and standards of the Local Coastal Program (LCP).

~~RC-3i Management of Arcata Marsh for wetlands values as well as wastewater treatment. The marsh and wildlife sanctuary serves a variety of purposes and functions, including providing wetland habitat for a variety of species, wastewater treatment, and recreational use. These purposes shall be balanced for the benefit of all users.~~ [Move to Land Use Policies Group C-LU-6]



[RC-3h] C-RC-3i All proposed development within or adjacent to the areas identified on the map as wetlands or riparian corridors shall comply with ~~City Wetlands Development Standards~~ the development standards of the Land Use Code and shall include the following:

1. A wetland delineation.
2. A mitigation plan for impacted areas.
3. Setback and buffer areas from delineated wetlands.
4. Easements and/or deed restrictions for access to and from and for conservation of the onsite delineated wetlands.
5. ~~Permitted~~ A list of permitted and protected uses/activities within delineated wetland areas.
6. Fencing Provisions for fencing to prevent livestock or unauthorized human intrusion from degrading wetlands and riparian vegetation.

[RC-3h] **RC-3j** A Wetlands Buffer Area shall be required to **be established pursuant to Policy Group RC-3 to protect the areas shown as surrounding wetlands on the Wetlands Map delineated in accordance with Policy C-RC-3a.** All development within the buffer areas shall comply with Wetlands Buffer Area Development Standards of the Coastal Land Use ~~and Development Guide Code.~~

~~**RC-3j**~~ **C-RC-3k** *Minimum mitigation requirements for wetland impacts.* Diking, dredging, or filling of a wetland that is otherwise in accordance with the policies of this ~~General Coastal Land Use~~ Plan, shall, at a minimum, require the following mitigation measures, monitoring program, and funding.

1. A detailed restoration plan, monitoring program, and funding source for each site shall be required as part of the project application. The restoration plan shall include provisions for restoration to equal or greater wetland biological productivity. The monitoring program shall include reporting requirements that document mitigation success. Dedication of the land to a public agency, purchase, or other stewardship method which permanently restricts the use of the site to habitat and open space purposes, shall be required. The site shall be dedicated, purchased, or other stewardship agreed upon, and mitigation funding shall be provided, prior to any permitted diking or filling.

2. ~~Areas adequate to~~ **Upland areas suitable for the creation of compensatory wetlands mitigation which would** maintain **or replace the** functional capacity **of the diked, dredged, or filled wetland.** shall be opened to tidal action, or other sources of surface water shall be provided. This provision shall apply to diked or filled areas which themselves are not environmentally sensitive habitat areas, but would become so if, as part of a restoration program, they are opened to tidal action or provided with other sources of surface water. All of the provisions for restoration, purchase (if necessary), and dedication described under part 1 shall apply to any program or activity performed pursuant to this policy.

3. Mitigation shall, to the maximum extent feasible, be of the same type as the wetland to be filled (e.g., freshwater marsh for freshwater marsh, saltwater marsh for saltwater marsh, etc.).

~~4. Where no suitable private or public restoration or enhancement sites are available, or where a wetlands mitigation bank in Arcata's Planning Area has been established that provides suitable replacement area, an in-lieu fee may be required to be paid. The fees shall be paid to an appropriate public agency for use in the restoration or enhancement of an area of equivalent productive value or surface area, or to the entity managing the wetlands mitigation bank.~~

~~**RC-3k**~~ **C-RC-3l** *Wetland functional capacity maintenance requirement.* Diking, filling, or dredging of a wetland or estuary shall maintain or enhance the functional capacity of these resources. Functional capacity means the ability of the wetland or estuary to be physically and biologically self-sustaining and to maintain natural species diversity. In order to establish that the functional capacity is being maintained, all of the following must be demonstrated:

1. Presently-occurring plant and animal populations in the ecosystem will not be altered in a manner that would impair the long-term stability of the ecosystem (i.e., natural

species diversity, abundance and composition are essentially unchanged as the result of the project).

2. A species that is rare or endangered will not be significantly adversely affected.
3. Consumptive (e.g., fishing, aquaculture and hunting) or non-consumptive (e.g., water quality and research opportunity) values of the wetland or estuary ecosystem will not be significantly reduced.

~~RC-3~~ **C-RC-3m** *Uses allowed in diked/reclaimed former tidelands.* Allowable uses and development in grazed or farmed wetlands are limited to uses compatible with the Public Trust. These uses are specified in Land Use Element Policy LU-6 and are summarized below:

1. Agricultural operations limited to accessory structures to existing agricultural use, apiaries, field and truck crops, livestock raising, ~~greenhouses (provided they are cold frames, "hot houses" and other temporary or seasonal greenhouse-like, controlled environment structures intended to foster plant germination and early growth, if~~ 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.~~ 2. Restoration projects.

~~4.~~ 3. Nature study, aquaculture, and similar resource- dependent activities compatible with the Public Trust resources and uses.

~~5.~~ 4. Incidental public service purposes which may temporarily impact the resources of the area (such as burying cables or pipes).

Expanding farming operations into non-farmed wetlands, by diking or otherwise altering the functional capacity of the wetland is not permitted. ~~Farm-related structures (including barns, sheds, and farm-owner occupied housing) necessary for the continuance of the existing operation of the farmed wetlands may be located on an existing farmed wetland parcel, only if no alternative upland location is viable for such purpose and the structures are sited and designed to minimize the adverse environmental effects on the farmed wetland. Clustering and other construction techniques to minimize both the land area covered by such structures and the amount of fill necessary to protect such structures will be required.~~

## **POLICY GROUP C-RC-4 OPEN WATERS OF ARCATA BAY & TIDELANDS**



**Objective.** Maintain existing Bay wetlands and tide lands, protect them from urban and agricultural encroachments, or degradation, and manage the open waters of Arcata Bay for their wildlife, fisheries, navigation and ecological values and recreation and tourism uses.

~~RC-4a~~ **C-RC-4a** **Protection of open waters /tideland areas of Arcata Bay.** The tidal and water areas of Arcata Bay constitute a fragile Public Trust resource and access shall be controlled to avoid resource degradation, while maintaining the public's right to navigation. Tidal marshes shall be enhanced and maintained, especially in the areas of McDaniel, Gannon, and Butcher's Sloughs, to protect wetland values.

~~RC-4b~~ **C-RC-4b** *Access to Arcata Bay.* The following routes are designated as Public Access Corridors and are to be properly signed and identified as approved Bay access points.

1. "I" Street from Samoa Boulevard, south through the Arcata Marsh and Wildlife Sanctuary to the boat launching facility on Arcata Bay.
2. South "G" Street south of "H" Street, to Highway 101.
3. Highway 101 from Samoa Boulevard (Highway 255), south to Bayside Cutoff.
4. Samoa Boulevard from Highway 101 west to ~~Mad River Slough~~ **the City Limits Line at Slaughter House Road, including the trail connection into the McDaniel Slough Wetlands Enhancement Project.**

~~A~~ **New development within and along the Public Access Corridors shall be designed and sited to allow for the development of a** system of foot trails and interpretive sites ~~shall be established~~ along the Arcata Bay shore westward to the City limit, subject to the following guidelines.

5. All planning and development in the area that is both South of Samoa Boulevard and west of State Route 101 and which is identified as tidelands, former tidelands, wetlands or riparian corridor on the adopted Wetlands Map shall be reviewed by the Creeks & Wetlands Committee, and coordinated with California Department of Fish and Game.
6. Development in the area bounded by Butcher's Slough and Gannon Slough should occur in conjunction with management of the National Wildlife Refuge and the Arcata Marsh and Wildlife Sanctuary.
7. Motorized vehicles shall be restricted to paved roads and parking lots.
8. Pedestrians shall be restricted to designated trails and facilities.
9. Valid scientific and educational studies of wetlands and tidelands are encouraged.

~~RC-4c~~ **C-RC-4c** *Coastal-dependent and public trust uses of Arcata's tidelands.* Tidelands of Arcata Bay support a variety of wildlife as well as human activities. The following provisions shall be made for managing tideland areas.

1. New development shall not restrict access to the shoreline. Access to coastal areas shall be required for new development.
2. Tidelands and water areas of Arcata Bay shall be designated Natural Resource-Public Trust Lands [~~NR-PTL~~ **NR-PT**], and identified as passive use recreational areas.

3. The Arcata Marsh and Wildlife Sanctuary shall be designated as Natural Resource [NR] and the recreational component of the project identified as a passive use recreational area.
4. The continued use of the tideland for scientific and educational studies is encouraged.
5. The Arcata Marsh and Wildlife Sanctuary (AMWS) shall be maintained and new facilities shall be consistent with the AMWS plan adopted by the City Council.
6. The South "I" Street boat launch shall be enhanced and maintained to accommodate small watercraft and windsurfing.
7. The placement of interpretative sites along the Arcata Bay shore, including Nature and Wildlife Centers, shall be coordinated with other agencies, and serve as an educational focal point for Arcata's natural resource areas.
8. Access on the levee from the AMWS westward to the City limit will be provided for passive recreation and nature observation.

~~RC-4d~~ **C-RC-4e** *Diking, dredging, filling, and shoreline structures.* Diking, filling, or dredging of Bay waters, wetlands, and estuaries shall be permitted where it has been demonstrated that **there is no feasible environmentally less damaging alternative**, the Public Trust resources and values are being protected, and **feasible** mitigation measures have been provided, which minimize adverse environmental effects, for the following limited uses.

1. Incidental public service purposes including, but not limited to, burying cables and pipes **or inspection of piers**, and maintaining existing ~~dikes~~ **intake** and ~~public facilities~~ **outfall lines**.
2. Maintaining ~~a~~ **the existing, or restoring the previously dredged depth of the existing** channel ~~adequate to serve~~ **servicing** the boat ramp ~~at current levels of use~~.
3. Resource restoration purposes.
4. Nature study, aquaculture, or similar Public Trust resource dependent activities.
- ~~5. Agriculture as currently practiced within existing farmed wetlands but not including the expansion thereof.~~

**The more specific permissible use provisions of this policy shall control over the more general use provisions for other types of ESHA identified in Policy Group C-RC-1.**

~~RC-4e~~ **C-RC-4i** *Aquaculture use of coastal wetlands/tidelands.* To protect aquaculture activities in Arcata Bay, the City shall:

1. Ensure that its wastewater discharge does not aggravate existing coliform loading problems in Arcata Bay.
2. Take measures to reduce coliform loading of perennial streams within its jurisdiction, as part of a stream maintenance program. These measures shall include controlling identified sources of coliform loading such as septic tank leachate and runoff from agricultural operations.

Aquaculture shall not adversely impact natural ecological processes nor native wildlife or fisheries or their habitat in the Bay. No new aquaculture uses shall be permitted unless it can be demonstrated that adequate precautions will be taken to prevent new adverse impacts to natural ecological processes. The City shall continue its management of:

1. Integrated wetland enhancement and wastewater treatment.
2. The tidelands, for commercial and native oyster harvesting.

~~RC-4f~~ **C-RC-4d** *Management of bayfront and marsh areas for coastal access, recreation, and tourism.* Tidelands and water areas of Arcata Bay shall be designated Natural Resource-Public Trust ~~Land Zone [NR-PTL NR-PTZ]~~ and protected from uncontrolled access. The following guidelines shall be used when permitting access to these areas:

1. Motorized vehicles shall be restricted to paved roads and parking lots.
2. Pedestrians shall be restricted to designated trails and facilities.
3. Valid scientific and educational studies of the wetlands and tidelands shall be encouraged.

New development shall not restrict public access to the shoreline. Public access to the shoreline shall be required of new development. Where consistent with the Humboldt Bay National Wildlife Refuge's Management Plan, controlled public access to the Refuge's Jacoby Creek Unit shall be developed along Arcata Bay from the AMWS to the City's westward limit.

**C-RC-4f** In order to serve coastal-dependent uses or protect existing development structures or public beaches in danger from erosion, and when designed to eliminate or mitigate adverse impacts on local shoreline sand supply, shoreline structures (such as revetments, breakwaters, groins, harbor channels, seawalls, cliff retaining walls, dikes or tidegates) that ~~may~~ alter the natural shoreline, may be permitted only when they are designed to eliminate or mitigate adverse impacts on local shoreline sand supply, do not effect any federally listed species, ~~and~~ no other feasible, less environmentally-damaging alternative is available, and only when not located within a wetland, unless the wetland will be the primary beneficiary of the structure, and the structure is approved as consistent with Policy Group RC-3. Existing marine structures causing water stagnation contributing to pollution problems and fishkills should be phased out or upgraded where feasible.

**RC-4g** Dredging and spoils disposal shall be planned and carried out to avoid significant disruption to marine and wildlife habitats and water circulation. Dredge spoils suitable for beach replenishment should be transported for these purposes to appropriate beaches or into suitable longshore current systems. The disposal of dredge spoils on existing wetlands shall not be permitted unless such disposal is necessary for either a Public Trust resource restoration project ~~or for the maintenance of existing agricultural operations in farmed wetlands.~~ ~~Fill will be~~

~~allowed for aquaculture projects if it can be shown that it is necessary for the project, is required to be located within the wetland, and there is no other feasible, less environmentally damaging, alternative.~~

C-RC-4h Erosion control and flood control facilities constructed on watercourses can impede the movement of sediment and nutrients that would otherwise be carried by stormwater runoff into coastal waters. To facilitate the continued delivery of these sediments to the littoral zone, whenever feasible, the material removed from these facilities may be placed at appropriate points on the shoreline in accordance with other applicable provisions of this division, where feasible mitigation measures have been provided to minimize adverse environmental effects. Aspects that shall be considered before issuing a coastal development permit for these purposes are the method of placement, time of year of placement, and sensitivity of the placement area.

#### **POLICY GROUP C-RC-5 AGRICULTURAL RESOURCES MANAGEMENT**

**Objective.** Protect and enhance agricultural uses on prime agricultural lands within the City, and encourage more productive agricultural use of agriculturally suitable lands.

~~RC-5a Promotion of and participation in agricultural production within the City. Diverse and intensive agricultural production and increased participation shall be promoted, in order to maintain the value of agricultural lands, improve the economic base, and increase employment and food production. The City does not, however, advocate more intensive agricultural uses and practices that would have adverse environmental impacts. Agricultural operations, such as Community Supported Agriculture (CSA) are strongly encouraged. [Move to Other Initiatives.]~~

C-RC-5a Prime agricultural land; maintenance in agricultural production. The maximum amount of prime agricultural land shall be maintained in agricultural production to assure the protection of the City's agricultural economy, and conflicts shall be minimized between agricultural and urban land uses through all of the following:

(a) By establishing stable boundaries separating urban and rural areas, including, where necessary, clearly defined buffer areas to minimize conflicts between agricultural and urban land uses.

(b) By limiting conversions of agricultural lands around the periphery of urban areas to the lands where the viability of existing agricultural use is already severely limited by conflicts with urban uses or where the conversion of the lands would complete a logical and viable neighborhood and contribute to the establishment of a stable limit to urban development.

(c) By permitting the conversion of agricultural land surrounded by urban uses where the conversion of the land would be consistent with Policy LU-\_\_\_.

(d) By developing available lands not suited for agriculture prior to the conversion of agricultural lands.

(e) By assuring that public service and facility expansions and nonagricultural development do not impair agricultural viability, either through increased assessment costs or degraded air and water quality.

(f) By assuring that all divisions of prime agricultural lands, except those conversions approved pursuant to subdivision (b), and all development adjacent to prime agricultural lands shall not diminish the productivity of such prime agricultural lands.

~~RC-5b Agricultural Advisory Committee. The City shall appoint an Agricultural Advisory Committee to advise on agricultural issues and programs. The responsibilities of the committee shall include, but are not limited to:~~

- ~~1. Development of a Community and Farm Protection Ordinance, as well as conflict resolution protocol.~~
- ~~2. Development of programs (educational, leasing, and purchase) that will encourage responsible productive uses of agricultural lands.~~
- ~~3. Identification of lands for preservation and/or acquisition programs.~~
- ~~4. Maintain a database of resources available to farmers, such as Williamson Act advantages, conservation easements, organic farming practices, and marketing strategies.~~

C-RC-5b Agricultural land; determination of viability of uses; economic feasibility evaluation.

(a) If the viability of existing agricultural uses is an issue pursuant to subdivision (b) of Policy LU-\_\_ as to any local coastal program or amendment to any City's certified local coastal program, the determination of "viability" shall include, but not be limited to, consideration of an economic feasibility evaluation containing at least both of the following elements:

(1) An analysis of the gross revenue from the agricultural products grown in the area for the five years immediately preceding the date of the filing of a proposed local coastal program or an amendment to the local coastal program.

(2) An analysis of the operational expenses, excluding the cost of land, associated with the production of the agricultural products grown in the area for the five years immediately preceding the date of the filing of a proposed local coastal program or an amendment to the local coastal program.

For purposes of this subdivision, "area" means a geographic area of sufficient size to provide an accurate evaluation of the economic feasibility of agricultural uses for those lands included in the City's local coastal program or in the proposed amendment to a certified local coastal program.

(b) As part of the review for certification of the land use plan and/or zoning amendments associated with any conversion, the economic feasibility evaluation required by subdivision (a) shall be submitted to the Coastal Commission by the local government, as part of the City's submittal of the local coastal program amendment to its local coastal program. If the City determines that it does not have the staff with the necessary expertise to conduct the economic feasibility evaluation, the evaluation may be conducted under agreement with the City by a

**consultant selected jointly by the City and the Executive Director of the Coastal Commission.**

~~RC-5c Community and farm protection. Maintaining a compatible relationship between agricultural and residential uses will be based on:~~

- ~~1. Recognizing the rights of owners of productive agricultural land to make agricultural use of their land.~~
- ~~2. Identifying and minimizing potential conflicts between agricultural operations and adjacent residential, commercial, and community facility uses.~~
- ~~3. A Community and Farm Protection Ordinance shall provide a foundation for minimizing conflicts, educating the community, and a protocol for mediating unresolved disputes. Once adopted, the ordinance shall be mailed to all owners of agricultural and adjacent lands and disclosed to affected property owners at the time of parcel transfer.~~

**C-RC-5c Lands suitable for agricultural use; conversion. All other lands suitable for agricultural use shall not be converted to nonagricultural uses unless:**

**(1) continued or renewed agricultural use is not feasible; or**

**(2) such conversion would preserve prime agricultural land or concentrate development consistent with the following:**

**(a) New residential, commercial, or industrial development, except as otherwise provided in this Coastal Land Use Plan, 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. In addition, land divisions, other than leases for agricultural uses, outside existing developed areas shall be permitted only where fifty percent (50%) 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.**

**(b) Where feasible, new hazardous industrial development shall be located away from existing developed areas.**

**(c) 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.**

**Any such permitted conversion shall be compatible with continued agricultural use on surrounding lands.**

~~RC-5d Permanent protection for agricultural lands. Protection of agricultural resources shall be secured through the purchase of conservation easements, development rights, and outright acquisition. The City shall work in conjunction with other entities such as land trusts, whenever possible, to preserve agricultural buffers and maintain and enhance agricultural uses on prime agricultural soils.~~

C-RC-5d All divisions of prime agricultural lands, development adjacent to prime agricultural lands, and conversions approved pursuant to Policy LU-6 shall only be authorized pursuant to an approved continued viability report and agriculture management plan demonstrating that the parcel(s) will remain viable for, and actively engaged in, agricultural use once subdivided, and that development adjacent to prime agricultural lands shall diminish the productivity of such prime agricultural lands.

C-RC-5e No divisions of prime agricultural lands suitable for agriculture, except those conversions approved pursuant to Policy LU-6, and no development adjacent to prime agricultural lands, shall diminish the productivity of such prime agricultural lands.

C-RC-5f All structural development on agriculturally zoned lands shall be subject to siting, design and performance standards to protect the maximum amount of agricultural lands and minimize interference with production activities.

C-RC-5g Otherwise permissible residential development on agricultural lands shall be subject to appropriate regulations as to maximum size and bulk, requirements for supplemental design review, and/or discretionary consideration of the relative risk of impact to operational sustainability, to ensure that agricultural lands and lands suitable for agricultural use do not lose their long-term productivity, disabling the intergenerational transfer of agricultural lands within farm families.

C-RC-5h New non-agricultural development immediately adjacent to agricultural areas shall be required to include location, design, construction, and maintenance techniques that protect agriculture uses and minimize conflicts between the agricultural and the non-agriculture uses.

C-RC-5i The long-term productivity of soils shall be protected. Any prime agricultural soils removed in the construction of agricultural-related structures that could not be feasibly located elsewhere to avoid such impacts, shall be stockpiled and reused on productive agricultural lands.

#### **~~POLICY RC-6 FOREST RESOURCES MANAGEMENT~~**

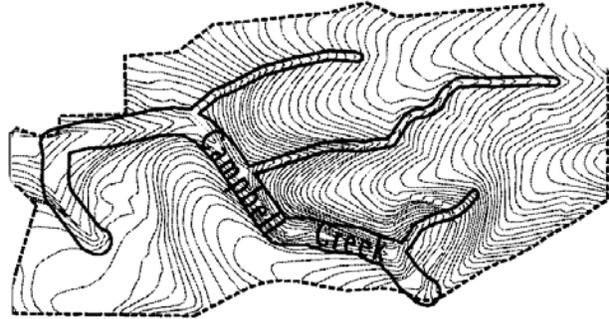
~~Objective. Protect and enhance private and public forest lands (Community and Jacoby Creek) to maintain the integrity of the ecosystem while providing timber production, recreation, and habitat values.~~

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

- ~~1. Recreation and aesthetics resource management - The community forest will emphasize dispersed, day-use opportunities. Recreational~~

~~use shall not be allowed to impact other resources such as fish, wildlife, or watershed.~~

- ~~2. Timber resource management – To ensure the sustainable and long-term production of forest products, the rate of harvesting must not exceed the rate of production. Long-term productivity refers to the continuing ability of the forest to produce timber while retaining the associated values of watershed, wildlife, soils, recreation and aesthetics. This is dependent upon the use of management practices that do not allow for the deterioration or impairment of soil productivity or the alteration of the natural landscape beyond its ability to recover. For planning purposes, long term means that exceeding fifty years.~~
- ~~3. Watershed resource management – Water quality, soil, riparian, and aquatic biological productivity shall be maintained and enhanced through the application of City forest management standards and the implementation of watershed improvement projects.~~
- ~~4. Wildlife resource management – Wildlife habitat is managed to promote species diversity and to ensure that populations of indigenous species are maintained. This can best be achieved through the maintenance and enhancement of habitat values. Habitat values which lead to species diversity include the following elements: breeding, foraging, watering, rearing, hiding and thermal cover.~~
- ~~5. Vegetation and botanical resources – Maintain the native component of species found in the redwood forest, both by controlling exotics and managing for a species mix that would be found naturally in the redwood forest.~~



~~RC-6b Management of Jacoby Creek Forest (Not applicable in Coastal Zone). The management policies for the Jacoby Creek Forest are the same as those for the Arcata Community Forest, listed above, except that the Jacoby Creek Forest is not open to recreational use.~~

~~RC-6c Allocation of forest fund revenues (Not applicable in Coastal Zone). At least twenty percent of net forest fund revenues, derived from timber cutting, shall be directed towards park acquisition, maintenance, and development. This can include acquisition of stream corridors, and riparian and greenbelt areas. These areas contribute to the diversity of parks and, in the case of~~

~~linear parks along stream corridors, provide passive recreation areas compatible with the environment. The acquisition of open space shall be emphasized as an appropriate use for the remaining revenues.~~

~~RC-6d Management practices for private timberlands (Not applicable in Coastal Zone). The management of private timberlands shall be encouraged to use current principles of sustainable forestry for all aspects of forest use and function: recreation; timber production; biodiversity; air and water quality; and carbon storage. Timber owners are encouraged to apply for conservation easements, certified forestry, or compensation for carbon storage.~~

~~RC-6e Timber harvest plans (Not applicable in Coastal Zone). The City, in cooperation with California Department of Forestry, shall request review of all Timber Harvest Plans (THP) within the Planning Area. The City shall review THPs for measures that protect water quality, control erosion and flooding, and preserve the City viewshed. The city shall recommend that THPs which do not include these measures not be approved.~~

~~RC-6f Urban conversions (Not applicable in Coastal Zone). The sustainable management of timber resources, and related uses, shall be encouraged, so that the long term economic return from productive timber production will provide sufficient incentives to prevent urban conversions. Urban conversions are discouraged within the Urban Services Boundary.~~

~~RC-6g Setbacks (Not applicable in Coastal Zone). Development adjacent to the Community Forest boundary shall be setback at least 150 feet, unless this would make the use of the parcel infeasible for its designated purpose. However, larger setbacks may be required to prevent exposure to potential hazards and to maintain forest integrity.~~

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

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

## **POLICY ~~RC-7~~ GROUP C-RC-6 WATER RESOURCES MANAGEMENT**

**Objective.** Manage Arcata's water resources from a watershed perspective, to maintain surface and subsurface water quality and quantity. Runoff will be managed for the benefit of aquatic habitats.

**C-RC-7a Marine resources shall be maintained, enhanced, and where feasible, restored. Special protection shall be given to areas and species of special biological or economic significance. Uses of the marine environment shall be carried out in a manner that will sustain the biological productivity of coastal waters and that will maintain healthy populations of all species of marine organisms adequate for long-term commercial, recreational, scientific, and educational purposes.**

~~**RC-7b Protection of groundwater sources. Septic systems and onsite disposal of toxic substances are the leading causes of groundwater contamination. Septic systems within the Urban Services Boundary shall not be permitted, and incidents of onsite toxics disposal shall be referred to the appropriate county and state agencies.**~~

**RC-7aC-RC-7b Protection of surface waters from point and nonpoint pollution sources.** The use of natural stormwater drainage systems, which preserve and enhance natural features, shall include the following:

1. Efforts to acquire land or obtain easements for drainage and other public uses of floodplains, where desirable to maintain stream courses in a natural state, shall be supported.
2. Recreational opportunities and aesthetics shall be considered in the design of stormwater detention/retention and conveyance facilities.
3. Sound soil conservation practices shall be required, and impacts of proposed developments, with regard to water quality and effects on watersheds, wetlands and drainage courses, shall be carefully examined.
4. The quality of runoff from urban and suburban development shall be improved through use of appropriate and feasible mitigation measures including, but not limited to, artificial wetlands, grassy swales, infiltration/sedimentation basins, riparian setbacks, oil/grit separators, and other best management practices (BMPs).
5. New development shall be required to mitigate to the maximum extent feasible increases in stormwater peak flows and/or volume. Mitigation measures should take into consideration impacts on the Mad River, Arcata Bay, and adjoining lands in the City and Planning Area.
6. New project designs shall minimize drainage concentrations, maximize permeable surfaces (such as unpaved parking areas) and maintain, to the extent feasible, natural site drainage conditions.
7. New projects that affect the quantity and quality of surface water runoff shall be required to allocate land necessary for detaining post-project flows and/or for incorporating measures to mitigate water quality impacts related to urban runoff. To the maximum extent feasible, new development shall not produce a net increase in peak stormwater runoff.

~~RC-7c Watershed and urban runoff management. To protect structures, critical facilities, existing habitat values and water quality, flooding shall be managed on a watershed basis, using a combination of biotechnical solutions, flood protection practices, and Drainage Master Plan's management practices.~~

C-RC-7c Long-term post-construction Best Management Practices (BMPs) that protect water quality and minimize increases in runoff volume and rate shall be incorporated in the project design of developments in the following order of priority:

a. Site Design BMPs: Project design features that reduce the creation or severity of potential pollutant sources, or reduce the alteration of the project site's natural stormwater flow regime. Examples are minimizing impervious surfaces, preserving native vegetation, and minimizing grading.

b. Source Control BMPs: Methods that reduce potential pollutants at their sources and/or avoid entrainment of pollutants in runoff, including schedules of activities, prohibitions of practices, maintenance procedures, managerial practices, or operational practices. Examples are covering outdoor storage areas, use of efficient irrigation, and minimizing the use of landscaping chemicals.

c. Treatment Control BMPs: Systems designed to remove pollutants from stormwater, by simple gravity settling of particulate pollutants, filtration, biological uptake, media adsorption, or any other physical, biological, or chemical process. Examples are vegetated swales, detention basins, and storm drain inlet filters. Where post-construction treatment of stormwater runoff is required, treatment control BMPs (or suites of BMPs) shall be sized and designed to treat, infiltrate, or filter stormwater runoff from each storm event, up to and including the 85th percentile, 24-hour storm event for volume-based BMPs, or the 85th percentile, 1-hour storm event (with an appropriate safety factor of 2 or greater) for flow-based BMPs.

Site Design BMPs may reduce a development's need for Source and/or Treatment Control BMPs, and Source Control BMPs may reduce the need for Treatment Control BMPs. Therefore, all development shall incorporate effective post-construction Site Design and Source Control BMPs, to minimize adverse impacts to water quality and coastal waters resulting from the development.

If the City determines that the combination of Site Design and Source Control BMPs is not sufficient to protect water quality and coastal waters consistent with Policies C-RC-1, through C-RC-7, the development shall also incorporate a post-construction Treatment Control BMP (or suite of BMPs). Developments of Water Quality Concern (see Policy C-RC-7e.) are presumed to require Treatment Control BMPs. Treatment Control BMPs may include, but are not limited to, biofilters (e.g., vegetated swales or grass filter strips), bioretention, infiltration trenches or basins, retention ponds or constructed wetlands, detention basins, filtration systems, storm drain inlet filters, wet vaults, or hydrodynamic separator systems.

~~RC-7d Water quality monitoring. Water quality and quantity shall be monitored on a regular basis to ensure that City policies are being adhered to.~~

**C-RC-7d Development projects shall incorporate Low Impact Development (LID) techniques in order to minimize stormwater quality and quantity impacts from development, unless a credible and compelling explanation is provided as to why such features are not feasible and/or appropriate. LID is a development site design strategy with a goal of maintaining or reproducing the site's pre-development hydrologic functions of storage, infiltration, and groundwater recharge, as well as maintaining the volume and rate of stormwater discharges. LID strategies use small-scale integrated and distributed management practices, including minimizing impervious surfaces, infiltrating stormwater close to its source, and preservation of permeable soils and native vegetation.**

**C-RC-7e Developments of Water Quality Concern, defined as those categories of development that are likely to have adverse coastal water quality impacts unless mitigated with treatment control BMPs due to the development size, type of land use, impervious site coverage, or proximity to coastal waters, shall be subject to additional requirements for design and implementation of post-construction treatment control BMPs, in order to minimize stormwater pollution and protect coastal waters.**

**Developments of Water Quality Concern include the following:**

**c. Any development that results in the creation, addition, or replacement of 10,000 square feet or more of impervious surface area.**

**d. Development of parking lots with 5,000 square feet or more of impervious surface area, that may contribute to stormwater runoff.**

**g. Development of commercial or industrial outdoor storage areas of 5,000 or more square feet, or as determined by the City based on the use of the storage area, where used for storage of materials that may contribute pollutants to the storm drain system or coastal waters.**

**h. Development of vehicle service facilities (including retail gasoline outlets, commercial car washes, and vehicle repair facilities.**

**i. All hillside development that will occur on slopes greater than 15 percent, located in areas with erodible soils.**

**j. Development of heavy industrial sites.**

**k. All development that will occur within 125 feet of the ocean or coastal waters (including estuaries, wetlands, rivers, streams, and lakes), or that will discharge runoff directly to the ocean or coastal waters, if such development results in the creation, addition, or replacement of 2,500 square feet or more of impervious surface**

**area. "Discharge directly" is defined as runoff that flows from the development to the ocean or to coastal waters that is not first combined with flows from any other adjacent areas.**

**Any other development determined by the City to be a Development of Water Quality Concern.**

**C-RC-7f The City shall develop a water quality checklist to guide the collection of information to be used in the permit review process to evaluate a proposed**

development's potential impacts to water quality, and to evaluate proposed mitigation measures.

C-RC-7g The City shall require markers or stenciling for all new storm drain inlets constructed or modified by development, to discourage dumping and other illicit discharges into the storm drain system.

## **~~POLICY RC-8 ENERGY RESOURCES MANAGEMENT~~**

~~Objective. Reduce the net emissions of greenhouse gases from Arcata; reduce other negative impacts of energy production and use, including risks from nuclear power, air emissions, fuel spills, and wildlife and habitat destruction; reduce energy costs to the city and its residents, and increase the percent of energy purchases from sources within our region; increase the city's and nation's energy security and reduce our vulnerability to changes in energy availability and price; increase public awareness of energy issues and encourage an energy conservation ethic; monitor the cost and effectiveness of Arcata's actions so we and others can learn from them; and implement Arcata's Advisory Proposition B.~~

### **Advisory Proposition B Approved by Arcata Voters April 8, 1980**

*"In accordance with America's renewed determination to be energy self reliant, be it resolved that the citizens of Arcata and their City government are committed to the enactment of conscientious energy conservation measures and the accelerated development and active promotion of safe and economical alternative renewable energy sources for our community.*

*Be it further resolved that the City government of Arcata support complete independence from nuclear power including the permanent closure of the Humboldt Bay nuclear power plant and its replacement by safe, clean and efficient generating sources more compatible with the resources and health and safety of the Northcoast, such as conservation, solar power and generation from wood waste."*

~~RC-8a Encouragement of appropriate energy alternatives. In making energy purchases, the City shall consider how suppliers meet the objectives of this policy. The City shall choose suppliers that provide good tradeoffs among those objectives, giving due consideration to investment in energy conservation as an alternative use of energy funds.~~

~~In addition, the City shall attempt to purchase at least 10% of its electrical energy (in energy units, not cost) from renewable sources within Humboldt County by the year 2020.~~

~~The City shall take measures to encourage the availability to, and use by, residents of energy suppliers that best meet the objectives of this policy.~~

~~The City shall convert City vehicle fleets to a mix of fuels that best meets the objectives of this policy.~~

~~**RC-8b Encouragement of energy efficiency and conservation.** The City shall coordinate with energy suppliers and agencies to educate residents, property owners, and business operators about the need for and benefits of conserving energy. The City shall maintain and distribute current information about building insulation; energy efficient appliances, lighting, and heating; other conservation measures and materials; and home power alternatives.~~

~~The City shall continuously seek and implement cost-effective steps to reduce City energy use. The City shall attempt to reduce the City's total consumption of purchased energy by at least 20% (in energy units, not cost) by the year 2010.~~

~~The City shall adopt the goals of the national "Energy Star Program" (or its successor programs) for all City construction projects and all construction projects assisted by grants for which the City is an applicant. These goals include achieving a minimum of 15% greater energy efficiency than would a building designed with existing Title 24 standards.~~

~~Explore and, if appropriate, adopt energy efficiency standards for existing residential and commercial buildings upon substantial remodel. Consider requiring energy efficiency inspections, disclosure, and retrofits at change of ownership based on cost-effective and commercially available energy efficiency measures.~~

~~**RC-8c Promotion of energy efficiency in transportation.** The City shall give strong consideration to energy conservation and the goals of this policy in all transportation and traffic management decisions. It is City policy to reduce the need for motor vehicle trips within the city and between the city and other destinations, and to reduce per-trip energy consumption; this policy applies to trips by residents, non-residents, and city staff. Such measures as bike and pedestrian paths, public transportation, parking and traffic management, and encouraging use of alternative-fueled vehicles shall be used to make these reductions.~~

~~**RC-8d Restoration for Greenhouse Gases Absorption.** Foster and restore forests and other terrestrial ecosystems that offer significant carbon mitigation potential.~~

~~{Policies RC-8b & d revised by Ordinance No. 1377, September 2008}~~

## ~~POLICY RC-9 SOILS AND MINERAL RESOURCES~~

~~Objective. Conserve and manage soil and mineral resources.~~

~~RC-9a Erosion control measures on slopes and other areas of instability. Policy PS-3 - Other Geologic Hazards in the General Plan Public Safety Element includes provisions for protecting steep and unstable slopes, and minimizing erosion and sedimentation. This policy shall be followed as a safety precaution and also to conserve soil resources.~~

~~RC-9b Protection of productive soils and soils with limitations. Local soils range from productive soil types capable of supporting agriculture and forestry, to those susceptible to shrink-swell and erosion. Clay soils are the most susceptible to shrink-swell, caused by fluctuations in moisture content. According to available soils information, the Bayside series is the only soil type in the Arcata area with identified clay content. Building construction on this soil type shall include measures to avoid damage from shrink-swell.~~

~~Certain areas of the City have high liquefaction potential during seismic events. Policy PS-2 - Seismic Hazards, in the General Plan Public Safety Element, addresses mitigation of liquefaction hazards. This policy shall be followed as a safety precaution, and also to manage related soil limitations. Policy RC-5, relating to agricultural soils, shall also be followed to conserve productive soils. The continued research, identification, and protection of productive soils by the Natural Resource Conservation Service and educational institutions shall be encouraged.~~

~~RC-9c Management of mineral resource extraction, processing and transport (gravel). Areas along the Mad River, within and upstream of the City's Sphere of Influence, are currently used for aggregate resource extraction. The City shall encourage Humboldt County to limit the quantity of aggregate extracted to an amount that is mean annual recruitment, and request that Policy RC-1 and RC-2 be applied to protect natural biological diversity and ecosystem functions along the river. The City shall also request that the County not approve or renew permits for commercial mineral resource extraction in A-E designated lands of the City's Planning Area. Mineral resource operations shall not result in additional soil runoff and shall be consistent with the City's seismic safety policies (see Policy PS-2 in Public Safety Element).~~

Other Initiatives

- Habitat integration for ecological integrity and development of a protected habitat corridor system. An ecological connection network plan for linking native habitats in the Planning Area, and all of the environmentally sensitive habitat areas identified in this Plan, shall be prepared. The network shall incorporate all existing large areas (or "nodes") of habitat for fish and wildlife species (such as marshes and forests) and "linkages" or

"corridors" of natural habitat (such as stream zones and sloughs) for migration and species movement. The plan will link large "nodes" of natural habitat together with the "linkage" connections as a functioning ecological network. Nodes and linkages shall include a "core" of natural ecosystem elements and shall provide a protected "buffer" along the outer margins of the core habitat which shall function to protect the ecological values in the "core" habitat.

- *Use of biocides and other compounds with biological consequences.* Pesticides, herbicides and insecticides (biocides); hormones and antibiotics (growth promoters); rodenticides; and hydrocarbon-based compounds, used both commercially and individually, can accumulate to toxic levels in biological organisms, including humans. Certain of these substances, even at low levels, can affect reproductive health. The City shall maintain and make available a current list of alternative, environmentally-safe products for controlling unwanted vegetation and pests, growing crops and enhancing production of animal products. The use of substances and compounds that can accumulate to toxic levels is restricted by the City (Pesticide Ordinance), and a program for fostering the reduction in private use shall be developed and implemented.
- The City shall maintain and make available a current list of alternative, environmentally-safe products for controlling unwanted vegetation and pests, growing crops and enhancing production of animal products. The use of substances and compounds which can accumulate to toxic levels is restricted by the City (Pesticide Ordinance), and a program for fostering the reduction in private use shall be developed and implemented.
- Maintenance of streams as natural drainage systems. Arcata's creeks carry a significant amount of the City's stormwater. Drainage controls shall be enforced through implementation of the Drainage Master Plan, to protect water quality, and minimize erosion, sedimentation and flood impacts to City creeks. A comprehensive stream maintenance program shall be prepared to augment stormwater utility rehabilitation projects designed to improve flow capacity, minimize channel erosion, and enhance riparian habitat.
- Restoration of degraded creek resources. Portions of Janes, Jolly Giant, Campbell, and Grotzman Creeks are culverted or covered, causing degradation of creek resources. Streams such as Janes Creek have tide gates which that are barriers that prevent anadromous salmonids from accessing critical habitat. Furthermore, recreational use has degraded riparian vegetation along upland reaches of certain creeks (e.g., Jolly Giant, Campbell, and Jacoby Creeks) within Redwood Park and the Community Forest. Lack of vegetation along creek courses can cause erosion, resulting in water and airborne impacts. Restoration activities for

improving degraded stream resources shall include:

- Uncovering of creek courses in public rights-of-way, as part of public works improvement projects.
  - Encouraging landowners to restore degraded EBA and stream resources, including native riparian vegetation establishment and exotic species removal, as part of a new development or renovation.
  - Controlling uses that are damaging to upland reaches of creeks in the Community Forest and Redwood Park.
  - Removing or modifying barriers such as tide gates that prevent migrating anadromous salmonids, which are federally listed endangered species, from reaching their critical habitat.
  - Exclusionary fencing to keep livestock out of the EBA.
- The Streams Management Plan shall be implemented to provide guidance for rehabilitation and management of creeks that flow through Arcata. The SMP addresses new and modified development along creeks, and existing activities in creek zones. Stream rehabilitation projects shall be designed to maintain or improve flow capacity, trap sediments and other pollutants which that decrease water quality, minimize channel erosion, prevent new sources of pollutants from entering the stream, and enhance instream and riparian habitat.
  - Promotion of and participation in agricultural production within the City. Diverse and intensive agricultural production and increased participation shall be promoted, in order to maintain the value of agricultural lands, improve the economic base, and increase employment and food production. The City does not, however, advocate more intensive agricultural uses and practices that would have adverse environmental impacts. Agricultural operations, such as Community Supported Agriculture (CSA) are strongly encouraged.

#### ~~4.6 IMPLEMENTATION MEASURES~~

#	IMPLEMENTATION MEASURE DESCRIPTION	RESPONSIBLE PARTY	TIME FRAME
<del>RC-4</del>	<del>Creeks Management Plan Regularly update the City Creeks Management Plan, at least every five years, to implement current provisions for maintaining biological integrity of entire watercourses. The Creeks Management Plan will also include updated provisions for education and restoration programs for degraded creeks.</del>	<del>Environmental Services Dept./Creek Advisory Committee</del>	<del>Year 4 then every 5 years</del>
<del>RC-2</del>	<del>Community Forest Management Plan Update the Community Forest Management Plan, at least every ten years, to implement current provisions for managing recreation, aesthetic,</del>	<del>Environmental Services Dept./Forest Management</del>	<del>Year 5 then every 10 years</del>

#	IMPLEMENTATION MEASURE DESCRIPTION	RESPONSIBLE PARTY	TIME FRAME
	<del>timber, watershed, wildlife, and vegetation resources. The Management Plan will also include updated provisions for allocation of forest fund revenues and urban conversions, as well as setbacks from the Community Forest boundary and a monitoring program for forest practices.</del>	<del>Committee</del>	
<del>RC-3</del>	<del>Energy Efficiency and Conservation Program Conduct a continuous program to identify and purchase appropriate energy supplies, implement and evaluate energy conservation measures, provide energy education and public information, and promote energy efficiency in transportation. Establish a funding mechanism to assure that a significant portion of the savings are used to fund energy programs and as a reward for savings.</del>	<del>Environmental Services Dept./ Energy Task Force</del>	<del>Year 1 then every 5 years</del>
<del>RC-4</del>	<del>Non-native Plant and Animal Species Removal Program The City shall provide public information that explains why invasive species are a problem. The City shall maintain a program that recommends effective but non-toxic eradication measures, and eradicate non-native species on public lands where they are displacing native species.</del>	<del>Environmental Services Dept./ Agricultural Advisory Committee</del>	<del>Year 1 then every 5 years</del>
<del>RC-5</del>	<del>SPAs, :WSP Combining Zone, Resource Setbacks and Energy Conservation Measures (PLUC Amdndment) Revise the PLUC (formerly LUDG) regulations to be consistent with the General Plan policies for SPAs, the :WSP combining Zone, natural resource (forest) area setbacks and energy conservation techniques.</del>	<del>Environmental Services Dept./ Planning Commission</del>	<del>Year 1 then every 5 years</del>
<del>RC-6</del>	<del>Surface Water Quality Ordinance Prepare and adopt a water quality ordinance using water quality standards established in the Drainage Master Plan. The ordinance shall address the physical, biological, and chemical parameters of water quality, include monitoring provided through the MOU with HSU, and shall be updated at least every five years.</del>	<del>Environmental Services Department</del>	<del>Year 1 then every 5 years</del>
<del>RC-7</del>	<del>Wetlands Management Plan Prepare a Wetlands Management Plan that includes mapping of all known wetland areas, guidelines for wetlands management, setbacks, restoration goals and objectives, and review and approval requirements for wetland alterations.</del>	<del>Environmental Services Dept./ Creek Advisory Committee</del>	<del>Year 2</del>
<del>RC-8</del>	<del>Sensitive Habitat Mapping Using the sensitive habitat definition from Policy RC-1d, prepare and regularly update a map of sensitive habitat in the City.</del>	<del>Environmental Services Dept.</del>	<del>Year 1</del>
<del>RC-9</del>	<del>Pesticide Ordinance Regularly update the City's Pesticide Ordinance.</del>	<del>Environmental Services Dept.</del>	<del>Every 5 years</del>
<del>RC-10</del>	<del>Create Agricultural Advisory Committee This City shall appoint a committee to be an</del>	<del>City Council</del>	<del>Year 1</del>

#	IMPLEMENTATION MEASURE DESCRIPTION	RESPONSIBLE PARTY	TIME FRAME
	<del>impartial forum for addressing agricultural issues between property owners and agricultural operators. The committee will also be responsible for preparing the agricultural operations ordinance, researching incentives for continued agricultural operations, and advising the Planning Commission on any proposed development that would affect agricultural productivity.</del>		
RC-11	<del>Participate in Humboldt Bay Management Plan. The City shall designate a representative to attend meetings, review documents, and represent the City's interest during the preparation of the Humboldt Bay Management Plan.</del>	City Council appoints a representative	Year 1
RC-12	<del>Community and Farm Protection Ordinance. The Agricultural Advisory Committee shall develop and maintain a Community and Farm Protection Ordinance, which shall provide a foundation for minimizing conflicts, educating the community, and a protocol for mediating unresolved disputes.</del>	Agricultural Advisory Committee	Year 1

## **COASTAL AIR QUALITY ELEMENT**

### **4.7 INTRODUCTION**

**Overview of factors contributing to air pollution.** One of the best ways to control air pollution is to develop transportation infrastructure and land use goals and policies which compliment and work in harmony towards air pollution control objectives. Air quality in the City of Arcata is regulated by the North Coast Unified Air Quality Management District (NCUAQMD). The NCUAQMD's primary responsibility is to achieve and maintain federal and state air quality standards. NCUAQMD currently meets all federal standards, but is classified as non-attainment (exceeds maximum limits) for California Ambient Air Quality Standards for airborne particles that are ten microns in diameter and smaller (PM-10).

Federal and state ambient air quality standards also include ozone, carbon monoxide, nitrogen dioxide, sulfur dioxide, and lead. Of these pollutants, motor vehicles are a major contributor of carbon monoxide, nitrogen dioxides, and ozone. While engine and fuel improvements have significantly reduced these emissions from motor vehicles, measures to reduce vehicle travel can further improve air quality from these pollutants.

Particulate matter includes a wide range of solid or liquid particles including smoke, dust, aerosols, and metallic oxides. Two significant sources of PM-10 include motor vehicle exhaust with its associated secondary reactions in the atmosphere related to exhaust gases, and wood-burning stoves/fireplaces. PM-10 emissions associated with motor vehicles include vehicle exhaust and tire and brake wear. However, most particulate releases from motor vehicles are a result of road dust suspension. For example, road dust comprises 77% (580 tons/year) of vehicle-related PM-10 releases in the Arcata/Eureka area. Because road dust sources cannot be controlled, reductions in vehicle use are needed to significantly reduce PM-10 emissions caused by suspended road dust.

Wood-burning stoves, fireplaces, and residential open waste burning are also a source of PM-10 emissions. Research on human health effects of PM-10 show a correlation between elevated PM-10 concentrations and aggravation of chronic illnesses and elevated mortality rates. Fine particulate matter can affect health more than larger particles because it can bypass respiratory filtration systems and lodge deep in the lungs<sup>1</sup>.

**Overview of Arcata's air quality.** Air quality is affected by both emissions and meteorological conditions. Arcata air quality is influenced by its coastal location and relatively stable temperatures are throughout the year. Temperatures average 50 degrees Fahrenheit, with a yearly average range of 40-60 degrees Fahrenheit. Prevailing winds are from the northwest in summer and southwest in the winter. During winter months moderate temperatures, frequent fog, and moderate to heavy precipitation cause inversions which impact air quality.

Arcata is within the northwestern most air district in the State, the NCUAQMD, which encompasses 7,100 square miles including the counties of Humboldt, Del Norte, and Trinity, and serves a population of nearly 170,000. The NCUAQMD presently meets all federal and state air quality standards, except for the state standard for particulate matter of ten microns and smaller (PM-10). The table below shows the federal and state PM-10 standards.

**TABLE AQ-1 AMBIENT AIR QUALITY STANDARDS FOR PM-10 EMISSIONS**

AVERAGE TIME	FEDERAL STANDARD	CALIFORNIA STANDARD
Annual Arithmetic Mean	50 ug/m <sup>3</sup>	30 ug/m <sup>3</sup>
24 Hour Average	150 ug/m <sup>3</sup>	50 ug/m <sup>3</sup>

Source : North Coast Unified Air Quality Management District Particulate Matter (PM10) Attainment Plan, Draft Report, 1995. ug/m<sup>3</sup> = micrograms per cubic meter.

The NCUAQMD began measuring North Coast PM-10 concentrations in 1985. Of the total suspended particulates measured, PM-10 comprise approximately 60% of particulate matter. Table AQ-2 shows local PM-10 measurements.

**TABLE AQ-2 PM-10 MEASUREMENTS IN THE ARCATA/EUREKA AREA**

MONITORING LOCATION	MAX. 24 HOUR VALUE	ANNUAL AVERAGE
Arcata (1990)*	43.0	11.8
Eureka (1985)	75.0	32.7
Eureka (1990)	83.0	24.4
Eureka (1996)	87.3	15.9

Source: Summary of NCUAQMD Air Monitoring Data, June 1997.

All values are in ug/m<sup>3</sup> = micrograms per cubic meter.

\* The 1990 measurement in Arcata was part of a special purpose study performed by the state.

While the values shown in Table AQ-2 do not indicate that Arcata or Eureka always exceed state standards, the NCUAQMD as a whole has a non-attainment classification and all communities within the district contribute to that status.

Primary sources of PM-10 contributors in the Arcata/Eureka area include residential fuel combustion (24%); industrial wood and paper manufacturing (19%); paved road dust (16%); construction and demolition (14%); and unpaved road dust (7%). During periods of high PM-10 releases, wood-burning fireplaces account for approximately 50%, automobiles 31%, pulp mills 14%, and other sources 5%. Table AQ-3 shows general overall sources of pollution by major category, and the percent contribution of each source to the various pollutants.

The last district study conducted by the NCUAQMD was the Chemical Mass Balance Study of Composition of Particulate Matter, in 1992. That study did find that diesel emissions constituted a fairly large component of PM-10. Diesel emissions have been declared a toxic emission by the State, and the State Air Resources Board is instituting a diesel engine replacement/retrofitting program.

Measurements indicate that the Eureka area has the greatest measured PM-10 concentrations in the Humboldt Bay area of the NCUAQMD. While the Eureka area air

quality is improving, several days during the winter months still exceed state PM-10 standards. District-wide, the number of days which exceed standards have decreased from about 24% in 1985 to about 8% in 1993; 3% in 1994; 2% in 1995; 3% in 1996; and 2% in 1997. This represents a 92% decrease over the past twelve years. The months with highest PM-10 concentrations are December, January and February due to meteorological conditions<sup>2</sup> and increased use of wood burning stoves and fireplaces.

Although air quality is improving, air quality is only measured on 1/6 of the days in the year. The general criterion for non-attainment is one exceedance of the standard during a calendar year. Generally, the NCUAQMD must record no exceedances for three consecutive years to be considered in attainment for pollutants.

**Significance criteria for air contaminants.** The NCUAQMD publishes significant emission rates for stationary sources of air contaminants (Regulation I, Rule 130). Emissions are considered significant (defined in terms of tons emitted per year) if a new or modified stationary source exceeds the values shown in Table AQ-4. There are no established significance criteria for mobile sources of emissions, but large projects (such as residential subdivisions and shopping centers) can be compared with stationary source criteria to identify the cumulative impacts of many mobile sources such as motor vehicles.

**North Coast Unified Air Quality Management District PM-10 attainment plan.** As required by the California Clean Air Act, the NCUAQMD adopted an attainment plan in 1995 to identify major PM-10 sources and develop and implement control measures to meet state ambient air quality standards. The NCUAQMD's attainment plan established goals to reduce PM-10 emissions and eliminate the number of days in which standards are exceeded. Exceptions are made for uncontrollable events such as wildfires, structure fires, and unusually high winds. The plan includes three areas of recommended control strategies to meet these goals: transportation, land use, and burning. The table below identifies the categories of measures included in each control strategy. The draft PM-10 attainment plan developed by the North Coast Unified Air Quality Management District was adopted May 11, 1995.

**TABLE AQ-3 EMISSIONS SOURCES AND CONTRIBUTION TO VARIOUS POLLUTANTS**

<b>SOURCE TYPE</b>	<b>EXAMPLES OF EMISSION CONTRIBUTORS</b>				
Industrial	pulp mills, sawmills, power plants, other heavy industry				
Commercial	gas stations, restaurants, dry cleaners, body shops, etc.				
Residential	home heating, residential open waste burning, solvent/ paint use, lawn equipment etc.				
Mobile	cars, planes, trains, road dust and other transportation sources				
Agriculture and Forestry	forest management burning, field burning, herbicide use, etc.				
<b>POLLUTANTS</b>	<b>INDUSTRIAL</b>	<b>COMMERCIAL</b>	<b>RESIDENTIAL</b>	<b>MOBILE</b>	<b>AGRICULTURAL</b>
Nitrogen Dioxide	17.2%	1.0%	3.0%	78.8%	0%
Carbon Monoxide	7.1%	2.0%	4.1%	46.9%	39.8%
Sulfur Dioxide	59.0%	1.0%	1.0%	39.0%	0%
PM-10	13.1%	7.1%	6.1%	58.6%	15.2%

Total Organic Gases	7.1%	47.5%	6.1%	30.3%	9.1%
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**TABLE AQ-4 SIGNIFICANT EMISSION RATES FOR STATIONARY SOURCES (TONS/YEAR)**

CONTAMINANTS	TONS PER YEAR
Carbon Monoxide	100
Nitrogen Oxides	40
Sulfur Dioxide	40
Particulate Matter	25
PM-10	15
Ozone	40
Various Other Contaminants [1]	0.0004 to 10

Source: Regulation I of the NCUAQMD, Rule 130-Definitions

[1] Other contaminants include lead, asbestos, beryllium, mercury, vinyl chloride, fluorides, sulfuric acid mist, hydrogen sulfide, and reduced sulfur compounds. Contact NCUAQMD for detailed information on emission rates and significance criteria.

**TABLE AQ-5 NCUAQMD CONTROL MEASURES**

CATEGORY	CONTROL MEASURES
Transportation	Public transit, rideshare programs, park and ride lots, vehicle buy back and smoking vehicle programs, traffic flow improvements, bike routes.
Land Use	Pedestrian and transit oriented development, walkable communities, integration of land use and transportation planning.
Burning	Residential open waste burning restrictions, conventional fireplace replacements, improved woodstoves, new development requirements, woodstove curtailments on high smoke days, education, and home weatherization.

The control measures described above are included in the NCUAQMD's PM-10 Attainment Plan and provide additional measures to reduce air pollution emissions. The NCUAQMD has existing control measures for commercial, non-residential burning, industry, forestry and agricultural burning, and construction. These measures are not included in the attainment plan because emissions reductions resulting from them are already reflected in the air quality monitoring. This element's objectives and policies include many of the NCUAQMD PM-10 Attainment Plan's control measures, particularly for transportation and land use planning.

### **Guiding Principles and Goals.**

- A. Reduce motor vehicle related air pollution.
- B. Participate in regional efforts to improve air quality.
- C. Educate the community about effects of air pollution and how it can be reduced.
- D. Reduce emissions from wood-burning stoves and fireplaces.
- E. Reduce emissions from forest management and burning.
- F. Reduce emissions from industrial sources.
- G. Reduce emissions from residential open waste burning.

## 4.8 POLICIES

The Coastal Air Quality Element includes the following ~~policies~~ policy groups:

C-AQ-1 Reduce Point and Area Sources of Air Pollutants

~~AQ-2 Reduce Mobile Sources of Air Pollutants~~

~~AQ-3 C- AQ-2 Regional Air Quality Standards, Monitoring, and Education~~

~~AQ-4 Odor~~

### POLICY GROUP C-AQ-1 POINT AND AREA SOURCES OF AIR POLLUTANTS

**Objective.** Improve air quality by reducing emissions from stationary point sources of air pollution (e.g., equipment at commercial and industrial facilities), and stationary area sources (e.g., wood-burning fireplaces and gas powered lawn mowers) which cumulatively emit large quantities of emissions.

~~**AQ-1a Reduce emissions from stationary point sources: commercial and industrial.** Coordinate with energy providers to develop incentive programs encouraging the use of less polluting, energy efficient designs and equipment in commercial and manufacturing uses. Encourage commercial and industrial uses to self-enforce emissions reductions by maintaining and repairing equipment, correcting leaks, installing control devices, and minimizing accidental releases. Coordinate with NCUAQMD to establish buffer zones between point sources and the public, particularly sensitive receptors such as schools, hospitals, and convalescent facilities.~~

**C-AQ-1a New development shall be consistent with requirements imposed by an air pollution control district or the State Air Resources Board as to each particular development.**

~~**AQ-1b Reduce emissions from stationary area sources: residential, commercial, and industrial.** Limit wood-burning fireplace installations in new construction to low-emitting, State and EPA certified fireplace inserts or woodstoves, pellet stoves, or natural gas fireplaces. New construction retrofits must comply with energy efficient construction codes to reduce energy consumption including high efficiency windows, water heaters, and furnaces.~~

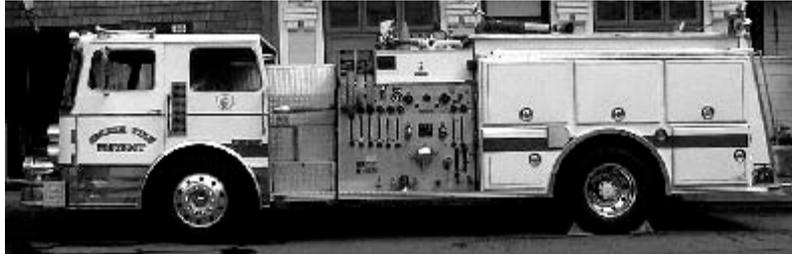
**C-AQ-1b Review of development projects for emissions reductions.** Evaluate new construction plans to reduce point and area sources of pollution. Consult with the NCUAQMD during the environmental review process to ensure that:

1. Air quality impacts of development projects are assessed using analytical methods and significance criteria for emission rates approved by the NCUAQMD.

2. Air quality mitigation is feasible, workable, monitorable, and cost effective.
3. Impacts of projects that may be individually insignificant, but cumulatively significant are minimized or mitigated.
4. Innovative measures are incorporated into the project design to reduce air quality impacts.

Encourage the NCUAQMD to enforce these measures and their related policies.

~~**AQ 1c Coordination between NCUAQMD and Arcata Fire Protection District.** Arcata Fire Protection District officials shall coordinate with the NCUAQMD to develop procedures for identifying, monitoring, and informing the public of high pollutant incidents related to fires and accidental or intentional releases of toxic or unknown materials. Coordination should encompass current air quality levels, meteorological conditions (stagnant air), prevailing wind directions, location of nearby sensitive receptors, potentially affected land uses, and types of potential toxic materials. Coordination and required permits are particularly important during the planning and implementation of controlled burns.~~



## ~~**POLICY AQ-2 MOBILE SOURCES OF AIR POLLUTANTS**~~

~~**Objective.** Improve air quality by reducing emissions from transportation sources, particularly motor vehicles, and other mobile sources. Reduce vehicle miles of travel and encourage shifts to alternative modes of travel.~~

~~**AQ-2a** Implement land use measures to reduce vehicle trips, miles traveled, and air pollutant emissions. Implement or encourage the land use and development measures which reduce motor vehicle travel as outlined in the Transportation Element. These measures are also effective in reducing mobile sources of air pollutants.~~

~~**AQ-2b** Implement transportation measures to reduce vehicle trips, miles traveled, and air pollutant emissions. Implement or encourage the following measures to reduce vehicle miles traveled and provide alternatives to the single occupant motor vehicle, as outlined in the Transportation Element.~~

1. Provide as direct and safe a travel route as possible for all travel modes.
2. Implement and support public education programs explaining the negative impacts of single occupant vehicle use, and encourage the development of employer-based measures to reduce employee automobile travel.

~~3. Require A&MRTS and encourage other fleet operators to convert vehicles to run on less polluting alternative fuels at the earliest feasible time (See Policy RC-8a).~~

~~AQ-2c Reduce or minimize the creation of "hot spots" or localized places of concentrated automobile emissions. Implement or encourage the following measures to reduce hot spots, which occur where groups of vehicles are required to idle (e.g., at congested intersections, driveways and drive-through facilities).~~

~~1. Minimize the delay and congestion at unsignalized and signalized intersections to reduce emissions from idling vehicles. Attempt to achieve this through reducing automobile travel, minor capacity improvements, or fine-tuning of intersection operations. Discourage major capacity improvements at intersections, minimize new signalized intersections, or any other improvement which discourages walking, bicycling, or transit use.~~

~~2. Minimize or restrict land uses with drive-through facilities located in areas of concentrated traffic or near congested intersections.~~

~~3. Construction of projects with large parking lots or high volume driveways shall identify traffic impacts and provide evidence that project design will optimize internal circulation and minimize delay. Ensure that mitigation measures balance the needs of automobiles, pedestrians, bicyclists, and transit riders.~~

~~AQ-2d Design Arcata's highest traveled arterials to minimize stopping. Recognize that automobiles are most efficient and less polluting at constant, moderate speeds between 25 and 35 miles per hour. Minimize idling delay, excessive congestion, and excessive speeds with the following measures:~~

~~1. Encourage Caltrans to coordinate traffic signals on Samea Boulevard to maximize progression.~~

~~2. Eliminate traffic bottlenecks with traffic flow improvements (such as re-allocating turning lanes, or converting all-way stop control to roundabouts or two-way stop control), without impacting the safety of pedestrians, bicyclists, or transit facilities.~~

~~3. Review access plans for commercial driveways to ensure designs minimize idling vehicles and concentrations of traffic. For larger projects require multiple driveways rather than single driveways and consider turn restrictions where delays to existing driveways could be significant.~~

~~4. Encourage and support law enforcement's efforts to expeditiously manage traffic incidents.~~



~~AQ-2e Recognize that poor air quality is caused by the combination of high pollutant emissions and meteorological conditions which do not allow for dispersal of pollutants. The City shall coordinate a joint effort with the NCUAQMD to minimize the impact of high pollutant incidents and notify the public about~~

~~meteorological conditions that contribute to poor air quality. The joint effort shall include employing the following measures:~~

~~1. Implement added air pollution control measures during predictable meteorological events of stagnant air. Inform the public of high pollutant incidents and encourage measures which minimize impacts, such as limiting use of wood-burning fireplaces, gas-powered equipment, and avoiding non-essential vehicle travel.~~

~~2. Promote and encourage employer-based Transportation Demand Measures (such as subsidized bus fare, flexible work hours, and incentives to carpool) to reduce automobile travel, particularly during periods of poor air quality.~~

~~3. Support and encourage local industrial and commercial efforts to reduce emissions and particulate pollution from industrial plants and trucks, particularly during periods of poor air quality.~~

~~4. Require traffic and construction site dust control measures at construction projects. Require measures which reduce emissions from construction activity and maximize efficiency of traffic flow during inversion conditions.~~

~~AQ-2f Enforce air quality control measures and monitoring at construction sites. Construction emissions shall be controlled because, although they are temporary in nature, they can often be the greatest air quality impact of a project. Require the following control measures for construction activities when necessary:~~

~~1. Water all active construction areas twice per day and use erosion control measures to prevent water runoff containing silt and debris from entering the storm drain system.~~

~~2. Cover trucks hauling soil, sand, and other loose material.~~

~~3. Pave, water, or apply non-toxic soil stabilizers on unpaved access roads and parking areas.~~

~~4. Sweep paved access roads and parking areas daily.~~

~~5. Sweep streets daily if visible material is carried onto adjacent public streets.~~

~~For larger construction sites (four acres or greater) require the following measures when necessary in addition to those above:~~

~~6. Hydroseed or apply non-toxic soil stabilizers to inactive construction areas.~~

~~7. Enclose, cover, water, or apply non-toxic soil binders to open materials stockpiles.~~

~~8. Limit traffic speeds to 15 mph on unpaved access roads.~~

~~9. Install erosion control measures to prevent silt runoff onto public roadways.~~

~~10. Replant vegetation in disturbed areas within 30 days after project completion.~~

~~For construction sites near sensitive receptors, require the following measures when necessary, in addition to those above:~~

~~11. Install wheel washers for exiting trucks, or wash all equipment leaving site.~~

~~12. Install wind breaks, or plant trees/vegetation at windward sides of construction areas, or avoid removing existing vegetation which acts as a windbreak.~~

~~13. Suspend excavation and grading activity when winds exceed 25 mph.~~

~~14. Limit area subject to excavation, grading, and other construction activities at any one time.~~

~~**AQ-2g Enforce air quality control measures and monitoring for agricultural operations. Air emissions from agricultural operations, including field burning, airborne soils, and over spray from herbicide applications, shall be controlled and monitored through air quality standards as well as adherence to the Land Use Code.**~~

**POLICY AQ-3 GROUP C-AQ-2 REGIONAL AIR QUALITY STANDARDS,  
MONITORING AND EDUCATION**

**Objective.** Participate in regional efforts to improve and monitor air quality and meet air quality goals, coordinate transportation and land use development planning with the North Coast Unified Air Quality Management District, and educate the public.

~~**AQ-3a Air quality standards and monitoring.** Identify potential emission sources of airborne toxins from mobile and stationary sources. This may be in coordination with the California Air Resource Board and the NCUAQMD, as appropriate. Enforce rigid high standards to restrict fumes, smoke, dust, or other environmental pollutants from stationary sources of pollution.~~

~~**AQ-3b Develop and distribute material to educate the public on air quality issues. Work with Humboldt State University, the California Air Resources Board, and the NCUAQMD to develop educational material regarding air quality, impact of air quality on people, plants and animals, and what citizens can do to improve air quality. The City will make this information available.**~~

~~**AQ-3c Cooperation in enforcement activities and programs.** Cooperate with the NCUAQMD in implementing and enforcing the district's rules and programs. Consider joint implementation of programs between the City and the district such as:~~

- ~~1. A voluntary wood burning devices dryness certification program.~~
- ~~2. Free cordwood moisture checks.~~
- ~~3. Brochures on wood burning.~~
- ~~4. Conversion of conventional wood burning devices to EPA certified devices.~~
- ~~5. Use of district non-compliance funds for low-cost replacements.~~

~~Develop stricter ordinances, guidelines, and development agreements for new residential development to limit wood burning devices. Use district techniques to identify improper wood burning device use, improperly dried fuel, and faulty equipment, and provide education to violators or take enforcement action.~~

~~**AQ-3d Indoor air pollution. Factors such as sealed building interiors, inadequate ventilation, non-openable windows, and use of building materials that release toxic substances contribute to indoor air pollution. To maximize indoor air quality, the installation of openable windows and adequate ventilation systems, the use of pollution-reducing houseplants, as well as the selection of non-toxic**~~

~~building materials and interior finishes, is encouraged in all new buildings and in the retrofitting of existing buildings. The City shall maintain a list of non-toxic building materials and interior finishes, provide available information about building techniques and designs that reduce or eliminate indoor air pollution, and encourage a good-faith effort by private industry to use these materials and techniques.~~

#### ~~POLICY AQ-4 ODOR~~

~~Objective. Minimize public exposure to noxious odors from industrial, manufacturing, processing, and food and beverage production operations.~~

~~AQ-4a Odor controls. Identify potential sources of noxious odors and regulate these sources to avoid adverse affects on adjacent sensitive receptors. Noxious odors are defined as foul smelling airborne emissions that are sufficiently concentrated to cause physical discomfort to those inhabiting adjacent areas. Regulations imposed to reduce effects of these odors shall include limiting hours for odor emissions, periodic monitoring, and filtering to reduce concentrations.~~

#### Other Initiatives

**AQ-1c Coordination between NCUAQMD and Arcata Fire Protection District.** Arcata Fire Protection District officials shall coordinate with the NCUAQMD to develop procedures for identifying, monitoring, and informing the public of high pollutant incidents related to fires and accidental or intentional releases of toxic or unknown materials. Coordination should encompass current air quality levels, meteorological conditions (stagnant air), prevailing wind directions, location of nearby sensitive receptors, potentially affected land uses, and types of potential toxic materials. Coordination and required permits are particularly important during the planning and implementation of controlled burns.

**AQ-3a Air quality standards and monitoring.** Identify potential emission sources of airborne toxins from mobile and stationary sources. This may be in coordination with the California Air Resource Board and the NCUAQMD, as appropriate. Enforce rigid high standards to restrict fumes, smoke, dust, or other environmental pollutants from stationary sources of pollution.

**AQ-3c Cooperation in enforcement activities and programs.** Cooperate with the NCUAQMD in implementing and enforcing the district's rules and programs. Consider joint implementation of programs between the City and the district such as:

1. A voluntary wood-burning-devices dryness certification program.
2. Free cordwood moisture checks.
3. Brochures on wood burning.
4. Conversion of conventional wood burning devices to EPA certified devices.

5. Use of district non-compliance funds for low-cost replacements.

Develop stricter ordinances, guidelines, and development agreements for new residential development to limit wood burning devices. Use district techniques to identify improper wood burning device use, improperly dried fuel, and faulty equipment, and provide education to violators or take enforcement action.

#### **~~4.9 IMPLEMENTATION MEASURES~~**

<b>#</b>	<b>IMPLEMENTATION MEASURE DESCRIPTION</b>	<b>RESPONSIBLE PARTY</b>	<b>TIME FRAME</b>
<del>AQ - 4</del>	<del>Air quality education and air emissions reduction programs Continuo monitoring local air quality and setting high standards for air quality. The City, including the Fire Department, shall work with the NCUAQMD to establish an air quality monitoring station in Arcata.</del>	<del>NCUAQMD</del>	<del>On-going</del>
AQ - 2	<b>Funding sources for wood-burning appliance retrofits for low income and elderly</b> Research and apply for grant funding for qualifying low-income and elderly households to retrofit wood-burning appliances that have high emission rates.	Community Devel. Dept.	On-going

#### **Endnotes**

1. For further information on the health effects of PM-10 see the California Air Resources Board publication "Facts about Air Pollution and Health" (ARB Publications Department); the EPA document National Air Quality and Emissions Trends Report (EPA Office of Air Quality Planning and Standards, Research Triangle Park, NC); the Air Resources Board December 1982 publication California Ambient Air Quality Standards for Particulate Matter (PM-10); Federal Register Vol. 62, No. 138, 1997 for information on PM-2.5; and Health & Environment Digest Vol. 10, No. 4 "Airborne Particulates: A Deadly Public Health Concern."



# Chapter 5

## Coastal Design and Historical Preservation

Coastal Design Element  
Coastal Historical Preservation Element



# COASTAL DESIGN ELEMENT

## **Preface**

The Design and Historic Preservation Design Elements are not mandated under the state planning law. They are included in the Arcata General Plan because the issue of community appearance and livability is important to Arcata. In addition to addressing community-wide design features and criteria, the Design Element also is important for protection of scenic and visual qualities of the City and the coastal zone as required by the California Coastal Act of 1976.

## **5.1 INTRODUCTION**

**Overview of Arcata's Design Character.** The city of Arcata is located in a setting of great natural beauty. A sense of physical and visual separation from other communities is provided by extensive open space lands which surround the city. These include Arcata Bay, marsh lands, and agricultural lands to the south; the agricultural lands of the Arcata Bottoms to the west; the Mad River and its agricultural floodplain to the north; and forested hills to the east. For residents and visitors alike, the aesthetic encounter with the landscape of the North Coast is presented along the State Route 101 corridor and several other principal roadways. From the south, the State Route 101 parallels and provides scenic views to the marshes and open waters of Arcata Bay to the west and agricultural land with a forested coastal foothill backdrop to the east. The sense of scale and "fit" of the Arcata townscape complements this scenic rural coastal environment.



The overall urban form of the city consists of a dense and compact urban core centered around the Plaza and downtown, with a series of varied and dispersed residential neighborhoods extending into the hills and bordering agricultural areas. These provide residents with a range of

housing environments and an immediate relationship to natural areas. Several interspersed agricultural areas accentuate the juxtaposition of town and country. Much of the character of Arcata is derived from the architectural styles of its buildings, particularly of older historical residences and commercial buildings near the City's center. For the most part, buildings are small in scale and only a few buildings are three stories or more in height.

### **Guiding Principles and Goals .**

- A. Promote orderly and harmonious development of the City.
- B. Assure that new development is designed to preserve important natural features and scenic resources.
- C. Promote building designs that are well suited to their functions and sites.

- D. Prevent excessive and unsightly grading of hillsides associated with development.
- E. Create visual environments which are of high aesthetic quality and variety.
- F. Achieve maximum benefit from natural environmental settings.
- G. Assure that new buildings are designed to fit appropriately with the existing neighborhood context.
- H. Promote stability of land values and desirability of investment in the City.
- I. Incorporate "green building" concepts and features into new and renovated structures.

## 5.2 POLICIES

The Coastal Design Element contains the following ~~policies~~ policy groups:

~~D-1 Overall Community Character~~

~~D-2 Downtown Arcata Design~~

~~D-3 C-D-1 Scenic Routes, Resources, and Landscape Features~~

~~D-4 C-D-2 Subdivision Design~~

~~D-5 Residential Design~~

~~D-6 Design of Commercial and Industrial Development~~

~~D-7 Landscape Design~~

### ~~POLICY D-1 OVERALL COMMUNITY DESIGN CHARACTER~~

~~Objective: Maintain a community with diversity and quality in the built environment; with small scale structures that are harmonious with their neighborhood context; and with a sharp physical and visual distinction between the urban area and the surrounding open space lands.~~

~~D-1a Maintain small scale of building. Buildings shall be designed to maintain the small scale character of the community.~~

- ~~1. This may be accomplished by breaking larger developments into several smaller buildings rather than constructing a single large, monolithic building.~~
- ~~2. This shall be accomplished by avoiding large, unbroken expanses of wall and roof planes.~~
- ~~3. This shall be accomplished by providing articulation in building mass, surfaces, rooflines, wall planes, and facades, and including architectural ornamentation.~~

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



~~D-1c Promote quality and diversity of design compatible with neighborhood context. Site and building design shall be harmonious with the neighborhood context, including existing structures. Within new subdivisions, diversity in building appearance rather than repetitive designs is encouraged.~~

~~D-1d Preserve natural landforms and landscape features. Site designs shall have the minimum disturbance necessary to natural conditions such as existing contours and vegetation, and shall preserve, to the maximum extent practicable, any unusual natural features.~~

~~D-1e Promote energy efficiency and solar access. Site and building design shall emphasize energy efficiency and solar orientation.~~

~~D-1f Create buffers between incompatible land uses. At boundaries between different land use designations, and where different and incompatible land uses are adjacent, buffer areas shall be incorporated into site design for new development. Buffers may consist of additional setbacks, landscaping, and visual and noise barriers such as fences or walls.~~

~~D-1g Provide for bicycles, pedestrians, and transit in design. Design of commercial, industrial, and multi-family housing shall incorporate provisions for bicycle and pedestrian circulation, and bus transit. Facilities should be located and designed so that these alternative travel modes are fully interconnected.~~

~~D-1h City edges. The development pattern shall be managed to retain the sharply demarcated physical and visual separation of Arcata from the urbanized areas of Eureka and McKinleyville. This shall be accomplished by:~~

- ~~1. Restricting development in surrounding open space lands to very low density (minimum parcel size from twenty to sixty acres).~~
- ~~2. Requiring that construction in hillside areas shall be sited so that it does not intrude above the ridgeline.~~

~~3. Retaining existing vegetation, providing landscape screening, and shielding exterior lighting to minimize visible impacts of any development on prominent sites or in open space areas, especially hillside sites visible from State Route 104.~~

~~D-1i Renewable green building. Site and building design shall incorporate green building concepts including maximizing use of recycled materials and recycling, energy efficiency, solar access, insulation, energy efficiency, use of toxic free materials, natural lighting, native landscaping, permeable surfaces around structures, and minimizing construction waste generation.~~

## ~~POLICY D-2 DOWNTOWN (CENTRAL COMMERCIAL) DESIGN~~

~~**Objective.** Maintain and continue to develop a built environment which accentuates the Plaza and surrounding downtown lands designated in the Commercial Central use category as the commercial and cultural hub of the city, maintains the historical flavor of building and site design, integrates bicycle and pedestrian facilities, and which incorporates appropriate trees and other "softscape" elements.~~

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

~~D-2b Streetscape design. Future changes to public street rights-of-way in the downtown shall focus on improving amenities and safety for pedestrians, bicycles, and reasonable and safe vehicle access. The following design features should be considered in future improvement projects:~~



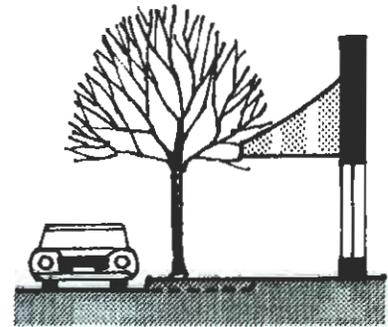
- ~~1. Increase the width of sidewalks.~~
- ~~2. Demarcate pedestrian crosswalks with pavement marking or special paving materials or colors.~~
- ~~3. Provide or improve bike lanes, where appropriate.~~
- ~~4. Incorporate street trees in appropriate locations.~~
- ~~5. Use special paving materials or patterns for sidewalks at key locations or intersections.~~
- ~~6. Provide landscape screening between parking lots and the street.~~
- ~~7. Provide street and parking lot lighting that is adequate for safety but that is not overly bright.~~

- ~~8. Establish a uniform lighting fixture and post (or pole) design for streetlights;~~
- ~~9. Establish a uniform design for various items of "street furniture," such as benches, trash receptacles, water fountains, etc.~~
- ~~10. Require undergrounding of utilities and elimination of poles and overhead wires.~~

~~D-2c Alleys. The existing alleys in the downtown shall be retained and should be improved as multi-functional accessways. Businesses are encouraged to use alleys for secondary entries. Enhancements should emphasize amenities and safety for pedestrians, such as improved surfacing, lighting, landscaping, and enclosures for garbage and recycling receptacles where space permits.~~

~~D-2d Street trees. The City shall encourage the installation of street trees within the downtown area. The City shall develop a comprehensive street tree planting and maintenance program which includes the following components:~~

- ~~1. Identification of streets where trees may be installed.~~
- ~~2. Standards for the location of street trees; generally, locations will either be in wells located between on-street parallel parking areas, in cutouts within the sidewalk where the sidewalk is of sufficient width (7 foot or more), or in containers where the preceding locations are not workable.~~
- ~~3. Standards for spacing between street trees (usually 20 to 35 foot on center).~~
- ~~4. Specification of a list of acceptable tree species and the appropriate streets and locations for each species.~~
- ~~5. Standards for size of trees and specifications for their installation (e.g. size of well, staking, materials).~~
- ~~6. Identification of responsibilities, procedures, and standards for tree maintenance. Where space is insufficient for street trees, trees may be incorporated into the landscape design on private property adjacent to the street property line.~~



~~D-2e Design criteria for new structures and additions. The height, scale, and mass (volume) of new buildings and additions to existing buildings shall be compatible with other buildings in the immediate vicinity. Each building shall have an entry from the sidewalk to the street level floor. Building elevations shall be articulated; long, continuous, unbroken wall and roof planes should be avoided. The visual organization and proportions of building elevations—including the size, spacing and shape of window and door openings—should be consistent with neighboring buildings.~~

~~Architectural detailing and ornamentation, such as cornices, eaves, recessed or covered entryways, and awnings, are encouraged. Design review applications shall include depiction of buildings on adjoining lots, either in elevation drawings or photographs.~~

~~D-2f Design criteria for vacant lots on Arcata Plaza. In addition to the criteria in D-2e, the following criteria shall also apply to development on vacant parcels with frontage on streets surrounding the Plaza:~~

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



~~D-2g Design criteria for remodeling existing facades (storefronts). In remodeling facades, the distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features shall be avoided whenever possible. Deteriorated architectural features shall be repaired rather than replaced whenever practicable. Storefronts shall be designed to fit inside the original opening and not extend beyond it. Contemporary design for alterations and additions to existing structures shall not be prohibited when such alterations and additions do not destroy significant historical or architectural character of the property. The size and proportions of any additions shall be compatible with the original building.~~

~~D-2h Site design, including parking areas. The placement of new buildings and building additions on a site should be compatible with site layout on neighboring properties. In general, buildings should be sited immediately adjacent to the sidewalk and any on-site parking should be placed to the rear of the building. Parking areas shall be separated from the street and sidewalk by a landscape buffer of at least six feet. Trees that reach a mature height of at least twenty feet should be included in the interior of all~~

~~parking lots with more than two parking spaces. Pedestrian spaces, circulation areas, or gathering areas are encouraged as design elements.~~

~~D-2i Design of signs. Permanent signs in the Central Commercial area shall be oriented to pedestrians rather than automobile traffic, and shall conform to the following criteria:~~

- ~~1. Signs shall be placed so that they do not obscure other building elements such as windows, cornices, or decorative details.~~
- ~~2. Size, materials, style, and color shall complement the building facade and shall be compatible with the surrounding area.~~
- ~~3. Copy shall be limited to icons, logos, business identification, and hours of operation (rather than advertising copy).~~
- ~~4. Flush-mounted signs with copy in a specifically designated horizontal band is the preferred type; monument and hanging (cantilevered) signs may be allowed, provided that the latter has a vertical clearance of at least 7.5 feet and an encroachment permit is obtained.~~
- ~~5. Pole signs shall be prohibited, except for public traffic, directional and safety signs.~~
- ~~6. When lighted, signs shall be designed to minimize glare and with the minimum amount of illumination necessary to make the sign legible; neon signs with distinctive designs are acceptable. Plastic-faced internally lit signs should be discouraged.~~
- ~~7. At the time of any future alterations of an existing sign, the sign shall be required to be modified to conform in its entirety to these policies. Alterations shall mean any change to the structure, area, or height of a sign, but shall not mean a change in copy.~~

~~D-2j Incorporation of amenity features in new development. Any new development shall incorporate an appropriate combination of project enhancements in lieu thereof. Potential enhancements include, but are not limited to, the following:~~

~~special paving materials in parking lots~~

~~public art, including sculpture and murals~~

~~outdoor spaces for public use~~

~~street trees or street furniture~~

~~fountains or other water features~~

~~secondary pedestrian access from alleys~~

~~balconies or decks on upper floors~~

~~sidewalk and/or entry mosaics or decorative tile~~

~~special architectural features~~

~~flower beds~~

~~window boxes~~

~~courtyards~~

~~awnings~~

~~planted wall trellises~~

~~recessed entryways~~

## **POLICY ~~D-3~~ GROUP C-D-1 SCENIC ROUTES, RESOURCES, AND LANDSCAPE FEATURES**

**Objective.** Identify and protect scenic routes, resources, and landscape features. Retain natural features, coastal scenic resources, and scenic vistas as important aesthetic components of the built environment and visual and associative links to nature. Minimize impairment and obstructions of scenic views to the minimum necessary to allow reasonable development.

**C-D-3a Scenic and visual qualities.** The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by the City and the County of Humboldt shall be subordinate to the character of its setting.

**D-3a C-D-3b** *Designation of coastal scenic highways.* The following coastal scenic highways are hereby designated:

1. 7th Street and Bayside Road, from 7th Street overcrossing to Crescent Drive.
2. Bayside Cutoff, from State Route 101 to Old Arcata Road.
3. Old Arcata Road, from Bayside Cutoff to Crescent Drive.
4. Samoa Blvd. (State Route 255), from Crescent Drive to ~~Manila~~ the western city limits at Slaughter House Road.
5. Janes Road, from 11th Street to Foster Avenue.
6. State Route 101, from the southerly City boundary to the ~~Mad River~~ Seventh Street overpass.
7. South "I" Street, from Samoa Blvd. south.
8. South "G" Street, from "H" Street to State Route 101
- ~~9. All public roads west of the City in the Arcata Bottom.~~

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

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

**D-3c C-D-3c** *Design policy for projects affecting scenic highways.* The following standards shall apply to any development which affects scenic highways:

1. Billboards or other off-premises signs are prohibited.
2. Landscape planting along State Route 101 shall not interrupt scenic views to the bay

or eastward across agricultural lands.

3. New development or redevelopment in the industrial area of South "G" Street shall provide dense landscape screens along all perimeter lot lines visible from State Route 101.

~~4. The City shall work jointly with the County of Humboldt, Caltrans, and the Coastal Commission to enhance scenic views along scenic highways, particularly State Route 101 and 255 corridors. [Move declaratory language to *Other Initiatives*.]~~

~~D-3d C-D-3d~~ *Scenic entryways.* The appearance of the following additional entryways, ~~should~~ **shall** be enhanced with appropriate landscaping and entry signs or structures:

1. Samoa Blvd. (State Route 255) between ~~Jackson Ranch Road~~ **the western city limits at Slaughter House Road** and "K" Street.

2. State Route 101 between Bayside cutoff and Samoa Blvd.

~~3. State Route 101 between the Mad River and Giuntoli Lane.~~

~~4. State Route 299 from North Bank Road to Giuntoli Lane.~~

5. Old Arcata Road from Bayside Cutoff to Jacoby Creek Road

These public improvements may include uniform landscaping, pedestrian enhancements, and directional signing.

~~D-3e C-D-3e~~ **Arcata Bay—Open waters, shoreline, and tidal marshes.** Proposed land uses and development shall not significantly alter the natural appearance or landforms of the waters, shoreline, and tidal marshes of Arcata Bay, which are designated in the natural resource land-use category. Where these resources are visually degraded, developments shall be required to restore or enhance their appearance. Development within the area bounded by Samoa Blvd., Butcher's Slough and Gannon Slough shall include local native plant landscaping, screenings and other measures to ensure compatibility with scenic coastal resources and with the educational, recreational, wildlife and other uses of the Humboldt Bay National Wildlife Refuge and the Arcata Marsh and Wildlife Sanctuary.

~~D-3f Bay and ocean views. Views of Arcata Bay and the Pacific Ocean from vantage points along public streets in hilly areas of Arcata shall not be blocked by development. Any impairment or partial obstruction of these ocean views from new development shall be the minimum necessary to allow reasonable development.~~

~~D-3g~~ **Wooded hillsides. Views of wooded hillsides forming the City's eastern edge from vantage points along public streets west of the State Route 101 should not be blocked by development.**



~~D-3h~~ **C-D-3f** *Farmlands and open countryside.* Views of farmlands and open countryside — in the Arcata Bottom, along the State Route 101 south of Samoa Boulevard, north of Giuntoli Lane, and along State Route 255 west of the city, ~~should~~ **shall** be protected. New development ~~should~~ **shall** be sited and designed to minimize any impairment of such views.

~~D-3i~~ **Preservation of hedgerows (windrows, or rows of trees). Preservation of the following windrows, hedgerows, or groves of trees shall be encouraged:**

- ~~1. The cypress windrows separating Arcata Heights from the Sunset neighborhood.~~
- ~~2. The trees along the north and western edges (Alliance Road) of the Sunset neighborhood.~~
- ~~3. The trees on the small knoll adjacent to State Route 101 south of Spear Avenue.~~
- ~~4. The windrow of trees adjacent to the west side of the State Route 101 between 7th and 14th Streets.~~
- ~~5. Windrows in the Arcata Bottom.~~
- ~~6. The row of trees along the westerly side of State Route 101 at the State Route 299 interchange.~~
- ~~7. The groves of eucalyptus and other trees which line Bayside Road between Union Street and Crescent Way.~~
- ~~8. The elm trees on "J" Street between 14th and 16th Streets.~~
- ~~9. Redwood Grove at 7th and Union, and Bayside Road to be left intact.~~

~~D-3j~~ **Streamside riparian areas. Creeks or drainage channels and any associated riparian vegetation shall be retained in a natural state and incorporated into site design as a visual asset to development which adjoin them.**

#### **POLICY ~~D-4~~ GROUP C-D-2 SUBDIVISION DESIGN**

**Objective.** Achieve subdivision design which accommodates orderly growth; assures proper development of land and access to lots; promotes open space retention; insures adequate circulation, utilities, and services; preserves existing landforms; and retains significant vegetation.

~~D-4a~~ **C-D-4a** **Design of roadways and subdivision improvements.** New subdivisions shall comply with the following criteria:

1. Unless it is demonstrated to be infeasible, all new lots shall have frontage on a public street or improved alley. Where direct access is infeasible, the number of lots or units to be served by a common access driveway easement shall be based on accessway design meeting all, but not limited

- to, these requirements: public safety access, ingress, egress, parking, utilities, drainage, and environmental issues.
2. The arrangement of proposed streets shall conform to the Transportation Plan, where possible. When not shown on the Street Plan, the design shall provide for the appropriate connections to existing streets. Cul-de-sacs should be avoided where possible.
  3. The subdivision design may utilize narrow or "skinny" streets and various traffic calming approaches; alleys are encouraged for access to garages.
  4. Gated subdivision streets shall be prohibited in order to maintain a sense of community.
  5. Use of natural drainage techniques in subdivision design is encouraged. In general, curbing and gutters are appropriate for street drainage, safety and delineation and protection of pavement edge. Where curbing is not required, some other type of edge definition and stabilization shall be furnished.
  6. Natural drainage patterns shall be preserved to minimize potential slippage and flooding. Building site grading shall be contoured to direct water away from structures.
  7. No lighting shall be allowed that results in illumination above the tree canopy.
  8. Sidewalks and bikeways shall be provided; sidewalks may be furnished on one side of the street only. In planned developments, additional sidewalks and bikeways may be located away from the street.
  9. Illumination of streets shall be unobtrusive and the lowest intensity compatible with safety.
  10. Landscaping shall be provided as part of subdivision design; plantings shall include street trees or an equivalent number of trees planted on individual lots adjacent to the street frontage.
  11. Where subdivisions abut a major street or railroad, or include more than one land-use or housing type, landscape buffers shall be included at appropriate locations to create a visual screen and minimize any adverse impacts.

**~~D-4b~~ C-D-4b Lot patterns.** Lot boundaries should be regular in shape and lots should either have direct access to a public street or to an access easement which connects to a public street. Clustering of lots with common open space areas and/or common parking lots is encouraged.

**~~D-4c~~ C-D-4c Grading and hillside subdivisions.** In hillside areas, subdivision design and grading shall minimize disturbance to natural landforms, not destroy visual quality, nor create conditions that could increase the risk of landslides, flooding, or erosion. Designs shall comply with the following criteria:

1. Street layout should in general be parallel to topographic contours to reduce the extent of cut and fill slopes.
2. Long, continuous, or unbroken manufactured slopes should be avoided.

3. Graded slopes should be contoured by varying slope increments and undulating banks vertically and horizontally; building pad elevations should be varied to avoid the appearance of monotonous, flat, level pads.
4. Generally, slopes greater than 2:1 (horizontal: vertical) should be avoided.
5. Permitted densities shall be adjusted in designated hillside areas such that the steeper the slope, the less the allowed density; in such areas, at least fifty percent of each new lot shall be retained as ungraded "natural area."
6. Along ridgelines, new development or lighting which would extend above the tree canopy shall be prohibited.
7. Parallel on-street parking should not be provided on steep street segments; in such areas, alternative designs for on-street parking shall be required.

**~~D-4d~~ C-D-4d Retention of natural features.** Design of subdivisions shall be based upon an analysis of the natural conditions and features of the site. To the maximum extent practicable, development shall be located to preserve natural features and avoid areas of environmental sensitivity, including but not limited to: wetlands, significant or mature trees or stands of trees, creekside riparian habitat areas, floodplain areas, and areas with slopes greater than thirty percent. Residential structures, including decks and balconies, shall not extend into significant natural areas.

**~~D-4e~~ C-D-4e Open space and parks.** New residential subdivisions shall either be required to dedicate land for public parks or stormwater detention facilities, provide commonly-owned and maintained park or open space lands for use by residents of the subdivision, pay a fee in-lieu thereof, or some combination of the foregoing.

## ~~POLICY D 5 RESIDENTIAL DESIGN~~

~~**Objective:** Create residential living environments which meet the needs of residents, are aesthetically pleasing, provide for personal safety and privacy, promote social interaction, maintain continuity with the community's past, and provide for leisure needs. Blend residential design objectives with neighborhood conservation area objectives expressed in the Historical Preservation Element.~~

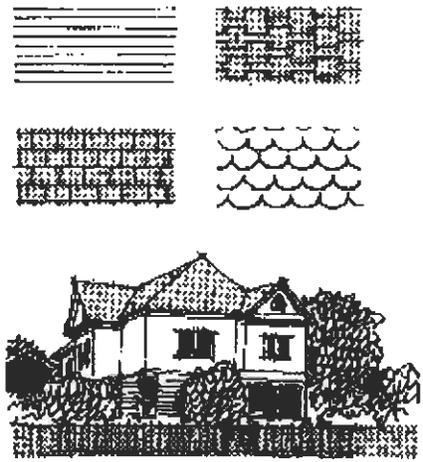
~~**D-5a Multi-family housing design.** Within each neighborhood where multi-family is allowed by the Land Use Element, multi-unit housing designs should comply with the following criteria:~~

- ~~1. Buildings should maintain the scale and character of other residential structures in the immediate vicinity and avoid abrupt changes in height and bulk between structures.~~



- ~~2. Buildings should be grouped compactly to provide more usable open space.~~
- ~~3. Building elevations should be articulated and long, continuous wall and roof planes should be avoided. Architectural features such as bay windows, balconies, porches, and similar elements are encouraged.~~
- ~~4. Features should be incorporated into site and architectural designs which provide maximum exposure to sunlight and protection from rainstorms and other adverse climatic conditions (such as covered entryways).~~
- ~~5. Site and building design shall incorporate features to mitigate noise from nearby noise sources (see Noise Element).~~
- ~~6. Sufficient useable outdoor open space should be provided to accommodate the recreation and leisure needs of the residents of the development, and individual households.~~
- ~~7. Individual units should be designed to be readily distinguishable from one another from the exterior.~~
- ~~8. Parking should be designed to protect the privacy of residents and prevent intrusion of noise and lights from vehicles.~~
- ~~9. Parking lots shall be landscaped with trees that reach a mature height of at least twenty feet and shall be visually screened from the street by solid walls, fences, or a planted landscape buffer of at least six feet in width. Site design should incorporate safety features that maintain visibility and provide security lighting.~~
- ~~10. Service and storage areas, such as for recycling and garbage, shall be screened by fencing or walls; appropriate landscape planting and setbacks from adjacent properties shall be provided.~~

~~D-5b Single family residential design. The intent in single family residential design shall be to allow maximum flexibility consistent with maintaining existing community character. Maintaining character means architectural style consistency, structures proportional to the site and surroundings, and harmony with the design of adjacent buildings. Good design respects its neighbors, is properly sited for privacy and solar access, minimizes disturbance of natural site conditions, and is landscaped to complement the streetscape, including street trees where appropriate.~~



~~Design of single family houses on existing lots in hillside areas shall adhere to the following additional criteria:~~

- ~~1. Disturbance of existing landforms (cut and fill) shall be minimized.~~

- ~~2. Terrain-adaptive architectural designs which fit into the contour of the hillside are encouraged, including:
 
  - ~~a. Reduced footprint design with multi-level structures;~~
  - ~~b. Multiple "Step up" or "step down" structures;~~
  - ~~c. Stilt houses, with enclosure of area underneath the building.~~~~
- ~~3. Significant trees and drainageways should not be disturbed.~~
- ~~4. Development should be confined to portions of a site which are less steeply sloped.~~
- ~~5. Garages should be located under or over the structure depending on whether the lot is uphill or downhill from the street.~~
- ~~6. The scale and character of buildings should be matched with the terrain, scale, and character of the surrounding neighborhood.~~

## ~~POLICY D-6 DESIGN OF COMMERCIAL AND INDUSTRIAL DEVELOPMENT~~

~~Objective. Create commercial centers and industrial areas which are functional, suited to the needs of the particular businesses, responsive to site conditions, and compatible with the neighborhood context.~~

~~D-6a Design of commercial development. The following criteria shall apply to design of new commercial development, except for the Plaza area (which is addressed in Policy D-2):~~

- ~~1. To encourage pedestrian access buildings should be sited so that entries and front facades face the public sidewalk; loading docks and vehicular entrances shall be located to the side or rear.~~
- ~~2. When located adjacent or near to residential areas, buildings should respect the residential character by avoiding long, uninterrupted expanses of wall and roof planes, and by incorporating architectural features such as covered entries or porches, cupolas, towers, arbors or pergolas, etc. which add variety and interest to larger buildings.~~
- ~~3. Pedestrians and bikes should be accommodated through appropriate location of walkways and rain-sheltered entrances to buildings.~~
- ~~4. Drive-through service windows for restaurants shall be restricted to the Valley West area.~~
- ~~5. Where commercial development abuts residential or other non-commercial uses, appropriate visual and noise buffers shall be~~



~~included in the site design, such as increased setbacks or landscaped screening.~~

- ~~6. Service and storage areas shall be screened by fencing and appropriate landscape plantings.~~
- ~~7. The siting and design of buildings shall promote energy efficiency and solar access, and shall minimize impacts on other nearby uses.~~
- ~~8. Parking areas are encouraged to be provided to the rear or side of buildings and include trees that reach a mature height of at least twenty feet whenever feasible.~~
- ~~9. Noise impacts shall be minimized through acoustical features in building design and on-site sound attenuation.~~

~~D 6b Design of industrial development. In addition to the criteria stated in Policy D 6a, the following criteria shall also apply to new industrial development:~~

- ~~1. Building facades that include regional materials (e.g., locally produced wood, stone and recycled products) are encouraged. Prefabricated and manufactured materials may be used only where they are compatible with surrounding development.~~
- ~~2. Outdoor storage areas, including storage of trucks and equipment, shall be screened from view from adjacent streets and parcels by appropriate fencing and landscaping.~~



~~D 6c Design of institutional development. Since institutional uses such as churches, schools, government facilities, and others are frequently located within residential areas, their design shall be reviewed for compatibility with the adjacent residential neighborhood. In addition, the City requests that HSU, school districts, and other institutional entities adhere to the following criteria, which shall apply to design of any facilities within Areata:~~

- ~~1. Long, uninterrupted expanses of wall and roof planes should be avoided and architectural features which add interest and variation, such as porches, cupolas, towers, arbors or pergolas, etc., should be incorporated.~~
- ~~2. Appropriate buffers and screening should be provided between institutional uses and adjacent residential uses, including increased setbacks, fencing, and landscaping.~~

- ~~3. The massing of buildings and the visual organization of facades, including the proportion of window and door openings to total wall surface, exterior materials and colors, and architectural detailing and ornamentation, should be designed to harmonize with any adjacent residential uses.~~
- ~~4. Appropriate setbacks and landscaped buffers should be provided to minimize noise and visual impacts.~~

~~D-6d Design of signs. The following criteria shall apply to all signs, except those located within the Central Commercial Area use category:~~



- ~~1. Signs shall be placed so that they do not obscure other building elements such as windows, cornices, or decorative details.~~
- ~~2. Size, materials, style and color shall complement the building facade and shall be compatible with the surrounding area.~~
- ~~3. Copy shall be limited to icons, logos, services identification, and hours of operation (rather than advertising copy) except as required by law or ordinance.~~
- ~~4. Flush-mounted signs and monument signs are the preferred types; no more than one free-standing sign may be allowed per business street frontage (including alleys), and freestanding signs shall not exceed fifteen feet in height.~~
- ~~5. Pole signs are discouraged; when permitted, such signs shall not exceed fifteen feet in height.~~
- ~~6. Signs shall not be of a height or design which is intended to be read from the State Routes 101 or 299, except for in the commercial visitor serving district.~~
- ~~7. When lighted, signs shall be designed to minimize glare and with the minimum amount of illumination necessary to make the sign legible; neon signs are acceptable.~~
- ~~8. All off-premises (or off-site) business identification and advertising signs are prohibited.~~
- ~~9. The planned sign program is encouraged whenever there are multiple businesses on a site; no more than three signs may be allowed per parcel except through approval of a planned sign program permit. The planned sign program shall require harmony in shape, placement, materials, and other appropriate design elements for all signs on the site.~~
- ~~10. At the time of any future alterations of a lawfully permitted existing sign, except for a change in copy, the entire sign shall be modified as necessary to conform to these policies.~~

## **POLICY D-7 LANDSCAPE DESIGN**

~~Objective. Promote landscape designs which are appropriate for the climate zone and the specific site conditions, integrate harmoniously with the scale and architecture of buildings on the site, improve the overall aesthetic appearance of the city and its neighborhoods, and serve to protect the general safety and welfare.~~

~~D-7a Landscape plans required. A landscape plan drawn to scale shall be required for all new development subject to discretionary review by the City. The plan shall identify existing and proposed trees, shrubs, groundcovers, and other landscape elements. Native species are encouraged for all new landscaping.~~

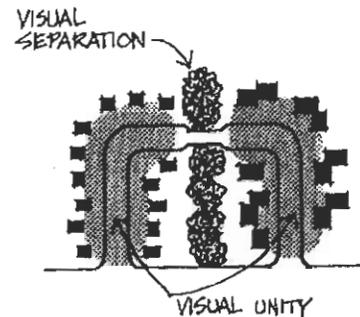
~~D-7b Planting area required. A minimum landscape planting area shall be required in all commercial, industrial, and multi-family residential land-use zones; these shall be contained in the zoning ordinance and expressed as a percent of site area.~~

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

~~D-7c Parking lot landscaping. All parking areas, other than single family residential, containing two or more parking spaces shall be landscaped. Landscaping shall include a minimum of a six foot wide screen or buffer between the parking area and any public street. Trees that reach a mature height of at least twenty feet shall be provided within the parking area at a ratio of one or more trees to each five parking spaces.~~

~~D-7d Site design criteria. Landscaping shall be an integral part of site development, connecting site design elements, enhancing the site identity, and creating a pleasing appearance. Landscape designs shall conform to the following criteria:~~

- ~~1. Existing natural site vegetation should be incorporated, to the extent appropriate.~~
- ~~2. Coverage by impervious surfaces should be minimized in order to reduce runoff.~~
- ~~3. Cut and fill slopes shall be landscaped for erosion prevention.~~
- ~~4. Landscaping should include trees adjacent to the public street right-of-way, where appropriate.~~
- ~~5. Consideration should be given to native plant species and to those non-invasive exotics which have demonstrated adaptability to local climate.~~
- ~~6. Where a development borders a major street, railroad, or different land use type, a landscape buffer shall be provided to create a visual~~



~~screen, promote privacy, and to shield the development from any adverse external effects, and to shield neighboring properties from any adverse effects of the development. The buffer may include fencing, berms, plantings, or a combination thereof. The appearance of fences from public streets should be softened with plant materials.~~

- ~~7. The design for a particular site should harmonize with the surrounding landscape, including the landscape design of adjacent lots.~~
- ~~8. Site design should incorporate safety features such as maintaining visibility and providing security lighting.~~

~~D-7e Upgrade of non-conforming landscape. When improvements are made to structures on sites where landscaping is non-conforming, landscaping should be required to be upgraded if feasible.~~

~~D-7f Maintenance of required landscaping. All required landscape plantings shall be properly maintained to assure survival; any non-surviving plants shall be replaced.~~

Other Initiatives

- The City shall work jointly with the County of Humboldt, Caltrans, and the Coastal Commission to enhance scenic views along scenic highways, particularly State Route 101 and 255 corridors.

**5.3 IMPLEMENTATION MEASURES**

#	IMPLEMENTATION MEASURE	RESPONSIBLE PARTY	TIME FRAME
LU-4	<del>Design Review Standards, Sign Regulations, Language Standards (LUC Amendment) Prepare a PLUC amendment (formerly LUDC) to implement Design Element policies, including standards for review, sign regulations, landscape standards, and applicability of design review (specify when design review and approval is required).</del>	<del>Community Development Dept./ Planning Commission</del>	<del>Year 1</del>
D-4	<del>Design Review Commission/Project Design Review Review and approve the design of private and public projects.</del>	<del>Comm. Devel. Dept./ Design Review Comm.</del>	<del>Ongoing</del>
D-2	<del>Downtown Street Tree Program Prepare a street tree program consistent with the Design Element for review and recommendation by the Design Review Commission and approval by the City Council. Financial assistance may be provided by the Arcata Community Development Agency.</del>	<del>Public Works Department/ Downtown Business Organizations</del>	<del>Year 1</del>

#	IMPLEMENTATION MEASURE	RESPONSIBLE PARTY	TIME FRAME
D-3	<del>Design Criteria and Brochure Prepare design review brochures or handouts which explain and illustrate design criteria, standards, and procedures.</del>	Community Development Dept./Design Review Comm.	Year 1
D-4	<del>Design Awards Program Recognize and award projects that demonstrate the highest quality design and context.</del>	Comm. Devel. Dept./Design Review Comm.	Ongoing
D-5	<del>Samea Blvd. Public Improvements Program The City of Aieata shall work to obtain funding to develop a specific public improvements program to improve the appearance of Samea Blvd. from State Route 101 to "I" Street. These improvements may include uniform landscaping, pedestrian enhancements, and directional signing.</del>	Public Works Department	Year 2
D-6	<del>Design Review MOU Develop Memorandum of Understanding with other governmental agencies for design review</del>	City/County/State agencies/Special Districts	Year 2

# COASTAL HISTORICAL PRESERVATION ELEMENT

## 5.4 INTRODUCTION

**Arcata's Historical and Cultural Resources.** For centuries before the arrival of European-American settlers in 1850, Arcata and the Humboldt Bay region were the home of the Wiyot. An Algonquian-speaking people, the Wiyot lived along the lower Mad River, other local streams, and along Humboldt Bay. Their way of life was shaped by the remarkable surroundings of forested hills, bountiful streams and rivers, and the Pacific and Bay shores, which generously provided for both their survival and cultural needs.

Humboldt Bay was located by European-Americans for the first time in 1849. The discovery of gold in the Trinity and Klamath River regions resulted in large numbers of settlers coming to the area. The displacement, disease, violence, and cultural disintegration accompanying white settlement brought almost total annihilation to the Wiyot peoples. Today, the Wiyots are, for the most part, associated with three Humboldt Bay area rancherias. They are involved in various tribal economic projects and in the revitalization of cultural traditions such as language, basket weaving, ceremonies, and reclaiming ancestral lands.

Arcata, first known as Union, was settled in the spring of 1850 as a supply center for the interior mining districts. The townsite at the foot of Fickle Hill was selected by the Union Company and subdivided into blocks and lots. A wharf was soon constructed into Arcata Bay with a horse-drawn railway connecting to the Plaza, where merchandising establishments supplied both the miners and growing numbers of residents.



The importance of gold, however, was soon eclipsed by lumbering. It was timber resources — particularly the vast, virgin forests of giant redwoods which covered the ridges and valleys along California's north coast — that sustained the development of Arcata through the 19th century and into the mid-twentieth century. By 1930 Arcata's population had reached 1,700 and was growing. A public water system and fire department came along in 1884, followed by the *Arcata Union* newspaper in 1886, electricity in 1895, railroad connections with San Francisco in 1914, the establishment of Humboldt State Normal School (now Humboldt State University) in 1914, and the Redwood Highway in 1925 [Susie Van Kirk: *Touring Arcata's Architecture*, 1988]. Many fine examples of both residential and commercial structures from Arcata's early history survive today. The Plaza itself, with the statue of McKinley (1906) at its center, dates from the town's beginnings, and recalls the "greens" of New England or the town squares of the south. Although none of the original 1850s buildings around the Plaza remain, a variety of classical revival and false-front buildings from the turn-of-the century survive around its perimeter. The Plaza remains the city's commercial hub to

the present day. Many of the commercial buildings have been restored, best exemplified by the Jacoby Building (1857), which pioneered modern-day historical preservation endeavors in the city with its restoration in 1977.

An inventory of Arcata's historical structures and sites in 1979 [Susie Van Kirk: *Reflections of Arcata's History: eighty years of architecture*, 1979] identified four early periods of residential building styles: settlement (1850-1885) Victorian (1885-1900), Transitional (1900-1910) and Craftsman (1910-1930), in addition to the modern period (1930-present). The City's first historic preservation ordinance [Ordinance No. 935] was adopted by the City Council in 1980.

Since that time, 85 structures or sites have been formally designated by ordinance as local historic landmarks.

The City's Historic Landmarks, Neighborhood Conservation Areas, and Specific Plan Districts are shown on Figures HP-a and HP-b.

[Throughout this element the name of the Historic Landmarks Commission has been changed to Historic and Design Review Commission, per Ordinance No. 1377, September 2008.]



### **Guiding Principles and Goals.**

- A. Promote preservation of structures and sites that are representative of the various periods of the city's social and physical development.
- B. Preserve the historical character of the Plaza and the surrounding commercial district.
- C. Encourage owners of eligible structures to seek historic landmark status and to invest in restoration efforts.
- D. Conserve the many examples of early residential building styles found in the city's older neighborhoods, from Bayside to Arcata Heights.
- E. Assure that new construction and additions to existing historically-designated buildings maintain the character and livability of the historic neighborhoods.
- F. Promote interest in and appreciation of the value of Arcata's history and its heritage of historic buildings.
- G. Encourage tourism and economic development through historic resource preservation.
- H. Prevent destruction of archaeological and cultural resources and assure that any artifacts receive proper disposition.

## **5.5 POLICIES**

The Coastal Historical Preservation Element contains the following ~~policies~~ policy group:

~~C-H-1~~ Historic Landmarks

~~H-2~~ ~~Noteworthy Structures~~

~~H-3~~ ~~Arcata Plaza Area Historic District~~

~~H-4~~ ~~Neighborhood Conservation Areas~~

~~H-5~~ ~~Controls on Demolitions of Structures~~

~~H-6~~ ~~Public Participation, Information, and Education Policy~~

~~H-7~~ C-H-2 Archaeological and Cultural Resources

## **POLICY GROUP C-H-1 HISTORIC LANDMARKS**

**Objective.** Designate and preserve significant structures and sites that are representative of the city's social and physical development; that are reminders of past eras, events, and persons important in local, state, or national history; which provide significant examples of architectural styles of the past; or which are unique and irreplaceable assets to the city, and the neighborhood in which the structure or site is located.

~~H-1a~~ ~~National Register and State Historic Landmarks designations. The City encourages owners of eligible structures to request National Register and State Historical Landmarks designations for their properties. As of 1998, three National Register sites have been designated: the Arcata Hotel (on the Plaza), the Whaley House (14th and H Streets), and the Scherlig House (1050 12th Street). The Jacoby Storehouse is among the State Registered Historical Landmarks.~~

~~H-1b~~ C-H-1a **Local Historic Landmarks designations.** Structures or sites having special character or special historic, architectural, or aesthetic interest or value shall be designated as local Historic Landmarks. Such structures or sites shall be protected from demolition and inappropriate alterations. Locally designated Historic Landmarks are shown in Figure HP-a and are listed in Table HP-1, at the end of the Element. An updated inventory of structures and sites eligible for designation as a Local Historic Landmark shall be maintained by the City. One or more of the following criteria shall be required for a structure or site to be eligible for listing:

1. The building or site is particularly representative of a distinct architectural period, type, style, or way of life.
2. The building is of a type or style which was once common but is now rare.
3. The building is at least 50 years old.
4. The building or site is connected with a person or event important to local history.
5. The architect or builder is famous or well-recognized.

6. The building's style, construction method, or materials are unusual or significant.
7. The overall effect of the design or building details are beautiful or unusual.
8. The building contains original materials or workmanship of high or unusual value.

~~H-4e C-H-1b~~ **Historic Landmarks (HL) combining zone.** The City shall formally designate Historic Landmarks with a special combining zone in the Land Use Code. The zone shall serve as a disclosure of the importance of the structure and of the limitations placed on its alteration or demolition. The request for designation may be initiated by the owner, City Council, Planning Commission, or the Historic and Design Review Commission. If initiated by the City, the owner shall be notified and be able to contest the process.

~~H-1d~~ **Discretionary review and approval requirements for demolition.**  
~~[See policy H-5].~~

~~H-1e~~ **Design review approval for alterations and additions.** The following types of changes to a structure designated by the HL combining zone shall not be permitted without first obtaining approval of the Historic and Design Review Commission:

- ~~1. Any exterior modifications or alterations, including changes in materials.~~
- ~~2. Interior alterations that would affect the exterior appearance.~~
- ~~3. Any addition to the designated structure.~~
- ~~4. Construction of a new building on a parcel with a designated Historic Landmark.~~

~~H-1f~~ **Design criteria for alterations of and additions to local Historic Landmarks.** At the discretion of the Community Development Director and/or Historic and Design Review Commission, an owner proposing any construction or alteration that may affect the historical character of the structure may be required to obtain an analysis of the proposed changes by a cultural resources consultant or other knowledgeable professional to determine the impact on the building's historical features.



~~In modifying historic structures, the distinguishing original qualities or character of the building shall not be destroyed. The removal or alteration of any historic material or distinctive architectural feature shall be avoided whenever possible. Whenever practicable deteriorated architectural features shall be repaired or restored rather than replaced. Contemporary design for additions are not prohibited when such additions are compatible with and do not destroy the historical or architectural character of the property.~~

~~H-1g Preservation Incentives. To encourage property owners to obtain local Historic Landmark designation, the City will provide the following incentives or assistance:~~

- ~~1. Exemption from the requirements to provide any additional off-street parking, except for additions 200 or more square feet in size.~~
- ~~2. Exemption, for nonconforming uses, from Land Use Code limitations pertaining to non-conforming structures and site conditions.~~
- ~~3. Compliance with the State Historic Building Code and portions of the Uniform Code for Building Conservation, rather than the current edition of the Uniform Building Code.~~
- ~~4. Conservation easements for facades that may provide tax advantages to the donor.~~
- ~~5. Establishment of a Mills Act program, by the City, which would provide property tax reductions for historic properties subject to program criteria.~~
- ~~6. Facade rehabilitation grants or loans, through the Community Development Agency, for designated historic commercial structures.~~

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

- |                              |                             |
|------------------------------|-----------------------------|
| <del>1. Founders Hall.</del> | <del>3. Nelson Hall.</del>  |
| <del>2. Gist Hall.</del>     | <del>4. Jenkins Hall.</del> |

~~H-1i Historic and Design Review Commission (HDRC). The City Council shall create a Historic and Design Review Commission consisting of persons having knowledge, by virtue of training or experience, of Arcata's social and building history or of design and building. The Commission shall promote public involvement and education in preserving Arcata's heritage of older buildings.~~

## ~~POLICY H-2 NOTEWORTHY STRUCTURES~~

~~Objective. Identify and encourage retention of structures which could qualify as historical landmarks, but are not currently designated. Although some of these structures may lack the level of significance attached to designated landmarks, they have an architectural or design character which represents particular building styles or eras in the City's development, and they contribute to the overall character and historical texture of a neighborhood.~~

~~H-2a Noteworthy structures list. The City shall direct the Historic and Design Review Commission to recommend and keep current a "Noteworthy Structures" list, and encourage retention of these structures. Noteworthy structures are those which may not have complete documentation as to their historical or architectural merit but which have notable characteristics. In order to be eligible for listing, a structure should have one of the following attributes:~~

- ~~1. Representative of a particular architectural style.~~
- ~~2. Representative of a period in the city's historical development.~~
- ~~3. Associated with social history of the city.~~
- ~~4. Of unusual or special design character.~~



~~H-2b Incentives, list preparation, notification, and future landmark designation. These properties listed as noteworthy structures shall be eligible for the following incentives and assistance:~~

- ~~1. Exemption from the requirements to provide any additional off-street parking, except for additions 200 or more square feet in size.~~
- ~~2. Exemption, for nonconforming uses, from Land Use Code limitations pertaining to non-conforming structures and site conditions.~~
- ~~3. Compliance with the State Historic Building Code and portions of the Uniform Code for Building Conservation, rather than the current edition of the Uniform Building Code.~~
- ~~4. Conservation easements for facades that may provide tax advantages to the donor.~~
- ~~5. Facade rehabilitation grants or loans, through the Community Development Agency, for designated historic commercial structures.~~

~~The Historic and Design Review Commission shall notify the owners of property being considered for placement on the list. These owners shall be given the opportunity to contest and appeal the listing. There shall also be a procedure established for properties to be removed from the list. The~~

~~owners of properties listed as having noteworthy structures are encouraged to apply for Historic Landmark designation.~~

~~H-2c Noteworthy structures on Humboldt State University campus (Not applicable in Coastal Zone). The Wagner House located~~



~~on campus is hereby identified as a noteworthy structure. The City requests that all structures of historic value be preserved and protected from demolition and from alterations or additions that are incompatible with their historical character. Noteworthy structures on the HSU campus will be added to the noteworthy structures list developed by the City pursuant to H-2a.~~

~~H-2d Design review approval. Design Review Commission review and approval, with input from the Historic and Design Review Commission, shall be required for all exterior alterations to noteworthy structures, when or if alterations require a building permit, including changes in types of materials and additions.~~

~~H-2e Design criteria for alterations and additions. Prior to approval of any exterior change, the Design Review Commission shall make findings of fact that the alteration or addition is compatible with and does not destroy the historical or architectural character of the property and the immediate neighborhood.~~

~~H-2f Demolition Controls. [See policy H-5].~~

### ~~POLICY H-3 ARCATA PLAZA AREA HISTORIC DISTRICT~~

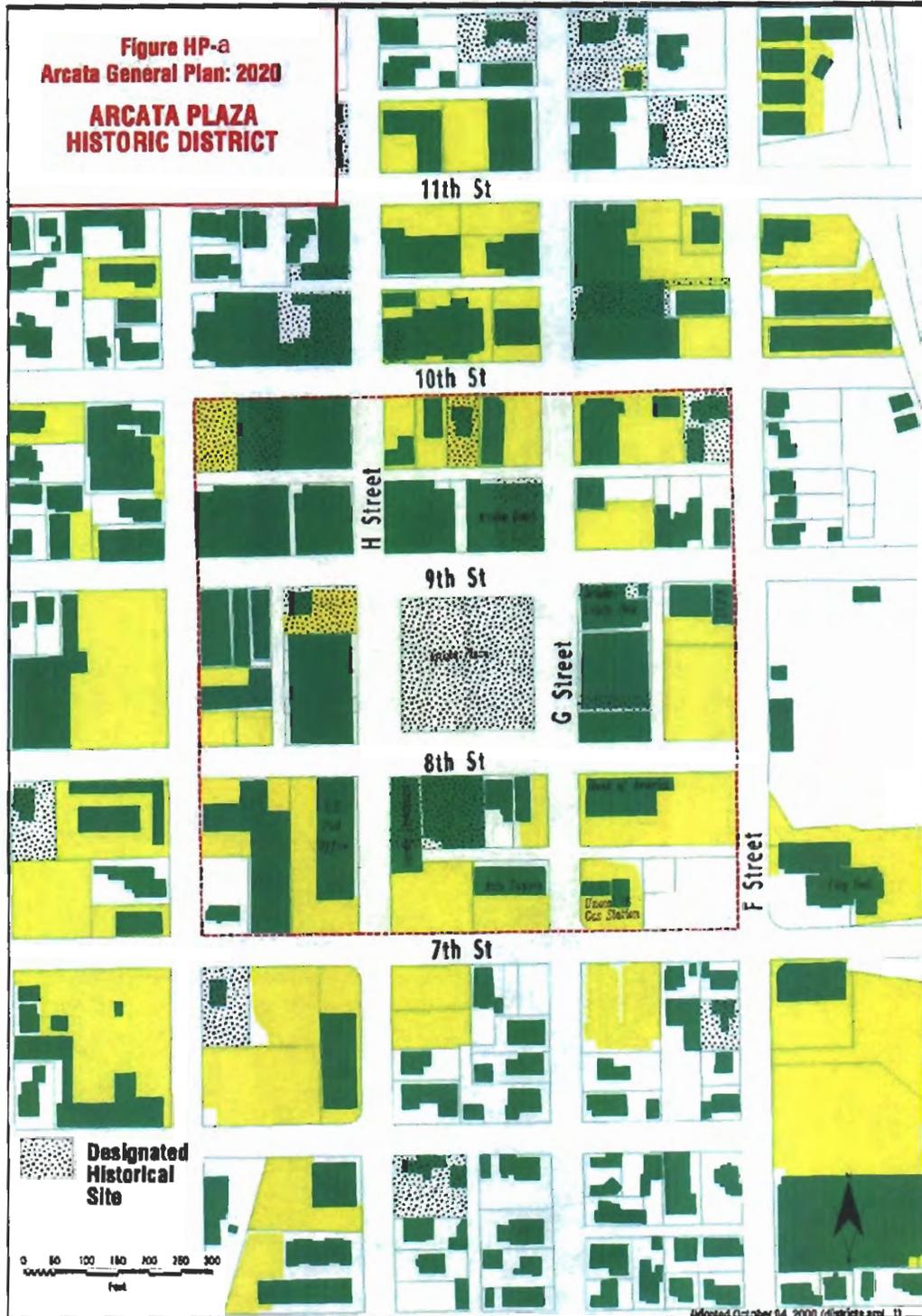
~~Objective. Protect and preserve the Arcata Plaza and the older structures that border the adjacent streets and help define the Plaza's character, for the unique historical, architectural, aesthetic, and economic values that it represents to the city.~~

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



**Figure HP-a  
Arcata General Plan: 2020**

**ARCATA PLAZA  
HISTORIC DISTRICT**



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

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

~~H 3d Design review approval (Not applicable in Coastal Zone). Review and approval by the Design Review Commission shall be required for all exterior alterations of and additions to structures located within the Plaza Area Historic District.~~

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

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

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

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

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

#### ~~POLICY H 4 NEIGHBORHOOD CONSERVATION AREAS (NCAs) AND SPECIFIC PLANS~~

~~**Objective.** Designate the Central Arcata, Arcata Heights, Bayview, and Bayside areas as Neighborhood Conservation Areas and assure that new construction, modifications or alterations of noteworthy structures, and significant changes to~~

~~other structures are harmonious with the existing character of these neighborhoods.~~

~~H 4a Neighborhood Conservation Areas. The following NCAs, with the boundaries shown in Figure HP b, are hereby established:~~

- ~~1. Bayview Conservation Area.~~
- ~~2. Arcata Heights Conservation Area.~~
- ~~3. "Central" Conservation Area.~~

~~H 4b Demolition controls. [See policy H 5.]~~

~~H 4c Design review. All structures located within an NCA, including single-family houses, historic structures identified in specific plans, and existing structures with exterior alterations or renovation of more than 25 percent of the floor and/or exterior wall area, shall be subject to approval. Prior to approval, the finding must be made that the design will be compatible with the existing character of the NCA.~~

~~H 4d Rehabilitation assistance programs. Any City sponsored or assisted rehabilitation programs shall give priority to qualifying structures within the boundaries of NCAs. Such rehabilitation shall be consistent with the architectural and aesthetic character of the area and the individual structure.~~

~~H 4e Design criteria for alterations and additions. Prior to approval of any exterior change requiring a building permit, the Design Review Commission shall make a finding that the alteration or addition is compatible with and does not destroy the historical or architectural character of the property and the surrounding neighborhood conservation area.~~

~~H 4f Specific Plan Districts. The following Specific Plan Districts, with boundaries shown in Figures HP b and HP c, are hereby established:~~

- ~~1. Bayside Specific Plan District.~~
- ~~2. "South of Samea" (SOS) Specific Plan District.~~

~~Specific Plans prepared for these Districts will include preservation measures for historic and noteworthy structures.~~

## ~~POLICY H 5 CONTROLS ON DEMOLITIONS OF STRUCTURES~~

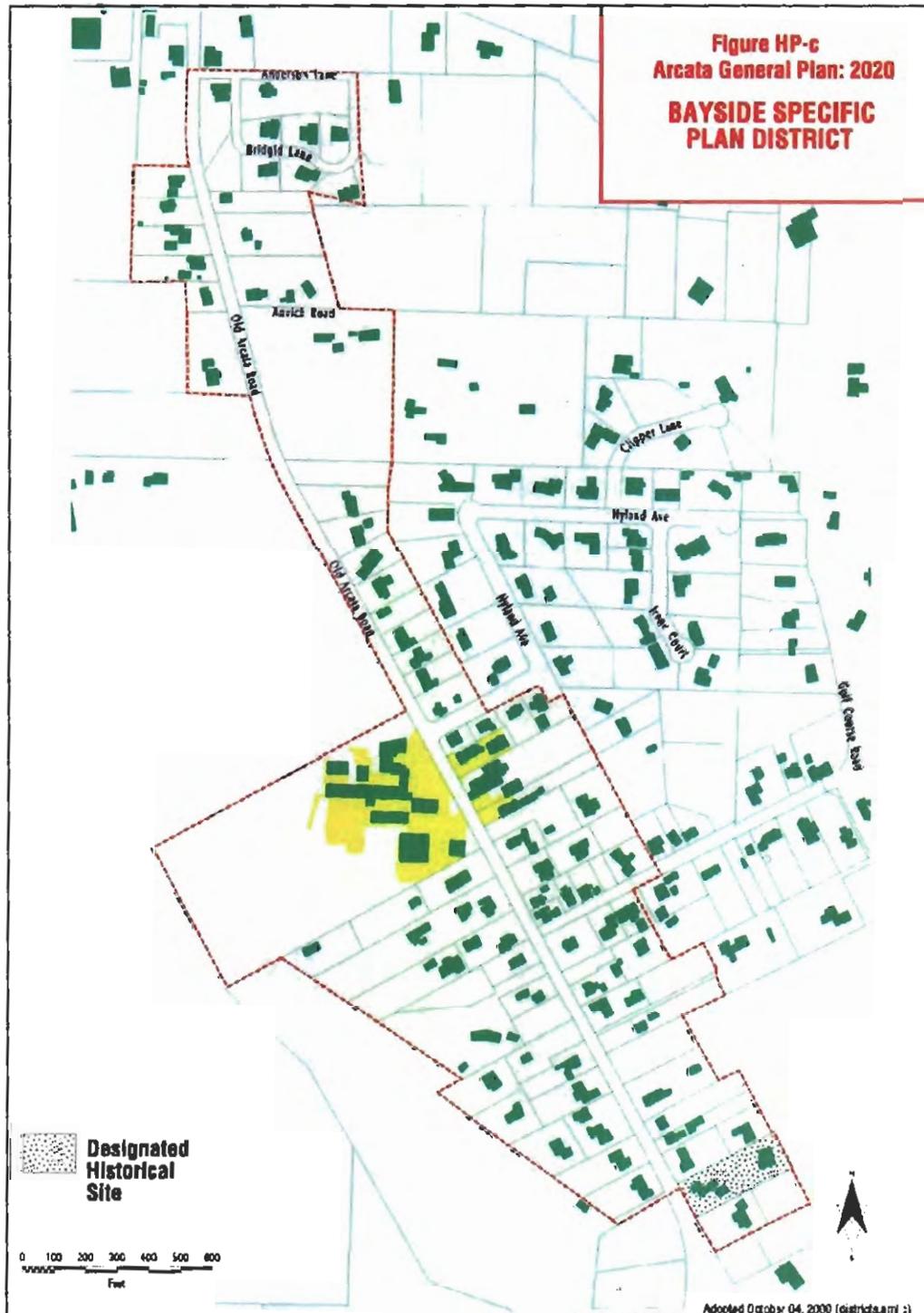
~~**Objective.** To prevent the premature demolition of existing buildings without first evaluating whether they are contributory to the historical or architectural character of the City or neighborhood and to consider the potential for preservation of those found to contribute to such character.~~

~~H-5a Discretionary demolition review required. No building within the City shall be demolished, in whole or in part, without review and approval by the Historic and Design Review Commission prior to issuance of a Demolition Permit. A Notice of Proposed Demolition shall be provided to all property owners within a 300-foot radius and to the Historical Sites Society of Arcata.~~

~~Figure HP b Historic Landmarks and Neighborhood Conservation Areas (11 x 17, front side)~~

~~Figure HP-b Historic Landmarks and Neighborhood Conservation Areas (11 x 17, front side)~~

**Figure HP-c  
Arcata General Plan: 2020  
BAYSIDE SPECIFIC  
PLAN DISTRICT**



**Designated  
Historical  
Site**

0 100 200 300 400 500 600  
Feet

Adopted October 04, 2000 (districts.aml :)

~~Prior to its decision, the HLC shall consider the recommendations of the Historical Sites Society of Areata or its designated representative. For partial demolitions, the applicant shall be required to submit a demolition plan showing those portions to be demolished and those to be retained. The following findings shall be required to approve demolition permit:~~

- ~~1. The building does not contribute to the historical or aesthetic character of the neighborhood or the city.~~
- ~~2. Although the building does have historical or aesthetic merit, it:
  - ~~a. has sustained substantial damage to key structural components, and~~
  - ~~b. there are no feasible alternatives to demolition of the building.~~~~

~~H-5b Waiting period for demolition of designated landmarks. Any approved demolition permit for designated historical landmarks shall be automatically subject to a delay of 180 days before the building permit for demolition may be issued by the City.~~

~~H-5c Deconstruction of older buildings. In those instances where demolition is authorized, it is encouraged that the buildings be deconstructed and that building components, fixtures, and materials be salvaged for future re-use.~~

#### ~~POLICY H-6 PUBLIC PARTICIPATION, INFORMATION, AND EDUCATION POLICY~~

~~Objective. Promote public awareness of the City's historical heritage and resources, provide information and education about the methods and techniques to protect and enhance the quality of these resources, and encourage public participation in preserving Areata's historical heritage.~~

~~H-6a Role of Historical Sites Society of Areata (HSSA). The City shall send notice to the HSSA on all matters pertaining to the preservation of historical resources. These include, but are not limited to, requests for comments on proposed Historic Landmarks, additions to the list of noteworthy structures, and proposed alteration or demolition of such structures.~~



~~The HSSA may submit its comments to the Historic and Design Review Commission. In consultation with the HSSA and the HLC, the Community Development Department shall prepare a brochure which provides guidelines and federal standards for restoration, alteration, and additions~~

~~to historical landmark and noteworthy structures. The HSSA is also designated as the organization to oversee the operation of Phillippe House Museum of the City of Arcata.~~

~~H-6b Commemorative plaques for historical structures. In order to provide greater recognition and identification of designated historical landmark structures and to comply with federal standards, a commemorative plaque program should be developed. The HSSA is encouraged to be the lead organization for this effort.~~

~~H-6c Informational guides and walking tours. The City encourages the HSSA and Arcata Chamber of Commerce to prepare informational guides or walking tour guides for Arcata's most significant historical resources. The purposes of the tour guide(s) are to promote appreciation of the community's heritage sites and contribute to Arcata's tourism attractions.~~

~~H-6d Brochure on benefits and advantages for designating historical landmarks. The Arcata Community Development Department shall prepare an informational brochure which describes the benefits and advantages of having structures or sites designated as local Historic Landmarks.~~



## **POLICY H-7 GROUP C-H-2 ARCHEOLOGICAL AND CULTURAL RESOURCES**

**Objective.** Protect and preserve Native American and Euro-American archeological sites and cultural resources within the City of Arcata.

**C-H-2a** Where development would adversely impact archaeological or paleontological resources as identified by the State Historic Preservation Officer, or their duly delegated local equivalent agency, reasonable mitigation measures shall be required.

**H-7a C-H-2b** *Cultural Resources Project Review.* As part of the environmental and project review process, the City of Arcata shall enter into a Memorandum of Agreement (MOA) with the ~~Northwest Information Center of the Historical Resources Information System of the State of California~~ either and/or both the Tribal Historical Protection Offices of the Wiyot Tribe and the Blue Lake Rancheria. Under the MOA, all proposed discretionary projects under the California Environmental Quality Act shall be subject to cultural resources sensitivity review by the Northwest Information Center. In order to provide a context for city projects, for the evaluation of cultural significance and for the interpretation of the results of cultural resources project

reviews, the City of Arcata shall contract for a general prehistoric, ethnographic, and historic overview of the city and its environs.

**H-7b C-H-2c Archaeological Surface Reconnaissance.** If the cultural resources project review determines that the project is located in an area with a high probability of archaeological resources, an archaeological survey by a professional archaeologist or other qualified expert shall be performed.

**H-7c C-H-2d Mitigation of potential impacts on archeological resources.** If the results of the surface reconnaissance show that the project area contains a resource of cultural significance, and if it is demonstrated that a project will cause damage to such a resource, ~~the City may~~ **all approved development shall** require reasonable efforts to be made to permit any or all of these resources to be preserved in place or left in an undisturbed state. Examples of other treatment include, but are not limited to, the following:

1. Modifying the project to avoid portions of the site with archaeological resources.
2. Providing or conveying easements or other deed restrictions.
3. Capping or covering archaeological resources with a soil layer before construction.
4. Planning open space to incorporate archaeological sites.

~~**H-7e Monitoring of Construction.** In appropriate circumstances, when archaeological resources are likely to be present at a construction site, monitoring of excavation and other soil disturbing activities by archeological and/or Native American observers shall be required.~~

**H-7f C-H-2e Discovery of archeological resources.** Upon discovery of archeological or paleontological materials, all grading or other land-disturbing construction activities at the site shall be suspended until the nature of the cultural resources has been ascertained and the appropriate disposition method determined.

**TABLE HP - 1 DESIGNATED HISTORICAL SITES LIST**

#	NAME		Street Address	Built	Historic Period
1	Fry House	290	12th Street	1874	Settlement Period
2	Dillon House	188	11th Street	1886	Settlement Period
3	Cates House	185	12th Street	1884	Settlement Period
4	Malvich House	1030	C Street	1914	Craftsman Period
5	Moore House	930	D Street	1903	Transitional Period
6	Shuman House	965	A Street	1906	Transitional Period
7	Aaron Alden House	947	A Street	1908	Transitional Period
8	Putnam-McCready House	913	A Street	1910	Transitional Period
9	Simms-Hunt House	855	A Street	1905	Transitional Period
10	Phillips House	71	7th Street	1855	Settlement Period
11	Beacom House	68	12th Street	1889	Settlement Period
12	Maronich House	87	12th Street	1889	Victorian Period
13	Susan House	67	11th Street	1874	Settlement Period
14	Leveque House	320	Park Avenue		
15	Ca. Central Creameries Plant	2151	9th Street	1918	Craftsman Period
16	Thomas Devlin House	885	K Street	1900	Transitional Period
17	Burrows House	453	F Street		

#	NAME		Street Address	Built	Historic Period
18	Simpson House	493	G Street		
19	Truesdell House	494	H Street	1876	Settlement Period
20	Fleckenstein-Newton House	588	H Street		
21	Monette House	665	F Street	1885	Settlement Period
22	Senevey-Menefee House	513	I Street	1880	Settlement Period
23	Baiocchi House	895	7th Street	1925	Craftsman Period
24	Selvage House	609	J Street	1874	Settlement Period
25	Eddy-Greene House	987	8th Street		
26	Vaissade House	927	J Street	1905	Transitional Period
27	Nixon House	1022	10th Street	1858	Settlement Period
28	Minor Theatre	1013	H Street	1914	Craftsman Period
29	Minor Building	1015	H St.	1914	Craftsman Period
30	Epicurean Restaurant	1057	H Street	1884	Victorian Period
31	First National Bank	1000	H Street	1913	Craftsman Period
32	Arcata Theater	1036	G Street	1937	Modern Period
33	Seely & Titlow Building	970	I Street		
34	Chevret House	739	10 <sup>th</sup> Street		
35	Murray House	987	F Street	1901	Victorian Period
36	Hotel Arcata	780	9th Street	1915	Craftsman Period
37	Hunt House	839	9 <sup>th</sup> Street		
38	Plaza		Block 167	1850	Settlement Period
39	Union Building	898	G Street	1890	Victorian Period
40	KXGO Radio/ Western Auto	826	G Street		
41	Old Post Office Building	735	8th Street		
42	Jacoby Building	791	8th Street	1857	Settlement Period
43	Packer's House	630	11th Street	1870	Settlement Period
44	Sowash House	1160	G Street	1914	Craftsman Period
45	Morgan House	1192	G Street	1901	Victorian Period
46	Miller House	1193	G Street	1900	Transitional Period
47	Pythian Castle	1100	H Street	1884	Victorian Period
48	Stewart Foster House	1139	H Street		
49	Moulton-Barlow House	860	11th Street	1907	Transitional Period
50	Wagner Block House	1157	J Street	1920	Craftsman Period
51	Wagner Block House	1187	J Street	1920	Craftsman Period
52	Wagner Block House	1087	12th Street	1920	Craftsman Period
53	Schorlig House	1050	12th Street	1885	Victorian Period
54	C.E. Daniels House	918	12th Street	1885	Victorian Period
55	Beers-Ely House	1285	I Street	1877	Settlement Period
56	Bair-Stokes House	916	13th Street	1888	Victorian Period
57	Horel House	980	13th Street	1904	Transitional Period
58	McCormack/ MacMillan House	1056	13th Street	1903	Transitional Period
59	Gastman-Gaynor Beer House	1362	K Street	1902	Transitional Period
60	David Wood House	1318	H Street	1910	Craftsman Period
61	Ericson House	1376	H Street	1870	Settlement Period
62	Whaley House	1395	H Street	1855	Settlement Period
63	Zehndner-Parton House	1164	14th Street	1902	Transitional Period
64	Stone House	902	14th Street	1888	Victorian Period
65	Cullberg House	1452	I Street	1862	Settlement Period
66	A. Gastman House	1492	H Street	1898	Victorian Period
67	William-Smith House	1542	H Street	1888	Victorian Period
68	Jako-Wagner House	1593	F Street		
69	Barter Bungalow/ Court	1645	G Street	1930	Craftsman Period

#	NAME		Street Address	Built	Historic Period
70	Smith-Mckenzie House	1619	H Street	1877	Settlement Period
71	Scribner House	1661	H Street	1885	Victorian Period
72	Sweet House	1717	H Street	1911	Craftsman Period
73	Godden House	938	17th Street	1919	Craftsman Period
74	Davidson-Carroll Store/ House	1593	I Street	1914	Craftsman Period
75	Keller House	1566	I Street	1894	Victorian Period
76	Stewart School Building	1125	16th Street	1925	Craftsman Period
77	St. Mary's Church	1090	16th Street	1884	Victorian Period
78	Greenwood Cemetery	1757	J Street	1860	Settlement Period
79	Nelson Hall		Humboldt St. Univ.	1940	Craftsman Period
80	Gist Hall		Humboldt St. Univ.	1933	Craftsman Period
81	Jenkins Hall		Humboldt St. Univ.	1950	Craftsman Period
82	Founders Hall		Humboldt St. Univ.	1921	Craftsman Period
83*	Bayside Post Office	1786	Old Arcata Road		
84*	Chaffey House	1220	Spear Avenue	1887	Victorian Period
85*	O'Grady House	1630	27th Street		
86*	Strobel House	1621	J Street	1874	Settlement Period
87*	Zehndner-Harpst-Austin House	1860	11th Street	1870	Settlement Period
88	McMillian House	589	F Street		
89	Old Methodist Church- Parsonage House	1166	H Street		
90	Liscom-Morrell House	1166	I Street		
91	Morrell-St. Louis House/Barn/Milk House	3215	St. Louis Road		
92	Janes School House	1105	Spear Avenue		
93	Pointsett House	3501	Boyd Road		

\*Numbers do not appear on map.

[Revised by Ordinance No. 1377, September 2008]

## 5.6 IMPLEMENTATION MEASURES

#	IMPLEMENTATION MEASURE	RESPONSIBLE PARTY	TIME FRAME
<del>LU-4</del>	<del>Historic Landmarks, conservation easements (LUC Amendment) A. Revise development standards for designated landmarks (delete additional uses, restrict conversion of res. structures in res. zones to non-residential uses, add other incentives). B. Revise Historical Landmarks combining zone re: demolition controls. C. Add authority for conservation (façade) easements. D. Define role of Historic and Design Review Commission. E. Add requirement for demolition permit. F. Create authority for Mills Act contracts.</del>	<del>Community Development Dept./ Planning Commission</del>	<del>Year 4</del>
H-4	Create Historic and Design Review Commission The City shall appoint a Historic and Design Review Commission for the purpose of pursuing Certified Local Government status, developing a	City Council	Year 4

	<del>Noteworthy Structure List and promoting other historic preservation activities. This includes coordinating with HSU for listing of State-owned historic structures.</del>		
H-2	<del>Historic resources inventory Update historical resources inventory (add structures throughout the City based on age, and add Baycide area to inventory).</del>	<del>Comm. Devel. Dept./ Historic and Design Review Commission</del>	<del>Year-2</del>
H-3	<del>Certified local government status Apply to the State Office of Historic Preservation for Certified Local Government status.</del>	<del>Historic and Design Review Commission</del>	<del>Year-2</del>
H-4	<del>Training and information program Develop a design brochure(s) and a brochure on benefits of landmark designation.</del>	<del>Historic and Design Review Commission</del>	<del>Year-2</del>
H-5	<del>Noteworthy Structures List The Historical and Design Review Commission shall prepare and maintain a noteworthy structures list.</del>	<del>Historic and Design Review Commission</del>	<del>Year-4</del>