

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

EXHIBIT 3

EXISTING & PROPOSED POLICIES COMPARISON
MATRIX) (117 PAGES)

**CITY OF ARCATA
LOCAL COASTAL PROGRAM AMENDMENT NO. ARC-MAJ-1-09
LAND USE PLAN**

SHORELINE (PUBLIC) ACCESS POLICIES AND STANDARDS [PRC §30210 – 30214]

EXISTING CERTIFIED CLUE ACCESS POLICY	PROPOSED AMENDED/EQUIVALENT POLICY	AS SUGGESTED TO BE MODIFIED
<p>III-8 The City shall maintain the Natural Resource Protection designation on all tidelands and water areas of Arcata Bay, and shall declare that these areas are fragile coastal resources that require protection from uncontrolled access. The City shall use the following guidelines when permitting access to these areas:</p> <p>(a) Motorized vehicles should be restricted to paved roads and parking lots.</p> <p>(b) Pedestrians should be restricted to designated trails and facilities.</p> <p>(c) Valid scientific and educational studies of the wetlands and tidelands should be encouraged.</p>	<p>RC-4a <i>Protection of open waters /tideland areas of Arcata Bay.</i> 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.</p>	<p>[No modifications suggested; renumber as Policy C-RC-4a.]</p>
<p>IV-1 New development shall not restrict access to the shoreline. Access to coastal areas shall be required for new development. The City shall declare that the tidal and water areas of Arcata are a fragile coastal resource that requires protection from uncontrolled access.</p> <p>IV-2 The City shall require a Use Permit or Nature Area Permit for any activity or development proposed in the Natural Resources Protection Zone.</p>	<p>RC-4f <i>Management of bayfront and marsh areas for coastal access, recreation, and tourism.</i> Tidelands and water areas of Arcata Bay shall be designated Natural Resource-Public Trust Land [NR-PTL] and protected from uncontrolled access. The following guidelines shall be used when permitting access to these areas:</p> <ol style="list-style-type: none"> 1. Motorized vehicles shall be restricted to paved roads and parking lots. 2. Pedestrians shall be restricted to designated trails and facilities. 3. Valid scientific and educational studies of the wetlands and tidelands shall be encouraged. <p>New development shall not restrict public access to the shoreline. Public access to the shoreline shall be required of new development. Where consistent with the Humboldt Bay National 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</p>	<p>RC-4f C-RC-4d <i>Management of bayfront and marsh areas for coastal access, recreation, and tourism.</i> 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:</p> <ol style="list-style-type: none"> 1. Motorized vehicles shall be restricted to paved roads and parking lots. 2. Pedestrians shall be restricted to designated trails and facilities. 3. Valid scientific and educational studies of the wetlands and tidelands shall be encouraged. <p>New development shall not restrict public access to the shoreline. Public access to the shoreline shall be required of new development. Where consistent with the Humboldt Bay National Wildlife Refuge's Management Plan, controlled public access to the Refuge's Jacoby Creek Unit shall be developed along</p>

EXISTING CERTIFIED CLUE ACCESS POLICY	PROPOSED AMENDED/EQUIVALENT POLICY	AS SUGGESTED TO BE MODIFIED
	limit.	Arcata Bay from the AMWS to the City's westward limit.
<p>V-5 The City shall designate the following routes as Public Access Corridors. These corridors should be properly signed and identified to lead the public to approved Bay access points:</p> <p>(a) "I" Street from Samoa Boulevard to the Boat Launching Facility should be designated as the major Public Access Corridor.</p> <p>(b) South "G" Street from Samoa Boulevard to Highway 101 should be designated as a Public Access Corridor because of the improved access to the Marsh and Wildlife Sanctuary.</p> <p>(c) Highway 101 from Samoa Boulevard (State Highway 255) south to Bayside Cutoff.</p> <p>(d) Samoa Boulevard from Highway 101 west to Mad River Slough.</p>	<p>OS-4b <i>Coastal access policy.</i> The City shall maintain coastal access corridors to Arcata Bay and other public use areas and public trust lands within the coastal zone.</p> <p>Coastal access routes include:</p> <ol style="list-style-type: none"> 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. <p>[See also Policy RC-4a above.]</p>	<p>OS-4b <u>C-OS-4c</u> <i>Coastal access policy.</i> The City <u>Approved new development</u> shall maintain coastal access corridors to Arcata Bay and other public use areas and public trust lands within the coastal zone.</p> <p>Coastal access routes include:</p> <ol style="list-style-type: none"> 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. <p><u>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.</u></p> <p>[See also suggested modifications to Policy C-RC-4a above.]</p>
	<p>RC-4b <i>Access to Arcata Bay.</i> The following routes are designated as Public Access Corridors and are to be properly signed and identified as approved Bay access points.</p> <ol style="list-style-type: none"> 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. <p>A system of foot trails and interpretive sites shall be established along the Arcata Bay shore westward to the City limit, subject to the following guidelines.</p> <p>5. All planning and development in the area that is both South of Samoa Boulevard and west of State Route 101</p>	<p>RC-4b <u>C-RC-4b</u> <i>Access to Arcata Bay.</i> The following routes are designated as Public Access Corridors and are to be properly signed and identified as approved Bay access points.</p> <ol style="list-style-type: none"> 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 <u>the City Limits Line at Slaughter House Road, including the trail connection into the McDaniel Slough Wetlands Enhancement Project.</u> <p><u>A New development within and along the Public Access Corridors shall be designed and sited to allow for the development of a</u> system of foot trails and interpretive sites shall be established along the Arcata</p>

EXISTING CERTIFIED CLUE ACCESS POLICY	PROPOSED AMENDED/EQUIVALENT POLICY	AS SUGGESTED TO BE MODIFIED
	<p>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.</p> <p>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.</p> <p>7. Motorized vehicles shall be restricted to paved roads and parking lots.</p> <p>8. Pedestrians shall be restricted to designated trails and facilities.</p> <p>9. Valid scientific and educational studies of wetlands and tidelands are encouraged.</p>	<p>Bay shore westward to the City limit, subject to the following guidelines.</p> <p>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.</p> <p>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.</p> <p>7. Motorized vehicles shall be restricted to paved roads and parking lots.</p> <p>8. Pedestrians shall be restricted to designated trails and facilities.</p> <p>9. Valid scientific and educational studies of wetlands and tidelands are encouraged.</p>
<p>VI-4 The City shall support the development of access to the Humboldt Bay National Wildlife Refuge, Jacoby Creek Unit.</p>	<p>[No equivalent/amended policy proposed]</p>	<p>[See suggested modifications to Policies Group C-T-5 on <i>Public Works</i> spreadsheet]</p>
<p>VI-7 The City shall seek funding to establish interpretive sites along the Arcata Bay shore including a Nature Center and Wildlife Care Center to serve as an educational focal point for Arcata's natural resource areas.</p>	<p>[No equivalent/amended policy proposed]</p>	<p>[No modifications suggested]</p>
<p>VI-8 The City shall seek funding to establish a system of foot trails and interpretive sites along the Arcata Bay shore subject to the following guidelines:</p> <p>(a) All planning and development in the area that is both south of Samoa Boulevard and west of Highway 101 and which is identified as wetlands or riparian corridor shall be subjected to review by the Arcata Wetlands and Creeks Advisory Committee or its equivalent, for consistency with the goals and management of the Marsh and Wildlife Sanctuary.</p> <p>(b) Development in the area bounded by Butcher's Slough and Gannon Slough should occur in</p>	<p>RC-3i <i>Management of Arcata Marsh for wetlands values as well as wastewater treatment.</i> The marsh and wildlife sanctuary serves a variety of purposes and functions, including providing wetland habitat for a variety of species, wastewater treatment, and recreational use. These purposes shall be balanced for the benefit of all users.</p>	<p>[Move to <i>Land Use</i> Policies Group C-LU-6]</p>

EXISTING CERTIFIED CLUE ACCESS POLICY	PROPOSED AMENDED/EQUIVALENT POLICY	AS SUGGESTED TO BE MODIFIED
<p>conjunction with development of the National Wildlife Refuge and the Arcata Marsh and Wildlife Sanctuary.</p> <p>(c) Motorized vehicles shall be restricted to paved roads and parking lots;</p> <p>(d) Pedestrians shall be restricted to designated trails and facilities;</p> <p>(e) Valid scientific and educational studies of the wetlands and tidelands shall be encouraged.</p>		
EXISTING CERTIFIED CLUE SHORELINE ACCESS ELEMENT APPENDIX "A" POLICIES		
<p>A-1 The City shall declare that the tidal and water areas of Arcata Bay are a fragile coastal resource that requires protection from uncontrolled access.</p>	<p>OS-2b <i>Development limitations and management for maintenance of biotic resources and diversity, including aquatic resources and sensitive habitats.</i> ...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.</p> <p>[See also Policy RC-4a above.]</p>	<p>[No modifications suggested; renumber as C-OS-2a].]</p>
<p>A-2 The City shall design at the following routes as Public Access Corridors. These corridors should be properly signed and identified to lead the public to approved Bay access points:</p> <p>(a) "I" Street from Samoa Boulevard south through the Arcata Marsh and Wildlife Sanctuary to the Boat launching facility on Arcata Bay.</p> <p>(b) South "G" Street south of "H" Street to Highway 101.</p> <p>(c) Highway 101 from Samoa Boulevard (Highway 255) south to Bayside Cutoff</p> <p>(d) Samoa Boulevard from Highway 101 west to Mad River Slough.</p>	<p>[See Policy OS-4b above]</p>	<p>[See suggested modifications to Policy C-OS-4e above]</p>
<p>A-3 The City shall seek funding to establish a system of foot trails and interpretive sites along the Arcata Bay shore subject to the following guidelines:</p> <p>(a) All planning and development in the area that is both south of Samoa Boulevard and west of Highway 101 and which is identified as wetlands or riparian corridor on the adopted Wetlands Map shall be subjected to review</p>	<p>[See Policy RC-4b above]</p>	<p>[See suggested modifications to Policy C-RC-4b above]</p>

EXISTING CERTIFIED CLUE ACCESS POLICY	PROPOSED AMENDED/EQUIVALENT POLICY	AS SUGGESTED TO BE MODIFIED
<p>by the Marsh and Wildlife Sanctuary Task Force for consistency with the goals and management of the Marsh and Wildlife Sanctuary.</p> <p>(b) Development in the area bounded by Butcher's Slough and Gannon Slough should occur in conjunction with development of the National Wildlife Refuge and the Arcata Marsh and Wildlife Sanctuary.</p> <p>(c) Motorized vehicles shall be restricted to paved roads and parking lots;</p> <p>(d) Pedestrians shall be restricted to designated trails and facilities;</p> <p>(e) Valid scientific and educational studies of the wetlands and tidelands shall be encouraged.</p>		
<p>A-4 New development shall not restrict access to the shoreline. Access to coastal areas shall be required of new development.</p>	<p>RC-4c <i>Coastal-dependent and public trust uses of Arcata's tidelands.</i> Tidelands of Arcata Bay support a variety of wildlife as well as human activities. The following provisions shall be made for managing tideland areas.</p> <ol style="list-style-type: none"> 1. New development shall not restrict access to the shoreline. Access to coastal areas shall be required for new development. 2. Tidelands and water areas of Arcata Bay shall be designated Natural Resource-Public Trust Lands [NR-PTL], and identified as passive use recreational areas. 3. The Arcata Marsh and Wildlife Sanctuary shall be designated as Natural Resource [NR] and the recreational component of the project identified as a passive use recreational area. 4. The continued use of the tideland for scientific and educational studies is encouraged. 5. The Arcata Marsh and Wildlife Sanctuary (AMWS) shall be maintained and new facilities shall be consistent with the AMWS plan adopted by the City Council. 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. 	<p>RC-4c C-RC-4c <i>Coastal-dependent and public trust uses of Arcata's tidelands.</i> Tidelands of Arcata Bay support a variety of wildlife as well as human activities. The following provisions shall be made for managing tideland areas.</p> <ol style="list-style-type: none"> 1. New development shall not restrict access to the shoreline. Access to coastal areas shall be required for new development. 2. Tidelands and water areas of Arcata Bay shall be designated Natural Resource-Public Trust Lands [NR-PTL 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

EXISTING CERTIFIED CLUE ACCESS POLICY	PROPOSED AMENDED/EQUIVALENT POLICY	AS SUGGESTED TO BE MODIFIED
	8. Access on the levee from the AMWS westward to the City limit will be provided for passive recreation and nature observation. [See also Policy RC-4f above.]	areas. 8. Access on the levee from the AMWS westward to the City limit will be provided for passive recreation and nature observation. [See also suggested modifications to Policy C-RC-4f above.]
A-5 The City shall support the development of access to the Humboldt Bay National Wildlife Refuge, Jacoby Creek Unit.	[See Policy RC-4f above]	[See suggested Modifications to Policy C-RC-4f above]

PROPOSED NEW PUBLIC ACCESS POLICIES AND STANDARDS	AS SUGGESTED TO BE MODIFIED
[No new access policies proposed]	N/A

COMMISSION SUGGESTED NEW PUBLIC ACCESS POLICIES AND STANDARDS
<u>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.</u>
<u>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.</u>

COMMISSION SUGGESTED NEW PUBLIC ACCESS POLICIES AND STANDARDS

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 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.

COASTAL RECREATION POLICIES AND STANDARDS [PRC §§ 30220 – 30221, 30223 – 30224]

EXISTING CERTIFIED CLUE COASTAL RECREATION POLICY	PROPOSED AMENDED/EQUIVALENT POLICY	AS SUGGESTED TO BE MODIFIED
VI-1 The City shall develop the community park area bounded by Highway 101, Samoa Boulevard, 7th Street, and Union Street as an active use recreational area.	[No equivalent/amended policy proposed: This area has been developed into an active use recreational area (community sports complex) including a community center, soccer fields, and softball/baseball diamonds.]	[No modifications suggested]
VI-2 The City shall designate the floodplain along McDaniel Slough north of Highway 255 and south of 11 th street as parkland and identify this area as a recreational area.	[See Policy RC-4c on <i>Public Access</i> spreadsheet]	[See suggested modifications to Policy C-RC-4c on <i>Public Access</i> spreadsheet]
VI-3 The City shall designate the area encompassed by the Arcata Marsh and Wildlife Sanctuary as Natural Resources Protection, and identify the recreational component of the project as a passive use recreational area.	[See Policy RC-4c on <i>Public Access</i> spreadsheet]	[See suggested modifications to Policy C-RC-4c on <i>Public Access</i> spreadsheet]
VI-5 The City shall encourage the continued use of the tideland, or scientific and educational studies, commercial aquaculture, and recreational boating and fishing.	[See Policy RC-4c on <i>Public Access</i> spreadsheet]	[See suggested modifications to Policy C-RC-4c on <i>Public Access</i> spreadsheet]
EXISTING CERTIFIED CLUE RECREATION AND VISITOR-SERVING FACILITIES ELEMENT APPENDIX “B” POLICIES		
B-5 The City shall develop the community park area bounded by Highway 101, Samoa Boulevard, 7th Street, and Union Street as an active use recreational area.	[No equivalent/amended policy proposed: This area has been developed into an active use recreational area (community sports complex) including a community center, soccer fields, and softball/baseball diamonds.]	[No modifications suggested]
B-6 The City shall designate the floodplain along McDaniel Slough north of Samoa Boulevard and south of 11th Street as park land and identify this area as a passive use recreational area.	[The majority of the subject area is now proposed to be redesignated to NR-PT with only a small portion corresponding to the McDaniel Slough floodway retained in a PF designation in which parks would be an allowed use]	[Due to its resource sensitivity and flood plain storage function, designate the whole subject area as NR-PT]
B-8 The City shall identify Samoa Boulevard, a State Highway, as a community entry way and seek funding to develop a specific public improvement program between the highway overpass and "K" Street that provides for a consistent landscaping, street furniture, and directional signing.	[No equivalent/amended policy proposed]	[No modifications suggested]
B-9 The City shall maintain the Boat Basin at its current		

EXISTING CERTIFIED CLUE COASTAL RECREATION POLICY	PROPOSED AMENDED/EQUIVALENT POLICY	AS SUGGESTED TO BE MODIFIED
design level of use.	[No equivalent/amended policy proposed]	[No modifications suggested]
B-10 The City shall seek funding to establish interpretative sites along the Arcata Bay shore including a Nature Center and Wildlife Center to serve as an educational focal point for Arcata's natural resource areas.	[No equivalent/amended policy proposed]	[No modifications suggested]

PROPOSED NEW COASTAL RECREATION POLICIES AND STANDARDS	AS SUGGESTED TO BE MODIFIED
OS-4a <i>Designations for park lands and outdoor recreation areas.</i> 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	[No modifications suggested; renumber as Policy C-OS-4h]
OS-4c <i>Relationship to the Parks and Recreation Element.</i> 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 <i>Open Space Element</i> Section 4.1 <u><i>Introduction</i></u>]

COMMISSION SUGGESTED NEW COASTAL RECREATION POLICIES AND STANDARDS
<u>C-OS-4f Lower cost visitor and recreational facilities shall be protected, encouraged, and, where feasible, provided. Developments providing public recreational opportunities are preferred.</u>
<u>C-OS-4l 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.</u>

MARINE, BIOLOGICAL, AND WATER RESOURCES POLICIES AND STANDARDS [PRC §30230, 30231, 30232]

EXISTING CERTIFIED CLUE MARINE, BIOLOGICAL, AND WATER RESOURCES POLICY	PROPOSED AMENDED/EQUIVALENT POLICY	AS SUGGESTED TO BE MODIFIED
<p>III-3 To protect structures and critical facilities in the Coastal Zone, and to provide protection of existing habitat values, the City shall encourage and promote flood protection and stormwater drainage management practices which address flooding problems and drainage on a watershed basis.</p> <p>(a) The city shall establish a Stormwater Utility to address stormwater drainage and flood control, including management of all waterways (creeks, sloughs, drainage ditches) and drainage structures City-wide.</p> <p>(b)The stormwater master plan shall evaluate alternate flood control measures and select a flood control plan that improves drainage and minimizes potential hazards in the Coastal Zone.</p> <p>(c)In evaluating alternates, emphasis shall be placed on improvement of drainage. However, enlarging of existing tidegates, dredging of presently undredged sections of creek, or construction of new structures shall be allowed only when no less environmentally damaging alternate is feasible, only when adequate mitigation is provided, and only when not located within a wetland. If mitigation for said development is provided in the form of a fully approved restoration project such development may be permitted in a wetland.</p> <p>(d)The City shall seek funding to develop a comprehensive stream maintenance program for streams within its Jurisdiction. This program shall provide for stream rehabilitation projects designed to improve flow capacity, minimize channel erosion, and enhance aquatic and riparian habitat; annual channel inspection to identify and remove barriers to anadromous fish, debris dams, and obsolete flood control or scientific study facilities.</p> <p>(e) The City shall seek assistance and ultimately develop a comprehensive plan that identifies storm drain point and non-point pollution sources, educates the public and businesses about the nature of waste treatment and its</p>	<p>PS-4f <i>Development standards in floodplains (surface drainageways and detention areas).</i> All plans for new construction that could potentially encroach into a floodplain must incorporate measures for flood protection and show that there will be no adverse impact to the carrying capacity of the floodway. Setbacks, easements covering Floodzone A, and minimal use of impervious surfaces are measures strongly encouraged. Elevation of structures, anchoring, flood-proofing, and construction of detention basins are considered secondary and less desirable measures. The City’s floodplain administrator shall verify this information and require appropriate certification before any development permits are granted.</p>	<p align="center">[See Hazardous Areas spreadsheet]</p>
<p>(c)In evaluating alternates, emphasis shall be placed on improvement of drainage. However, enlarging of existing tidegates, dredging of presently undredged sections of creek, or construction of new structures shall be allowed only when no less environmentally damaging alternate is feasible, only when adequate mitigation is provided, and only when not located within a wetland. If mitigation for said development is provided in the form of a fully approved restoration project such development may be permitted in a wetland.</p>	<p>PS-4g <i>Preventive maintenance of streams and drainageways.</i> Local streams carry the majority of Arcata’s floodwaters and shall be maintained for flood protection as well as natural biological functions. All improvements and maintenance shall be done in accordance with the City’s Drainage Master Plan.</p>	<p align="center">[See Hazardous Areas spreadsheet]</p>
<p>(d)The City shall seek funding to develop a comprehensive stream maintenance program for streams within its Jurisdiction. This program shall provide for stream rehabilitation projects designed to improve flow capacity, minimize channel erosion, and enhance aquatic and riparian habitat; annual channel inspection to identify and remove barriers to anadromous fish, debris dams, and obsolete flood control or scientific study facilities.</p> <p>(e) The City shall seek assistance and ultimately develop a comprehensive plan that identifies storm drain point and non-point pollution sources, educates the public and businesses about the nature of waste treatment and its</p>	<p>PS-4h <i>Development review: drainage standards and drainage fees.</i> All new development shall meet current City drainage standards and pay all applicable drainage fees. The City shall provide incentives to reduce the amount of impervious surface associated with new and renovated uses by reducing drainage fees.</p>	<p align="center">[See Hazardous Areas spreadsheet]</p>

EXISTING CERTIFIED CLUE MARINE, BIOLOGICAL, AND WATER RESOURCES POLICY	PROPOSED AMENDED/EQUIVALENT POLICY	AS SUGGESTED TO BE MODIFIED
importance to Arcata's Creeks, and requires pretreatment of waste by the identified pollution sources.		
<p>III-7 The City shall seek funding to provide for restoration of the following degraded resources:</p> <p>(a) Jolly Giant Creek from Butcher's Slough north to Highway 101.</p> <p>(b) Janes Creek between 11th Street and Alliance Road.</p> <p>(c) Campbell Creek, from Samoa Boulevard to 7th Street, in conjunction with the Arcata Community Park development.</p> <p>(d) Beith and Grotzman Creeks east of Highway 101 and west of Old Arcata Road.</p> <p>(e) Campbell Creek from Samoa Boulevard to Gannon Slough.</p> <p>(f) Gannon Slough</p>	<p>RC-2h <i>Restoration of degraded creek resources.</i></p> <p>Portions of Janes, Jolly Giant, Campbell, and Grotzman Creeks are culverted or covered, causing degradation of creek resources. Streams such as Janes Creek have tide gates which are barriers that prevent anadromous salmonids from accessing critical habitat. Furthermore, recreational use has degraded riparian vegetation along upland reaches of certain creeks (e.g., Jolly Giant, Campbell, and Jacoby Creeks) within Redwood Park and the Community Forest. Lack of vegetation along creek courses can cause erosion, resulting in water and airborne impacts. Restoration activities for improving degraded stream resources shall include:</p> <ol style="list-style-type: none"> 1. Uncovering of creek courses in public rights-of-way, as part of public works improvement projects. 2. Encouraging landowners to restore degraded EBA and stream resources, including native riparian vegetation establishment and exotic species removal, as part of a new development or renovation. 3. Controlling uses that are damaging to upland reaches of creeks in the Community Forest 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. <p>The Streams Management Plan shall be implemented to provide guidance for rehabilitation and management of creeks that flow through Arcata. The SMP addresses new and modified development along creeks, and existing activities in creek zones. Stream rehabilitation projects shall be designed to maintain or improve flow capacity, trap sediments and other pollutants which decrease water quality, minimize channel erosion, prevent new sources of pollutants from entering the</p>	<p>[Revise and Move to <i>Other Initiatives</i>]</p> <p>RC-2h <i>Restoration of degraded creek resources.</i></p> <p>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:</p> <ol style="list-style-type: none"> 1. Uncovering of creek courses in public rights-of-way, as part of public works improvement projects. 2. Encouraging landowners to restore degraded EBA and stream resources, including native riparian vegetation establishment and exotic species removal, as part of a new development or renovation. 3. Controlling uses that are damaging to upland reaches of creeks in the Community Forest 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. <p>The Streams Management Plan shall be implemented to provide guidance for rehabilitation and management of creeks that flow through Arcata. The SMP addresses new and modified development along creeks, and existing activities in creek zones. Stream rehabilitation projects shall be designed to maintain or improve flow capacity, trap sediments and other pollutants which that</p>

EXISTING CERTIFIED CLUE MARINE, BIOLOGICAL, AND WATER RESOURCES POLICY	PROPOSED AMENDED/EQUIVALENT POLICY	AS SUGGESTED TO BE MODIFIED
	stream, and enhance instream and riparian habitat.	decrease water quality, minimize channel erosion, prevent new sources of pollutants from entering the stream, and enhance instream and riparian habitat.
<p>III-9 To protect aquaculture in Arcata Bay, the City shall:</p> <p>(a) Ensure that its wastewater discharge does not aggravate existing coliform loading problems in Arcata Bay;</p> <p>(b) As part of the stream maintenance program, take measures to reduce coliform loading of perennial streams within its jurisdiction. These measures shall include controlling identified sources of coliform loading such as septic tank leachate and runoff from agricultural operations.</p>	<p>RC-4e <i>Aquaculture use of coastal wetlands/tidelands.</i> To protect aquaculture activities in Arcata Bay, the City shall:</p> <ol style="list-style-type: none"> 1. Ensure that its wastewater discharge does not aggravate existing coliform loading problems in Arcata Bay. 2. Take measures to reduce coliform loading of perennial streams within its jurisdiction, as part of a stream maintenance program. These measures shall include controlling identified sources of coliform loading such as septic tank leachate and runoff from agricultural operations. 	<p>[No modifications suggested; renumber as Policy C-RC-4i.]</p>
<p>III-10 To encourage additional aquaculture in Humboldt Bay, City shall continue the development and management of:</p> <p>(a) Integrated wetland enhancement, wastewater treatment, and the salmon ranching program.</p> <p>(b) The tidelands for commercial and sports oyster production.</p>		
<p>III-11 The City's wastewater reclamation, reuse, and aquaculture project is consistent with Coastal Act Policies and requires no special provisions in Arcata's General Plan.</p>	<p>[Policy to be discontinued]</p>	<p>[No modifications suggested.]</p>
EXISTING CERTIFIED CLUE MARINE AND WATER RESOURCES ELEMENT APPENDIX "D" POLICIES		
<p>D-2 The City shall seek funding to develop a comprehensive stream maintenance program for streams within its jurisdiction. This program shall provide for stream rehabilitation projects designed to improve flow capacity, minimize channel erosion, and enhance riparian habitat; annual channel inspection to identify and remove barriers to anadromous fish, debris dams, and obsolete flood control or scientific study facilities.</p>	<p>[See Policies PS-4f, PS-4g, and PS-4h above]</p>	<p>[See <i>Hazardous Areas</i> spreadsheet]</p>

EXISTING CERTIFIED CLUE MARINE, BIOLOGICAL, AND WATER RESOURCES POLICY	PROPOSED AMENDED/EQUIVALENT POLICY	AS SUGGESTED TO BE MODIFIED
<p>D-3 The City shall seek funding to provide for restoration of the following degraded resources:</p> <p>(a) Jolly Giant Creek from Butcher Slough north to Highway 101.</p> <p>(b) Janes Creek between 11th Street and Alliance Road.</p> <p>(c) Campbell Creek from Samoa Boulevard (Highway 255) to 7th Street in conjunction with Arcata Community Park development.</p> <p>(d) Beith and Grotzman Creeks east of Highway 101 and west of Old Arcata Road.</p> <p>(e) Campbell Creek from Samoa Boulevard (Hwy. 255) to Gannon Slough.</p> <p>(f) Gannon Slough.</p>	<p>[See Policy RC-2h above]</p>	<p>[See Suggested Modifications to Policy RC-2h above]</p>
<p>D-4 The City shall seek assistance and ultimately develop a plan that identifies storm drain pollution sources; educates the public and businesses on the nature of waste treatment and its importance to Arcata's creeks and requires pre-treatment of waste by the identified pollution sources.</p>	<p>[Policy proposed to be discontinued]</p>	<p>[No modifications suggested.]</p>

PROPOSED NEW MARINE, BIOLOGICAL, AND WATER RESOURCES POLICIES AND STANDARDS	AS SUGGESTED TO BE MODIFIED
<p>RC-1a <i>Maintain Biological and ecological integrity.</i> 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 system functions elements and processes are maintained through the following measures:</p> <ol style="list-style-type: none"> 1. The structure 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 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). <p>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.</p>	<p>RC-1a C-RC-1a <i>Maintain Biological and ecological integrity.</i> 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. <u>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).</u> Ecological system functions elements and processes are maintained through the following measures:</p> <ol style="list-style-type: none"> 1. <u>The When restoration and mitigation is proposed, the</u> structure, <u>functions,</u> 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. <u>The When restoration and mitigation is proposed, the</u> 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). <p>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.</p> <p>[Move first sentence of prefacing statement to <i>Resource Conservation</i> chapter preamble. Move adaptive management statement to <i>Other Initiatives</i>. Upgrade Measure 4 to prefacing statement.]</p>

PROPOSED NEW MARINE, BIOLOGICAL, AND WATER RESOURCES POLICIES AND STANDARDS	AS SUGGESTED TO BE MODIFIED
<p>RC-1i <i>Use of biocides and other compounds with biological consequences.</i> 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.</p> <p>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.</p>	<p>RC-4 C-RC-1j <i>Use of biocides and other compounds with biological consequences.</i> Pesticides, herbicides and insecticides (biocides); hormones and antibiotics (growth promoters); <u>rodenticides</u>; 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.</p> <p>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 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.</p> <p>[Revise and move to <i>Other Initiates</i>.]</p>
<p>RC-2g <i>Maintenance of streams as natural drainage systems.</i> 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.</p>	<p>[Move to <i>Other Initiates</i>; see also Policy PF-3a on <i>Existing and Proposed Public Works Policies</i> spreadsheet]</p>

PROPOSED NEW MARINE, BIOLOGICAL, AND WATER RESOURCES POLICIES AND STANDARDS	AS SUGGESTED TO BE MODIFIED
<p>RC-7a <i>Protection of surface waters from point and nonpoint pollution sources.</i> The use of natural stormwater drainage systems, which preserve and enhance natural features, shall include the following:</p> <ol style="list-style-type: none"> 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. 	<p>[No modifications suggested; renumber as Policy C-RC-7b.]</p>

COMMISSION SUGGESTED ENTIRELY NEW/APPEDED-FROM-GENERAL-PLAN MARINE, BIOLOGICAL, AND WATER RESOURCES POLICIES AND STANDARDS
<p><u>C-PF-3a</u> <u>Development shall be designed and managed to minimize increases in stormwater runoff volume and rate, to prevent adverse impacts to coastal waters.</u></p>
<p><u>C-RC-1b</u> <u>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.</u></p>
<p><u>C-RC-2b</u> <u>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.</u></p>
<p><u>C-RC-2f</u> <u>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.</u></p>

COMMISSION SUGGESTED ENTIRELY NEW/APPEDED-FROM-GENERAL-PLAN
MARINE, BIOLOGICAL, AND WATER RESOURCES POLICIES AND STANDARDS

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.

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.

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.

COMMISSION SUGGESTED ENTIRELY NEW/APPEDED-FROM-GENERAL-PLAN
MARINE, BIOLOGICAL, AND WATER RESOURCES POLICIES AND STANDARDS

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.

COMMISSION SUGGESTED ENTIRELY NEW/APPEDED-FROM-GENERAL-PLAN
MARINE, BIOLOGICAL, AND WATER RESOURCES POLICIES AND STANDARDS

C-RC-7h The City shall develop a comprehensive implementing stormwater quality management ordinance which sets as minimum requirements in the approval of new development the following water quality best management practices:

1. Reducing erosion through onsite retention of sediment during and after construction by: (a) minimizing the potential sources of sediment; (b) controlling the amount of runoff onto and from the site, and its ability to carry sediment, by diverting incoming flows and impeding internally generated flows; and (c) retaining sediment on the project site through the use of sediment-capturing devices.
 2. Minimizing runoff of entrained non-sediment pollution from construction sites (e.g., solvents, adhesives, preservatives, soluble building materials, vehicle lubricant and hydraulic fluids, concrete truck wash-out slurry, and litter).
 3. Minimizing land disturbance during development construction phases, including soil compaction associated with construction activities to retain the natural stormwater infiltration capacity of the soil.
 4. Minimizing the disturbance of natural vegetation, including significant trees, native vegetation, and root structures, which are important for preventing erosion and sedimentation.
 5. Prohibiting grading during the wet season (i.e., November 1 to March 30), except in response to emergencies. The City may also postpone the start of the wet season grading prohibition for a project if the City determines that soil conditions at the project site are suitable, the likelihood of significant precipitation is low during the period of extension (not to exceed one week at a time), and adequate erosion and sedimentation control measures will be in place during all grading operations
 6. Stabilizing site soils promptly through the use of soil stabilization BMPs, (including, but not limited to, re-vegetation) on graded or disturbed areas as soon as feasible.
 7. Limiting the application, generation, and migration of toxic substances, and ensuring their proper storage and disposal.
 8. Applying nutrients and fertilizers at rates necessary to establish and maintain vegetation and landscaping without causing significant nutrient runoff to surface waters.
- (Also see Public Facilities Stormwater Management Policies Group PF-3, Other Geologic Hazards Policy Group PS-3, and Public Safety Flood Hazards Policy Group PS-4.)

C-PS-3l All development that requires a coastal grading/development permit shall submit a plan to control post-construction stormwater runoff flows, and maintain or improve water quality ("Post-Construction Stormwater Plan"). This plan shall specify Site Design, Source Control, and if necessary, Treatment Control BMPs that will be implemented to minimize stormwater pollution and minimize or eliminate increases in stormwater runoff volume and rate from the development after construction.

PROTECTION OF ESHA [PRC § 30240]

EXISTING CERTIFIED CLUE ESHA PROTECTION POLICY	PROPOSED AMENDED/EQUIVALENT POLICY	AS SUGGESTED TO BE MODIFIED
<p>III-6 To protect riparian habitats and to minimize erosion run-off, and interference with surface water flow, the City shall adopt a Creeks Management Plan addressing streams and sloughs within Arcata's Coastal Zone.</p> <p>The City shall add a new combining zone, applying to creek and riparian areas and implementing the creek management plan, to Article 2 of the City's Coastal Land Use and Development Guide. This new section will formalize the city's commitment to protection of riparian habitat by defining and identifying such habitat and applying the following regulations within the buffer area.</p> <p>(a) New development and redevelopments shall maintain or restore a natural vegetation buffer strip along all designated streams. This buffer strip shall be subject to the following definitions:</p> <p>Creek Zone - the area that is twenty-five (25) feet outward from the top of bank, or the area bounded by the FEMA Flood Zone A line, whichever is greater, except that in no case will the creek zone on either side of a creek be wider than 100 feet from the average low flow line of that creek.</p> <p>Riparian Corridor - areas (along creeks) identified as "riparian corridors" on the Arcata Coastal Wetlands Map. By virtue of their wetland characteristics, riparian corridors will be regulated as wetlands where the riparian corridors extend beyond the creek zone.</p> <p>Channeled Creeks - all of Grotzman Creek. Lower Beith Creek, all of Campbell Creek, and Jolly Giant Creek above Butcher's Slough, and Janes Creek above McDaniel's Slough.</p> <p>Sloughs - McDaniel Slough, Gannon Slough, and Butcher Slough.</p>	<p>RC-2a <i>Designation of protected streams.</i> 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.</p> <p>RC-2b <i>Environmental Buffer Area (EBA).</i> A streamside protection area is hereby established along both sides of the streams identified on the City Watercourse Map. The purpose of the EBA is to remain in a natural state in order to protect streams' ecosystems and their associated riparian habitat areas. The EBA shall include:</p> <ol style="list-style-type: none"> 1. In areas where existing development, as defined in the Land Use Code, is adjacent to the stream, the EBA shall be not less than 25 feet outward on both sides of the stream, measured from the top of bank. 2. In all other locations within the City, the EBA shall be not less than 100 feet outward on both sides of the stream, measured from the top of bank. 3. In locations within the City having significant areas of riparian vegetation exceeding 100 feet in width measured from the top of bank, the EBA shall be expanded to encompass all of the riparian vegetation, except in no case shall the EBA exceed 250 feet in width from the top of bank on either side of the stream. <p>EBA's outside of the City shall follow the policies in the</p>	<p align="center">[No modifications suggested; renumber as C-RC-2a.]</p> <p>RC-2b <u>C-RC-2c</u> <i>Environmental Buffer Area (EBA).</i> A streamside protection area is hereby established along both sides of the streams identified on the City <u>Protected</u> 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 <u>be established as follows</u>:</p> <ol style="list-style-type: none"> 1. In areas where existing development, as defined in the Land Use Code, is adjacent to the stream, the EBA shall be not less than 25 feet outward on both sides of the stream, measured from the top of bank. 2. In all other locations within the City, the <u>The</u> EBA shall be not less than 100 feet outward on <u>in width measured outward from</u> both sides of the stream, measured commencing <u>measured commencing</u> from the top of bank. 3. 2. <u>2.</u> 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.

EXISTING CERTIFIED CLUE ESHA PROTECTION POLICY	PROPOSED AMENDED/EQUIVALENT POLICY	AS SUGGESTED TO BE MODIFIED
<p>(b) Indigenous vegetation shall be retained in the creek zone.</p> <p>(c) Fencing that crosses a stream channel, that acts as a barrier to anadromous fish, or acts as a collector for debris shall not be permitted.</p> <p>(d) Where opportunities arise, the City shall require fencing along channels to prevent further bank erosion by livestock.</p>	<p>Humboldt County Framework Plan, regarding Streamside Management Areas.</p>	<p><u>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.</u></p> <p>EBA's outside of the City shall follow the policies in the Humboldt County Framework Plan, regarding Streamside Management Areas.</p>
	<p>RC-2c Allowable uses and activities in Environmental Buffer Areas. The following compatible land uses and activities may be permitted in EBAs, subject to all other policies in this Element, including those requiring avoidance of impacts and other mitigation requirements:</p> <ol style="list-style-type: none"> 1. Outside the Coastal Zone: <ol style="list-style-type: none"> a. agricultural operations compatible with maintenance of riparian resources; b. fencing along property boundaries and along EBA setback boundaries to prevent bank erosion and degradation of natural riparian vegetation by livestock; c. maintenance of existing roads, driveways, and structures; d. construction of public road crossings; e. forest management practices as permitted by the State of California or Arcata's Forest Management Plan; f. construction and maintenance of foot trails for public access; 	<p>RC-2c <u>C-RB-2d</u> 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 <u>in this Element of the Land Use Plan</u>, including those requiring avoidance of impacts and other mitigation requirements:</p> <p>1. Outside the Coastal Zone:</p> <ol style="list-style-type: none"> a. agricultural operations compatible with maintenance of riparian <u>and stream</u> resources; b. fencing along property boundaries and along EBA setback boundaries to prevent bank erosion and degradation of natural riparian vegetation by livestock <u>and unauthorized human intrusion</u>; c. maintenance of existing roads, driveways, and structures; d. construction of public road crossings <u>where there are no feasible alternatives, provided such crossings minimize their lengths through the EBA</u>; e. forest management practices as permitted by the State

EXISTING CERTIFIED CLUE ESHA PROTECTION POLICY	PROPOSED AMENDED/EQUIVALENT POLICY	AS SUGGESTED TO BE MODIFIED
	<p>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).</p> <p>2. In the Coastal Zone: a. all uses and activities listed in (1) above; b. public coastal access improvements; c. boat launching facilities.</p> <p>3. If the provisions herein would result in any legal parcel, not on Public Trust lands, created prior to the date of this plan, being made unusable in its entirety for any purpose allowed by the land-use plan, exceptions to the foregoing may be made to allow a reasonable economic use of the parcel, subject to approval of a conditional use permit. Any land use, construction, grading, or removal of vegetation which is not listed above shall be prohibited.</p>	<p>of California or Arcata's Forest Management Plan; f. construction and maintenance of foot trails for public access <u>when designed to minimize impacts on the adjacent ESHA;</u> 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) <u>authorized by coastal development permit;</u> 2. In the Coastal Zone: a. all uses and activities listed in (1) above; b. j. <u>public coastal access improvements; and</u> c. k. <u>boat launching facilities.</u></p> <p>3. If the provisions herein would result in any legal parcel, not on Public Trust lands, created prior to the date of this plan, being made unusable in its entirety for any purpose allowed by the land-use plan, exceptions to the foregoing may be made to allow a reasonable economic use of the parcel <u>avoid an unconstitutional taking of the property</u>, subject to approval of a conditional use permit <u>and consistent with Policy and Coastal Land Use Code Chapter 9C.72.</u> Any land use, construction, grading, or removal of vegetation which is not listed above shall be prohibited.</p>

EXISTING CERTIFIED CLUE ESHA PROTECTION POLICY	PROPOSED AMENDED/EQUIVALENT POLICY	AS SUGGESTED TO BE MODIFIED
	<p>RC-2d <i>The Wetland and Stream Protection Combining (:WSP) Zone.</i> The :WSP zone of the Land Use and Development Code shall be applied to all streamside protection areas. [The WSP zone should be a land use designation under the NR district, e.g., NR-WSP, NR-AG, NR-TPZ.]</p>	<p>RC 2d <i>The Wetland and Stream Protection Combining (:WSP) Zone.</i> The :WSP zone of the Land Use and Development Code shall be applied to all streamside protection areas. [The WSP zone should be a land use designation under the NR district, e.g., NR-WSP, NR-AG, NR-TPZ.]</p> <p>[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.]</p>
EXISTING CERTIFIED CLUE MARINE AND WATER RESOURCES ELEMENT APPENDIX “D” POLICIES		
<p>D-1 To protect riparian habitats and to minimize erosion, runoff, and interference with surface water flow, the City shall establish Riparian Buffer Areas along all streams within the Coastal Zone. The City shall add a new section, Riparian Buffer Areas, to Article 3 of the City's Land Use and Development Guide. This new section will formalize the City commitment to protection of riparian habitat by defining and identifying such habitat and by applying the following regulations within the buffer areas:</p> <p>(a) New developments and redevelopments shall maintain or restore a natural vegetation buffer strip along all designated streams. This buffer strip shall be subject to the following definitions:</p> <p>Distinct Riparian Vegetation - 100 feet from the outer edge of the existing riparian corridor, all of Jacoby Creek. Existing riparian corridor shall include those areas adjacent to the creek that are presently dominated by trees and other vegetation characteristic of streamside habitat;</p>	<p>[See Policies RC-2a, RC-2b, RC-2c, and RC-2d above]</p>	<p>[See Suggested Modifications to Policies C-RC-2a, C-RC-2c, C-RC-2d, and RC-2f above]</p>

EXISTING CERTIFIED CLUE ESHA PROTECTION POLICY	PROPOSED AMENDED/EQUIVALENT POLICY	AS SUGGESTED TO BE MODIFIED
<p>Channeled Creeks - 25 feet from the centerline of the creek, all of Grotzman Creek, Lower Beith Creek, all of Campbell Creek, Jolly Giant Creek above Butcher Slough, and Janes Creek above McDaniel Slough;</p> <p>Sloughs - 25 feet from the outer edge of the slough area, McDaniel Slough, Gannon Slough, and Butcher Slough.</p> <p>(b) Indigenous vegetation shall be retained in the buffer areas.</p> <p>(c) Fencing that crosses a stream channel, acts as a barrier to anadromous fish, or acts as a collector for debris shall not be permitted.</p> <p>(d) Where opportunities arise, the City shall require fencing along channels to prevent further bank erosion by livestock.</p>		
<p>D-7 Development in the Heavy Industrial area bounded by Samoa Boulevard, Butcher's Slough and Gannon Slough should include local native plant landscaping, screening and other mitigations to ensure compatibility with the educational, recreational and wildlife uses of the Humboldt Bay National Wildlife Refuge and the Arcata Marsh and Wildlife Sanctuary.</p>	<p>D-3e <i>Arcata Bay—Open waters, shoreline, and tidal marshes.</i> 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.</p>	<p>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. RC-2. 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.</p>

PROPOSED NEW ESHA PROTECTION POLICIES AND STANDARDS	AS SUGGESTED TO BE MODIFIED
<p>OS-1a <i>Designation of open space lands with native biotic resources and ecosystems.</i> 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.</p>	<p>[No modifications suggested; renumber as Policy C-OS-1a]</p>
<p>OS-1b <i>Open Space Plan Map.</i> 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.</p>	<p>[Move to <i>Community Development</i> chapter; recast as part of prefacing discussion in Section 2.10 <i>Introduction</i>]</p>
<p>OS-1c <i>Relationship to Resource Conservation and Management and Public Safety Elements.</i> 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.</p>	<p>[Move to <i>Health and Safety</i> chapter; recast as part of prefacing discussion in Section 6.1 <i>Introduction</i>]</p>
<p>OS-1d <i>Linkages between open space areas.</i> 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.</p>	<p>[Move to <i>Other Initiatives</i>]</p>
<p>OS-1e <i>Appropriate uses and development limitations within open space lands.</i> 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.</p>	<p>[Move to <i>Other Initiatives</i>]</p>
<p>OS-1g <i>Public and private ownership and management of open space.</i> 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.</p>	<p>[Move to <i>Other Initiatives</i>]</p>

PROPOSED NEW ESHA PROTECTION POLICIES AND STANDARDS	AS SUGGESTED TO BE MODIFIED
<p>OS-1h <i>Greenbelts</i>. 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.</p> <p>These measures will help preserve visual and associative links to nature, and reinforce the distinction between the City and adjacent communities.</p>	<p>[Move to <i>Other Initiatives</i>]</p>
<p>OS-1i <i>Acquisition of open space areas</i>. 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.</p>	<p>[Move to <i>Other Initiatives</i>]</p>
<p>OS-2a <i>Open space plan map designations for natural resource protection</i>. Publicly held lands containing creeks, wetlands, other open water, marsh, sensitive habitat, forests, and other important natural resources are designated on the Open Space Map.</p>	<p>[Move to <i>Environmental Quality and Management</i> chapter; recast as part of prefacing discussion in Section 4.1 <i>Introduction</i>]</p>
<p>OS-3a <i>Designations for forest, agriculture, fisheries, aquaculture, groundwater, and mineral resource uses and management</i>. 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.</p>	<p>[Move to <i>Environmental Quality and Management</i> chapter; recast as part of prefacing discussion in Section 4.1 <i>Introduction</i>]</p>
<p>OS-3b <i>Development limitations and management for productive resource areas</i>. 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.</p>	<p>[Move to <i>Environmental Quality and Management</i> chapter; recast as part of prefacing discussion in Section 4.1 <i>Introduction</i>]</p>
<p>OS-4a <i>Designations for park lands and outdoor recreation areas</i>. 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.</p>	<p>[Move to <i>Community Development</i> chapter; recast as part of prefacing discussion in Section 2.10 <i>Introduction</i>]</p>

PROPOSED NEW ESHA PROTECTION POLICIES AND STANDARDS	AS SUGGESTED TO BE MODIFIED
<p>OS-5a <i>Designation of open space for public safety.</i> 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.</p> <p>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.</p> <p>Open Space areas that are flood-prone may be used for agricultural and recreational purposes but shall be kept free from urban development. 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.</p>	<p>OS-5a C-OS-5a <i>Designation of open space for public safety.</i> 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.</p> <p>[Reiterate first sentence of provision as part of prefacing discussion in Section 6.1 <i>Introduction</i>; reiterate second and third sentences of provision as new Policies PS-2_, PS-3_, PS-4_, and PS-5_, respectively by hazards type.]</p> <p>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.</p> <p>[Reiterate provision as new Policy PS-3_.]</p> <p>Open Space areas that are flood-prone may be used for agricultural and recreational purposes but shall be kept free from urban development. A flood plain <u>Natural Hazards (:NH) combining</u> 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.</p> <p>[Reiterate revised provision as new Policy PS-4_.]</p>
<p>OS-5b <i>Development limitations and management for health and safety hazard areas.</i> 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.</p>	<p>[Move to <i>Health and Safety</i> chapter; recast as part of prefacing discussion in Section 6.1 <i>Introduction</i>]</p>

PROPOSED NEW ESHA PROTECTION POLICIES AND STANDARDS	AS SUGGESTED TO BE MODIFIED
<p>RC-1b <i>Non-native plant and animal species.</i> Some non-native species, such as pampas grass (<i>Cortaderia jubata</i>), Himalaya berry (<i>Rubus discolor</i>), Scotch broom (<i>Cytisus scoparius</i>), blue gum eucalyptus (<i>Eucalyptus globulus</i>), English ivy (<i>Hedera helix</i>), English holly (<i>Ilex aquifolium</i>), and cotoneaster (<i>Cotoneaster franchetii</i>), 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. 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.</p>	<p>RC-1b C-RC-1c <i>Non-native plant and animal species.</i> Some non-native species, such as pampas grass (<i>Cortaderia jubata</i>), Himalaya berry (<i>Rubus discolor</i>), Scotch broom (<i>Cytisus scoparius</i>), blue gum eucalyptus (<i>Eucalyptus globulus</i>), English ivy (<i>Hedera helix</i>), English holly (<i>Ilex aquifolium</i>), and cotoneaster (<i>Cotoneaster franchetii</i>), 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. <u>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.</u> 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.</p>
<p>RC-1c <i>Habitat value protection.</i> 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 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.</p>	<p>RC-1c C-RC-1d <i>Habitat value protection.</i> 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 <u>and parks and recreation areas</u> 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.</p>

PROPOSED NEW ESHA PROTECTION POLICIES AND STANDARDS	AS SUGGESTED TO BE MODIFIED
<p>RC-1d <i>Sensitive habitat definition.</i> The City declares the following to be ESHAs within the Planning Area:</p> <ol style="list-style-type: none"> 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 species on federal or state lists; and vegetated dunes. 4. Public Trust lands such as grazed or farmed wetlands (i.e., diked/reclaimed former tidelands). 	<p>RC-1d C-RC-1e <i>Sensitive habitat definition.</i> The City declares the following to be ESHAs within the Planning Area:</p> <ol style="list-style-type: none"> 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). <p><u>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.</u></p> <p><u>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.</u></p>
<p>RC-1e <i>Threshold of City review for sensitive habitat effects.</i> 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 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.</p>	<p>[No modifications suggested; renumber as Policy C-RC-1f.]</p>

PROPOSED NEW ESHA PROTECTION POLICIES AND STANDARDS	AS SUGGESTED TO BE MODIFIED
<p>RC-1f <i>Sensitive habitat buffer requirements.</i> 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:</p> <ol style="list-style-type: none"> 1. The minimum width of setbacks for streams and wetlands shall be as provided in policies RC-2 and 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. 3. A definition and map of sensitive habitat will be maintained by the City. 	<p>RC-1f C-RC-1g <i>Sensitive habitat buffer requirements.</i> 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:</p> <ol style="list-style-type: none"> 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 <u>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.</u> 3. A definition and map of sensitive habitat will be maintained by the City. <u>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).</u>
<p>RC-1g <i>Sensitive habitat information required in development application review.</i> 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:</p> <ol style="list-style-type: none"> 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. <p>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.</p>	<p>[No modifications suggested; renumber as Policy C-RC-1h.]</p>

PROPOSED NEW ESHA PROTECTION POLICIES AND STANDARDS	AS SUGGESTED TO BE MODIFIED
<p>RC-1h <i>Habitat integration for ecological integrity and development of a protected habitat corridor system.</i> 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.</p>	<p>[Move to <i>Other Initiatives</i>]</p>
<p>RC-3c <i>Designation of Environmental Buffer Areas (EBA).</i> 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 a 50 foot minimum to a 100 foot maximum. Specific findings, based on evidence provided for City review, shall be required for setbacks less than 100 feet.</p>	<p>RC-3c C-RC-3c <i>Designation of Environmental Buffer Areas (EBA).</i> 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 <u>of 100 foot maximum feet in width measured outward commencing from the wetland:upland boundary.</u> Specific findings, based on evidence provided for City review, shall be required for setbacks <u>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.</u></p>

PROPOSED NEW ESHA PROTECTION POLICIES AND STANDARDS	AS SUGGESTED TO BE MODIFIED
<p>RC-3d <i>Allowable uses and activities in Environmental Buffer Areas.</i> The following compatible land uses and activities may be permitted in EBAs, subject to all other policies in this Element, including those requiring avoidance of impacts and other mitigation requirements:</p> <ol style="list-style-type: none"> 1. Resource restoration or enhancement projects. 2. Farming, consistent with policy RC-3l. 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. 6. Minor modification of existing, serviceable structures. 7. Fencing to prevent livestock from degrading wetlands and riparian vegetation. <p>Any use, construction, grading, or removal of vegetation which is not listed above shall be prohibited.</p>	<p>RC-3d C-RC-3d <i>Allowable uses and activities in Environmental Buffer Areas.</i> 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:</p> <ol style="list-style-type: none"> 1. Resource restoration or enhancement projects. 2. Farming, consistent with policy RC-3l 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. <p>Any use, construction, grading, or removal of vegetation which is not listed above shall be prohibited.</p>
<p>RC-2e <i>Review and approval of projects affecting streamside protection areas.</i> Applications for development on any parcel which is located partially or wholly within an SPA shall be subject to the requirements of Policy RC-1 and RC-2.</p>	<p>RC-2e C-RC-2g <i>Review and approval of projects affecting streamside protection areas.</i> 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.</p>
<p>RC-3f <i>Review and approval of projects affecting Environmental Buffer Areas.</i> 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.</p>	<p>[No modifications suggested; renumber as C-RC-3e]</p>
<p>RC-3g <i>Conservation easements.</i> Dedication of 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 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.</p>	<p>RC-3g C-RC-3f <i>Conservation easements <u>or deed restrictions</u>.</i> 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.</p>

COMMISSION SUGGESTED ENTIRELY NEW / APPENDED-FROM-GENERAL-PLAN ESHA PROTECTION POLICIES AND STANDARDS
<p><u>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) outside of areas required for watercourse and/or other ESHA buffer protection.</u></p>

COMMISSION SUGGESTED ENTIRELY NEW / APPENDED-FROM-GENERAL-PLAN ESHA PROTECTION POLICIES AND STANDARDS

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.

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.

PERMISSIBLE DEVELOPMENT WITHIN CERTAIN SPECIFIED ESHAs [PRC §§ 30233 & 30236]

EXISTING CERTIFIED CLUE PERMISSIBLE ESHA DEVELOPMENT POLICY	PROPOSED AMENDED/EQUIVALENT POLICY	AS SUGGESTED TO BE MODIFIED
<p>IV-3 The City shall adopt a Coastal Wetlands Map showing the location of wetlands, riparian corridors and uplands within the Coastal Zone. All development within the areas identified on the map as wetland or riparian corridor shall require compliance with Wetland and Creek Protection Combining Zone standards set forth in the Coastal Land Use and Development Guide. The City shall also develop regulations for areas in the Coastal Zone that are not designated on the Coastal Wetlands Map but are determined to be wetlands.</p> <p>The City shall establish a Wetlands Buffer Area to</p>	<p>RC-3h <i>Designation of wetland protection zones.</i> The :WSP Zone shall be applied to wetlands, wetland setbacks, wetland buffer areas and modified wetland buffer areas, as defined in the City's Land Use Code, at the time of development review and approval.</p> <p>A wetlands map, maintained by the City, will show the general location of wetlands, riparian corridors, and uplands within the City limits and urban services zone. All development within or adjacent to the areas identified on the map as wetlands or riparian corridors shall comply with City Wetlands Development</p>	<p>RC 3h <i>Designation of wetland protection zones.</i> The :WSP Zone shall be applied to wetlands, wetland setbacks, wetland buffer areas and modified wetland buffer areas, as defined in the City's Land Use Code, at the time of development review and approval.</p> <p>[Bifurcate and delete portion of policy 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.]</p>

EXISTING CERTIFIED CLUE PERMISSIBLE ESHA DEVELOPMENT POLICY	PROPOSED AMENDED/EQUIVALENT POLICY	AS SUGGESTED TO BE MODIFIED
<p>protect the areas shown as wetlands on the Coastal Wetlands Map. The purpose of the Wetland Buffer Area is to identify areas, in the vicinity of a wetland, that may need special development restrictions in order to protect the wetland.</p> <p>All development within the buffer areas shall comply with the Wetland and Creek Protection Combining Zone standards set forth in the Coastal Land Use and Development Guide.</p> <p>The City may establish a "Modified Wetland Buffer Area" to be designated once development restrictions are specified within a Wetland Buffer Area. The purpose of the Modified Wetland Buffer Area is to avoid unnecessary development restrictions on properties not containing the wetland, even though those properties were initially in the Wetland Buffer Area, once protective restrictions for a wetland have been set in place. If a wetland is adequately protected from development, the Wetland Buffer area should be modified to exclude those properties, development on which will not affect the wetland.</p> <p>The City shall designate and zone all areas shown as wetlands or riparian corridor on the Coastal Wetlands Map as either Coastal Agriculture Exclusive, Coastal Natural Resource Protection, or Coastal Public Facility. The :WCP Wetland and Creek Protection Combining Zone will also apply to these areas. Wetland Buffer Areas, and setback areas specifically required to protect the wetlands shall also automatically carry the :WCP Wetland and Creek Protection Combining Zone standards set forth in the Coastal Land Use and Development Guide.</p>	<p>Standards and shall include the following:</p> <ol style="list-style-type: none"> 1. A wetland delineation. 2. A mitigation plan for impacted areas. 3. Setback areas from delineated wetlands. 4. Easements for onsite delineated wetlands. 5. Permitted and protected uses/activities within delineated wetland areas. 6. Fencing to prevent livestock from degrading wetlands and riparian vegetation. <p>A Wetlands Buffer Area shall be required to protect the areas shown as wetlands on the Wetlands Map. All development within the buffer areas shall comply with Wetlands Buffer Area Development Standards of the Coastal Land Use and Development Guide.</p>	<p><u>C-RC-3h Wetlands Map.</u> 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. <u>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).</u></p> <p><u>RC-3i All proposed</u> 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:</p> <ol style="list-style-type: none"> 1. A wetland delineation. 2. A mitigation plan for impacted areas. 3. Setback <u>and buffer</u> areas from delineated wetlands. 4. Easements <u>and/or deed restrictions</u> for <u>access to and from and for conservation of the</u> onsite delineated wetlands. 5. Permitted <u>A list of permitted</u> and protected uses/activities within delineated wetland areas. 6. Fencing <u>Provisions for fencing</u> to prevent livestock <u>or unauthorized human intrusion</u> from degrading wetlands and riparian vegetation. <p><u>RC-3i</u> A Wetlands Buffer Area shall be required to <u>be established pursuant to Policy Group RC-3 to</u> 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.</p>
	<p>RC-3e <i>Wetland and Stream Protection Combining (:WSP) Zone.</i> The :WSP zone of the City's Land Use</p>	<p>RC-3e <i>Wetland and Stream Protection Combining (:WSP) Zone.</i> The :WSP zone of the City's Land Use</p>

EXISTING CERTIFIED CLUE PERMISSIBLE ESHA DEVELOPMENT POLICY	PROPOSED AMENDED/EQUIVALENT POLICY	AS SUGGESTED TO BE MODIFIED
	Code shall be applied to all Wetland Protection Areas.	Code shall be applied to all Wetland Protection Areas. [Strike policy as redundant with Policy C-RC-3h]
<p>IV-4 Diking, filling, or dredging of Bay waters, wetlands, and estuaries shall be permitted where feasible mitigation measures have been provided to minimize adverse environmental effects, for the following limited uses:</p> <p>(a) For incidental public service purposes including, but not limited to, burying cables and pipes, and maintenance of existing dikes and public facilities;</p> <p>(b) To maintain a channel adequate to serve the boat ramp at current levels of use;</p> <p>(c) Resource restoration purposes;</p> <p>(d) Nature study, aquaculture, or similar resource dependent activities;</p> <p>(e) Agriculture within existing farmed wetlands but not including the expansion thereof.</p>	<p>RC-4d <i>Diking, dredging, filling, and shoreline structures.</i> Diking, filling, or dredging of Bay waters, wetlands, and estuaries shall be permitted where it has been demonstrated that the Public Trust resources and values are being protected, and mitigation measures have been provided, which minimize adverse environmental effects, for the following limited uses.</p> <ol style="list-style-type: none"> 1. Incidental public service purposes including, but not limited to, burying cables and pipes, and maintaining existing dikes and public facilities. 2. Maintaining a channel adequate to serve 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. <p>In order to protect existing development, shoreline structures (such as dikes or tidegates) that may alter the natural shoreline, may be permitted only when they do not effect any federally listed species and no other feasible, less environmentally-damaging alternative is available, and only when not located within a wetland, unless the wetland will be the primary beneficiary of the structure.</p>	<p>RC-4d <u>C-RC-4e</u> <i>Diking, dredging, filling, and shoreline structures.</i> Diking, filling, or dredging of Bay waters, wetlands, and estuaries shall be permitted where it has been demonstrated that <u>there is no feasible environmentally less damaging alternative</u>, the Public Trust resources and values are being protected, and <u>feasible</u> mitigation measures have been provided, which minimize adverse environmental effects, for the following limited uses.</p> <ol style="list-style-type: none"> 1. Incidental public service purposes including, but not limited to, burying cables and pipes <u>or inspection of piers</u>, and maintaining existing <u>dikes intake</u> and <u>public facilities outfall lines</u>. 2. Maintaining a <u>the existing, or restoring the previously dredged depth of the existing</u> channel adequate to serve <u>servicing</u> 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. <p><u>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.</u></p>
<p>IV-5 The City shall permit shoreline structures (such as dikes or tidegates) that may alter the natural shoreline only to protect existing development only when no other feasible less environmentally damaging alternative is available, and only when not located within a wetland, unless the wetland will be the primary beneficiary of the structure.</p>	<p>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</p>	<p><u>C-RC-4f</u> In order to <u>serve coastal-dependent uses or</u> protect existing development <u>structures or public beaches in danger from erosion, and when designed to eliminate or mitigate adverse impacts on local shoreline sand supply</u>, shoreline structures (such as <u>revetments, breakwaters, groins, harbor channels, seawalls, cliff retaining walls</u>, dikes or tidegates) that may alter the natural shoreline, may be permitted only when they <u>are designed to eliminate or mitigate</u></p>

EXISTING CERTIFIED CLUE PERMISSIBLE ESHA DEVELOPMENT POLICY	PROPOSED AMENDED/EQUIVALENT POLICY	AS SUGGESTED TO BE MODIFIED
<p>IV-6 The City shall not permit disposal of dredge spoils on existing wetlands unless such disposal is necessary for a resource restoration project or the maintenance of existing agricultural operations in farmed wetlands. Fill will be allowed for aquaculture projects if it can be shown that it is necessary for the project and is required to be located within the wetland and there is no other feasible less environmentally damaging alternative.</p>	<p>damaging, alternative.</p>	<p><u>adverse impacts on local shoreline sand supply</u>, 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, <u>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.</u></p> <p><u>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.</u>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.</p> <p>[Partial struck as redundant with revised Policy C-RC-4d above]</p>
<p>IV-10 If land divisions are allowed creating new parcels mapped as wetlands on the adopted Coastal Wetlands Map, such divisions shall require the recordation of deed restrictions providing that no filling would be allowed in the wetland portion of the parcel in connection with the new development other than that permitted under Section 30233 of the Coastal Act or the :WCP Wetland and Creek Protection Combining Zone standards set forth in the Coastal Land Use and Development Guide. The deed restriction shall further provide that the use of the newly created parcel would be limited to grazing, or similar agricultural uses consistent with the Coastal</p>	<p>[See Policy RC-3h above and LUC Section 9.28.100 and Chapter 9.59]</p>	<p>[See Suggested Modifications to Policy C-RC-3h above and to LUC Section 9.28.100 and Chapter 9.59]</p>

EXISTING CERTIFIED CLUE PERMISSIBLE ESHA DEVELOPMENT POLICY	PROPOSED AMENDED/EQUIVALENT POLICY	AS SUGGESTED TO BE MODIFIED
Agricultural Exclusive zoning district.		
<p>IV-11 Private and public non-vehicular recreational activities such as hiking, riding, fishing, hunting, and other recreational activities which do not require permanent structures, facilities, or foundations may be permitted in the Agricultural Exclusive zone if they do not interfere with adjacent agricultural uses, or limit the potential of the site to return to agricultural use or significantly displace the wildlife utilizing the area, especially in wetlands. This recommendation shall be implemented in the Land Use and Development Guide.</p>	<p>[See Policy LU-6c under LAND RESOURCES POLICIES AND STANDARDS below]</p>	<p>[See Suggested Modifications to Policy C-LU-6c under LAND RESOURCES POLICIES AND STANDARDS]</p>
EXISTING CERTIFIED CLUE MARINE AND WATER RESOURCES ELEMENT APPENDIX “D” POLICIES		
<p>D-5 If land divisions are allowed creating new parcels mapped as wetlands on the adopted Coastal Wetlands Map, such divisions shall require the recordation of deed restrictions providing that no filling would be allowed on the wetland portion of the parcel in connection with new development other than that permitted under Section 30233 of the Coastal Act or the Coastal Wetlands Development Standards, and that the use of the newly created parcel would be limited to grazing or similar agricultural uses consistent with the Coastal Agricultural Exclusive zoning district.</p>	<p>[See Policy RC-3h above and LUC Section 9.28.100 and Chapter 9.59]</p>	<p>[See Suggested Modifications to Policy C-RC-3h above and to LUC Section 9.28.100 and Chapter 9.59]</p>
<p>D-6 The City shall adopt a Coastal Wetlands Map showing the location of wetlands, riparian corridors and uplands within the Coastal Zone. All development within the areas identified on the map as wetland or riparian corridor shall require a Coastal Wetlands Development Standards.</p> <p>The City shall establish a Wetlands Buffer Area to protect the areas shown as wetlands on the Coastal Wetlands Map. All development within the buffer areas shall comply with the Wetlands Buffer Area Development Standards of the Coastal Land Use and Development Guide. The City shall designate and zone all areas shown as wetlands or riparian corridor on the Coastal Wetlands Map as either Coastal Agriculture Exclusive, Coastal Natural Resource Protection, or Coastal Public Facility.</p>	<p>[See Policy RC-3h above and LUC Section 9.28.100 and Chapter 9.59]</p>	<p>[See Suggested Modifications to Policy C-RC-3h above and LUC Section 9.28.100 and Chapter 9.59]</p>
EXISTING CERTIFIED CLUE DIKING, DREDGING, FILLING, AND SHORELINE STRUCTURES ELEMENT APPENDIX “E” POLICIES		

EXISTING CERTIFIED CLUE PERMISSIBLE ESHA DEVELOPMENT POLICY	PROPOSED AMENDED/EQUIVALENT POLICY	AS SUGGESTED TO BE MODIFIED
<p>E-1 Diking, filling, or dredging of Bay waters, wetlands, and estuaries shall be permitted, where feasible mitigation measures have been provided to minimize adverse environmental effects, for the following limited uses:</p> <p>(a) For incidental public service purposes, including, but not limited to, burying cables and pipes, and maintenance of existing dikes and public facilities.</p> <p>(b) To maintain a channel adequate to serve the boat ramp at current levels of use.</p> <p>(c) Resource restoration purposes.</p> <p>(d) Nature study, aquaculture, or similar resource dependent activities.</p> <p>(e) Agriculture within existing wetlands, but not including the expansion thereof.</p>	<p>[See Policy RC-4d above]</p>	<p>[See Suggested Modifications to Policy C-RC-4d above]</p>
<p>E-2 The City shall permit shoreline structures (such as dikes or tidegates) that may alter the natural shoreline only to protect existing development, only when no other feasible less environmentally damaging alternative is available, and only when not located within a wetland, unless the wetland will be the primary beneficiary of the structure.</p>	<p>[See Policy RC-4d above]</p>	<p>[See Suggested Modifications to Policy C-RC-4d above]</p>
<p>E-3 The City shall not permit disposal of dredge spoils on existing wetlands unless such disposal is necessary for a resource restoration project or the maintenance of existing agricultural operations in farmed wetlands. Fill will be allowed for aquaculture projects if it can be shown that it is necessary for the project and is required to be located within the wetland and there is no other feasible less environmentally damaging alternative.</p>	<p>[See Policy RC-4d above]</p>	<p>[See Suggested Modifications to Policy C-RC-4d above]</p>
<p>E-4 The City shall require a Use Permit and/or Nature Area Permit for any activity or development proposed in the Natural Resources Protection Zone.</p>	<p>[No amended/equivalent new policy proposed; numerous new principal permitted uses identified in Table LU-9 and LUC Table 2-1]</p>	<p>[Reestablish Policy E-4 in revised form to clearly state the enhanced review of development proposals on NR designated lands; see Commission suggested Policy C-RC-3_ below]</p>
<p>E-5 The City shall adopt a Coastal Wetlands Map showing the location of wetlands, riparian corridors and uplands within the Coastal Zone. All development within the areas identified on the map as wetland or riparian corridor shall require compliance with the Coastal Wetlands Development Standards of the Coastal Land Use and Development Guide.</p>	<p>[See Policy RC-3h above]</p>	<p>[See Suggested Modifications to Policy C-RC-3h above]</p>

EXISTING CERTIFIED CLUE PERMISSIBLE ESHA DEVELOPMENT POLICY	PROPOSED AMENDED/EQUIVALENT POLICY	AS SUGGESTED TO BE MODIFIED
<p>E-6 Where wetlands are seasonally farmed, continued agricultural use of the wetlands is allowed. Expanding farming operations into non-farmed wetlands by diking or otherwise altering the functional capacity of the wetland is not permitted. Farm-related structures (including barns, sheds, and farm-owner occupied housing) necessary for the continuance of the existing operation of the farmed wetlands may be located on an existing farmed wetland parcel, only if no alternative upland location is viable for such purpose and the structures are sited and designed to minimize the adverse environmental effects on the farmed wetland. Clustering and other construction techniques to minimize both the land area covered by such structures and the amount of fill necessary to protect such structures will be required . The location of the wetlands shall be determined by use of the adopted Coastal Wetlands Map.</p>	<p>[See Policy RC-4d above]</p>	<p>[See Suggested Modifications to Policy C-RC-4d above]</p>
<p>E-7 The City shall establish a Wetlands Buffer Area to protect the areas shown as wetlands on the Coastal Wetlands Map. All development within the buffer areas shall comply with the Wetlands Buffer Area Development Standards of the Coastal Land Use and Development Guide. The City shall designate and zone all areas shown as wetlands or riparian corridor on the Coastal Wetlands Map as either Coastal Agriculture Exclusive, Coastal Natural Resource Protection, or Coastal Public Facility.</p>	<p>[See Policy RC-3h above]</p>	<p>[See Suggested Modifications to Policy C-RC-3h above]</p>

PROPOSED NEW PERMISSIBLE ESHA DEVELOPMENT POLICIES AND STANDARDS	AS SUGGESTED TO BE MODIFIED
<p>RC-3a <i>Requirement for wetland delineation and study.</i> 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:</p> <ol style="list-style-type: none"> 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 or non-coastal zoned lands where two or more of the following three characteristics are present: <ol style="list-style-type: none"> 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. hydrophytic plants. 3. Where a reconnaissance indicates the probable existence of wetlands, marsh reeds 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 of any size are found to exist on the property, an analysis of the potential functional or habitat value of the wetlands shall be provided. 	<p>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:</p> <ol style="list-style-type: none"> 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: <ol style="list-style-type: none"> 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.
<p>RC-3b <i>Filling of wetlands.</i> The following shall apply:</p> <ol style="list-style-type: none"> 1. Filling of wetlands shall be prohibited in the Coastal Zone, unless it can be demonstrated that: <ol style="list-style-type: none"> a. the wetland restrictions, if imposed, would render a parcel, not subject to the Public Trust, unusable for any use permitted by the land use plan; b. there is no feasible, environmentally superior alternative to wetland fill for development of a permitted use; and c. the fill is the least amount necessary to allow development of permitted uses. 2. Filling of wetlands outside the Coastal Zone may be permitted only when the following has been demonstrated by the project proponent: <ol style="list-style-type: none"> 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 consist of creating and maintaining a new wetland 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. 	<p>RC-3b C-RC-3b <u>Diking, Filling, or Dredging</u> of wetlands. The following shall apply:</p> <ol style="list-style-type: none"> 1. Filling, <u>dredging, or diking</u> of wetlands shall be prohibited in the Coastal Zone, unless it can be demonstrated that: <ol style="list-style-type: none"> a. the wetland restrictions, if imposed, would render a parcel, not subject to the Public Trust, unusable for any use permitted by the land use plan; b. <u>there is no feasible, less environmentally superior <u>damaging</u> alternative to wetland fill for development of a permitted use; and</u> c. <u>feasible mitigation measures have been provided to minimize adverse environmental effects; and</u> 2. the fill, <u>dredging, or diking</u> is <u>limited to</u> the least amount necessary to allow development of permitted uses <u>following:</u> <ol style="list-style-type: none"> (1) <u>New or expanded port, energy, and coastal-dependent industrial facilities, including commercial fishing facilities.</u> (2) <u>Maintaining existing, or restoring previously dredged, depths in existing navigational channels, turning basins, vessel berthing and mooring areas, and boat launching ramps.</u> (3) <u>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</u>

PROPOSED NEW PERMISSIBLE ESHA DEVELOPMENT POLICIES AND STANDARDS	AS SUGGESTED TO BE MODIFIED
	<p><u>opportunities.</u></p> <p><u>(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.</u></p> <p><u>(5) Mineral extraction, including sand for restoring beaches, except in environmentally sensitive areas.</u></p> <p><u>(6) Restoration purposes.</u></p> <p><u>(7) Nature study, aquaculture, or similar resource dependent activities.</u></p> <p>2. Filling of wetlands outside the Coastal Zone may be permitted only when the following has been demonstrated by the project proponent:</p> <p>a. the fill is the least amount necessary to allow a reasonable and harmonious configuration of development on the parcel;</p> <p>b. the wetlands proposed to be filled are small and isolated, and have limited functional value when compared to larger, contiguous wetland areas.</p> <p>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.</p> <p><u>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.</u></p>

PROPOSED NEW PERMISSIBLE ESHA DEVELOPMENT POLICIES AND STANDARDS	AS SUGGESTED TO BE MODIFIED
<p>RC-3j <i>Minimum mitigation requirements for wetland impacts.</i> Diking or filling of a wetland that is otherwise in accordance with the policies of this General Plan, shall, at a minimum, require the following mitigation measures, monitoring program, and funding.</p> <p>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.</p> <p>2. Areas adequate to maintain functional capacity 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.</p> <p>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.).</p> <p>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.</p>	<p>RC-3j C-RC-3k <i>Minimum mitigation requirements for wetland impacts.</i> 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.</p> <p>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.</p> <p>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.</p> <p>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.).</p> <p>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.</p>

PROPOSED NEW PERMISSIBLE ESHA DEVELOPMENT POLICIES AND STANDARDS	AS SUGGESTED TO BE MODIFIED
<p>RC-3k <i>Wetland functional capacity maintenance requirement.</i> 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:</p> <ol style="list-style-type: none"> 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. 	<p>RC-3k C-RC-3j <i>Wetland functional capacity maintenance requirement.</i> 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:</p> <ol style="list-style-type: none"> 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.

COMMISSION SUGGESTED ENTIRELY NEW /APPENDED-FROM-GENERL-PAN PERMISSIBLE ESHA DEVELOPMENT POLICIES AND STANDARDS
<p><u>C-LU-6m A Use Permit shall be required for any activity or development, other than non-consumptive, passive recreational uses, proposed on Natural Resources designated lands.</u></p>
<p><u>C-LU-6n Uses allowed in diked/reclaimed former tidelands. Allowable uses in grazed or farmed wetlands are limited to uses compatible with the Public Trust, specifically agricultural operations limited to apiaries, field and truck crops, livestock raising, and orchards.</u></p>
<p><u>C-RC-1j <i>Economic Viability Determination.</i> 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.</u></p>
<p><u>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.</u></p>
<p><u>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.</u></p>
<p><u>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.</u></p>

COMMISSION SUGGESTED ENTIRELY NEW /APPENDED-FROM-GENERL-PLAN PERMISSIBLE ESHA DEVELOPMENT POLICIES AND STANDARDS

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.

LAND RESOURCES (AGRICULTURE, FORESTRY, SOILS, AND ARCHAEOLOGICAL/PALEONTOLOGICAL)
POLICIES AND STANDARDS [PRC §§ 30241 – 30244]

EXISTING CERTIFIED CLUE LAND RESOURCES POLICY	PROPOSED AMENDED/EQUIVALENT POLICY	AS SUGGESTED TO BE MODIFIED
<p>IV-7 The City shall apply Coastal Agricultural Exclusive zoning to all areas designated for agriculture on the Local Coastal Plan Map. The minimum lot size in the Coastal Agricultural Exclusive zone shall be 60 acres.</p>	<p>LU-6c <i>Protection of agricultural lands and uses within the City.</i> Agricultural lands represent an important natural resource within the City. The protection of agricultural lands shall include the following:</p> <ol style="list-style-type: none"> 1. Lands designated Agricultural Exclusive [A-E] with Grade* 1 and 2 soils are the City’s prime agricultural resource; lands designated [A-E] with Grade* 3 and 4 soils support less intensive uses than lands with higher grade soils, but are still viable for resource production. A-E lands shall not be developed, except for agricultural-related uses. 2. Agricultural uses on lands designated other than A-E shall be allowed and encouraged, consistent with other General Plan policies. 3. Existing agricultural practices on seasonal wetlands shall be allowed to continue, consistent with other General Plan policies. 4. The minimum lot size for lands designated A-E shall be twenty acres, except in the coastal zone where the minimum lot size shall be sixty acres. Designated uses for agricultural lands within the coastal zone shall include the following: <ul style="list-style-type: none"> • The "Permitted Uses" section shall include: "Agricultural Structures, including greenhouses or other nursery structures erected over exposed soil." • The "Conditionally Permitted Uses" section shall include: Greenhouses or other nursery structures erected on concrete perimeter foundations may be permitted if no less environmentally damaging alternate is available. • Greenhouses on slab foundations are prohibited. <p>Private and public non-vehicular recreational activities such as hiking, riding, fishing, hunting, and other recreational activities which do not require permanent structures, facilities, or 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</p>	<p>LU-6c C-LU-6c <i>Protection of agricultural lands and uses within the City.</i> Agricultural lands represent an important natural resource within the City. The protection of agricultural lands shall include the following:</p> <ol style="list-style-type: none"> 1. Lands designated Agricultural Exclusive [A-E] with Grade* 1 and 2 soils are the City’s prime agricultural resource; lands designated [A-E] with Grade* 3 and 4 soils support less intensive uses than lands with higher grade soils, but are still viable for resource production. A-E lands shall not be developed, except for agricultural-related uses. 2. Agricultural uses on lands designated other than A-E shall be allowed and encouraged, consistent with other General Plan policies. 3. Existing agricultural practices on seasonal wetlands shall be allowed to continue, consistent with other General Coastal Land Use Plan policies. 4. The minimum lot size for lands designated A-E shall be twenty acres, except in the coastal zone where the minimum lot size shall be sixty acres. Designated uses for agricultural lands within the coastal zone shall include the following: <ul style="list-style-type: none"> • The "Permitted Uses" section shall include: "Agricultural Structures, including greenhouses or other nursery structures erected over exposed soil." • The "Conditionally Permitted Uses" section shall include: <u>(1) Single-family residences as “farm dwellings,” limited to occupancy by the owner/operator of the subject agricultural lands, whose presence and occupancy is necessary to the farming operation ; and (2)</u> Greenhouses or other nursery structures erected on concrete perimeter foundations may be permitted if no less environmentally damaging alternate alternative is available. • Greenhouses on slab foundations are prohibited. <p>Private and public non-vehicular recreational activities</p>
<p>IV-8 The Coastal Agricultural Exclusive zone shall include the following:</p> <p>(a) The "Permitted Uses" section shall include: "Agricultural structures - includes greenhouses or other nursery structures erected over exposed soil."</p> <p>(b) The "Conditionally Permitted Uses" section shall include: "Greenhouses or other nursery structures erected on concrete perimeter foundations may be permitted if no less environmentally damaging alternate is available."</p> <p>(c) Commercial greenhouses will not be allowed to locate within a wetland.</p>		

EXISTING CERTIFIED CLUE LAND RESOURCES POLICY	PROPOSED AMENDED/EQUIVALENT POLICY	AS SUGGESTED TO BE MODIFIED
	utilizing the area, especially in seasonal wetlands. This shall be implemented in the City's Land Use Code.	such as hiking, riding, fishing, hunting, and other recreational activities which do not require permanent structures, facilities, or foundations may be permitted in areas designated A-E if they do not interfere with adjacent agricultural uses, or limit potential of the site to return to agricultural use, or displace the wildlife utilizing the area, especially in seasonal wetlands. This shall be implemented in the City's Land Use Code. [Reiterate permissible recreational uses in AE provisions as new Policy C-OS-4f]
IV-9 Where wetlands are seasonally farmed, continued agricultural use of the wetlands is allowed. Expanding farming operations into non-farmed wetlands by diking or otherwise altering the functional capacity of the wetland is not permitted. Farm-related structures (including barns, sheds, and farm-owner occupied housing) necessary for the continuance of the existing operation of the farmed wetlands may be located on an existing farmed wetland parcel, only if no alternative upland location is viable for such purpose and the structures are sited and designed to minimize the adverse environmental effects on the farmed wetland. Clustering and other construction techniques to minimize both the land area covered by such structures and the amount of fill necessary to protect such structures will be required. The location of the wetlands shall be determined by the use of the adopted Coastal Wetlands Map except that it is not the intent of this policy to exclude from regulation wetlands not shown on the Coastal Wetlands Map.	RC-31 <i>Uses allowed in diked/reclaimed former tidelands.</i> 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, apiaries, field and truck crops, livestock raising, greenhouses (provided they are not located on slab foundations and crops are grown in the existing soil on site), and orchards. 2. Farm-related structures, including barns, sheds, and farmer-occupied housing, necessary for the performance of agricultural operations. Such structures may be located on an existing grazed or farmed wetland parcel only if no alternative upland location is available for such purpose and the structures are sited and designed to minimize adverse environmental effects on Public Trust resources and uses. No more than one primary and one secondary residential unit shall be allowed per parcel. 3. Restoration projects. 4. Nature study, aquaculture, and similar resource-dependent activities compatible with the Public Trust resources and uses. 5. Incidental public service purposes which may temporarily impact the resources of the area (such as burying cables or pipes). Expanding farming operations into non-farmed wetlands, by diking or otherwise altering the functional capacity of the wetland is not permitted. Farm-related	RC-31 C-RC-3m <i>Uses allowed in diked/reclaimed former tidelands.</i> 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 <u>to existing agricultural use</u> , 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

EXISTING CERTIFIED CLUE LAND RESOURCES POLICY	PROPOSED AMENDED/EQUIVALENT POLICY	AS SUGGESTED TO BE MODIFIED
	<p>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.</p>	<p>burying cables or pipes).</p> <p>Expanding farming operations into non-farmed wetlands, by diking or otherwise altering the functional capacity of the wetland is not permitted. Farm-related structures (including barns, sheds, and farm-owner occupied housing) necessary for the continuance of the existing operation of the farmed wetlands may be located on an existing farmed wetland parcel, only if no alternative upland location is viable for such purpose and the structures are sited and designed to minimize the adverse environmental effects on 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.</p>
<p>IV-11 Private and public non-vehicular recreational activities such as hiking, riding, fishing, hunting, and other recreational activities which do not require permanent structures, facilities, or foundations may be permitted in the Agricultural Exclusive zone if they do not interfere with adjacent agricultural uses, or limit the potential of the site to return to agricultural use or significantly displace the wildlife utilizing the area, especially in wetlands. This recommendation shall be implemented in the Land Use and Development Guide.</p>	<p>[See Policy LU-6c above]</p>	<p>[See suggested modifications to Policy C-LU-6c above]</p>
<p>EXISTING CERTIFIED CLUE AGRICULTURE ELEMENT APPENDIX "G" POLICIES</p>		
<p>G-1 The City shall apply Coastal Agricultural Exclusive zoning to all areas designated for agriculture on the Local Coastal Plan Map.</p>	<p>[See Policy LU-6c above]</p>	<p>[See suggested modifications to Policy C-LU-6c above]</p>
<p>G-2 The minimum lot size in the Coastal Agricultural Exclusive zone shall be increased to 60 acres.</p>	<p>[See Policy LU-6c above]</p>	<p>[See suggested modifications to Policy LU-6c above]</p>
<p>G-3 The Coastal Agricultural Exclusive zone shall include the following: (a) The "Permitted Uses" section shall include: "Agricultural Structures – includes greenhouses or other nursery structures erected over exposed soil." (b)The "Conditionally Permitted Uses" section shall include: "Greenhouses or other nursery structures erected on concrete perimeter foundations may be permitted if no less environmentally damaging alternate</p>	<p>[See Policy LU-6c above]</p>	<p>[See suggested modifications to Policy C-LU-6c above]</p>

EXISTING CERTIFIED CLUE LAND RESOURCES POLICY	PROPOSED AMENDED/EQUIVALENT POLICY	AS SUGGESTED TO BE MODIFIED
<p>is available." (c) Commercial greenhouses will not be allowed to locate within a wetland.</p>		
<p>G-4 Where wetlands are seasonally farmed, continued agricultural use of the wetlands is allowed. Expanding farming operations into non-farmed wetlands by diking or otherwise altering the functional capacity of the wetland is not permitted. Farm-related structures (including barns, sheds, and farm-owner occupied housing) necessary for the continuance of the existing operation of the farmed wetlands may be located on an existing farmed wetland parcel, only if no alternative upland location is viable for such purpose and the structures are sited and designed to minimize the adverse environmental effects on the farmed wetland. Clustering and other construction techniques to minimize both the land area covered by such structures and the amount of fill necessary to protect such structures will be required. The location of the wetlands shall be determined by use of the adopted Coastal Wetlands Map.</p>	<p>[See Policies LU-6c and RC-3l above]</p>	<p>[See suggested modifications to Policies C-LU-6c and C-RC-3m above]</p>
<p>G5 Private and public non-vehicular recreational activities such as hiking, riding, fishing, hunting, and other recreational activities which do not require permanent structures, facilities, or foundations may be permitted in the Agricultural Exclusive zone if they do not interfere with adjacent agricultural uses or limit potential of the site to return to agricultural use or significantly displace the wildlife utilizing the area, especially in seasonal wetlands. This recommendation shall be implemented in the Coastal Land Use and Development Guide.</p>	<p>[See Policy LU-6c above]</p>	<p>[See suggested modifications to Policy C-LU-6c above]</p>

PROPOSED NEW LAND RESOURCES POLICIES AND STANDARDS	AS SUGGESTED TO BE MODIFIED
<p>LU-1e <i>Protection of natural resources and agricultural lands.</i> Agricultural [A-E] and Natural Resource [NR] designated lands make up over half of the community land base. Their productive, open space, and natural resource values are important to the community and conversion to other non-compatible uses shall be prohibited.</p>	<p>[Move to Other initiatives.]</p>

PROPOSED NEW LAND RESOURCES POLICIES AND STANDARDS	AS SUGGESTED TO BE MODIFIED
<p>RC-5a <i>Promotion of and participation in agricultural production within the City.</i> 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.</p>	<p>[Move to Other initiatives.]</p>
<p>H-1b <i>Local Historic Landmarks designations.</i> 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:</p> <ol style="list-style-type: none"> 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. 	<p>[No modifications suggested; renumber to Policy C-H-1b.]</p>
<p>H-1c <i>Historic Landmarks (HL) combining zone.</i> 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.</p>	<p>[No modifications suggested; renumber to Policy C-H-1c.]</p>
<p>H-7a <i>Cultural Resources Project Review.</i> 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. 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.</p>	<p>H-7a <u>C-H-7b</u> <i>Cultural Resources Project Review.</i> 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 <u>either and/or both the Tribal Historical Protection Offices of the Wiyot Tribe and the Blue Lake Rancheria</u>. 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.</p>

PROPOSED NEW LAND RESOURCES POLICIES AND STANDARDS	AS SUGGESTED TO BE MODIFIED
<p>H-7b <i>Archaeological Surface Reconnaissance.</i> 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.</p>	<p>[No modifications suggested; renumber as Policy C-H-7c.]</p>
<p>H-7c <i>Mitigation of potential impacts on archeological resources.</i> 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 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:</p> <ol style="list-style-type: none"> 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. 	<p>H-7e C-H-7d <i>Mitigation of potential impacts on archeological resources.</i> 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 <u>all approved development shall</u> 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:</p> <ol style="list-style-type: none"> 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.
<p>H-7d <i>Monitoring of Construction.</i> 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.</p>	<p>[No modifications suggested; renumber as Policy C-H-e.]</p>
<p>H-7f <i>Discovery of archeological resources.</i> 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.</p>	<p>[No modifications suggested; renumber as Policy C-H-7f.]</p>

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

COMMISSION SUGGESTED NEW LAND RESOURCES POLICIES AND STANDARDS

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.

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.

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.

COMMISSION SUGGESTED NEW LAND RESOURCES POLICIES AND STANDARDS

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.

C-H-7a 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.

LAND USE (URBAN, RURAL, RESOURCE & PUBLIC FACILITIES DESIGNATIONS, ADDITIONAL PROVISIONS, AREA-SPECIFIC) POLICIES AND STANDARDS [PRC § 30250]

EXISTING CERTIFIED CLUE LAND USE POLICY	PROPOSED AMENDED/EQUIVALENT POLICY	AS SUGGESTED TO BE MODIFIED
<p>II-1 The City shall adopt the following Coastal Land Use designations which shall serve as the basis for developing specific zoning districts. With the Exception of Forest Hillside and Residential Agriculture these are the same designations as used in the General Plan for areas not within the Coastal Zone.</p> <p><i>Residential</i> Coastal Rural Residential Coastal Low Density Residential Coastal Medium Density Residential Coastal Medium-High Density Residential Coastal High Density Residential</p> <p><i>Commercial</i> Coastal General Commercial Coastal Central Business District Commercial (CBD) Coastal Thoroughfare Commercial</p> <p><i>Industrial</i> Coastal Industrial Commercial Coastal Heavy Industrial</p> <p><i>Public and Quasi-Public</i> Coastal Public Facility Coastal Public Facility (Parks) Coastal Natural Resource Protection</p> <p><i>Agricultural</i> Coastal Agriculture Exclusive</p>	<p>LU-1a <i>Land use plan diagram.</i> The land use plan diagram (Figure LU-a) for lands within the City and Sphere of Influence and the planning area land use map (Figure LU-b) show planned land uses for the City and surrounding areas. The land use categories, and the amount of City and Sphere of Influence land allocated for each category, are included in Table LU-1.</p> <p>LU-1b <i>Coastal land-use plan.</i> The western portion of the Arcata Bottom, lands south of 7th and 8th Streets west of State Route 101, and lands south of Bayside and Old Arcata Roads east of State Route 101 are within the Coastal Zone, created by the California Coastal Act. The land use designations within the Coastal Zone are part of the City’s Local Coastal Program (LCP).</p> <p>Residential - Very low Density Residential - Low Density Residential - Medium Density Residential - High Density Commercial - Central Commercial - General Commercial - Visitor Serving Industrial - Limited Industrial - General Agriculture - Exclusive Agriculture – Residential Public Facility Natural Resource</p>	<p>LU-1a C-LU-1a <i>Land use plan diagram.</i> The land use plan diagram (Figure LU-a) for lands within the City and Sphere of Influence and the planning area land use map (Figure LU-b) show shows planned land uses for the City and surrounding areas. The land use categories, and the amount of City and Sphere of Influence land allocated for each category, are included in Table LU-1.</p> <p>LU-1b C-LU-1b <i>Coastal land-use plan.</i> The western portion of the Arcata Bottom, lands south of 7th and 8th Streets west of State Route 101, and lands south of Bayside and Old Arcata Roads east of State Route 101 are within the Coastal Zone, created by the California Coastal Act. The land use designations within the Coastal Zone are part of the City’s Local Coastal Program (LCP).</p> <p>Coastal Residential - Very low Density Coastal Residential - Low Density Coastal Residential - Medium Density Coastal Residential - High Density Coastal Commercial - Central Coastal Commercial - General Coastal Commercial - Visitor Serving Coastal Industrial - Limited Coastal Industrial - General Coastal Agriculture - Exclusive Agriculture – Residential Public Facility Natural Resource</p>

EXISTING CERTIFIED CLUE LAND USE POLICY	PROPOSED AMENDED/EQUIVALENT POLICY	AS SUGGESTED TO BE MODIFIED
	[See Table LU-1 spreadsheet for complete entries of the acreages and land area percentages of each designation]	[See Table LU-1 spreadsheet for suggested modifications to the entries of the acreages and land area percentages of each designation]
V-2 The City shall encourage the retention and expansion of commercial visitor serving facilities along Samoa Boulevard within the General Commercial zoning district and along South "G" and South "I" Streets in the Industrial-Commercial zoning district.	LU-4f <i>South "I" Street</i> . Development of a new "business park" at the site of the former Little Lake Industries lumber mill on South "I" Street shall be a priority of the City. The site shall be planned as a mixed-use development. A master plan shall be prepared for the site which includes the specific considerations found in Table LU-7.	[No modifications suggested; renumber as C-LU-4f.]
V-6 The City shall encourage the use of Planned Development zoning as a means of providing a variety of housing types, land uses, and sufficient usable open space through innovative design. The Planned Development District should allow diversification in the relationship of buildings, structures, and open spaces while insuring substantial compliance to the base district regulations.	LU-2d <i>Planned residential developments</i> . On vacant sites of one acre and larger designated for residential use, the Planned Development combining zone shall be required. The purpose shall be to: incorporate a mix of residential types, unit sizes, and styles in a coordinated manner to allow clustering of units; to provide larger, more usable areas of common open space; and to protect natural resources or site features, such as creekside riparian areas, wetlands, and significant vegetation such as trees. Where planned residential developments are adjacent to non-residential uses, appropriate visual and noise buffers shall be provided between the uses. Other provisions in the General Plan would assure affordable housing. [Note: See Land Use Code Section 9.28.070 for Planned Development standards.]	[No modifications suggested; renumber as C-LU-2d.]

EXISTING CERTIFIED CLUE LAND USE POLICY	PROPOSED AMENDED/EQUIVALENT POLICY	AS SUGGESTED TO BE MODIFIED
EXISTING CERTIFIED CLUE RECREATION AND VISITOR-SERVING FACILITIES ELEMENT APPENDIX “B” POLICIES		
B-1 The City shall maintain the Natural Resource Protection designation on all tidelands and water areas of Arcata Bay, and identify these areas as passive use recreational areas. The Arcata Bay tidelands shall also be designated Natural Resource Protection.	[See description of purpose of Natural Resources land use designation in Policy LU-6a below]	[See suggested modifications to description of purpose of Natural Resources land use designation in Policy LU-6a below]
B-2 The City shall designate the area encompassed by the Arcata Marsh and Wildlife Sanctuary as Natural Resource Protection, and identify the recreational component of the project as a passive use recreational area.	[See description of purpose of Natural Resources land use designation in Policy LU-6a below]	[See suggested modifications to description of purpose of Natural Resources land use designation in Policy LU-6a below]
B-3 The City shall encourage the continued use of the tideland for scientific and educational studies.	[See Policy RC-4c, part 4 in Existing Proposed, and Suggested-to-be-Modified Public Access and Coastal Recreation Policies spreadsheet]	[See suggested modifications to Policy RC-4c, part 4 in <i>Existing Proposed, and Suggested-to-be-Modified Public Access and Coastal Recreation Policies</i> spreadsheet]
B-4 The City shall maintain the existing facilities of the Arcata Marsh and Wildlife Sanctuary and construct new facilities consistent with the plan developed by the Marsh Task Force or its equivalent and adopted by the City Council.	[No equivalent/amended policy proposed]	[No modifications suggested]
EXISTING CERTIFIED CLUE LOCATING AND PLANNING NEW DEVELOPMENT ELEMENT APPENDIX “J” POLICIES		
J-1 Locating and Planning New Development shall serve as the focus for coastal land use designations and policies. Recommendations developed in the Technical Reports shall be collated into a Coastal Land Use Element which shall be adopted as an Element of the City's General Plan. The Coastal Land Use Element shall contain the following sections: I. Urban Services Boundary 11. Coastal Land Use Map 111. Environmental Constraints IV. Developmental Constraints V. Urban Development VI. Public Facilities VII. Technical Appendices	[See <i>Organization of the Plan</i> section of <i>Introduction</i> chapter of proposed amended updated LUP]	[See suggested modifications to <i>Organization of the Plan</i> section of <i>Introduction</i> chapter of proposed amended updated LUP]
J-2 The City shall, with concurrence from Humboldt County, designate a Urban Services Boundary line as shown on the map in Appendix J of the Arcata General Plan.	[No equivalent/amended policy proposed]	[No modifications suggested]
J-3 The City shall not provide urban services, nor	GM-4a <i>Urban Services Boundary</i> . The City shall	

EXISTING CERTIFIED CLUE LAND USE POLICY	PROPOSED AMENDED/EQUIVALENT POLICY	AS SUGGESTED TO BE MODIFIED
<p>approve urban developments outside the Urban Services Boundary. The following land designations are the only designations that shall be considered appropriate for land uses outside the Boundary:</p> <ul style="list-style-type: none"> Coastal Agriculture Exclusive. Coastal Natural Resource Protection. Coastal Public Facility. Coastal Public Facility (Parks) 	<p>maintain an Urban Services Boundary, beyond which urban services shall not be provided (except as provided for in Policy GM-4b), and urban development shall not be approved (see Figure GM-b). Rural residential development may be approved outside the Urban Services Boundary only if the development would not require the extension of water, sewer, and other public facilities. The area within the Urban Services Boundary shall be annexed at the time of development.</p> <p>Any changes to the Urban Services Boundary shall be based on an analysis of soil type, vegetation, topography (slope), availability of public water and sewer services, existing property lines, existing land use, and potential for development. The boundary shall not be extended into the prime agricultural land or flood-prone areas on the west and south, nor extend past the Mad River on the north. To the east, the boundary shall not be extended into the steeper portions of Fickle Ridge, as designated on the General Plan Map. Parts of the Jacoby Creek and Bayside areas are included within the urban services boundary.</p> <p>Only the Agriculture- Exclusive [A-E], Natural Resource [NR], and Public Facilities [PF] land use designations shall be applied to areas outside the Urban Services Boundary and within the Coastal Zone.</p>	<p>[See Suggested Modifications to Policy C-GM-4a on <i>New Development</i> spreadsheet.]</p>
<p>J-4 Areas inside the Urban Services Boundary but outside the present City Limits shall not be approved for urban development until after they have annexed to the City.</p>	<p>[No equivalent/amended policy proposed]</p>	<p>[No modifications suggested]</p>
<p>J-5 The City shall retain discretion to extend domestic water and/or sewer services to existing residential units outside the Urban Services Boundary subject to the following guidelines:</p> <ul style="list-style-type: none"> (a) The extension must be an emergency response to a failure of existing water and/or sewage disposal systems. (b) The capacity of the extension shall be limited to a size adequate to meet the existing residential requirements. No extension of trunklines or oversized lines shall be permitted. (c) No new or additional uses may be permitted to have access to the extension. 	<p>GM-4b <i>Services outside City boundary</i>. The City shall not extend sewer mains or new water mains or provide new service connections to portions of the Planning Area outside the City Limits except under the following conditions:</p> <ul style="list-style-type: none"> 1. Emergency sanitary sewer connection. The City may provide an emergency sewer line extension provided the following conditions are met: <ul style="list-style-type: none"> a. The property is located within the City Urban Services Boundary for water and sewer. b. The property is adjacent to the City limits. c. The on-site sewage disposal system has failed. 	<p>[See Suggested Modifications to Policy C-GM-4b on <i>New Development</i> spreadsheet.]</p>

EXISTING CERTIFIED CLUE LAND USE POLICY	PROPOSED AMENDED/EQUIVALENT POLICY	AS SUGGESTED TO BE MODIFIED
<p>(d) No extension shall be permitted to serve uses that are clearly inconsistent with adopted Land Use Plans and Policies.</p> <p>(e) An annexation agreement shall be provided by the property owner.</p> <p>(f) The City may extend sewer and water service to serve intensive agricultural uses beyond the City limits and Urban Services Boundary subject to the following guidelines:</p> <p>(1) The extension shall be only to serve the domestic needs of employees of an agricultural use.</p> <p>(2) No new or additional uses may be permitted to have access to the extension.</p> <p>(3) No agricultural chemicals or wastes may be discharged into the extension.</p> <p>(4) The capacity of the extension shall be limited to a size adequate to meet the needs of the specific agricultural operation and shall be a pressurized system.</p> <p>(5) In the event that the agricultural operation for which an extension is made ceases operation, the extension shall be disconnected from the City system and capped.</p>	<p>d. It is not feasible to replace or repair the on-site sewage disposal system as evidenced by a letter from the County of Humboldt Division of Environmental Health.</p> <p>e. The on-site sewage disposal system failure is considered a health hazard by the County of Humboldt Division of Environmental Health.</p> <p>f. The owner has submitted a complete application to the City of Arcata for annexation of the property within 18 months from the date that sanitary sewer service was provided.</p> <p>g. LAFCo has approved the emergency sanitary sewer connection.</p> <p>h. The sewer connection shall be sized to only accommodate the failed system.</p> <p>2. The City may contract to provide sewer services to other service districts subject to the following guidelines:</p> <p>a. Only those areas with existing contracts as of December 31, 1998 shall be served.</p> <p>b. No new contracts for services shall be approved.</p> <p>c. No new connections shall be allowed to the sewer lines in the area between the City Limits and the Arcata Planning Area Boundary.</p> <p>[Revised by Ordinance No. 1377, September 2008]</p>	
<p>J-6 The City shall adopt the following Coastal Land Use Designations which shall serve as the basis for developing specific zoning districts. These are the same designations as used in the existing General Plan.</p> <p>Residential</p> <p>Coastal Rural Residential (0 to 12 p/na).</p> <p>Coastal Low Density Residential (6.1 to 24p/na).</p> <p>Coastal Medium Density Residential (24.1 to 45p/na)</p> <p>Coastal Medium-High Density Residential (45.1 to 75p/na).</p> <p>Coastal High Density Residential(75.1 to 115p/na)p/na=persons per net acre</p> <p>Commercial</p> <p>Coastal General Commercial.</p> <p>Coastal Central Business District (CBD).</p> <p>Coastal Thoroughfare Commercial</p>	<p>[See Policy LU-1a above]</p>	<p>[See suggested modifications to Policy LU-1a above]</p>

EXISTING CERTIFIED CLUE LAND USE POLICY	PROPOSED AMENDED/EQUIVALENT POLICY	AS SUGGESTED TO BE MODIFIED
<p>Industrial. Coastal Industrial Commercial. Coastal Heavy Industrial</p> <p>Public and Quasi-Public. Coastal Public Facility. Coastal Public Facility(Parks). Coastal Natural Resource Protection</p> <p>Agricultural. Coastal Agriculture Exclusive (60 acre minimum parcel size)</p>		
<p>J-7 The City shall encourage the use of Planned Development zoning as a means of providing a variety of housing types, land uses, and sufficient usable open space through innovative design. The Planned Development District should allow diversification in the relationship of buildings, structures, and open spaces while insuring substantial compliance to the base district regulations.</p>	<p>[See Policy LU-2d above]</p>	<p>[See suggested modifications to Policy LU-2d above]</p>

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

PROPOSED NEW LAND USE (DESIGNATIONS, PLANNING & REGULATION) POLICIES AND STANDARDS	AS SUGGESTED TO BE MODIFIED
<p>LU-2a <i>Residential Land Use Classifications</i>. The following land use designations are applicable to residential lands. Table LU-2 defines permitted uses, densities, lot sizes, and other development standards for each classification.</p> <p><i>Residential Very Low Density [R-VL]</i>. This designation allows the lowest density residential development in areas where physical constraints, protection of natural features, or preservation of semi-rural character are important considerations. The R-VL designation is applicable primarily for lands with steep slopes and where the open space character of Arcata's hillsides and perimeter lands are to be preserved. Individual homesites are allowed in hillside areas, as long as precautions are taken to prevent the excessive removal of vegetation and strict grading controls are enforced to prevent erosion. Development and grading on areas characterized by slopes over 25% should be avoided. Review of development proposals in all hillside areas shall ensure that seismic and geologic hazards are avoided or mitigated. More detailed hillside development standards are included in Policy PS-3c.</p> <p>The R-VL designation allows creation of lots as small as 20,000 square feet, in the less-steep areas of Arcata's hillsides. Newly created lots in this zone must contain a buildable area of sufficient size and flatness to allow development without significant environmental damage or landform alteration. The development regulations for R-VL are intended to balance protection of the sensitive hillside environment with the need for quality housing sites. This designation is also intended to protect the existing rural environment in certain areas of Arcata and to provide a transition between urban uses and agricultural operations.</p> <p><i>Residential – Low Density [R-L]</i>. The low density residential designation primarily provides for single-family homes on individual lots. This designation is found throughout the community, including the older, historical neighborhoods surrounding the Plaza Area, Sunny Brae, Sunset, Preston Ridge Area, and Greenview Terrace.</p> <p><i>Residential – Medium Density [R-M]</i>. Medium density residential unit types typically include duplexes, townhouses, co-housing, low density apartments, and modular housing located in mobile home parks.</p> <p><i>Residential High Density [R-H]</i>. The Colony Inn and Humboldt Green multi-family units are representative of R-H density. R-H density residential uses are designated in central Arcata to allow increases in density above present levels.</p>	<p>LU-2a C-LU-2a <i>Residential Land Use Classifications</i>. The following land use designations are applicable to residential lands. Table LU-2 defines permitted uses, densities, lot sizes, and other development standards for each classification.</p> <p><i>Residential Very Low Density [R-VL]</i>. This designation allows the lowest density residential development in areas where physical constraints, protection of natural features, or preservation of semi-rural character are important considerations. The R-VL designation is applicable primarily for lands with steep slopes and where the open space character of Arcata's hillsides and perimeter lands are to be preserved. Individual homesites are allowed in hillside areas, as long as precautions are taken to prevent the excessive removal of vegetation and strict grading controls are enforced to prevent erosion. Development and grading on areas characterized by slopes over 25% should be avoided. Review of development proposals in all hillside areas shall ensure that seismic and geologic hazards are avoided or mitigated. More detailed hillside development standards are included in Policy PS-3c.</p> <p>The R-VL designation allows creation of lots as small as 20,000 square feet, in the less-steep areas of Arcata's hillsides. Newly created lots in this zone must contain a buildable area of sufficient size and flatness to allow development without significant environmental damage or landform alteration. The development regulations for R-VL are intended to balance protection of the sensitive hillside environment with the need for quality housing sites. This designation is also intended to protect the existing rural environment in certain areas of Arcata and to provide a transition between urban uses and agricultural operations.</p> <p><i>Residential – Low Density [R-L]</i>. The low density residential designation primarily provides for single-family homes on individual lots. This designation is found throughout the community, including the older, historical neighborhoods surrounding the Plaza Area, Sunny Brae, Sunset, Preston Ridge Area, and Greenview Terrace.</p> <p><i>Residential – Medium Density [R-M]</i>. Medium density residential unit types typically include duplexes, townhouses, co-housing, low density apartments, and modular housing located in mobile home parks.</p> <p><i>Residential High Density [R-H]</i>. The Colony Inn and Humboldt Green Parkway Apartments multi-family units are representative of R-H density. R-H density residential uses are designated in central Arcata to allow increases in density above present levels.</p>

PROPOSED NEW LAND USE (DESIGNATIONS, PLANNING & REGULATION) POLICIES AND STANDARDS	AS SUGGESTED TO BE MODIFIED
--	-----------------------------

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PROPOSED NEW LAND USE (DESIGNATIONS, PLANNING & REGULATION) POLICIES AND STANDARDS	AS SUGGESTED TO BE MODIFIED
<p>LU-4a <i>Industrial uses</i>. The following land use designations are applicable to industrial lands. Table LU-6 defines permitted uses, densities, lot sizes, and coverages for each classification.</p> <p><i>Industrial – Limited [I-L]</i>. This land use designation is intended to provide attractive industrial areas suitable for light manufacturing and limited commercial uses. High impact industrial uses more prone to produce noise, odors, heavy truck traffic, or dust are not permitted in limited industrial areas. The I-L land use designation includes auto sales; service and repairs; sales of mobile homes, trucks and tractors; warehousing and wholesaling establishments; outdoor sales and storage lots; light industrial activities (when conducted within a building); and similar uses. Some retail sales uses and services, particularly those involving sales of products made on the premises, will be allowed as an accessory use. Residential uses may also be permitted where they are compatible with the nature of the production process, or the related sales of products made on the premises (such as artists' live/work space). The major I-L areas are the West Samoa Boulevard Employment Center, a portion of the West End Employment Center (near the State Route 299/Giuntoli Lane interchange and the Aldergrove Industrial Park), the area west of “K” Street, South “G” Street, and South “I” Street.</p> <p><i>Industrial – General [I-G]</i>. This land use designation indicates areas which are appropriate for manufacturing; large-scale wood processing and storage; auto wrecking and storage yards, and all other general industrial operations. Some industrial operations generate noise, odors, or traffic which make them incompatible neighbors with residential or most commercial uses.</p>	<p>LU-4a C-LU-4a <i>Industrial uses</i>. The following land use designations are applicable to industrial lands. Table LU-6 defines permitted uses, densities, lot sizes, and coverages for each classification.</p> <p><i>Industrial – Limited [I-L]</i>. This land use designation is intended to provide attractive industrial areas suitable for light manufacturing and limited commercial uses. High impact industrial uses more prone to produce noise, odors, heavy truck traffic, or dust are not permitted in limited industrial areas. The I-L land use designation includes auto sales; service and repairs; sales of mobile homes, trucks and tractors; warehousing and wholesaling establishments; outdoor sales and storage lots; light industrial activities (when conducted within a building); and similar uses. Some retail sales uses and services, particularly those involving sales of products made on the premises, will be allowed as an accessory use. Residential uses may also be permitted where they are compatible with the nature of the production process, or the related sales of products made on the premises (such as artists' live/work space). The major I-L areas are the West Samoa Boulevard Employment Center, a portion of the West End Employment Center (near the State Route 299/Giuntoli Lane interchange and the Aldergrove Industrial Park), the area west of “K” Street, South “G” Street, and South “I” Street.</p> <p><i>Industrial – General [I-G]</i>. This land use designation indicates areas which are appropriate for manufacturing; large-scale wood processing and storage; auto wrecking and storage yards, and all other general industrial operations. Some industrial operations generate noise, odors, or traffic which make them incompatible neighbors with residential or most commercial uses.</p>
<p>LU-4b <i>Conversion and reuse of old industrial sites</i>. The City shall encourage the conversion and reuse of abandoned or inactive industrial sites such as closed lumber mill sites. An environmental site assessment will be required for sites where prior uses may have caused soil contamination. Manufacturing uses may be allowed on older I-G sites, where activities are conducted in enclosed spaces and noise, light, air quality, or traffic impacts do not significantly impact adjacent uses.</p>	<p>[No modifications suggested; renumber as C-LU-4b.]</p>
<p>LU-4d <i>Industrial performance standards</i>. The City shall develop and adopt performance standards ensuring that new and upgraded industrial uses are attractively designed, keep noisy uses in enclosed spaces, do not emit light or glare off site, and contain other features that make them compatible with adjacent uses.</p>	<p>[Move to <i>Other Initiatives</i>]</p>
<p>LU-4e <i>Specific areas and parcels</i>. Certain land areas and parcels have unique characteristics, limitations, and/or opportunities that require careful consideration when development or a change of use occurs. The considerations described below shall be made for the identified parcels.</p>	<p>LU-4e C-LU-4e <i>Specific areas and parcels</i>. Certain land areas and parcels have unique characteristics, limitations, and/or opportunities that require careful consideration when development or a change of use occurs. The considerations described in Policy LU-4f below shall be made for the identified parcels.</p>

PROPOSED NEW LAND USE (DESIGNATIONS, PLANNING & REGULATION) POLICIES AND STANDARDS	AS SUGGESTED TO BE MODIFIED
<p>LU-5a <i>Public Facility [PF] uses.</i> Public Facility land use category is applicable to those lands which are to be used for the various types of public facilities, except that some public facility uses are also allowed in other land-use categories. Public facility uses include certain uses which may be owned by private individuals, private organizations, or private institutions, as well as by government entities. Uses include schools, public services and administrative offices, wastewater and solid waste management facilities, public parking lots, parks and non-commercial recreation uses, golf courses, auditoriums, and other public assembly spaces, hospitals, cultural facilities, community gardens, communication (including telecommunications) and transportation facilities, and utilities. The types of uses allowable within this category shall be specified in Table LU-6.</p>	<p>[No modifications suggested; renumber as C-LU-5a]</p>

PROPOSED NEW LAND USE (DESIGNATIONS, PLANNING & REGULATION) POLICIES AND STANDARDS	AS SUGGESTED TO BE MODIFIED
<p>LU-6a <i>Agricultural and Natural Resource classifications.</i> The following land use categories are applicable to agricultural and natural resource lands. Table LU-9 defines permitted uses, densities, lot sizes, and coverages for each category.</p> <p><i>Natural Resource [NR].</i> This designation is applied to public or private lands where protection of unique and/or sensitive natural resources, or managed production of resources, are the primary objectives. The resources element describes three subdistrict zones within the NR district which are designated: Wetland Stream Protection Zone (NR-WSPZ), Timber Production Zone (NR-TPZ), and Public Trust Zone (NR-PTZ). Examples of lands designated NR include the Community Forest (NR-TPZ), Janes Creek /McDaniel Slough Linear Park (NR-WSPZ), and the Arcata Marsh and Wildlife Sanctuary (NR-PTZ). Recreation may be considered as a secondary use when there are no adverse impacts to the protected resources. This designation is also applicable to productive resource lands, such as timber-producing forested areas (NR-TPZ) and aquaculture in Arcata Bay (NR-PTZ). The land between Humboldt State University and the Community Forest is an example of productive forest lands designated (NR-TPZ).</p> <p>The NR designation is not applied to small or "pocket" wetlands, that exist on parcels large enough to accommodate development without adversely impacting the wetlands. The designation is also not applied to wetlands used as grazed agricultural lands, or riparian areas in other zones. These resource areas are protected by applicable stream and wetlands standards.</p> <p><i>Agriculture Exclusive [A-E].</i> This designation is intended to preserve land for agricultural production. The A-E designation is appropriate for lands with prime agricultural soils and wetlands that could be used as grazed agricultural lands. Structures associated with agricultural production, such as barns and farmhouses, are appropriate uses in A-E areas.</p> <p><i>Agriculture Residential [A-R].</i> This designation allows very low density residential development on agricultural lands. Structures associated with agricultural production, such as barns and farmhouses, would be appropriate uses in these agricultural areas.</p>	<p>LU-6a C-LU-6a <i>Agricultural and Natural Resource classifications.</i> The following land use categories are applicable to agricultural and natural resource lands. Table LU-9 defines permitted uses, densities, lot sizes, and coverages for each category.</p> <p><i>Natural Resource [NR].</i> This designation is applied to public or private lands where protection of unique and/or sensitive natural resources, or managed production of resources, are the primary objectives. The resources element describes three subdistrict zones within the NR district which are designated: Wetland Stream Protection Zone (NR-WSPZ), Timber Production Zone (NR-TPZ), and Public Trust Zone (NR-PTZ). Examples of lands designated NR include the Community Forest (NR-TPZ), Janes Creek /McDaniel Slough Linear Park (NR-WSPZ), and the Arcata Marsh and Wildlife Sanctuary (NR-PTZ NR-PT). Recreation may be considered as a secondary use when there are no adverse impacts to the protected resources. This designation is also applicable to productive resource lands, such as timber-producing forested areas (NR-TPZ) and aquaculture in Arcata Bay (NR-PTZ). The land between Humboldt State University and the Community Forest is an example of productive forest lands designated (NR-TPZ).</p> <p>The NR designation is not applied to small or "pocket" wetlands, that exist on parcels large enough to accommodate development without adversely impacting the wetlands. The designation is also not applied to wetlands used as grazed agricultural lands, or riparian areas in other zones. These resource areas are <u>independently</u> protected by applicable stream and wetlands standards.</p> <p><i>Agriculture Exclusive [A-E].</i> This designation is intended to preserve land for agricultural production. The A-E designation is appropriate for lands with prime agricultural soils and wetlands that could be used as grazed agricultural lands. Structures associated with agricultural production, such as barns and farmhouses, are appropriate uses in A-E areas.</p> <p><i>Agriculture Residential [A-R].</i> This designation allows very low density residential development on agricultural lands. Structures associated with agricultural production, such as barns and farmhouses, would be appropriate uses in these agricultural areas.</p>
<p>LU-5c <i>Limitation of corporation yard expansion.</i> Development of the City corporation yard facilities shall be restricted to its existing boundaries. A landscape screen shall be maintained along with northern and eastern perimeter of the oxidation pond.</p>	<p>[No modifications suggested; renumber as C-LU-5c]</p>

PROPOSED NEW LAND USE (DESIGNATIONS, PLANNING & REGULATION) POLICIES AND STANDARDS	AS SUGGESTED TO BE MODIFIED
<p>RC-3i <i>Management of Arcata Marsh for wetlands values as well as wastewater treatment.</i> The marsh and wildlife sanctuary serves a variety of purposes and functions, including providing wetland habitat for a variety of species, wastewater treatment, and recreational use. These purposes shall be balanced for the benefit of all users.</p>	<p>RC-2a C-RC-31 <i>Management of Arcata Marsh for wetlands values as well as wastewater treatment.</i> 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 <u>consistent with all applicable portions of the LCP and the Coastal Act.</u></p>

COMMISSION SUGGESTED NEW LAND USE (DESIGNATIONS, PLANNING & REGULATION) POLICIES AND STANDARDS
<p><u>C-LU-1a The policies of the Chapter 3 of the California Coastal Act (California Public Resources Code Sections 30210 through 30264) shall guide the interpretation of the Coastal Land Use Plan.</u></p>
<p><u>C-LU-1b In the Coastal Zone, where the policies of the Coastal Land Use Plan conflict with the provisions of any other element of the General Plan, the policies of the Coastal Land Use Plan shall take precedence.</u></p>
<p><u>C-LU-1c In the Coastal Zone, where the policies of the Coastal Land Use Plan's Land Use Element conflict with the provisions of any other element of the General Plan, the policies of the Coastal Land Use Plan's Land Use Element shall take precedence.</u></p>
<p><u>C-LU-1d Where a conflict occurs between the wording of the enumerated policies and the accompanying text of the Coastal Land Use Plan, the policy language shall take precedence.</u></p>
<p><u>C-LU-1e Where policies within the Coastal Land Use Plan overlap or conflict, the policy which is the most protective of coastal resources shall take precedence.</u></p>
<p><u>C-LU-1f In the Coastal Zone, where the policies of the Coastal Land Use Plan conflict with the provisions of any other element of the General Plan, the policies of the Coastal Land Use Plan shall take precedence.</u></p>
<p><u>C-LU-1g Prior to the issuance of any development permit required by this Plan, the City shall make the finding that the development meets the standards set forth in all applicable Coastal Land Use Plan policies and Implementation Program regulations.</u></p>
<p><u>C-LU-1h New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources.</u></p>
<p><u>C-LU-1i Land divisions, other than leases for agricultural uses, outside the Urban Services Boundary shall be permitted only where 50 percent of the usable parcels in the area have been developed and the created parcels would be no smaller than the average size of surrounding parcels. The following criteria shall be used in determining whether 50% build-out has occurred and what the average size of surrounding parcels comprises:</u></p>
<p><u>(a) To determine if the 50 percent rule has been met, a survey of the existing parcels in the Neighborhood Area, as depicted in Figure I-b, in which the proposed land division is located, will need to be conducted. If 50 percent or more of the existing lots are developed, then the land division may be processed. The study area may be reduced to exclude parcels with land use or zoning designations, or other characteristics markedly dissimilar to the subject property, or those lying outside of a readily identifiable neighborhood area as delineated by a perimeter of major street or other cultural or natural features.</u></p>
<p><u>(b) To determine the "average size of the surrounding parcels:"</u></p>
<p><u>(1) a study shall be made of all parcels within one-quarter (1/4) mile of the exterior bounds of the property being subdivided.</u></p>
<p><u>(2) The study area may be reduced to exclude parcels with land use or zoning designations, or other characteristics markedly dissimilar to the subject property, or those lying outside of a readily identifiable neighborhood area as delineated by a perimeter of major street or other cultural or natural features.</u></p>
<p><u>(3) The "average size" usually means the arithmetic mean, although the mode or the median size may be used when the majority of parcels are of a common size and a very few parcels skew the mean to create an average atypical of the size of surrounding lots.</u></p>
<p><u>C-LU-1j Where feasible, new hazardous industrial development shall be located away from existing developed areas.</u></p>
<p><u>C-LU-1k Visitor-serving facilities that cannot feasibly be located in existing developed areas shall be located in existing isolated developments or at selected points of attraction for visitors.</u></p>

COMMISSION SUGGESTED NEW LAND USE (DESIGNATIONS, PLANNING & REGULATION) POLICIES AND STANDARDS

C-LU-11 The location and amount of new development should maintain and enhance public access to the coast by: (1) facilitating the provision or extension of transit service; (2) providing commercial facilities within or adjoining residential development or in other areas that will minimize the use of coastal access roads; (3) providing nonautomobile circulation within the development; (4) providing adequate parking facilities or providing substitute means of serving the development with public transportation; (5) assuring the potential for public transit for high intensity uses such as high-rise office buildings; and by (6) assuring that the recreational needs of new residents will not overload nearby coastal recreation areas by correlating the amount of development with local park acquisition and development plans with the provision of onsite recreational facilities to serve the new development.

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

NEW DEVELOPMENT (LOCATION / TIMING OF URBAN & RURAL DEVELOPMENT/PRIORITIZATION) POLICIES AND STANDARDS
[PRC §§ 30250, 30252, 30213, 30220, 30221, 30222, 30222.5, 30223, 30224, 30234, 30234.5, 30255, 30260, 30262]

EXISTING CERTIFIED CLUE NEW DEVELOPMENT POLICY	PROPOSED AMENDED/EQUIVALENT POLICY	AS SUGGESTED TO BE MODIFIED
<p>I-1 The City shall, with concurrence from Humboldt County, designate a Urban Services Boundary line as shown on the map in Appendix J of the Arcata General Plan.</p> <p>I-2 The City shall not provide urban services, nor approve urban developments outside the Urban Services Boundary. The following Land Use designations are the only designations that shall be considered appropriate for land uses in the Coastal Zone but outside the Boundary:</p> <ul style="list-style-type: none"> • Coastal Agriculture Exclusive • Coastal Natural Resource Protection • Coastal Public Facility • Coastal Public Facility (Parks) 	<p>GM-4a <i>Urban Services Boundary</i>. The City shall maintain an Urban Services Boundary, beyond which urban services shall not be provided (except as provided for in Policy GM-4b), and urban development shall not be approved (see Figure GM-b). Rural residential development may be approved outside the Urban Services Boundary only if the development would not require the extension of water, sewer, and other public facilities. The area within the Urban Services Boundary shall be annexed at the time of development.</p> <p>Any changes to the Urban Services Boundary shall be based on an analysis of soil type, vegetation, topography (slope), availability of public water and sewer services, existing property lines, existing land use, and potential for development.</p> <p>Only the Agriculture- Exclusive [A-E], Natural Resource [NR], and Public Facilities [PF] land use designations shall be applied to areas outside the Urban Services Boundary and within the Coastal Zone.</p>	<p>GM-4a C-GM-1a <i>Urban Services Boundary</i>. The City shall maintain an Urban Services Boundary, beyond which urban services shall not be provided (except as provided for in Policy GM-4b), and urban development shall not be approved (see Figure GM-b). Rural residential development may be approved outside the Urban Services Boundary only if the development would not require the extension of water, sewer, and other public facilities. The area within the Urban Services Boundary shall be annexed at the time of development.</p> <p>Any <u>proposed</u> changes to the Urban Services Boundary shall be based on <u>processed by the City as an LCP amendment and shall be supported by</u> an analysis of: <u>(1) soil type, vegetation, topography (slope); (2) the availability of public water and sewer services; (3) the reserve capacity of community services to serve development within the area proposed for inclusion into the services area; (4) whether the extension of services the boundary change would facilitate would induce new development inconsistent with this Coastal Land Use Plan or, in instances where existing or planned public works facilities can accommodate only a limited amount of new development, services to coastal dependent land use, essential public services and basic industries vital to the economic health of the region, state, or nation, public recreation, commercial recreation, and visitor-serving land uses would be precluded by other development; (5) potential impacts to coastal resources; (6) existing property lines; (7) existing land use; and (8) the potential for development.</u> The boundary shall not be extended into the prime agricultural land or flood-prone areas on the west and south, nor extend past the Mad River on the north. To the east, the boundary shall not be extended into the steeper portions of Fickle Ridge, as designated on the General <u>Coastal Land Use</u> Plan Map. Parts of the</p>

EXISTING CERTIFIED CLUE NEW DEVELOPMENT POLICY	PROPOSED AMENDED/EQUIVALENT POLICY	AS SUGGESTED TO BE MODIFIED
		<p>Jacoby Creek and Bayside areas are included within the urban services boundary.</p> <p>Only the Agriculture-Exclusive [A-E], Natural Resource [NR], and Public Facilities [PF] land use designations shall be applied to areas outside the Urban Services Boundary and within the Coastal Zone.</p>
<p>I-3 Areas inside the Urban Services Boundary but outside the present City Limits shall not be approved for urban development until after they have annexed to the City.</p>	<p>GM-4b <i>Services outside City boundary.</i> The City shall not extend sewer mains or new water mains or provide new service connections to portions of the Planning Area outside the City Limits except under the following conditions:</p>	<p>GM-4b C-GM-1p <i>Services outside City boundary.</i> The City shall not extend sewer mains or new water mains or provide new service connections to portions of the Planning Area outside the City Limits except under the following conditions:</p>
<p>I-4 The City shall retain discretion to extend domestic water and/or sewer services to existing residential units outside the Urban Services Boundary subject to the following guidelines:</p> <p>(a) The extension must be an emergency response to a failure of existing water and/or sewer disposal systems.</p> <p>(b) The capacity of the extension shall be limited to a size adequate to meet the existing residential requirements. No extension of trunk lines or oversized lines shall be permitted.</p> <p>(c) No new or additional uses may be permitted to have access to the extension.</p> <p>(d) No extension shall be permitted to serve uses that are clearly inconsistent with adopted Land Use Plans and Policies.</p> <p>(e) An annexation agreement shall be provided by the property owner.</p> <p>(f) The City may extend sewer and water service to serve intensive agricultural uses beyond the City limits and Urban Services Boundary subject to the following guidelines: (see complete plan text for guidelines)</p>	<p>1. Emergency sanitary sewer connection. The City may provide an emergency sewer line extension provided the following conditions are met:</p> <p>a. The property is located within the City Urban Services Boundary for water and sewer.</p> <p>b. The property is adjacent to the City limits.</p> <p>c. The on-site sewage disposal system has failed.</p> <p>d. It is not feasible to replace or repair the on-site sewage disposal system as evidenced by a letter from the County of Humboldt Division of Environmental Health.</p> <p>e. The on-site sewage disposal system failure is considered a health hazard by the County of Humboldt Division of Environmental Health.</p> <p>f. The owner has submitted a complete application to the City of Arcata for annexation of the property within 18 months from the date that sanitary sewer service was provided.</p> <p>g. LAFCo has approved the emergency sanitary sewer connection.</p> <p>h. The sewer connection shall be sized to only accommodate the failed system.</p> <p>2. The City may contract to provide sewer services to other service districts subject to the following guidelines:</p> <p>a. Only those areas with existing contracts as of December 31, 1998 shall be served.</p> <p>b. No new contracts for services shall be approved.</p> <p>c. No new connections shall be allowed to the sewer lines in the area between the City Limits and the Arcata</p>	<p>1. Emergency sanitary sewer connection. The City may provide an emergency sewer line extension provided all <u>of</u> the following conditions are met:</p> <p>a. The property is located within the City Urban Services Boundary for water and sewer.</p> <p>b. The property is adjacent to the City limits.</p> <p>c. The on-site sewage disposal system has failed.</p> <p>d. It is not feasible to replace or repair the on-site sewage disposal system as evidenced by a letter from the County of Humboldt Division of Environmental Health.</p> <p>e. The on-site sewage disposal system failure is considered a health hazard by the County of Humboldt Division of Environmental Health.</p> <p>f. The owner has submitted a complete application to the City of Arcata for annexation of the property within 18 months from the date that sanitary sewer service was provided.</p> <p>g. LAFCo has approved the emergency sanitary sewer connection.</p> <p>h. The sewer connection shall be sized to only accommodate the failed system.</p> <p>2. The City may contract to provide sewer services to other service districts subject to the following guidelines:</p> <p>a. Only those areas with existing contracts as of December 31, 1998 shall be served.</p> <p>b. No new contracts for services shall be approved.</p> <p>c. No new connections shall be allowed to the sewer lines in the area between the City Limits and the Arcata Planning Area Boundary.</p>

EXISTING CERTIFIED CLUE NEW DEVELOPMENT POLICY	PROPOSED AMENDED/EQUIVALENT POLICY	AS SUGGESTED TO BE MODIFIED
<p>IV-12 The City shall issue Conditional Use Permits in industrially zoned areas for the following heavy manufacturing uses in the Coastal Zone only when no feasible less environmentally damaging alternative is available, and only when adequate mitigation has been demonstrated: Salvage yards, drilling for gas or oil, the smelting and reduction of metallic ores, manufacturing, refining, and storage of petroleum products, acids, cement, concrete, pottery, asphaltic paving products, lime, explosives, fireworks, gas, glue, gypsum, plaster of paris, and inflammable fluids or gases. Conditions for approval shall include, as a minimum, the following criteria:</p> <ul style="list-style-type: none"> - Assurance to the satisfaction of a registered geologist, a registered civil engineer with expertise in soils, or a certified engineering geologist of adequate protection from groundshaking. - No significant adverse impacts on aquatic habitat. - Adequate protection from flooding. - Assurance to the satisfaction of the Design Committee that visual resources will not be degraded 	<p>Planning Area Boundary.</p> <p>[See Policy Group LU-4 on <i>Land Use Policies</i> spreadsheet and Policy LU-4g below.]</p>	<p>[Revised by Ordinance No. 1377, September 2008]</p> <p>[See suggested modifications of Policy Group C-LU-4 on <i>Land Use Policies</i> spreadsheet and Policy C-LU-4g below.]</p>
<p>IV-13 The City shall issue Conditional Use Permits in industrially zoned areas within the Coastal Zone for animal processing plants only for coastal dependent industries. Conditions of approval shall include, at a minimum:</p> <ul style="list-style-type: none"> - Assurance to the satisfaction of a registered geologist, a registered civil engineer with expertise in soils, or a certified engineering geologist of adequate protection from groundshaking. - No significant adverse impacts on aquatic habitat. - Adequate protection from flooding. - Assurance to the satisfaction of the Design Assistance Committee that visual resources will not be degraded. 	<p>LU-1g <i>Coastal dependent land uses.</i> Coastal dependent developments shall have priority over other development or uses on or near the Arcata Bay shoreline. Coastal dependent developments shall not be sited in a wetland. Where appropriate, coastal dependent developments should be accommodated within reasonable proximity to the coastal dependent uses they support.</p>	<p>[See New Suggested Policy C-GM-1n].</p>
<p>IV-20 New residential uses, other than caretaker's quarters, shall only be permitted in industrial areas</p>	<p>[See Limited Industrial (I-L) Land Use Category</p>	<p>[See suggested modifications to Limited Industrial</p>

EXISTING CERTIFIED CLUE NEW DEVELOPMENT POLICY	PROPOSED AMENDED/EQUIVALENT POLICY	AS SUGGESTED TO BE MODIFIED
where the potential impacts on the residents have been addressed and the residents themselves will not create hardships for the operators of the industries. Special Use Permit criteria have been developed to implement this policy.	Description on <i>Land Use Policies</i> spreadsheet]	(I-L) Land Use Category Description on <i>Land Use Policies</i> spreadsheet]
V-1 The City has determined that no special allocation of urban services is required in the Coastal Planning Area.	[Policy to be discontinued]	[No modifications suggested.]
VI-5 The City shall encourage the continued use of the tideland, or scientific and educational studies, commercial aquaculture, and recreational boating and fishing.	[See Policies RC-3d, RC-4c, and RC-4f on <i>ESHA Protection</i> and Public Access spreadsheets.]	[See suggested modifications to Policies C-RC-3d, C-RC-4c, and C-RC-4d on <i>ESHA Protection</i> and Public Access spreadsheets.]
VI-6 The City shall maintain the Boat Basin at its current design level of use.	[Policy to be discontinued]	[No modifications suggested.]

EXISTING CERTIFIED CLUE PRIORITY DEVELOPMENT POLICY	PROPOSED AMENDED/EQUIVALENT POLICY	AS SUGGESTED TO BE MODIFIED
EXISTING CERTIFIED CLUE RECREATION AND VISITOR-SERVING FACILITIES ELEMENT APPENDIX "B" POLICIES		
B-7 The City shall encourage the retention and expansion of commercial visitor serving facilities along Samoa Boulevard within the General Commercial zoning district, and along South "G" Street and South "I" Street in the Industrial Commercial zoning district.	[See Policy RC-4e on <i>Marine and Water Resources</i> spreadsheet.]	[See suggested modifications to Policy C-RC-4e on <i>Marine and Water Resources</i> spreadsheet.]
EXISTING CERTIFIED CLUE COMMERCIAL FISHING AND RECREATIONAL BOATING ELEMENT APPENDIX "F" POLICIES		
F-1 To protect aquaculture in Arcata Bay, the City shall: (a) Ensure that its wastewater discharge does not aggravate existing coliform loading problems in Arcata Bay; (b) As part of the stream maintenance program take measures to reduce coliform loading of perennial streams within its jurisdiction. These measures shall include controlling identified sources of coliform loading such as septic tank leachate and run-off from agricultural operations.	[See Policy RC-4e on <i>Marine and Water Resources</i> spreadsheet.]	[See suggested modifications to Policy C-RC-4e on <i>Marine and Water Resources</i> spreadsheet.]
F-2 To encourage additional aquaculture in Humboldt Bay, the City shall continue the development of: (a) The integrated wetland enhancement, wastewater treatment and salmon ranching program. (b) The tidelands for commercial and sports oyster production.	[Policy to be discontinued]	[No modifications suggested.]

EXISTING CERTIFIED CLUE PRIORITY DEVELOPMENT POLICY	PROPOSED AMENDED/EQUIVALENT POLICY	AS SUGGESTED TO BE MODIFIED
EXISTING CERTIFIED CLUE INDUSTRIAL DEVELOPMENT ELEMENT APPENDIX “M” POLICIES		
<p>M-1 The City shall issue Conditional Use Permits in industrial zoned areas for the following heavy manufacturing uses in the Coastal Zone only when no feasible less environmentally damaging alternative is available, and only when adequate mitigation has been demonstrated: Salvage yards, drilling for gas or oil, the smelting and reduction of metallic ores, manufacturing, refining, and storage of petroleum products, acids, cement, concrete, pottery, asphaltic paving products, lime, explosives, fireworks, gas, glue, gypsum, plaster of paris, and inflammable fluids or gases. Conditions for approval shall include, as a minimum, the following criteria:</p> <ul style="list-style-type: none"> - Assurance to the satisfaction of a registered geologist, a registered civil engineer with expertise in soils, or a certified engineering geologist of adequate protection from groundshaking. - No significant adverse impacts on aquatic habitat. - Adequate protection from flooding. - Assurance to the satisfaction of the Design Assistance Committee that visual resources will not be degraded. 	<p>[See Policy Group LU-4 on <i>Land Use Policies</i> spreadsheet and Policy LU-4g below.]</p>	<p>[See suggested modifications to Policy Group C-LU-4 on <i>Land Use Policies</i> spreadsheet and Policy C-LU-4g below.]</p>
<p>M-2 The City shall issue conditional use permits in industrial zoned areas for animal processing plants within the Coastal Zone only for coastal dependent industries. Conditions of approval shall include, as a minimum:</p> <ul style="list-style-type: none"> - Assurance to the satisfaction of a registered geologist, a registered civil engineer with expertise in soils, or a certified engineering geologist of adequate protection from groundshaking. - No significant adverse impacts on aquatic habitat. - Adequate protection from flooding. - Assurance to the satisfaction of the Design Assistance Committee that visual resources will not be degraded. 	<p>[See Policy Group LU-4 on <i>Land Use Policies</i> spreadsheet.]</p>	<p>[See suggested modifications to Policy Group C-LU-4 on <i>Land Use Policies</i> spreadsheet.]</p>

PROPOSED NEW DEVELOPMENT POLICIES AND STANDARDS	AS SUGGESTED TO BE MODIFIED
<p>LU-4g <i>Coastal related resource extraction and processing.</i> The City of Arcata recognizes the national need for the responsible exploration, recovery, and processing of the country’s energy resources. However, the City also recognizes the potential adverse impacts such activities can have on sensitive land and marine resources and on the scenic quality of coastal resources. Therefore, the City finds that, in order to minimize adverse impacts to such resources, on- and off-shore petroleum product exploration, recovery, and processing should be confined to those geographic areas which now accommodate these uses and activities. Consistent with this policy, the City shall prohibit on-shore petroleum exploration, production, and processing within its boundaries, and shall oppose the use of off-shore areas south and west of Arcata and in Humboldt County in general for such uses.</p>	<p>LU-4g <i>Coastal related resource extraction and processing.</i> The City of Arcata recognizes the national need for the responsible exploration, recovery, and processing of the country’s energy resources. However, the City also recognizes the potential adverse impacts such activities can have on sensitive land and marine resources and on the scenic quality of coastal resources. Therefore, the City finds that, in order to minimize adverse impacts to such resources, on- and off-shore petroleum product exploration, recovery, and processing should be confined to those geographic areas which now accommodate these uses and activities. Consistent with this policy, the City shall prohibit on-shore petroleum exploration, production, and processing within its boundaries, and shall oppose the use of off-shore areas south and west of Arcata and in Humboldt County in general for such uses.</p> <p>[Strike policy as inconsistent with override provisions of PRC 30262 and 30263; COMMISSION-CITY NEGOTIATED MODIFICATION.]</p>
<p>GM-1a <i>Planning Area.</i> The Planning Area shall include all lands within the boundary shown on Figure LU-a. The Planning Area includes lands where any future changes or management practices are likely to have an impact on the City of Arcata. The City shall request that all land use applications received by the County, or resource management plans received by other agencies, be referred to the City. The City shall review and comment on these applications and plans. The City shall also advocate that the County implement policies and that property owners manage for the conservation of these unincorporated lands. This policy applies to lands within the Planning Area but outside the Sphere of Influence.</p>	<p>GM-1a <i>Planning Area.</i> The Planning Area shall include all lands within the boundary shown on Figure LU-a. The Planning Area includes lands where any future changes or management practices are likely to have an impact on the City of Arcata. The City shall request that all land use applications received by the County, or resource management plans received by other agencies, be referred to the City. The City shall review and comment on these applications and plans. The City shall also advocate that the County implement policies and that property owners manage for the conservation of these unincorporated lands. This policy applies to lands within the Planning Area but outside the Sphere of Influence.</p>
<p>GM-1b <i>Referrals by Humboldt County.</i> The City shall review all development and infrastructure proposals affecting the Planning Area and communicate the City’s position on these matters to the applicable decision-making body. Humboldt County shall be requested to refer all planning studies and applications for development in the Planning Area to the Arcata Community Development Department, for review and comment, prior to taking action.</p>	<p>GM-1b <i>Referrals by Humboldt County.</i> The City shall review all development and infrastructure proposals affecting the Planning Area and communicate the City’s position on these matters to the applicable decision-making body. Humboldt County shall be requested to refer all planning studies and applications for development in the Planning Area to the Arcata Community Development Department, for review and comment, prior to taking action.</p>
<p>GM-1c <i>Land-use designations within the Planning Area.</i> The City shall request that the County of Humboldt retain rural and agricultural designations on lands located within the Planning Area. The City shall request that the County adopt consistent land use designations for lands within the planning area but outside the Sphere of Influence, as shown on Figure LU-b.</p>	<p>GM-1c <i>Land-use designations within the Planning Area.</i> The City shall request that the County of Humboldt retain rural and agricultural designations on lands located within the Planning Area. The City shall request that the County adopt consistent land use designations for lands within the planning area but outside the Sphere of Influence, as shown on Figure LU-b.</p>
<p>GM-1d <i>Greenbelt.</i> The rural and agricultural lands within the Planning Area are designated by the City as open space or greenbelt. The intent is that such lands shall not be developed with urban densities or uses and that land uses shall be limited to agricultural production and natural resources conservation.</p>	<p>GM-1d <i>Greenbelt.</i> The rural and agricultural lands within the Planning Area are designated by the City as open space or greenbelt. The intent is that such lands shall not be developed with urban densities or uses and that land uses shall be limited to agricultural production and natural resources conservation.</p>

PROPOSED NEW DEVELOPMENT POLICIES AND STANDARDS	AS SUGGESTED TO BE MODIFIED
<p>GM-1e <i>Resource Protection in the Planning Area.</i> Proposals which could affect the Planning Area’s resources, including those resources addressed in the Resources Conservation and Management Element, shall be reviewed by the City. City review shall address the proposal’s compatibility with applicable General Plan policy. The City shall communicate the intent of this policy to agencies with jurisdiction within the Planning Area (for example, the California Department of Forestry and Fire Protection for timber management, and the Humboldt Bay Harbor, Recreation and Conservation District for Humboldt Bay tidelands management) together with the policies in the Resource Conservation and Management Element.</p>	<p>GM-1e <i>Resource Protection in the Planning Area.</i> Proposals which could affect the Planning Area’s resources, including those resources addressed in the Resources Conservation and Management Element, shall be reviewed by the City. City review shall address the proposal’s compatibility with applicable General Plan policy. The City shall communicate the intent of this policy to agencies with jurisdiction within the Planning Area (for example, the California Department of Forestry and Fire Protection for timber management, and the Humboldt Bay Harbor, Recreation and Conservation District for Humboldt Bay tidelands management) together with the policies in the Resource Conservation and Management Element.</p>
<p>GM-2a <i>Sphere of Influence.</i> The proposed Sphere of Influence boundary, which must be adopted by LAFCo for the City of Arcata, is shown on Figure GM-a. The boundary defines land parcels that are eligible for annexation to the City in the future. The City shall maintain an adequate amount of land in the Sphere of Influence to accommodate future growth, consistent with the goals and policies of this plan, as well as to protect open space and productive resource uses. Annexation of property may not proceed unless or until such lands are within the Sphere of Influence boundary.</p>	<p>GM-2a <i>Sphere of Influence.</i> The proposed Sphere of Influence boundary, which must be adopted by LAFCo for the City of Arcata, is shown on Figure GM-a. The boundary defines land parcels that are eligible for annexation to the City in the future. The City shall maintain an adequate amount of land in the Sphere of Influence to accommodate future growth, consistent with the goals and policies of this plan, as well as to protect open space and productive resource uses. Annexation of property may not proceed unless or until such lands are within the Sphere of Influence boundary.</p>
<p>GM-2b <i>Changes to the Sphere of Influence boundary.</i> The City shall comprehensively evaluate the Sphere of Influence boundary at least every five years, but more frequently if appropriate. Any boundary amendments shall be considered by the Planning Commission and recommended to the City Council, prior to any action by LAFCo. Any City decision to change the boundary shall be based on the following:</p> <ol style="list-style-type: none"> 1. The resulting area has an adequate supply of land to accommodate projected housing needs allocated by the Humboldt County Council of Government. 2. Any owner of property located adjacent the Sphere of Influence boundary may request that the City add his or her lands to the Sphere of Influence. 3. Any such proposal shall also identify the requested land use designations and any other necessary or appropriate amendments to the various elements of the General Plan. 4. In considering such requests, and at each periodic comprehensive evaluation, the City Council, upon recommendation of the Planning Commission, shall determine whether it would serve the public interest to designate additional lands for which to provide municipal services and developed with urban uses. 5. An amendment to the Sphere of Influence to include additional lands shall be subject to environmental review pursuant to CEQA. 6. A proposal to amend the Sphere of Influence may be considered concurrently with an annexation request. 7. Any adjustment to the sphere boundary incorporates adequate provisions for open space. 	<p>GM-2b <i>Changes to the Sphere of Influence boundary.</i> The City shall comprehensively evaluate the Sphere of Influence boundary at least every five years, but more frequently if appropriate. Any boundary amendments shall be considered by the Planning Commission and recommended to the City Council, prior to any action by LAFCo. Any City decision to change the boundary shall be based on the following:</p> <ol style="list-style-type: none"> 1. The resulting area has an adequate supply of land to accommodate projected housing needs allocated by the Humboldt County Council of Government. 2. Any owner of property located adjacent the Sphere of Influence boundary may request that the City add his or her lands to the Sphere of Influence. 3. Any such proposal shall also identify the requested land use designations and any other necessary or appropriate amendments to the various elements of the General Plan. 4. In considering such requests, and at each periodic comprehensive evaluation, the City Council, upon recommendation of the Planning Commission, shall determine whether it would serve the public interest to designate additional lands for which to provide municipal services and developed with urban uses. 5. An amendment to the Sphere of Influence to include additional lands shall be subject to environmental review pursuant to CEQA. 6. A proposal to amend the Sphere of Influence may be considered concurrently with an annexation request. 7. Any adjustment to the sphere boundary incorporates adequate provisions for open space.

PROPOSED NEW DEVELOPMENT POLICIES AND STANDARDS	AS SUGGESTED TO BE MODIFIED
<p>GM-2c <i>Areas in Sphere of Influence intended only for partial services.</i> Some areas are included in the Sphere of Influence only for the purpose of receiving City water service, such as the Jacoby Creek residential area. Such areas are not to be considered for annexation during the 20-year time frame of this Plan.</p>	<p>GM-2c <i>Areas in Sphere of Influence intended only for partial services.</i> Some areas are included in the Sphere of Influence only for the purpose of receiving City water service, such as the Jacoby Creek residential area. Such areas are not to be considered for annexation during the 20-year time frame of this Plan.</p>
<p>GM-2d <i>City land-use designations.</i> The City's land use designations for parcels located within the Sphere of Influence are shown in Figure LU-a. These designations have legal force and effect only upon annexation of particular land areas to the City.</p>	<p>GM-2d <i>City land-use designations.</i> The City's land use designations for parcels located within the Sphere of Influence are shown in Figure LU-a. These designations have legal force and effect only upon annexation of particular land areas to the City.</p>
<p>GM-2e <i>Prezoning of parcels within the Sphere of Influence.</i> Lands in the Sphere of Influence shall not be prezoned until the City considers particular annexation requests. Such prezoning shall be consistent with the City land-use designations for the Sphere area, or a General Plan Amendment would be required. The purpose shall be to provide maximum latitude to the City to determine the appropriate timing of expansion of the City boundaries, extension of services, and urban development.</p>	<p>GM-2e <i>Prezoning of parcels within the Sphere of Influence.</i> Lands in the Sphere of Influence shall not be prezoned until the City considers particular annexation requests. Such prezoning shall be consistent with the City land use designations for the Sphere area, or a General Plan Amendment would be required. The purpose shall be to provide maximum latitude to the City to determine the appropriate timing of expansion of the City boundaries, extension of services, and urban development.</p>
<p>GM-2f <i>County Land-use and Zoning designations in Sphere of Influence.</i> The City shall request that Humboldt County adopt agricultural, natural resource, or other rural land use designations, within the Sphere of Influence, as a holding zone to prevent premature development prior to annexation to the City. This shall not apply to areas which are already fully developed such as Pacific Manor. The County's land-use designations are legally binding until annexation to the City is completed.</p>	<p>GM-2f <i>County Land use and Zoning designations in Sphere of Influence.</i> The City shall request that Humboldt County adopt agricultural, natural resource, or other rural land use designations, within the Sphere of Influence, as a holding zone to prevent premature development prior to annexation to the City. This shall not apply to areas which are already fully developed such as Pacific Manor. The County's land use designations are legally binding until annexation to the City is completed.</p>
<p>GM-2g <i>Resource lands in the Sphere of Influence.</i> The City shall periodically review the SOI boundary, especially to the west, to determine whether resource lands are being adequately protected.</p>	<p>GM-2g <i>Resource lands in the Sphere of Influence.</i> The City shall periodically review the SOI boundary, especially to the west, to determine whether resource lands are being adequately protected.</p>

PROPOSED NEW DEVELOPMENT POLICIES AND STANDARDS	AS SUGGESTED TO BE MODIFIED
<p>GM-3a <i>City annexation procedure.</i> The City prefers to consider annexation requests prior to LAFCo consideration. If area property owner(s) or residents request that the City initiate an annexation request to LAFCo, the following procedures shall apply:</p> <ol style="list-style-type: none"> 1. Initiation: <ol style="list-style-type: none"> a. If lands are inhabited, a petition must be signed by no less than fifty percent of the resident voters, or at least twenty-five percent of owners of property located within the annexation area; b. If lands are uninhabited but consist of more than one parcel and owner, a petition must be signed by a majority of owners representing more than fifty percent of the annexation area; c. If a single parcel, a petition must be submitted by owner(s). 2. The Planning Commission shall review and make a recommendation on the requested annexation to City Council. 3. Final Action shall be taken by Council regarding Resolution of Intention for annexation. 4. Following City Council approval of annexation request, including any accompanying General Plan amendment, pre-zoning ordinance and/or environmental document, the City shall transmit the annexation request to LAFCo for its consideration and decision. 	<p>GM-3a <i>City annexation procedure.</i> The City prefers to consider annexation requests prior to LAFCo consideration. If area property owner(s) or residents request that the City initiate an annexation request to LAFCo, the following procedures shall apply:</p> <p>1. Initiation:</p> <ol style="list-style-type: none"> a. If lands are inhabited, a petition must be signed by no less than fifty percent of the resident voters, or at least twenty-five percent of owners of property located within the annexation area; b. If lands are uninhabited but consist of more than one parcel and owner, a petition must be signed by a majority of owners representing more than fifty percent of the annexation area; c. If a single parcel, a petition must be submitted by owner(s). <p>2. The Planning Commission shall review and make a recommendation on the requested annexation to City Council.</p> <p>3. Final Action shall be taken by Council regarding Resolution of Intention for annexation.</p> <p>4. Following City Council approval of annexation request, including any accompanying General Plan amendment, pre-zoning ordinance and/or environmental document, the City shall transmit the annexation request to LAFCo for its consideration and decision.</p>
<p>GM-3b <i>Required materials for consideration of annexations of non-urbanized land areas.</i> The following shall apply to annexation requests where the land proposed to be added to the City is not developed with urban land uses prior to annexation:</p> <ol style="list-style-type: none"> 1. The City, or experts under contract to the City, shall prepare a detailed annexation study addressing items "a" through "f" listed below. <ol style="list-style-type: none"> a. A comprehensive and detailed analysis of the fiscal impacts of the annexation, addressing the full range of revenues and expenditures. One-time capital costs of facilities, as well as recurring operating costs and revenues, shall be evaluated; b. A study and/or proposal for tax-sharing agreements with other taxing entities, such as the County; c. An accompanying General Plan Amendment, if requested or appropriate; d. A proposed preliminary development plan, including phasing if appropriate; e. An assessment of the City's capacity to provide facilities and services, including: wastewater collection and treatment; stormwater management; water supply and distribution; streets and circulation; fire protection; police services; parks; and others as appropriate; f. A rezoning ordinance. The costs of preparing the annexation study, including City administrative costs, shall be borne by the property owner(s) requesting the City to consider the annexation. 2. An environmental document pursuant to CEQA. 3. A Planned Development or Specific Plan may be required for any land area greater than five acres. 	<p>GM-3b <i>Required materials for consideration of annexations of non-urbanized land areas.</i> The following shall apply to annexation requests where the land proposed to be added to the City is not developed with urban land uses prior to annexation:</p> <ol style="list-style-type: none"> 1. The City, or experts under contract to the City, shall prepare a detailed annexation study addressing items "a" through "f" listed below. <ol style="list-style-type: none"> a. A comprehensive and detailed analysis of the fiscal impacts of the annexation, addressing the full range of revenues and expenditures. One-time capital costs of facilities, as well as recurring operating costs and revenues, shall be evaluated; b. A study and/or proposal for tax-sharing agreements with other taxing entities, such as the County; c. An accompanying General Plan Amendment, if requested or appropriate; d. A proposed preliminary development plan, including phasing if appropriate; e. An assessment of the City's capacity to provide facilities and services, including: wastewater collection and treatment; stormwater management; water supply and distribution; streets and circulation; fire protection; police services; parks; and others as appropriate; f. A rezoning ordinance. The costs of preparing the annexation study, including City administrative costs, shall be borne by the property owner(s) requesting the City to consider the annexation. 2. An environmental document pursuant to CEQA. 3. A Planned Development or Specific Plan may be required for any land area greater than five acres.

PROPOSED NEW DEVELOPMENT POLICIES AND STANDARDS	AS SUGGESTED TO BE MODIFIED
<p>GM-3c <i>Criteria for annexation of undeveloped land areas.</i> All undeveloped lands proposed for annexation shall be added to the City only if the following criteria are met. The proposed annexation area shall:</p> <ol style="list-style-type: none"> 1. Be within Urban Services Boundary and adjacent to existing urban development. 2. Not exceed the City’s capacity to provide services and infrastructure to accommodate proposed development. 3. Have annexation timed so that availability of services and infrastructure is concurrent with need. 4. Have a positive or neutral fiscal impact, or other overriding public benefits; 5. Be in compliance with General Plan policies. 6. Not include prime agriculture land (Storie Index 60 or higher) other than with designation and prezone as Agriculture–Exclusive [A-E]. 	<p>GM-3c <i>Criteria for annexation of undeveloped land areas.</i> All undeveloped lands proposed for annexation shall be added to the City only if the following criteria are met. The proposed annexation area shall:</p> <ol style="list-style-type: none"> 1. Be within Urban Services Boundary and adjacent to existing urban development. 2. Not exceed the City’s capacity to provide services and infrastructure to accommodate proposed development. 3. Have annexation timed so that availability of services and infrastructure is concurrent with need. 4. Have a positive or neutral fiscal impact, or other overriding public benefits; 5. Be in compliance with General Plan policies. 6. Not include prime agriculture land (Storie Index 60 or higher) other than with designation and prezone as Agriculture–Exclusive [A-E].
<p>GM-3d <i>Criteria for annexation of areas with existing urban development.</i> All lands with existing urban development proposed for annexation shall be added to the City only if the following criteria are met. The proposed annexation area shall:</p> <ol style="list-style-type: none"> 1. Be within the Urban Services Boundary and adjacent to existing city boundary. 2. Have facilities brought up to City standard prior to or concurrent with annexation. 3. Have costs of service extensions borne entirely by owners of annexing properties and not by existing City taxpayers or ratepayers, or, have a financing mechanism in place prior to annexation. 	<p>GM-3d <i>Criteria for annexation of areas with existing urban development.</i> All lands with existing urban development proposed for annexation shall be added to the City only if the following criteria are met. The proposed annexation area shall:</p> <ol style="list-style-type: none"> 1. Be within the Urban Services Boundary and adjacent to existing city boundary. 2. Have facilities brought up to City standard prior to or concurrent with annexation. 3. Have costs of service extensions borne entirely by owners of annexing properties and not by existing City taxpayers or ratepayers, or, have a financing mechanism in place prior to annexation.
<p>GM-4c <i>Requirements and procedures for modifying Urban Services Boundary.</i> The following findings must be made to modify the Urban Services Boundary:</p> <ol style="list-style-type: none"> 1. There are existing urban uses or urban uses designated on the land use plan map for the area being considered. 2. There is sufficient existing or planned infrastructure capacity to extend water, sewer, police protection, and other services, without reducing service standards for other areas. 3. The area to be served is adjacent to existing urban development. 4. The area to be served is within the City limits or Sphere of Influence. 5. City services extensions will not adversely impact natural resources in the area. 	<p>GM-4c C-GM-1q <i>Requirements and procedures for modifying Urban Services Boundary.</i> <u>The Evidence substantiating the</u> following findings must be made provided by the City in support of any LCP amendment to modify the Urban Services Boundary:</p> <ol style="list-style-type: none"> 1. There are existing urban uses or urban uses designated on the land use plan map for the area being considered. 2. There is sufficient existing or planned infrastructure capacity to extend water, sewer, police protection, and other services, without reducing service standards for other areas. <u>Where existing or planned public works facilities can accommodate only a limited amount of new development, services to coastal dependent land use, essential public services and basic industries vital to the economic health of the region, state, or nation, public recreation, commercial recreation, and visitor-serving land uses shall not be precluded by other development.</u> 3. The area to be served is adjacent to existing urban development. 4. The area to be served is within the City limits or Sphere of Influence. 5. City services extensions will not adversely impact natural resources in the area. <u>6. The service boundary modification would not induce new development inconsistent with this Coastal Land Use Plan.</u>

ENIRELY NEW COMMISSION SUGGESTED NEW DEVELOPMENT POLICIES AND STANDARDS

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

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

C-GM-1c *Rural land divisions.* Land divisions, other than leases for agricultural uses, outside existing developed areas shall be permitted only where 50 percent of the usable parcels in the area have been developed and the created parcels would be no smaller than the average size of surrounding parcels.

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

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

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

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

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

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

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

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

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

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

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

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

PUBLIC WORKS (ROAD SYSTEMS, SOLID WASTE, AIRPORTS, WATER SUPPLIES, SEWAGE TREATMENT, CSDs)
POLICIES AND STANDARDS [PRC §§ 30254, 30254.5]

EXISTING CERTIFIED CLUE PUBLIC WORKS POLICY	PROPOSED AMENDED/EQUIVALENT POLICY	AS SUGGESTED TO BE MODIFIED
VI-9 The City shall restrict development of the Corporation Yard facilities to its existing boundaries, and shall maintain a landscaped screen along the northern and eastern perimeter of the oxidation pond.	PF-5b <i>City administrative and operations facilities and community centers.</i> The City shall limit development of the Corporation Yard facilities to within existing boundaries, and shall maintain a landscaped screen along the northern and eastern perimeter of the oxidation pond.	[No modifications suggested; renumber as Policy C-PF-5b.]
VI-10 The City shall maintain the existing facilities of the Arcata Marsh and Wildlife Sanctuary and construct new facilities consistent with the plan developed by the [then] Marsh Task Force or its equivalent (currently the Arcata Wetlands and Creeks Advisory Committee) and adopted by the City Council.	PF-2b <i>Arcata Marsh wastewater treatment system.</i> The City shall update its Wastewater Treatment Plant Master Plan, at least every five years, to evaluate the entire system; reflect any changes in treatment standards; ensure wastewater treatment is meeting current standards; verify that there is adequate treatment system capacity; and assure adequate water flows to maintain habitat. The City shall maintain the existing facilities of the Arcata Marsh and Wildlife Sanctuary and construct new facilities consistent with the Marsh Enhancement Plan adopted by the City Council.	[Move to <i>Other Initiatives</i>]
EXISTING CERTIFIED CLUE PUBLIC WORKS ELEMENT APPENDIX “L” POLICIES		
L-1 To protect structures and critical facilities in the Coastal Zone, and to provide protection of existing habitat values, the City shall encourage and promote flood protection practices which manage flooding problems on a watershed basis. (a) The City shall encourage the expansion of Janes Creek Flood Control District to include the watersheds of Janes ,Jolly Giant, Grotzman, and Beith Creeks, or shall otherwise coordinate with the County to alleviate existing flooding problems. (b) The newly formed district or designated agency shall evaluate alternate flood control measures and select a flood control plan that improves drainage and minimizes potential hazards in the Coastal Zone. (c)In evaluating alternates, emphasis shall be placed on improvement of drainage. However, enlarging of existing tidegates, dredging of presently undredged sections of creek, or construction of new structures shall be allowed only when no less environmentally damaging alternate is feasible, only when adequate mitigation is	[Policy not proposed to be part of the updated LCP <i>in toto</i> . Only sub-part (c), as incorporated into Policy RC-4d would be carried forward.]	[See suggested modifications to Policy C-RC-4d on <i>Existing & Proposed Permissible ESHA Development Policies</i> spreadsheet.]

EXISTING CERTIFIED CLUE PUBLIC WORKS POLICY	PROPOSED AMENDED/EQUIVALENT POLICY	AS SUGGESTED TO BE MODIFIED
provided, and only when not located within a wetland. If mitigation for said development is provided in the form of a fully approved restoration project, such development may be permitted in a wetland.		
L-2 The City's proposed wastewater reclamation and aquaculture project is consistent with Coastal Act policies and requires no special provisions in Arcata's General Plan.	[Policy proposed to be discontinued]	[No modifications suggested]
L-3 The City shall restrict development of the Corporation Yard facilities to existing filled lands.	LU-5c <i>Limitation of corporation yard expansion.</i> Development of the City corporation yard facilities shall be restricted to its existing boundaries. A landscape screen shall be maintained along with northern and eastern perimeter of the oxidation pond.	[See <i>Land Use Policies</i> spreadsheet.]
L-4 The City has determined that no special allocation of urban services is required in the Coastal Planning Area.	[Policy proposed to be discontinued]	[No modifications suggested]

PROPOSED NEW PUBLIC WORKS POLICIES AND STANDARDS	AS SUGGESTED TO BE MODIFIED
<p>T-4a <i>Freeways and Highways</i>. State Routes 101 and 299 are designated as freeways for their entire length in the City. State Route 255 is designated as both an arterial and a highway within the City. The following standards shall apply to these classifications:</p> <ol style="list-style-type: none"> 1. Function. The function of freeways is to provide for high speed automobile and freight movement for intercity and regional travel. Freeway access is highly controlled to achieve this function. Freeway operations, design, and maintenance are under the jurisdiction of the State. Highways (Route 255) also function to move automobiles and freight at relatively high speeds with little friction from intersections and conflicting traffic. Access is controlled on highways, but not as restrictive as freeways. [See functional classification map in Figure T-a.] 2. No additional travel lanes. The City does not support development of any additional through-travel lanes to State Routes 101, 299, or 255 in Arcata or nearby areas. Existing and projected traffic volumes do not warrant additional lanes on these facilities. 3. Auxiliary lanes. The City does not support construction of auxiliary lanes between existing interchanges, or any new interchanges, on State Route 101. 4. Interchange improvements. The City supports interchange improvements that reduce potential conflicts created by unrestricted access from freeway off-ramps. 5. Landscaping. The City encourages Caltrans to maintain and improve landscaping along freeway corridors in Arcata and surrounding areas to improve aesthetics, provide a visual and noise buffer, and maintain the rural and small-town character of the region. 6. Undesignated right of way. All public rights of way with no land use designation (i.e. freeways, highways and associated interchanges) shall be used for transportation purposes only, including multi-modal use. All land uses within these rights of way shall be for transportation or related (i.e. lighting, drainage, utilities, pedestrian and bicycle) purposes. If vacated these areas shall be designated in accordance with the Land Use Code. 	<p>[No modifications suggested; renumber as Policy C-T-4a.]</p>

PROPOSED NEW PUBLIC WORKS POLICIES AND STANDARDS	AS SUGGESTED TO BE MODIFIED
<p>T-4b <i>Arterial Streets</i>. Routes designated as arterial streets are shown on the functional classification map in Figure T-a. The following shall apply to these routes:</p> <ol style="list-style-type: none"> 1. Functional classification and designated routes. Arterial streets are intended to provide a high degree of mobility and serve longer trips within the City. Arterials connect various neighborhoods within Arcata and provide direct connections to the state highway system. Arterials are intended to emphasize traffic movement over access to property. 2. Alternative street cross-sections for arterial streets. The Department of Public Works shall prepare alternative cross-sections for new arterial streets utilizing a smaller right-of-way, and prepare alternative cross-sections for existing rights-of-way that reduce traffic speed and safely accommodate bicycle and pedestrian traffic. 3. Arterial street connectors. Extend existing roads to increase the City’s arterial connectivity if proposed development creates significant traffic congestion or overwhelms existing neighborhoods. The Foster Avenue to Sunset connector is a planned road extension if feasible. This project will extend Foster Avenue east of Alliance Road to connect with Sunset Avenue near the State Route 101 interchange to create an east-west facility between Spear Avenue and 14thStreet. This extension would bypass the residential neighborhoods on Sunset Avenue, provide a direct arterial connection from Alliance Road to State Route 101, and improve and facilitate bus routing. 4. No additional automobile travel lanes on arterial streets. Street projects to improve traffic flow shall emphasize intersection improvements and facility maintenance. Construction of additional arterial street travel lanes shall be considered only when no other feasible congestion management methods are available. 5. Minimize the installation of new traffic signals. New traffic signals shall be provided only in instances where there is no feasible alternative to relieve a demonstrated safety problem at an intersection (based on documented accidents). Alternatives which shall be studied prior to signals include roundabouts or installation and monitoring of all-way stop signs. 6. Minor improvements at intersections. Minor projects to improve traffic safety include redistributing lane allocations and coordination of traffic signals. Improvement projects shall be designed to accommodate the needs of pedestrians and bicyclists. 	<p>[No modifications suggested; renumber as Policy C-T-4b.]</p>

PROPOSED NEW PUBLIC WORKS POLICIES AND STANDARDS	AS SUGGESTED TO BE MODIFIED
<p>T-4c <i>Collector Streets.</i> Routes designated as collector streets are shown on the functional classification map in Figure T-a. The following shall apply to collector routes:</p> <ol style="list-style-type: none"> 1. Functional classification and designated routes. Collector streets serve to provide access to land use and movement of traffic, pedestrians, and bicycles within residential, commercial, and industrial areas. Collectors generally penetrate, but should not have continuity through residential neighborhoods. Collector streets collect traffic from local streets and distribute it to the arterial street system. 2. Alternative street cross-sections for collector streets. The Department of Public Works shall prepare alternative cross-sections for new collector streets utilizing a smaller right-of-way, and prepare alternative cross-sections for existing rights-of-way that reduce traffic speed and safely accommodate bicycle and pedestrian traffic. 3. No additional automobile travel lanes on existing collector streets. No additional travel lanes are planned on collector streets. If congestion occurs, it shall be managed using alternative methods such as intersection improvements or diversion of trips to other travel modes. 4. Intersection Improvements. No new traffic signals are planned on collector streets. Other alternatives that may be considered to improve safety at intersections include stop signs, roundabouts, or other traffic calming measures. 	<p>[No modifications suggested; renumber as Policy C-T-4c.]</p>
<p>T-4d <i>Local Streets.</i> All streets within the city not classified in another category in Figure T-a are designated as local streets. The following standards apply to these streets:</p> <ol style="list-style-type: none"> 1. Functional classification and designated routes. Local streets function to provide access to adjacent land use and exist in any land use setting such as residential, commercial, and industrial areas. Movement on local streets is intended to involve traveling to and from a collector facility. Therefore, the trip length on a local street is intended to be short, volumes should be low, and speeds slow. 2. Alternative street cross-sections for local streets. The Department of Public Works shall prepare alternative cross-sections for new local streets utilizing a smaller right-of-way, and shall prepare alternative cross-sections for existing rights-of-way that reduce traffic speed and safely accommodate bicycle and pedestrian traffic. 	<p>[No modifications suggested; renumber as Policy C-T-4d.]</p>
<p>T-4e <i>Rural Roads.</i> Routes designated as rural roads are shown on the functional classification map in Figure T-a. The following standards shall apply to these roads:</p> <ol style="list-style-type: none"> 1. Functional classification. Rural roads serve very low density land uses (mostly agricultural and rural residential) outside of the urbanized area of Arcata. Rural roads are usually not intended to serve through traffic, but often accommodate truck traffic related to the land uses served. 2. Maintain rural character. Rural roads shall be maintained in a manner which will retain their rural character and discourage use as alternatives to arterials and highways for longer distance travel. 	<p>[No modifications suggested; renumber as Policy C-T-4e.]</p>

PROPOSED NEW PUBLIC WORKS POLICIES AND STANDARDS	AS SUGGESTED TO BE MODIFIED
<p>T-5a <i>Overall bicycle route system and connectivity.</i> The bicycle route system plan is shown in Figure T-e. The bicycle route system shall be improved and expanded as necessary to serve new development and activity centers. Routes that provide access to and between major destinations including public facilities, schools, parks and open space, employment, and shopping, shall be the highest priority. Future improvements may be made which upgrade bike routes to a higher class. The City shall:</p> <ol style="list-style-type: none"> 1. Regularly (at least every two years) update the Arcata Bicycle Plan and coordinate planning efforts with Caltrans and the Humboldt County Council of Government's bicycle plans and advocacy groups to provide continuous bicycle routes. 2. Maintain existing bicycle routes and provide additional routes where feasible connecting the various neighborhoods with Humboldt State University. Class II bike lanes shall be provided on routes with the highest bicycle demand, or where there is sufficient right of way. 	<p>[No modifications suggested; renumber as Policy C-T-5a.]</p>
<p>T-5g <i>Pedestrian pathways and multi-use trails.</i> Pedestrian pathways or multi-use trails for the exclusive use of non-motorized transportation modes should be provided. Pathways may be long facilities located along corridors or short facilities providing direct access through development projects or connecting areas not directly accessible by streets. Pathways should be planned to serve both recreational and commuter needs. The following shall apply to pedestrian pathways or multi-use trails:</p> <ol style="list-style-type: none"> 1. Easement dedication. Dedication of easements for pathways through new private developments may be required. 2. Cooperation with local and regional agencies and jurisdictions. The City shall cooperate with other agencies to establish and maintain off-street pathways and trails utilizing creek, utility, and railroad right of way. 3. Foster Avenue Extension. Multi-use paths or trails shall be included in the Foster Avenue extension to Sunset Avenue. 4. Other Locations. Other potential locations for multi-use paths are within the North Coast Railroad right of way from Giuntoli Lane to Samoa Boulevard, along the west side of Samoa Boulevard/Old Arcata Road east of State Route 101, and along the perimeter of Arcata Bay towards Manila. 	<p>T-5g C-T-5b <i>Pedestrian pathways and multi-use trails.</i> Pedestrian pathways or multi-use trails for the exclusive use of non-motorized transportation modes should be provided. Pathways may be long facilities located along corridors or short facilities providing direct access through development projects or connecting areas not directly accessible by streets. Pathways should be planned to serve both recreational and commuter needs. The following shall apply to pedestrian pathways or multi-use trails:</p> <ol style="list-style-type: none"> 1. Easement dedication. Dedication of easements for pathways for access to the coast through new private developments may shall be required consistent with the requirements of Coastal Land Use Code Chapter 9C.61. 2. Cooperation with local and regional agencies and jurisdictions. The City shall cooperate with other agencies to establish and maintain off-street pathways and trails utilizing creek, utility, and railroad right of way. 3. Foster Avenue Extension. Multi-use paths or trails shall be included in the Foster Avenue extension to Sunset Avenue. 4. Other Locations. Other potential locations for multi-use paths are within the North Coast Railroad right of way from Giuntoli Lane Eighth Street to Samoa Boulevard, along the west side of Samoa Boulevard/Old Arcata Road east of State Route 101, and along the perimeter of Arcata Bay towards Manila. <p>[Move declaratory language of subsection 2 to <i>Other Initiatives</i>]</p>
<p>T-7a <i>Retention of railroad right of way.</i> The North Coast Railroad Authority is encouraged to maintain railroad rights-of-way even if service is abandoned. The City may consider purchase of right of way should the Authority decide to sell. Railroad right of way may potentially be used for creation of multi-use trails. Long range potential uses of railroad right of way include an exclusive bus transitway or passenger rail service.</p>	<p>[Move to <i>Other Initiatives</i>]</p>

PROPOSED NEW PUBLIC WORKS POLICIES AND STANDARDS	AS SUGGESTED TO BE MODIFIED
<p>T-7d Rails to trails conversions. The City supports plans to convert abandoned railroad rights-of-way to provide multi-use trails. Planning efforts shall be coordinated with federal, state, and regional agencies to obtain funds to purchase or lease abandoned lines if the railroad authority selects not to dedicate the right of way. If feasible, active railroad lines may be used for multi-use trail purposes.</p>	<p>[Move to <i>Other Initiatives</i>]</p>
<p>PF-1b <i>Capacity and management of City water delivery system.</i> The City shall update its Urban Water Management Plan, at least every five years, to maintain current projections, management, and contingency programs for water delivery. The Plan shall identify needed water delivery system improvements and anticipated extensions so that they can be budgeted for in the City’s Capital Improvement Program. The City water system shall not be extended beyond the Urban Services Boundary (except as provided for in Policy GM-4b of the Growth Management Element). The City shall update its Water Master Plan, at least every five years, to assess system efficiency and ensure that there is adequate storage capacity and fire flows to meet City needs.</p>	<p>PF-1b C-PF-1a <i>Capacity and management of City water delivery system. The City shall update its Urban Water Management Plan, at least every five years, to maintain current projections, management, and contingency programs for water delivery. The Plan shall identify needed water delivery system improvements and anticipated extensions so that they can be budgeted for in the City’s Capital Improvement Program.</i> The City water system shall not be extended beyond the Urban Services Boundary (except as provided for in Policy GM-4b of the Growth Management Element). The City shall update its Water Master Plan, at least every five years, to assess system efficiency and ensure that there is adequate storage capacity and fire flows to meet City needs.</p> <p>[Move statement of intent language to <i>Other Initiatives</i>]</p>
<p>PF-2a <i>Capacity and management of City wastewater collection system.</i> The wastewater collection system is designed to transport community sewage to the treatment plant. The City shall update its Collection System Maintenance Program, at least every five years, to maintain current projections, management, and contingency programs for wastewater collection. The Plan shall identify needed collection system improvements and anticipated extensions, so that they can be budgeted for in the City’s Capital Improvement Program. The City shall continue to monitor groundwater infiltration and surface water inflow (I/I) and take necessary action to ensure that these sources do not cause the collection system or the treatment plant to exceed capacity. The City wastewater collection system shall not be extended beyond the Urban Services Boundary except as provided in Policy GM-4b.</p>	<p>PF-12a C-PF-2a <i>Capacity and management of City wastewater collection system. The wastewater collection system is designed to transport community sewage to the treatment plant. The City shall update its Collection System Maintenance Program, at least every five years, to maintain current projections, management, and contingency programs for wastewater collection. The Plan shall identify needed collection system improvements and anticipated extensions, so that they can be budgeted for in the City’s Capital Improvement Program. The City shall continue to monitor groundwater infiltration and surface water inflow (I/I) and take necessary action to ensure that these sources do not cause the collection system or the treatment plant to exceed capacity.</i> The City wastewater collection system shall not be extended beyond the Urban Services Boundary except as provided in Policy GM-4b <u>C-GM-3b</u>.</p> <p>[Move statement of intent language to <i>Other Initiatives</i>]</p>
<p>PF-2f <i>Maintain the Joint City/ Humboldt State University Wastewater Utilization Program.</i> Humboldt State University faculty and students were instrumental in the design, testing, and development of the Arcata Marsh and Wildlife Sanctuary. The City and the University jointly participate in a wastewater utilization program, which provides ongoing research projects for students studying wastewater, stormwater, and water quality issues. The City and University maintain a five-year agreement to operate the program, with the City providing the funding and the University providing the student research and faculty advisors. The City shall renew the program with the University when the current agreement ends, as long as there are funds available to compensate the University.</p>	<p>[Move to <i>Other Initiatives</i>]</p>

PROPOSED NEW PUBLIC WORKS POLICIES AND STANDARDS	AS SUGGESTED TO BE MODIFIED
<p>PF-3a <i>Utilization of City streams and watercourses as natural drainage systems.</i> Arcata’s network of creeks provide a natural drainage system, however, they are very susceptible to damage from urban pollutants carried by runoff, and from drainage facilities that alter creek flows and natural functions. The City shall utilize creeks for urban drainage only when the basic natural functions will not be degraded.</p>	<p>[No modifications suggested. Renumber as policy C-PF-3g]</p>
<p>PF-3b <i>Control of stormwater runoff, flooding, and erosion.</i> Stormwater runoff, especially at peak flows, can cause significant flooding and erosion if adequate precautions have not been taken. As stated in the Drainage Master Plan, the City shall manage the storm and surface water system in Arcata to maintain a hydrologic balance in order to protect water quality, prevent property damage, provide for the safety and enjoyment of citizens, and preserve and enhance habitat and sensitive areas.</p>	<p>PF-3b C-PF-3h <i>Control of stormwater runoff, flooding, and erosion.</i> Stormwater runoff, especially at peak flows, can cause significant flooding and erosion if adequate precautions have not been taken. As stated in the Drainage Master Plan, the City shall manage the storm Storm and surface water system in Arcata to maintain a hydrologic balance in order to protect water quality, prevent property damage, provide for the safety and enjoyment of citizens, and preserve and enhance habitat and sensitive areas shall be managed in a manner consistent with all Coastal Land Use Plan policies.</p>
<p>PF-3c <i>Stormwater quality.</i> Enforce surface water controls, facilities such as detention basins and natural infiltration areas, and education programs to protect surface and ground-water quality.</p>	<p>[Move to <i>Other Initiatives</i>]</p>
<p>PF-3d <i>City drainage system.</i> The City shall take a comprehensive approach to drainage system management in order to effectively control the quantity of stormwater runoff, assure water quality, and reduce potential flood damage from peak flows. As stated in the City Drainage Master Plan, the City shall gradually expand the City managed drainage system to:</p> <ol style="list-style-type: none"> 1. Continue maintenance of all drainage facilities within public right-of-way, regardless of size. 2. Extend responsibility onto private property only when permanent easements are dedicated or otherwise available from the private property owner, and need is established based on technical criteria. 3. Define service limits upstream of the City as the point at which runoff from a publicly (not county) dedicated street enters the drainage system, or when a drainage feature needs repairs/improvements which have public benefits that exceed the cost of said repairs/improvements. 	<p>[Move to <i>Other Initiatives</i>]</p>
<p>PS-8c <i>Needs of cultural groups and special populations.</i> Cultural groups, such as Native Americans and other local ethnic populations, and special populations, such as those with physical and mental disabilities, may require more specialized services than those provided in community-wide programs. The City shall allow, where appropriate, use of public spaces for cultural group activities, and shall consider the needs of special populations in City programs, activities, and land use planning.</p>	<p>[Move to <i>Other Initiatives</i>]</p>

COMMISSION SUGGESTED NEW PUBLIC WORKS POLICIES AND STANDARDS

C-T-5c A continuous trail system shall be developed throughout the City which connects to the California Coastal Trail system.

COMMISSION SUGGESTED NEW PUBLIC WORKS POLICIES AND STANDARDS

C-T-5d The City shall strive to complete the links in the California Coastal Trail (CCT) by participating and consulting with the U.S. Fish and Wildlife Service, the State Department of Parks & Recreation, the State Coastal Conservancy, the County of Humboldt, the California Department of Transportation, the Wiyot Tribe, the Blue Lake Rancheria, and other appropriate public and private entities and interested parties in designing, locating, funding, acquiring, and implementing the City of Arcata California Coastal Trail (CCT) segment, including opening trails for vertical access as identified within the City's coastal access inventory. The CCT shall be identified and defined as a continuous trail system traversing the length of the state's coastline and designed and sited as a continuous lateral trail traversing the length of the City's Coastal Zone and connecting with contiguous trail links in adjacent unincorporated Coastal jurisdictions (Humboldt County).

C-PF-3b The City shall develop a comprehensive implementing stormwater quality management ordinance which sets as minimum requirements in the approval of new development the following water quality best management practices:

1. Reducing erosion to the greatest extent practicable through onsite retention of sediment during and after construction by: (a) minimizing the potential sources of sediment from the outset; (b) controlling the amount of runoff onto and from the site, and its ability to carry sediment, by diverting incoming flows and impeding internally generated flows; and (c) retaining sediment on the project site through the use of sediment-capturing devices.

2. Minimizing runoff of entrained non-sediment pollution from construction sites (e.g., solvents, adhesives, preservatives, soluble building materials, vehicle lubricant and hydraulic fluids, concrete truck wash-out slurry, and litter) to the extent feasible.

3. Minimizing land disturbance during development construction phases to the extent feasible, including soil compaction associated with construction activities to retain the natural stormwater infiltration capacity of the soil.

4. Minimizing the disturbance of natural vegetation, including significant trees, native vegetation, and root structures, important for preventing erosion and sedimentation.

5. Prohibiting grading during the rainy season (i.e., November 1 to March 30), except in response to emergencies, and unless the review authority determines that soil conditions at the project site are suitable, adequate erosion and sedimentation control measures will be in place, and there is a low probability of significant precipitation occurring during the requested extended period for grading operations.

6. Stabilizing site soils promptly through the use of soil stabilization BMPs, including, but not limited to, re-vegetation on graded or disturbed areas as soon as feasible.

7. Limiting the application, generation, and migration of toxic substances, and ensuring their proper storage and disposal.

8. Applying nutrients and fertilizers at rates necessary to establish and maintain vegetation and landscaping without causing significant nutrient runoff to surface waters.

C-PF-3c Best Management Practices (BMPs) for controlling stormwater runoff and maintaining water quality shall be incorporated into the design and operation of new development. Where post-construction treatment of stormwater runoff is required, treatment control BMPs (or suites of BMPs) for new residential, commercial, industrial, and public facilities development within the Coastal Zone 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 the incorporation of an appropriate safety factor (2 or greater) for flow-based BMPs.

C-PF-3d The City shall develop a water quality checklist to be used in the permit review process to evaluate a proposed development's potential impacts to water quality and coastal waters, and proposed mitigation measures.

C-PF-3e 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.

C-PF-3f The use of existing watercourses and detention basins may be authorized to convey stormwater only if negative impacts to biological resources, water quality, channel stability or flooding of surrounding properties can be avoided.

HAZARDOUS AREAS (GEOLOGIC, SEISMIC, FLOOD, AND WILDFIRE) POLICIES AND STANDARDS [PRC § 30253]

EXISTING CERTIFIED CLUE HAZARDOUS AREAS POLICY	PROPOSED AMENDED/EQUIVALENT POLICY	AS SUGGESTED TO BE MODIFIED
<p>III-1 The City shall regulate land use in areas of significant natural hazards in the following manner:</p> <p>(a) New Critical Facilities. No new critical facilities shall be permitted to locate in areas of potential liquefaction or within the 100-year flood plain (Table 1).</p> <p>TABLE 1. CRITICAL FACILITIES Critical Facilities include: power plants, large dams, civil defense headquarters, major electrical facilities, power and communication sub-stations, hospitals, schools, fire stations, police stations, radio stations, television stations, microwave stations, major public buildings, sewage treatment plants, and water works.</p> <p>(b) Existing Critical Facilities. Existing critical facilities located in areas of potential liquefaction shall not \$50,000 (as of December 1980) with allowances for inflation without requiring a detailed site investigation which addresses the potential for liquefaction and settlement, and develops adequate mitigations satisfactory to the City and to a registered geologist, a professional civil engineer, or a certified engineering geologist who supervises the study. Replacement of existing facilities or structures will not require further site investigation as outlined above. Existing critical facilities located in the 100-year flood plain shall be permitted to expand only if adequate flood control measures are provided and if the expansion cannot be provided for elsewhere due to the nature of the facility.</p> <p>(c) Non-critical Facilities. Non-critical facilities shall be permitted to locate or expand in areas of potential liquefaction. Non-critical facilities shall be permitted to locate or expand in the 100-year flood plain only if flood proofing measures which meet flood insurance criteria and which are satisfactory to the City are provided, and if it can be shown that such development would not cause additional flooding and/or drainage problems in other areas.</p>	<p>PS-1d <i>Siting and design of critical facilities.</i> Adequate shelter and continued operation of essential services, including communications, medical treatment, water delivery, fire and police services, and key transportation facilities are vital for responding to emergencies. These facilities and services shall be located and designed to withstand disaster impacts and have backup systems, such as emergency generators and water storage (including private and open water sources), that allow for their continuous operation during emergencies. New critical facilities shall not be located in areas with high physical hazards, including high liquefaction potential, flood zones, and tsunami hazards. Critical facilities shall be designed to be functional at peak capacity, following a magnitude 7.7 earthquake in the Mad River fault zone.</p>	<p>PS-1d C-PS-1a <i>Siting and design of critical facilities.</i> Adequate shelter and continued operation of essential services, including communications, medical treatment, water delivery, fire and police services, and key transportation facilities are vital for responding to emergencies. These facilities and services shall be located and designed to withstand disaster impacts and have backup systems, such as emergency generators and water storage (including private and open water sources), that allow for their continuous operation during and after emergencies. New critical facilities shall not be located in areas with high physical hazards, including high liquefaction potential, 100- and 500-year flood zones, and tsunami hazards. Critical New critical facilities shall be designed to be functional at peak capacity, following a magnitude 7.7 consistent with the standards of the California Building Code with respect to earthquake in the Mad River fault zone resiliency.</p>

EXISTING CERTIFIED CLUE HAZARDOUS AREAS POLICY	PROPOSED AMENDED/EQUIVALENT POLICY	AS SUGGESTED TO BE MODIFIED
<p>III-2 For non-critical facilities, the City may require site-by-site soils and geologic engineering studies when the Director of Community Development determines that public health and safety could be affected. These studies shall be done by a registered geologist, a registered civil engineer with expertise in soils, or a certified engineering geologist in areas of potential liquefaction and settlement. Potential hazards shall be evaluated using the ground shaking parameters presented in the Seismic Safety Element. The study should show that the proposed project minimizes the potential hazard to life and health.</p>	<p>PS-2c <i>Mitigation of surface rupture and groundshaking hazards.</i> The City’s Alquist-Priolo Special Studies Zone map (Figure PS-a) and Geologic Hazard Land Use Matrix (Table PS-1) identify areas highly susceptible to surface rupture and groundshaking. Construction in these areas shall be restricted, unless it can be demonstrated, in geotechnical reports prepared by qualified personnel, that structures and facilities can be designed to withstand liquefaction hazards induced by seismic events.</p>	<p>PS-2e C-PS-2g <i>Mitigation of surface rupture and groundshaking hazards.</i> The City’s Alquist-Priolo Special Studies Zone map (Figure PS-a) and Geologic Hazard Land Use Matrix (Table PS-1) identify areas highly susceptible to surface rupture and groundshaking. Construction in these areas shall be restricted, unless it can be demonstrated, in <u>site-specific</u> geotechnical reports prepared by qualified personnel, that structures and facilities can be designed to withstand liquefaction hazards induced by seismic events.</p>
	<p>PS-2d <i>Requirement for and review of "Geotechnical Reports."</i> New building and infrastructure construction, and substantial renovations in areas with seismic hazards, shall incorporate geotechnical report specified measures into project design. Geotechnical reports shall be required for structures or infrastructure in seismic hazard areas. Required reports, prepared by a registered geologist, certified engineering geologist, or registered engineer with expertise in seismic engineering, shall recommend mitigation for seismic impacts and identify alternative solutions. The City may require independent review of the geotechnical reports.</p>	<p>PS-2d C-PS-2h <i>Requirement for and review of "Geotechnical Reports."</i> New building and infrastructure construction, and substantial renovations in areas with seismic hazards, shall incorporate geotechnical report specified measures into project design. Geotechnical reports shall be required for structures or infrastructure in seismic hazard areas. Required reports, prepared by a registered geologist, certified engineering geologist, or registered engineer with expertise in seismic engineering <u>one or more qualified Certified Engineering Geologists (CEG), Registered Civil Engineers (RCE), Geotechnical Engineers (GE) or group of aforementioned disciplines approved by the City, with expertise appropriate to the site and anticipated hazard conditions</u>, shall recommend mitigation for seismic impacts and identify alternative solutions. The City may <u>shall</u> require independent review of the geotechnical reports.</p>
<p>III-3 To protect structures and critical facilities in the Coastal Zone, and to provide protection of existing habitat values, the City shall encourage and promote flood protection and stormwater drainage management practices which address flooding problems and drainage on a watershed basis....</p>	<p>PS-4a <i>Floodplain Mapping.</i> The City shall continue participating in the National Flood Insurance Program and maintain the most current Flood Insurance Rate Maps (FIRM) on file. The City shall also continue requesting that the Federal Emergency Management Agency provide hydrographic modeling (using the 1964 flood levels as a benchmark) and an update of flood mapping for the Mad River.</p>	<p>[Move to <i>Other Initiates</i>]</p>
<p>PS-4b <i>Limitations to development adjacent to Arcata Bay and along Bay shoreline (tidal flooding, tsunami, failure of dikes or tidegates).</i> The Arcata Bottom and</p>	<p>PS-4b C-PS-4i <i>Limitations to development adjacent to Arcata Bay and along Bay shoreline (tidal flooding, tsunami, failure of dikes or tidegates).</i> The Arcata</p>	

EXISTING CERTIFIED CLUE HAZARDOUS AREAS POLICY	PROPOSED AMENDED/EQUIVALENT POLICY	AS SUGGESTED TO BE MODIFIED
	<p>other low lying areas adjacent to Arcata Bay, McDaniel, Butcher’s and Gannon Sloughs, and Arcata Marsh are susceptible to flooding from extreme Bay tidal action, tsunami run-up, seiche, dike or tidegate failure, heavy rainfall that can’t drain, and Mad River flood events. Where not otherwise restricted, habitable structures and related improvements shall be appropriately elevated above flood levels, designed so as not to restrict flood flows, and shall comply with applicable provisions of Resource Conservation and Management Policy RC-2: Streams Conservation and Management, pertaining to Streamside Protection Areas (RC-2b and RC-2c). Land alterations for recreation and natural resource uses shall also not restrict or increase or channelize flood flows in a way that could cause inundation to adjacent areas.</p>	<p>Bottom and other low lying areas adjacent to Arcata Bay, McDaniel, Butcher’s and Gannon Sloughs, and Arcata Marsh are susceptible to flooding from extreme Bay tidal action, tsunami run-up, seiche, dike or tidegate failure, heavy rainfall that can’t drain, and Mad River flood events. <u>Accordingly, in conformity with Open Space Policy C-OS-5a, land uses in these areas shall be limited to those where exposure of persons and property to such risks would be minimized, such as prohibiting residential development.</u> Where not otherwise restricted, habitable structures and related improvements shall be appropriately elevated above flood levels, designed so as not to restrict flood flows, and shall comply with applicable provisions of Resource Conservation and Management Policy RC-2: Streams Conservation and Management, pertaining to Streamside Protection Areas (RC-2b and RC-2c). Land alterations for recreation and natural resource uses shall also not restrict or increase or channelize flood flows in a way that could cause inundation to adjacent areas.</p>
	<p>PS-4f <i>Development standards in floodplains (surface drainageways and detention areas).</i> All plans for new construction that could potentially encroach into a floodplain must incorporate measures for flood protection and show that there will be no adverse impact to the carrying capacity of the floodway. Setbacks, easements covering Floodzone A, and minimal use of impervious surfaces are measures strongly encouraged. Elevation of structures, anchoring, flood-proofing, and construction of detention basins are considered secondary and less desirable measures. The City’s floodplain administrator shall verify this information and require appropriate certification before any development permits are granted.</p>	<p>[No modifications suggested; renumber as Policy C-PS-4m.]</p>
	<p>PS-4g <i>Preventive maintenance of streams and drainageways.</i> Local streams carry the majority of Arcata’s floodwaters and shall be maintained for flood protection as well as natural biological functions. All improvements and maintenance shall be done in accordance with the City’s Drainage Master Plan.</p>	<p>[No modifications suggested; renumber as Policy C-PS-4n.]</p>
	<p>PS-4h <i>Development review: drainage standards and</i></p>	

EXISTING CERTIFIED CLUE HAZARDOUS AREAS POLICY	PROPOSED AMENDED/EQUIVALENT POLICY	AS SUGGESTED TO BE MODIFIED
	<i>drainage fees.</i> All new development shall meet current City drainage standards and pay all applicable drainage fees. The City shall provide incentives to reduce the amount of impervious surface associated with new and renovated uses by reducing drainage fees.	[No modifications suggested; renumber as Policy C-PS-4o.]
III-4 Land Use Designations. Since a significant portion of the developed area of the City of Arcata lies within the high liquefaction potential zone, alteration of the existing land use patterns in the City would not be physically nor economically possible. Present General Plan Land Use Designations and Policies are adequate to insure proper development in the Coastal Zone and need not be altered for Hazard purposes.	PS-2b <i>Mitigation of ground-shaking hazards.</i> Arcata will experience ground-shaking during an earthquake. The City maintains seismic data files that identify areas where ground-shaking will most likely damage buildings and infrastructure. New construction and renovation shall incorporate the most current and effective seismic engineering measures to strengthen building foundations and infrastructure in these areas.	[No modifications suggested; renumber as Policy C-PS-2f.]
III-5 The City shall seek funds to establish a hazard inspection and abatement program to reduce the risk associated with hazardous structures to an acceptable level.	PS-2g <i>Earthquake-resistant building and infrastructure standards.</i> The current Uniform Building Code standards for strengthening buildings and infrastructure to withstand earthquakes shall be enforced. The competency of existing road and utility networks shall be evaluated and, where necessary, upgraded to withstand the most current ground acceleration standards.	PS-2g C-PS-2k <i>Earthquake-resistant building and infrastructure standards.</i> The current Uniform California Building Code standards for strengthening buildings and infrastructure to withstand earthquakes shall be enforced. The competency of existing road and utility networks shall be evaluated and, where necessary, upgraded to withstand the most current ground acceleration standards.
EXISTING CERTIFIED CLUE HAZARD AREAS ELEMENT APPENDIX “H” POLICIES		
H-1 Land Use Designations. Since a significant portion of the developed area of the City of Arcata lies within the high liquefaction potential zone, alteration of the existing land use patterns in the City would not be physically nor economically possible. Present General Plan Land Use Designations and Policies are adequate to insure proper development in the Coastal Zone and need not be altered for Hazard purposes.	[See Policies PS-2b and PS-2c above]	[See suggested modifications to Policies C-PS-2f and C-PS-2g above]
H-2 The City shall regulate land use in areas of significant natural hazards in the following manner: (a) New Critical Facilities – No new critical facilities shall be permitted to locate in areas of potential liquefaction or within the 100-year floodplain (See Table 1 for a list of critical facilities). (b) Existing Critical Facilities - Existing critical facilities located in areas of potential liquefaction shall not be permitted to expand beyond a cost of \$50,000 (as of December 1982) with allowances for inflation without requiring a detailed site investigation which addresses	[See Policy PS-1d above]	[See suggested modifications to Policy C-PS-1a above]

EXISTING CERTIFIED CLUE HAZARDOUS AREAS POLICY	PROPOSED AMENDED/EQUIVALENT POLICY	AS SUGGESTED TO BE MODIFIED
<p>the potential for liquefaction and settlement, and develops adequate mitigations satisfactory to the City and to a registered geologist, a professional civil engineer, or a certified engineering geologist who supervises the study. Replacement of existing facilities or structures will not require further site investigation as outlined above. Existing critical facilities located in the 100-year floodplain shall be permitted to expand only if adequate flood control measures are provided and if the expansion cannot be provided for elsewhere due to the nature of the facility.</p> <p>(c) Non-Critical Facilities - Non-critical facilities shall be permitted to locate or expand in areas of potential liquefaction. Non-critical facilities shall be permitted to locate or expand in the 100-year floodplain only if flood proofing measures which meet flood insurance criteria and which are satisfactory to the City are provided, and if it can be shown that such development would not cause additional flooding and/or drainage problems in other areas.</p> <p>TABLE 1. CRITICAL FACILITIES Critical facilities include: power plants, large dams, civil defense headquarters, major electrical facilities, power and communication substations, hospitals, schools, fire stations, police stations, radio stations, television stations, microwave stations, major public buildings, sewage treatment plants, and waterworks.</p>		
<p>H-3 For non-critical facilities the City may require site-by-site soils and geologic engineering studies when the Director of Community Development determines that public health and safety could be affected. These studies shall be done by a registered geologist, a registered civil engineer with expertise in soils, or a certified engineering geologist in areas of potential liquefaction and settlement. Potential hazards shall be evaluated using the groundshaking parameters presented in the Seismic Safety Element. The study should show that the proposed project minimizes the potential hazard to life and health.</p>	<p>[See Policy PS-2c above]</p>	<p>[See suggested modifications to Policy C-PS-2f above]</p>
<p>H-4 To protect structures and critical facilities in the Coastal Zone, and to provide protection of existing</p>	<p>[Policy proposed to be discontinued]</p>	<p>[No modifications suggested]</p>

EXISTING CERTIFIED CLUE HAZARDOUS AREAS POLICY	PROPOSED AMENDED/EQUIVALENT POLICY	AS SUGGESTED TO BE MODIFIED
<p>habitat values, the City shall encourage and promote flood protection practices which manage flooding problems on a watershed basis.</p> <p>(a)The City shall encourage the expansion of Janes Creek Flood Control District to include the watersheds of Janes, Jolly Giant, Grotzman, and Beith Creeks, or shall otherwise coordinate with the County to alleviate existing flooding problems.</p> <p>(b) The newly formed district or designated agency shall evaluate alternate flood control measures and select a flood control plan that improves drainage and minimizes potential hazards in the Coastal Zone.</p> <p>(c) In evaluating alternates, emphasis shall be placed on improvement of drainage. However, enlarging of existing tidegates, dredging of presently undredged sections of creek, or construction of new structures shall be allowed only when no less environmentally damaging alternate is feasible, and only when adequate mitigation is provided and only when not located within a wetland. If mitigation for said development is provided in the form of a fully approved restoration project such development may be permitted in a wetland.</p> <p>(d) The City shall seek funding to develop a comprehensive stream maintenance program for streams within its jurisdiction. This project shall provide for stream rehabilitation projects designed to improve flow capacity, minimize channel erosion, and enhance riparian habitat; annual channel inspection to identify and remove barriers to anadromous fish, debris dams, and obsolete flood control or scientific study facilities.</p>		
<p>H-5 The City shall seek funds to establish a hazard inspection and abatement program to reduce the risk associated with hazardous structures to an acceptable level.</p>	<p>[See Policy PS-2g above]</p>	<p>[See suggested modifications to Policy C-PS-2k above]</p>

PROPOSED NEW HAZARDOUS AREAS POLICIES AND STANDARDS	AS SUGGESTED TO BE MODIFIED
<p>OS-5a <i>Designation of open space for public safety.</i> 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.</p> <p>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.</p> <p>Open Space areas that are flood-prone may be used for agricultural and recreational purposes but shall be kept free from urban development. 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.</p>	<p>OS-5a C-OS-5a <i>Designation of open space for public safety.</i> 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.</p> <p>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.</p> <p>Open Space areas that are flood-prone may be used for agricultural and recreational purposes but shall be kept free from urban development (<u>i.e., human-occupied residential, commercial, industrial, public facility uses</u>). 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.</p>
<p>AQ-1a <i>Reduce emissions from stationary point sources: commercial and industrial.</i> 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.</p>	<p>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.</p>
<p>AQ-1b <i>Reduce emissions from stationary area sources: residential, commercial, and industrial.</i> 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.</p>	<p>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.</p>
<p>AQ-1c <i>Coordination between NCUAQMD and Arcata Fire Protection District.</i> 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.</p>	<p>[Move to Other Initiates]</p>

PROPOSED NEW HAZARDOUS AREAS POLICIES AND STANDARDS	AS SUGGESTED TO BE MODIFIED
<p>AQ-1d <i>Review of development projects for emissions reductions.</i> Evaluate new construction plans to reduce point and area sources of pollution. Consult with the NCUAQMD during the environmental review process to ensure that:</p> <ol style="list-style-type: none"> 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. <p>Encourage the NCUAQMD to enforce these measures and their related policies.</p>	<p>[No modifications suggested; renumber as Policy C-AQ-1a.]</p>
<p>AQ-2a <i>Implement land use measures to reduce vehicle trips, miles traveled, and air pollutant emissions.</i> 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.</p>	<p>AQ-2a <i>Implement land use measures to reduce vehicle trips, miles traveled, and air pollutant emissions.</i> 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.</p>
<p>AQ-2b <i>Implement transportation measures to reduce vehicle trips, miles traveled, and air pollutant emissions.</i> 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.</p> <ol style="list-style-type: none"> 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). 	<p>AQ-2b <i>Implement transportation measures to reduce vehicle trips, miles traveled, and air pollutant emissions.</i> 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.</p> <ol style="list-style-type: none"> 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).

PROPOSED NEW HAZARDOUS AREAS POLICIES AND STANDARDS	AS SUGGESTED TO BE MODIFIED
<p>AQ-2c <i>Reduce or minimize the creation of “hot spots” or localized places of concentrated automobile emissions.</i> 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).</p> <ol style="list-style-type: none"> 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. 	<p>AQ-2c <i>Reduce or minimize the creation of “hot spots” or localized places of concentrated automobile emissions.</i> 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).</p> <ol style="list-style-type: none"> 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.
<p>AQ-2d <i>Design Arcata’s highest traveled arterials to minimize stopping.</i> 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:</p> <ol style="list-style-type: none"> 1. Encourage Caltrans to coordinate traffic signals on Samoa 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. 	<p>AQ-2d <i>Design Arcata’s highest traveled arterials to minimize stopping.</i> 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:</p> <ol style="list-style-type: none"> 1. Encourage Caltrans to coordinate traffic signals on Samoa 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.

PROPOSED NEW HAZARDOUS AREAS POLICIES AND STANDARDS	AS SUGGESTED TO BE MODIFIED
<p>AQ-2e <i>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.</i> 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:</p> <ol style="list-style-type: none"> 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. 	<p>AQ-2e <i>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.</i> 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:</p> <ol style="list-style-type: none"> 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.

PROPOSED NEW HAZARDOUS AREAS POLICIES AND STANDARDS	AS SUGGESTED TO BE MODIFIED
<p>AQ-2f <i>Enforce air quality control measures and monitoring at construction sites.</i> 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:</p> <ol style="list-style-type: none"> 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. <p>For larger construction sites (four acres or greater) require the following measures when necessary in addition to those above:</p> <ol style="list-style-type: none"> 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. <p>For construction sites near sensitive receptors, require the following measures when necessary, in addition to those above:</p> <ol style="list-style-type: none"> 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. 	<p>AQ-2f <i>Enforce air quality control measures and monitoring at construction sites.</i> 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:</p> <ol style="list-style-type: none"> 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. <p>For larger construction sites (four acres or greater) require the following measures when necessary in addition to those above:</p> <ol style="list-style-type: none"> 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. <p>For construction sites near sensitive receptors, require the following measures when necessary, in addition to those above:</p> <ol style="list-style-type: none"> 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.
<p>AQ-2g <i>Enforce air quality control measures and monitoring for agricultural operations.</i> 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.</p>	<p>AQ-2g <i>Enforce air quality control measures and monitoring for agricultural operations.</i> 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.</p>
<p>AQ-3a <i>Air quality standards and monitoring.</i> 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.</p>	<p>[Move to <i>Other Initiates</i>]</p>

PROPOSED NEW HAZARDOUS AREAS POLICIES AND STANDARDS	AS SUGGESTED TO BE MODIFIED
<p>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.</p>	<p>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.</p>
<p>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:</p> <ol style="list-style-type: none"> 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. <p>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.</p>	<p>[Move to <i>Other Initiates</i>]</p>
<p>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 those materials and techniques.</p>	<p>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 those materials and techniques.</p>
<p>AQ-4a Odor controls. Identify potential sources of noxious odors and regulate those 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.</p>	<p>AQ-4a Odor controls. Identify potential sources of noxious odors and regulate those 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.</p>
<p>PS-1a <i>City Emergency Response Plan</i>. The City shall maintain a comprehensive response plan for emergencies, including seismic events, tsunamis, slope failures, floods, storms, fires, and materials spills or contamination. The plan will provide for timely and coordinated response to emergencies that threaten community residents, property, and vital services. The plan will identify City and other emergency response agencies that should be contacted, and also identify neighborhood resources available for more localized assistance and relief.</p>	<p>[Move to <i>Other Initiates</i>]</p>

PROPOSED NEW HAZARDOUS AREAS POLICIES AND STANDARDS	AS SUGGESTED TO BE MODIFIED
<p>PS-1b <i>Evacuation routes/transportation facilities.</i> Emergencies such as floods, storms, fires, distantly generated tsunamis, and hazardous materials spills may necessitate immediate evacuation of affected areas. A map of evacuation routes shall be included in City and neighborhood emergency response plans. These plans will also include evacuation methods for residents who are without, or unable to operate, vehicles. An emergency access plan shall be developed for access to the east side of town (east of State Route 101) after a major seismic event.</p>	<p>[Move to <i>Other Initiatives</i>; see also new suggested Policies C-PS-4b and C-PS-4f regarding tsunami evacuation mapping below]</p>
<p>PS-1c <i>Disaster preparedness coordination using the Standardized Emergency Management System.</i> City staff responsible for emergency response shall be trained in Standardized Emergency Management System (SEMS) implementation, which is necessary to receive reimbursement from the State of California for disaster response related costs. This training includes instruction about the Incident Command System (ICS) which is used to manage emergency incidents or non-emergency events.</p>	<p>[Move to <i>Other Initiates</i>]</p>
<p>PS-1e <i>Development & design standards for emergency response.</i> New and renovated structures, as well as streets, driveways, and alleyways, shall be designed to provide adequate entry and exit by emergency vehicles and personnel. This includes visible street numbering, emergency vehicle turn-arounds, accessible building entry points and stairways, lighting, and interior evacuation routes.</p>	<p>[No modifications suggested; renumber as Policy C-PS-1b.]</p>
<p>PS-1f <i>Citizen training/Neighborhood and Business Emergency Services Teams.</i> The City of Arcata Police Department coordinates the organization and training of Neighborhood Emergency Services Teams and Business Emergency Services Teams (NEST and BEST). The NEST program is essential for mobilizing neighborhood response to emergencies. The NEST program shall be expanded to all neighborhoods.</p>	<p>[Move to <i>Other Initiates</i>]</p>
<p>PS-2a <i>Development within fault zone/surface rupture areas.</i> The City shall maintain current seismic information that identifies fault zones and probable surface rupture areas. Development in these areas shall be avoided, unless it can be demonstrated that structures and facilities can be designed to withstand effects of faulting and surface rupture. Building setbacks from faults, surface ruptures, and other seismic hazards, as specified in the most current Uniform Building Code, shall be maintained.</p>	<p>PS-2a C-PS-1e <i>Development within fault zone/surface rupture areas.</i> The City shall maintain current seismic information that identifies fault zones and probable surface rupture areas. Development in these <u>identified fault zones and probable surface rupture</u> areas shall be avoided, unless it can be demonstrated that structures and facilities can be designed to withstand effects of faulting and surface rupture. Building setbacks from faults, surface ruptures, and other seismic hazards, as specified in the most current <u>Uniform California</u> Building Code or <u>Alquist-Priolo Act</u>, shall be maintained.</p> <p>[Move advisory/declarative language to <i>Other Initiates</i>]</p>
<p>PS-2b <i>Mitigation of ground-shaking hazards.</i> Arcata will experience ground-shaking during an earthquake. The City maintains seismic data files that identify areas where ground-shaking will most likely damage buildings and infrastructure. New construction and renovation shall incorporate the most current and effective seismic engineering measures to strengthen building foundations and infrastructure in these areas.</p>	<p>PS-2b C-PS-2f <i>Mitigation of ground-shaking hazards.</i> Arcata will experience ground-shaking during an earthquake. The City maintains seismic data files that identify areas where ground-shaking will most likely damage buildings and infrastructure. New construction and renovation shall incorporate the most current and effective seismic engineering measures to strengthen building foundations and infrastructure in these areas.</p> <p>[Move advisory/declarative language to <i>Other Initiates</i>]</p>

PROPOSED NEW HAZARDOUS AREAS POLICIES AND STANDARDS	AS SUGGESTED TO BE MODIFIED
<p>PS-2e <i>Shoreline hazards (tsunami, tidal flooding)</i>. A State of California study (<i>Planning Scenario in Humboldt and Del Norte Counties, California, for a Great Earthquake on the Cascadia Subduction Zone, Special Publication 115, California Department of Conservation, Division of Mines & Geology, 1995</i>) indicates that the Arcata Bay shoreline and adjacent areas, between McDaniel Slough and Mad River Slough, could be inundated by tsunami run-up. The City shall prohibit the location of critical facilities in the tsunami run-up area, and use available emergency broadcasting systems to communicate tsunami warnings. Should coastal access within the tsunami run-up zone be provided in the future, appropriate evacuation route signage shall be posted.</p>	<p>PS-2e C-PS-2i <i>Shoreline hazards (tsunami, tidal flooding)</i>. A State of California study Various studies and models (<i>Planning Scenario in Humboldt and Del Norte Counties, California, for a Great Earthquake on the Cascadia Subduction Zone, Special Publication 115, California Department of Conservation, Division of Mines & Geology, 1995</i>, California Geological Survey/USC Tsunami Research Center/CalEMA, 2010) indicates indicate that the Arcata Bay shoreline and adjacent areas, between McDaniel Slough and Mad River Slough, could be inundated by tsunami run-up. The City shall prohibit the location of critical facilities in the tsunami run-up area, and use available emergency broadcasting systems to communicate tsunami warnings. Should coastal access within the tsunami run-up zone be provided in the future, appropriate evacuation route signage shall be posted.</p>
<p>PS-2f <i>Failure of Matthews Dam</i>. All new buildings designed for human occupancy or use that are located in the area of potential inundation resulting from a catastrophic failure of Matthews Dam shall have an early-warning system and evacuation plan in place for those persons living and working there.</p>	<p>[No modifications suggested; renumber as Policy C-PS-2j.]</p>
<p>PS-2h <i>Public information and disclosure</i>. The Humboldt Earthquake Education Information Center, at Humboldt State University, and the City of Arcata have earthquake/tsunami awareness information that is available to the public. The Center and the City will continue to make the most current information available to help the community prepare for and respond to seismic events.</p>	<p>[Move to <i>Other Initiates</i>]</p>
<p>PS-3a <i>Slope stability hazards</i>. Slope areas greater than 15%, shown on Figure PS-a, and certain less steep slopes with erosive soils may become unstable if disturbed. The City shall restrict grading, vegetation removal, and new construction in areas with unstable soils unless it can be demonstrated that these activities can occur without impacts. All grading of slope areas shall follow natural contours to maximize stability.</p>	<p>PS-3a C-PS-3h <i>Slope stability hazards</i>. Slope areas greater than 15%, shown on Figure PS-a, and certain less steep slopes with erosive soils may become unstable if disturbed. The City shall restrict grading, vegetation removal, and new construction in areas with unstable soils unless it can be demonstrated that these activities can occur without impacts. All grading of slope areas shall follow natural contours to maximize stability.</p>
<p>PS-3b <i>Grading standards for erosion and sedimentation control</i>. The design, extent, and location of grading shall minimize disturbance of the natural terrain and land features and shall not impact offsite areas. Trees and native vegetation shall be retained around graded areas to stabilize hillsides; retain moisture; reduce erosion, siltation and nutrient runoff; and retain the natural beauty of the area. Cleared areas susceptible to erosion shall be stabilized so that no materials are transported offsite.</p>	<p>[No modifications suggested; renumber as Policy C-PS-3i.]</p>

PROPOSED NEW HAZARDOUS AREAS POLICIES AND STANDARDS	AS SUGGESTED TO BE MODIFIED
<p>PS-3c <i>Hillside development standards.</i> The land areas subject to hillside development standards are shown in Figure PS-a. Development on lands within these areas shall be subject to the following standards:</p> <ol style="list-style-type: none"> 1. Each new lot created in areas subject to hillside development standards shall be required to contain a contiguous buildable area of at least 4,000 square feet. All parts of the building area shall have a natural slope of less than 15%. No more than 4,000 square feet of any existing lot which was legally created prior to adoption of this plan, and does not meet the preceding 15% standard, may be disturbed for development. 2. At least 50% of the area of any lot undeveloped as of the date of this plan shall be included in a "natural area" which shall remain in a natural, ungraded, undeveloped state. All slopes in excess of 25% shall be included in the natural area. 3. Vegetation removal in the natural area of each lot shall be subject to review and approval by the City. 4. All access roads and driveways shall be kept to the minimum feasible width and shall be designed to minimize grading and disruption of vegetation. 5. Access roads shall not exceed 15% slope for any distance. Individual driveways shall not exceed 17% slope. 6. Access roads or driveways shall be designed to avoid steep slopes and shall not have cuts exceeding fifty feet (50') nor fills exceeding twenty-five feet (25') in height. 7. The design, scope and location of grading for development should cause the minimum disturbance of the terrain and natural features of the land. Unavoidable grading should complement natural land forms. Mass grading of large pads and terraces shall not be permitted. 8. All manufactured slopes shall be planted or otherwise protected from the effects of storm run-off and erosion. 9. Time limits to avoid extensive grading during the wet season shall be imposed on new developments. 10. Any necessary conditions to control erosion and assure site restoration shall be required by the City. Measures shall include short-term controls to minimize erosion at construction sites and long-term controls for minimizing sedimentation and maintaining water quality. 11. Development in areas subject to development standards should demonstrate a concern for the view of the hills as well as the view from the hill. 	<p>[No modifications suggested; renumber as Policy C-PS-3j.]</p>
<p>PS-3d <i>Slope-density land use restrictions.</i> Slopes greater than 25% are to be designated as natural areas and shall not be included in density calculations. Minimum parcel sizes on slopes shall be contingent on the site's ability to accommodate a building site with adequate access and utilities.</p>	<p>[No modifications suggested; renumber as Policy C-PS-3k.]</p>

PROPOSED NEW HAZARDOUS AREAS POLICIES AND STANDARDS	AS SUGGESTED TO BE MODIFIED
<p>PS-3e <i>Geotechnical reports.</i> Geotechnical reports shall be prepared for development of areas with unstable slopes and/or erosive soils. These reports will be prepared by qualified professionals, consistent with Policy PS-2d. Measures to ensure slope and soil stability shall be incorporated into the project design.</p>	<p>PS-3e C-PS-3m <i>Geotechnical reports.</i> Geotechnical reports shall be prepared for development of areas with unstable slopes and/or erosive soils. These reports will be prepared by qualified professionals <u>one or more qualified Certified Engineering Geologists (CEG), Registered Civil Engineers (RCE), Geotechnical Engineers (GE) or group of aforementioned disciplines approved by the City, with expertise appropriate to the site and anticipated hazard conditions.</u> consistent with Policy PS-2d C-PS-2h. Measures to ensure slope and soil stability shall be incorporated into the project design.</p>
<p>PS-3f Provide available information, including potential for site slippage, effects of groundwater on slopes and soils, erosion potential, and other hazards, to homebuilders prior to the start of construction.</p>	<p>[Move to <i>Other Initiates</i>]</p>
<p>PS-4c <i>Limitations on development within Flood Zone.</i> The mapped Floodzone A as determined by FEMA should be kept free of structures and other obstructions that would restrict flood flows. New construction in Flood Zone A shall be elevated, flood-proofed, designed to not constrict flood flows or drainage, and/or include other features, such as access for evacuation and emergency response, to protect human safety and minimize property damage. Landform alterations shall not impede flood flows in adjacent upstream or downstream areas. Any development in the floodplain must be consistent with City floodplain zoning regulations.</p>	<p>[No modifications suggested; renumber as Policy C-PS-4j.]</p>
<p>PS-4d <i>Limitations to development within flood hazard zones.</i> Arcata’s creeks and sloughs have the potential to cause localized flooding and shall be maintained to allow the flow of floodwaters. Structures and other land form alterations in areas susceptible to localized flooding, outside areas defined in policies RC-2b and RC-3c, should be setback from the watercourse. Elevated and flood-proofed structures, and/or floodwater detention basins shall be provided to minimize flood damage and prevent any net increase in floodflows upstream or downstream. The City shall promote flood management practices for entire watercourses, to minimize the need for sandbagging and other temporary flood control measures that can have detrimental impacts to adjacent areas.</p>	<p>[No modifications suggested; renumber as Policy C-PS-4k.]</p>
<p>PS-4e <i>Flood Insurance.</i> Flood insurance is available from private insurers to compensate home and business owners for flood-related losses. Flood insurance rates are set by a site’s proximity to mapped flood-prone areas. The City shall make information about flood-prone areas available to the public, to aid community residents and business owners in determining whether flood insurance should be purchased.</p>	<p>[Move to <i>Other Initiates</i>]</p>

PROPOSED NEW HAZARDOUS AREAS POLICIES AND STANDARDS	AS SUGGESTED TO BE MODIFIED
<p>PS-5a <i>Management of urban fire hazards (development/design standards).</i> Structural fires demand immediate response from a combination of onsite and Fire Department resources in order to minimize injury and damage. Fire suppression devices such as extinguishers and sprinklers are important for initial response, reduce fire insurance premiums, and satisfy operations requirements for certain types of businesses. These devices are encouraged in new and renovated non-residential buildings and in all residential structures with more than four units, even when not required by fire and building code.</p> <p>All buildings should have adequate lighting, street numbering, and access to ensure rapid response by fire-fighting vehicles. To ensure urban fire safety, the City shall enforce the Uniform Building and Uniform Fire Codes (UBC & UFC) currently in effect, and the Universal Building Code when it is adopted.</p>	<p>[Move to <i>Other Initiates</i>]</p>
<p>PS-5b <i>Review of development for fire safety.</i> The Arcata Volunteer Fire Department takes an active role in reviewing new development for compliance with fire safety standards. The City shall continue to incorporate Fire Department review to ensure that driveways, turns-arounds, and other access ways have sufficient width, vertical clearance, and turn-around space for fire fighting vehicles. Roadways shall have an all-weather surface and grades shall not exceed the Fire Department’s maximum slope standards for emergency access.</p>	<p>PS-5b C-PS-5d <i>Review of development for fire safety.</i> The Arcata Volunteer Fire Department takes an active role in reviewing new development for compliance with fire safety standards. The City shall continue to incorporate Fire Department review to ensure that driveways, turns-arounds, and other access ways have sufficient width, vertical clearance, and turn-around space for fire fighting vehicles. Roadways shall have an all-weather surface and grades shall not exceed the Fire Department’s maximum slope standards for emergency access.</p> <p>[Move advisory/declarative language to <i>Other Initiates</i>]</p>
<p>PS-5c <i>Water supply (fire flow).</i> The City’s fire hydrant system provides the primary source of water for fighting urban fires. The City shall maintain fire hydrant spacing so that no residential structure is more than 500 feet from a hydrant and no commercial or industrial structure is more than 300 feet from a hydrant. Each hydrant shall have adequate fittings and be capable of providing adequate water flows to meet Fire Department standards.</p> <p>The City shall maintain adequate fire flows in its water system. Open-water sources such as ponds, swimming pools, private storage tanks, and reservoirs may be used as a secondary water source by fire-fighting apparatus. These sources shall be equipped with appropriate filtering devices or strainers to prevent clogging of water pumps.</p>	<p>[Move to <i>Other Initiates</i>]</p>
<p>PS-5d <i>Management of wildland fire hazards.</i> Wildland fires in forested areas of the City can cause property damage and threaten nearby structures. Buildings in forested areas shall use materials such as non-flammable perimeter vegetation and roofing material to prevent exposure to wildland fires. The City shall encourage the Arcata Fire Department to maintain its mutual aid agreement with the California Department of Forestry and Fire Prevention (CDF) to insure rapid response to wildland fires.</p>	<p>PS-5d C-PS-5g <i>Management of wildland fire hazards.</i> Wildland fires in forested areas of the City can cause property damage and threaten nearby structures. Buildings in forested areas shall use materials such as non-flammable perimeter vegetation and roofing material to prevent exposure to wildland fires. The City shall encourage the Arcata Fire Department to maintain its mutual aid agreement with the California Department of Forestry and Fire Prevention (CDF) to insure rapid response to wildland fires.</p> <p>[Move advisory/declarative language to <i>Other Initiates</i>]</p>

PROPOSED NEW HAZARDOUS AREAS POLICIES AND STANDARDS	AS SUGGESTED TO BE MODIFIED
<p>PS-5e <i>Fire suppression services.</i> The Arcata Volunteer Fire Department’s (AVFD) jurisdiction (shown as District #1 on the AVFD service area map) includes the City’s incorporated, sphere of influence, and planning areas, except for an outlying area along Jacoby Creek Road. The AVFD maintains two fire stations to provide rapid response to all fire calls within its service area. They also maintain mutual aid agreements with the CDF and the Eureka Fire Department for rapid response to fires in outlying areas.</p>	<p>[Move to <i>Other Initiates</i>]</p>
<p>PS-6a <i>Reduction of hazardous waste (source reduction).</i> There are increasing numbers of environmentally safe materials and substances available that offer alternatives to hazardous materials. Improved water-based paints that replace oil and lead based paints, cellulose insulation materials that replace asbestos, and biodegradable antifreezes that replace glycol based coolants, are all examples of safer materials and substances currently in use. The City shall request information from County, State, and Federal agencies, as well as manufacturers and suppliers, regarding environmentally safe products and shall have a list of those products available to the public.</p>	<p>[Move to <i>Other Initiates</i>]</p>
<p>PS-6b <i>Contaminated sites.</i> There are sites in and around the City where wood product milling and production, vehicle and equipment storage and repair, agricultural production, and other uses may have resulted in site contamination. Materials such as lead based paints may also contribute to contamination. Many of these sites are inactive and may be appropriate for alternative uses. Environmental Site Assessments shall be required prior to development review and approval of potentially contaminated sites, and cleanup is required prior to reuse. The City shall record and map sites with known contamination.</p>	<p>[Move to <i>Other Initiates</i>]</p>
<p>PS-6c <i>Use of potentially harmful materials on public lands and rights-of-way.</i> The City of Arcata does not use toxic sprays or substances on vegetation in public lands or rights-of-way, and has been persuasive in stopping State agencies, such as Cal-Trans, from using toxic sprays along State rights-of-way within the City limits. The City shall continue this practice and prohibit other public agencies from using toxic sprays or substances within the City limits (see Resource Conservation and Management Element Policy RC-1i).</p>	<p>[Move to <i>Other Initiates</i>]</p>
<p>PS-6d <i>Siting of facilities handling hazardous waste.</i> Businesses and agencies that use, store, or produce hazardous materials shall train employees and other users in safe handling and storage procedures, and shall post current Occupational Safety and Health Act (OSHA) and Humboldt County hazardous materials requirements. Businesses shall also comply with Federal “community right-to-know” regulations. The City shall consider proximity to sensitive receptors, such as schools, hospitals and other health care facilities, day care centers, and other immobile populations, when reviewing new facilities and businesses involved in these activities.</p>	<p>[No modifications suggested; renumber as Policy C-PS-6b.]</p>

PROPOSED NEW HAZARDOUS AREAS POLICIES AND STANDARDS	AS SUGGESTED TO BE MODIFIED
<p>PS-6e <i>Household and other small-quantity generators.</i> Households and small businesses accumulate solvents and cleaners, petroleum products, pesticides, and other toxic substances that are potentially hazardous if spilled, released into the atmosphere, or ingested. The City shall maintain a list of toxic substances which should be avoided and publicize collection dates and locations where these substances can be disposed of properly. The City shall coordinate with the County Hazardous Materials Department (Humboldt County) and the State Department of Toxic Substances Control (California Environmental Protection Agency) to ensure that collection sites are accessible to community residents.</p>	<p>[Move to <i>Other Initiates</i>]</p>
<p>PS-6f <i>Hazardous waste management (recycling, treatment, disposal).</i> All commercial and industrial businesses and other operations that use, store, or produce hazardous materials, shall contract with a licensed hauler for pickup and disposal of waste materials, except for individual disposal complying with County, State and Federal requirements. All hazardous materials shall be stored in safe containers and locations, and use of these materials shall be in compliance with County, State and Federal standards.</p>	<p>[No modifications suggested; renumber as Policy C-PS-6c.]</p>
<p>PS-6g <i>Hazardous materials education program.</i> The City shall work with the Humboldt County Health Department and the California Department of Toxic Substances to develop educational materials explaining hazardous materials' impact on people, plants, and animals, and provide information on alternatives to hazardous materials. This information shall be made available to the public.</p>	<p>[Move to <i>Other Initiates</i>]</p>
<p>PS-7a <i>Development/building and site design standards for crime prevention.</i> Some criminal acts in and around buildings can be prevented or minimized by incorporating safety and security precautions into building and site design. These include a combination of onsite features such as alarm systems, secured entryways, lighting, and visible access. Crime prevention measures, such as providing alarm systems, security lighting, street numbers, and visibility for police surveillance, should be incorporated into, and around, new and renovated buildings. Gated communities hinder police and fire suppression access and shall be prohibited, consistent with Community Design Element policy.</p>	<p>PS-7a <i>Development/building and site design standards for crime prevention.</i> Some criminal acts in and around buildings can be prevented or minimized by incorporating safety and security precautions into building and site design. These include a combination of onsite features such as alarm systems, secured entryways, lighting, and visible access. Crime prevention measures, such as providing alarm systems, security lighting, street numbers, and visibility for police surveillance, should be incorporated into, and around, new and renovated buildings. Gated communities hinder police and fire suppression access and shall be prohibited, consistent with Community Design Element policy.</p>
<p>PS-7b <i>Community-based policing.</i> Community-based policing has proven effective in reducing crime by involving citizens in crime prevention. The City Police Department provides training to business and neighborhood groups in how to discourage crime and best respond when crime occurs. The City shall continue to provide citizen training, maintain relationships with community groups, and encourage Business Emergency Services Teams (BESTs) to reduce crime and augment the essential services of the Police Department. Foot and bike patrols shall be promoted to maximize interaction between citizens and police, to foster friendship, understanding, and mutual help.</p>	<p>PS-7b <i>Community-based policing.</i> Community-based policing has proven effective in reducing crime by involving citizens in crime prevention. The City Police Department provides training to business and neighborhood groups in how to discourage crime and best respond when crime occurs. The City shall continue to provide citizen training, maintain relationships with community groups, and encourage Business Emergency Services Teams (BESTs) to reduce crime and augment the essential services of the Police Department. Foot and bike patrols shall be promoted to maximize interaction between citizens and police, to foster friendship, understanding, and mutual help.</p>

PROPOSED NEW HAZARDOUS AREAS POLICIES AND STANDARDS	AS SUGGESTED TO BE MODIFIED
<p>PS-7c <i>Cooperative Law Enforcement.</i> There are three law enforcement agencies based in Arcata: The Arcata Police Department, the HSU Police Department, and the California Highway Patrol. These agencies work together, responding to incidents throughout the City. The City shall continue to cooperate with other law enforcement agencies to maximize public safety within its boundaries. The City Police Department shall be the primary response agency within City limits since it is the only agency directly accountable to the government and citizens of Arcata.</p>	<p>PS-7c <i>Cooperative Law Enforcement.</i> There are three law enforcement agencies based in Arcata: The Arcata Police Department, the HSU Police Department, and the California Highway Patrol. These agencies work together, responding to incidents throughout the City. The City shall continue to cooperate with other law enforcement agencies to maximize public safety within its boundaries. The City Police Department shall be the primary response agency within City limits since it is the only agency directly accountable to the government and citizens of Arcata.</p>
<p>PS-7d <i>Independent review.</i> The Arcata Police Department has an established review procedure for investigating complaints against law enforcement personnel. Complaints may also be referred to the Humboldt County Grand Jury. [Revised by Ordinance No. 1377, September 2008]</p>	<p>PS-7d <i>Independent review.</i> The Arcata Police Department has an established review procedure for investigating complaints against law enforcement personnel. Complaints may also be referred to the Humboldt County Grand Jury. [Revised by Ordinance No. 1377, September 2008]</p>
<p>PS-7e <i>Education and crime prevention funding.</i> The City recognizes that funds spent on education and crime prevention are more effective in reducing crime than funds spent on apprehending, prosecuting, and incarcerating criminals. The City shall pursue a long-term strategy of funding education and crime prevention programs.</p>	<p>PS-7e <i>Education and crime prevention funding.</i> The City recognizes that funds spent on education and crime prevention are more effective in reducing crime than funds spent on apprehending, prosecuting, and incarcerating criminals. The City shall pursue a long-term strategy of funding education and crime prevention programs.</p>
<p>PS-8a <i>Health care programs and facilities.</i> The City of Arcata does not directly provide health care programs or facilities; however, these facilities are operated in the City by a variety of health care providers and professionals, as well as non-profit and other organizations. The City shall allow health care facilities (such as clinics, counseling centers, and doctors offices) to be located in appropriate areas of the City, and encourage programs that serve all segments of the population.</p>	<p>PS-8a <i>Health care programs and facilities.</i> The City of Arcata does not directly provide health care programs or facilities; however, these facilities are operated in the City by a variety of health care providers and professionals, as well as non-profit and other organizations. The City shall allow health care facilities (such as clinics, counseling centers, and doctors offices) to be located in appropriate areas of the City, and encourage programs that serve all segments of the population.</p>

PROPOSED NEW HAZARDOUS AREAS POLICIES AND STANDARDS	AS SUGGESTED TO BE MODIFIED
<p>PS-8b <i>Social services programs.</i> The City administers certain social services, such as temporary and permanent housing programs. Other public agencies, including the State of California, and Humboldt County, offer social services, such as public assistance, and food subsidy programs. There are also non-profit, religious, social, and other organizations, as well as businesses that offer social services such as counseling, educational, family assistance, child care, health education, and food subsidy programs. Social service needs shall be monitored, through population trend analysis and other indicators, and information disseminated to other social service providers. Larger employers shall be encouraged to provide childcare services. The City shall coordinate with other public agencies and service providers to avoid duplication of services and shall assist in coordination, planning, and evaluating social services delivery. Additional services, such as Travelers Aid, shall also be encouraged, either through City sponsorship or identification of appropriate service providers. Social service facilities shall be located in areas that are accessible to users.</p> <p>The General Plan Housing Element goal is to provide housing opportunities for people of all income levels, through the development of a wide range of housing types. The Element also contains affordability and fair housing policies as well as design standards to serve the needs of all population segments. The Housing Element shall be implemented to promote affordable and accessible housing for segments of the population with limited financial resources and limited mobility.</p>	<p>PS-8b <i>Social services programs.</i> The City administers certain social services, such as temporary and permanent housing programs. Other public agencies, including the State of California, and Humboldt County, offer social services, such as public assistance, and food subsidy programs. There are also non-profit, religious, social, and other organizations, as well as businesses that offer social services such as counseling, educational, family assistance, child care, health education, and food subsidy programs. Social service needs shall be monitored, through population trend analysis and other indicators, and information disseminated to other social service providers.</p> <p>Larger employers shall be encouraged to provide childcare services. The City shall coordinate with other public agencies and service providers to avoid duplication of services and shall assist in coordination, planning, and evaluating social services delivery. Additional services, such as Travelers Aid, shall also be encouraged, either through City sponsorship or identification of appropriate service providers. Social service facilities shall be located in areas that are accessible to users.</p> <p>The General Plan Housing Element goal is to provide housing opportunities for people of all income levels, through the development of a wide range of housing types. The Element also contains affordability and fair housing policies as well as design standards to serve the needs of all population segments. The Housing Element shall be implemented to promote affordable and accessible housing for segments of the population with limited financial resources and limited mobility.</p>
<p>PS-8d <i>Improving community health.</i> Health care costs and other factors, such as lack of knowledge, limited mobility, and cultural beliefs, prevent certain segments of the community from seeking both preventative care and treatment for illness. This can lead to increased rates of infection and the spread of disease, which impact community health. Non-communicable diseases, such as alcoholism and substance addiction, worsen without treatment and can also impact community health. The City shall encourage low cost health providers to offer preventative, urgent, and continuing health care services, including alcoholism and substance abuse programs, that are accessible to all segments of the community.</p> <p>Community health may be jeopardized by lack of free access to clean water and sanitation facilities. The City shall work with other government agencies, non-profit organizations, and social service providers to plan, develop, and maintain such facilities.</p> <p>The City shall prohibit camping/living in areas such as the Arcata Community Forest, where clean water and sanitation facilities are not available. If feasible, the City may provide or permit a short-term camping area for unsheltered persons.</p>	<p>PS-8d <i>Improving community health.</i> Health care costs and other factors, such as lack of knowledge, limited mobility, and cultural beliefs, prevent certain segments of the community from seeking both preventative care and treatment for illness. This can lead to increased rates of infection and the spread of disease, which impact community health. Non-communicable diseases, such as alcoholism and substance addiction, worsen without treatment and can also impact community health. The City shall encourage low cost health providers to offer preventative, urgent, and continuing health care services, including alcoholism and substance abuse programs, that are accessible to all segments of the community.</p> <p>Community health may be jeopardized by lack of free access to clean water and sanitation facilities. The City shall work with other government agencies, non-profit organizations, and social service providers to plan, develop, and maintain such facilities.</p> <p>The City shall prohibit camping/living in areas such as the Arcata Community Forest, where clean water and sanitation facilities are not available. If feasible, the City may provide or permit a short term camping area for unsheltered persons.</p>
<p>N-1a <i>Noise attenuation measures.</i> Noise attenuation measures, and stationary noise source controls shall include the use of barriers, setbacks, site design, baffles, enclosures, silencers, and improved facade construction techniques.</p>	<p>N-1a <i>Noise attenuation measures.</i> Noise attenuation measures, and stationary noise source controls shall include the use of barriers, setbacks, site design, baffles, enclosures, silencers, and improved facade construction techniques.</p>

PROPOSED NEW HAZARDOUS AREAS POLICIES AND STANDARDS	AS SUGGESTED TO BE MODIFIED
N-1b <i>Noise attenuation guidelines.</i> Noise attenuation measures and stationary noise source controls shall follow the guidelines provided in the technical document entitled: <u>Noise Control Manual</u> (which is considered an implementation measure).	N-1b <i>Noise attenuation guidelines.</i> Noise attenuation measures and stationary noise source controls shall follow the guidelines provided in the technical document entitled: <u>Noise Control Manual</u> (which is considered an implementation measure).
N-1c <i>Noise mitigation.</i> Where noise mitigation measures are required, the emphasis of such measures shall be placed upon site planning and project design. The use of noise barriers shall be considered a means of achieving the noise standards only after all other practical design-related noise mitigation measures have been integrated into the project.	N-1c <i>Noise mitigation.</i> Where noise mitigation measures are required, the emphasis of such measures shall be placed upon site planning and project design. The use of noise barriers shall be considered a means of achieving the noise standards only after all other practical design-related noise mitigation measures have been integrated into the project.
N-1d <i>Noise level reduction.</i> To reduce existing, objectionable, industrial, and stationary noise levels at the source, the City shall work with local industries to incorporate noise control technology through building and site design and engineering solutions. The City shall make available current acoustical attenuation techniques (Noise Control Manual) for new and retrofitted industrial development.	N-1d <i>Noise level reduction.</i> To reduce existing, objectionable, industrial, and stationary noise levels at the source, the City shall work with local industries to incorporate noise control technology through building and site design and engineering solutions. The City shall make available current acoustical attenuation techniques (Noise Control Manual) for new and retrofitted industrial development.
N-1e <i>Noise standards enforcement.</i> Enforcement of noise standards shall be accomplished through development and implementation of a noise control ordinance, post-project compliance testing, and through the use of mediation.	N-1e <i>Noise standards enforcement.</i> Enforcement of noise standards shall be accomplished through development and implementation of a noise control ordinance, post-project compliance testing, and through the use of mediation.
N-1f <i>Mediation of noise conflicts.</i> Where noise conflicts may occur, all affected parties shall strive to use innovative and positive solutions to solve those disputes, including the use of trained mediators. The City recognizes that many noise issues can be resolved before they get to the complaint stage if there is a procedure for airing the issue with an impartial third party.	N-1f <i>Mediation of noise conflicts.</i> Where noise conflicts may occur, all affected parties shall strive to use innovative and positive solutions to solve those disputes, including the use of trained mediators. The City recognizes that many noise issues can be resolved before they get to the complaint stage if there is a procedure for airing the issue with an impartial third party.
N-1g <i>Resolution of noise disputes.</i> The City shall establish positive ways to discuss and resolve noise issues and disputes, including the use of trained mediators.	N-1g <i>Resolution of noise disputes.</i> The City shall establish positive ways to discuss and resolve noise issues and disputes, including the use of trained mediators.
N-2a <i>Noise contour maps.</i> The noise contour map (Figure N-b) and other estimates of noise source levels shall be used in conjunction with the noise source criteria to evaluate the feasibility of a proposed project.	N-2a <i>Noise contour maps.</i> The noise contour map (Figure N-b) and other estimates of noise source levels shall be used in conjunction with the noise source criteria to evaluate the feasibility of a proposed project.
N-2b <i>New development of noise-sensitive uses.</i> New noise receptors shall not be allowed where the noise level from non-transportation noise generators will exceed noise level standards (Table N-1), unless effective noise mitigation measures that meet City standards are incorporated.	N-2b <i>New development of noise-sensitive uses.</i> New noise receptors shall not be allowed where the noise level from non-transportation noise generators will exceed noise level standards (Table N-1), unless effective noise mitigation measures that meet City standards are incorporated.
N-2c <i>Noise created by new or proposed stationary noise sources.</i> Noise created by new or proposed stationary noise sources, or the expansion or alteration of an existing use, shall be mitigated so as not to exceed noise level standards (Table N-1) at noise-sensitive land uses. All noise generators not in compliance with these standards will be encouraged to mitigate impacts.	N-2c <i>Noise created by new or proposed stationary noise sources.</i> Noise created by new or proposed stationary noise sources, or the expansion or alteration of an existing use, shall be mitigated so as not to exceed noise level standards (Table N-1) at noise-sensitive land uses. All noise generators not in compliance with these standards will be encouraged to mitigate impacts.
N-2d <i>Acceptable noise levels.</i> New construction and retrofits at existing buildings shall include appropriate insulation, glazing, and other sound attenuation measures so that they comply with standards contained in Table N-1. These standards are intended to set levels for external noise sources that could potentially impact a new dwelling or other noise-sensitive use.	N-2d <i>Acceptable noise levels.</i> New construction and retrofits at existing buildings shall include appropriate insulation, glazing, and other sound attenuation measures so that they comply with standards contained in Table N-1. These standards are intended to set levels for external noise sources that could potentially impact a new dwelling or other noise-sensitive use.

PROPOSED NEW HAZARDOUS AREAS POLICIES AND STANDARDS	AS SUGGESTED TO BE MODIFIED
<p>N-3a <i>New development of noise-sensitive land uses.</i> New development of noise receptors will not be permitted in areas exposed to existing or projected levels of transportation noise exceeding levels specified in Table N-2, unless exterior noise or noise levels in interior spaces can be reduced to meet City Standards (Table N-2).</p>	<p>N-3a <i>New development of noise-sensitive land uses.</i> New development of noise receptors will not be permitted in areas exposed to existing or projected levels of transportation noise exceeding levels specified in Table N-2, unless exterior noise or noise levels in interior spaces can be reduced to meet City Standards (Table N-2).</p>
<p>N-3b <i>Transportation noise.</i> Transportation noise sources shall be periodically measured, and significant increases mitigated, so as not to exceed the levels specified in Table N-2 for outdoor activity areas or interior spaces of existing receptors.</p>	<p>N-3b <i>Transportation noise.</i> Transportation noise sources shall be periodically measured, and significant increases mitigated, so as not to exceed the levels specified in Table N-2 for outdoor activity areas or interior spaces of existing receptors.</p>
<p>N-4a <i>Noise-sensitive land uses.</i> Where receptor land uses are potentially exposed to existing or projected exterior noise levels exceeding the levels specified in Table N-2 or the performance standards of Table N-1, an acoustical analysis shall be required as part of the environmental review process, so that noise mitigation may be included in the project design. An acoustical analysis prepared pursuant to the Noise Element shall:</p> <ol style="list-style-type: none"> 1. Be the financial responsibility of the applicant. 2. Be prepared by a qualified person experienced in the fields of environmental noise assessment and architectural acoustics. 3. Include noise level measurements, with sufficient sampling periods and locations, to adequately describe local conditions and the predominant noise sources. 4. Estimate existing and projected cumulative (twenty years) noise levels in terms of L_{dn} or CNEL and/or the standards of Table NI, and compare those levels to the adopted policies of the Noise Element. 5. Recommend appropriate mitigation to achieve compliance with the adopted policies and standards of the Noise Element, giving preference to proper site planning and design over mitigation measures which require the construction of noise barriers or structural modifications to buildings which contain noise-sensitive land uses. 6. Estimate noise exposure after prescribed mitigation measures are implemented. 7. Describe a post-project assessment program which could be used to evaluate the effectiveness of the proposed mitigation measures. 	<p>N-4a <i>Noise-sensitive land uses.</i> Where receptor land uses are potentially exposed to existing or projected exterior noise levels exceeding the levels specified in Table N-2 or the performance standards of Table N-1, an acoustical analysis shall be required as part of the environmental review process, so that noise mitigation may be included in the project design. An acoustical analysis prepared pursuant to the Noise Element shall:</p> <ol style="list-style-type: none"> 1. Be the financial responsibility of the applicant. 2. Be prepared by a qualified person experienced in the fields of environmental noise assessment and architectural acoustics. 3. Include noise level measurements, with sufficient sampling periods and locations, to adequately describe local conditions and the predominant noise sources. 4. Estimate existing and projected cumulative (twenty years) noise levels in terms of L_{dn} or CNEL and/or the standards of Table NI, and compare those levels to the adopted policies of the Noise Element. 5. Recommend appropriate mitigation to achieve compliance with the adopted policies and standards of the Noise Element, giving preference to proper site planning and design over mitigation measures which require the construction of noise barriers or structural modifications to buildings which contain noise-sensitive land uses. 6. Estimate noise exposure after prescribed mitigation measures are implemented. 7. Describe a post project assessment program which could be used to evaluate the effectiveness of the proposed mitigation measures.
<p>N-5a <i>Intrusive noise.</i> When intrusive noise sources have been identified, the detrimental effects (sleep interference or the potential for annoyance) shall be disclosed to neighboring receptor properties.</p>	<p>N-5a <i>Intrusive noise.</i> When intrusive noise sources have been identified, the detrimental effects (sleep interference or the potential for annoyance) shall be disclosed to neighboring receptor properties.</p>
<p>N-5b <i>Noise levels due to non-transportation sources.</i> Noise levels due to non-transportation sources which may be intermittent or recurring, impulsive noises, pure tones, or noises consisting primarily of speech or music, shall be subject to the criteria contained within Table N-1, with a -5 dB penalty applied to the criteria.</p>	<p>N-5b <i>Noise levels due to non-transportation sources.</i> Noise levels due to non-transportation sources which may be intermittent or recurring, impulsive noises, pure tones, or noises consisting primarily of speech or music, shall be subject to the criteria contained within Table N-1, with a -5 dB penalty applied to the criteria.</p>

PROPOSED NEW HAZARDOUS AREAS POLICIES AND STANDARDS	AS SUGGESTED TO BE MODIFIED
<p>N-5c <i>Rhythmic, reoccurring, or impulsive noise sources.</i> When noise sources have been identified to be rhythmic, reoccurring, or impulsive in nature or comprised mainly of music or speech, they may comply with applicable noise level criteria and still be annoying to individuals. When these types of noise sources have been identified, they may be subject to additional mitigation or mediation.</p>	<p>N-5c <i>Rhythmic, reoccurring, or impulsive noise sources.</i> When noise sources have been identified to be rhythmic, reoccurring, or impulsive in nature or comprised mainly of music or speech, they may comply with applicable noise level criteria and still be annoying to individuals. When these types of noise sources have been identified, they may be subject to additional mitigation or mediation.</p>
<p>N-5d <i>Construction site tool or equipment noise.</i> The following shall apply to construction noise from tools and equipment:</p> <ol style="list-style-type: none"> 1. The operation of tools or equipment used in construction, drilling, repair, alteration or demolition shall be limited to between the hours of 8 A.M. and 7 P.M. Monday through Friday, and between 9 a.m. and 7 p.m. on Saturdays. 2. No heavy equipment related construction activities shall be allowed on Sundays or holidays. <p>This shall apply to construction noise from tools and equipment which are subject to the review of the City, and which may affect receptor uses. This policy shall not apply to emergency work of public service utilities or by variance under a noise ordinance.</p>	<p>N-5d <i>Construction site tool or equipment noise.</i> The following shall apply to construction noise from tools and equipment:</p> <ol style="list-style-type: none"> 1. The operation of tools or equipment used in construction, drilling, repair, alteration or demolition shall be limited to between the hours of 8 A.M. and 7 P.M. Monday through Friday, and between 9 a.m. and 7 p.m. on Saturdays. 2. No heavy equipment related construction activities shall be allowed on Sundays or holidays. <p>This shall apply to construction noise from tools and equipment which are subject to the review of the City, and which may affect receptor uses. This policy shall not apply to emergency work of public service utilities or by variance under a noise ordinance.</p>
<p>N-5e <i>Stationary and construction equipment noise.</i> All stationary and construction equipment shall be maintained in good working order, and fitted with factory approved muffler systems.</p>	<p>N-5e <i>Stationary and construction equipment noise.</i> All stationary and construction equipment shall be maintained in good working order, and fitted with factory approved muffler systems.</p>
<p>N-5f <i>Noise Ordinance.</i> The City of Arcata shall develop and adopt a City-wide noise ordinance. The ordinance shall contain noise level criteria consistent with the criteria contained within the noise element.</p>	<p>N-5f <i>Noise Ordinance.</i> The City of Arcata shall develop and adopt a City-wide noise ordinance. The ordinance shall contain noise level criteria consistent with the criteria contained within the noise element.</p>

COMMISSION SUGGESTED NEW HAZARDOUS AREAS POLICIES AND STANDARDS
<p><u>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.</u></p>
<p><u>C-PS-2a New development shall minimize risks to life and property in areas of high geologic hazard, assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area, or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.</u></p>
<p><u>C-PS-2b Proposed development shall be evaluated based on site-specific hazard information and the environmental hazards identified in this element and in other current information sources, including but not limited to, California Geological Survey Geohazard Maps. Low intensity/occupancy uses (such as open space, easy to evacuate recreational facilities including campgrounds and recreational vehicle parks) shall be preferred in hazard areas when feasible.</u></p>
<p><u>C-PS-2c Applications for development located in or near an area subject to geologic hazards, shall be required to submit a geologic/soils/geotechnical study that identifies all potential geologic hazards affecting the proposed project site, all necessary mitigation measures and demonstrates that the project site is suitable for the proposed development and that the development will be safe from geologic hazards. Such study shall be prepared consistent with the requirements of Land Use Code.</u></p>
<p><u>C-PS-2d Setbacks for seismic faults 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.</u></p>
<p><u>C-PS-3a New development shall minimize risks to life and property in areas of highly unstable soils and slope hazard, assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.</u></p>

COMMISSION SUGGESTED NEW HAZARDOUS AREAS POLICIES AND STANDARDS

C-PS-3b Proposed development shall be evaluated based on site-specific hazard information and the environmental hazards identified in this element and in other current information sources, including but not limited to California Geological Survey Geohazard Maps, U.S. Geological Survey (USGS) Assessment of Sandy Beaches, USGS Assessment of Rocky Shorelines, U.S. Army Corps of Engineers, California Emergency Management Agency Tsunami Run-up maps, and the Pacific Institute's Coastal Erosion and Flooding Maps. Low intensity/occupancy uses (such as open space, easy to evacuate recreational facilities including campgrounds and recreational vehicle parks) shall be preferred in hazard areas when feasible.

C-PS-3c Setbacks for liquefaction zones, unstable soils or steep slopes shall be established as part of the development review process. Where severe safety considerations exist (e.g., within zones of extreme and high instability), open space easements shall be granted to the City to protect people and property from health and safety hazards.

C-PS-3d Blufftop and cliff face setbacks. All development located on a blufftop or in proximity to a cliff face, shall be setback from the bluff edge a sufficient distance to ensure that it will be stable for a projected 100-year economic life. Stability shall be defined as maintaining a minimum factor of safety against sliding of 1.5 (static) or 1.1 (pseudostatic). This requirement shall apply to the principal structure and accessory or ancillary structures. Slope stability analyses and erosion rate estimates shall be performed by a qualified Certified Engineering Geologist (CEG), Registered Civil Engineers (RCE), Geotechnical Engineer (GE) or a group of the aforementioned specialists approved by the City, with expertise appropriate to the site and anticipated hazard conditions.

C-PS-3e Siting and design of new shoreline development and protective devices shall take into account anticipated future changes in sea level. In particular, an acceleration of the historic rate of sea level rise shall be considered. Development shall be set back a sufficient distance landward and elevated to a sufficient foundation height to eliminate or minimize to the maximum extent feasible hazards associated with anticipated sea level rise over the expected 100-year economic life of the structure, taking into consideration the 100-year storm event and storm surge.

C-PS-3f All development that requires a coastal grading/development permit shall submit a plan to control post-construction runoff, and maintain or improve water quality ("Post-Construction Runoff Mitigation Plan"). This plan shall specify Site Design, Source Control, and if necessary, Treatment Control BMPs that will be implemented to minimize stormwater and other urban runoff pollution, and minimize or eliminate increases in runoff volume and rate from the development after construction.

C-PS-3g Land divisions, including subdivisions, lot splits, lot line adjustments, and conditional certificates of compliance that create new shoreline or blufftop lots, shall not be permitted unless the land division can be shown to create lots which can be developed safe from geologic hazard and without requiring a current or future bluff or shoreline protection structure. No new lots shall be created that could require shoreline protection or bluff stabilization structures at any time.

C-PS-4a New development shall minimize risks to life and property in areas of high flood hazard.

C-PS-4b Proposed development shall be evaluated based on site-specific hazard information and the environmental hazards identified in this element and in other current information sources, including but not limited to, FEMA Flood Insurance Rate Maps and coastal storm surge maps, and the tsunami inundation/runup maps and models prepared by CalEMA/USC Tsunami Research Center/CGS. Low intensity/occupancy uses (such as open space, easy to evacuate recreational facilities including campgrounds and recreational vehicle parks) shall be preferred in hazard areas when feasible.

C-PS-4c Setbacks for mapped Flood Hazard Zone A areas shall be established as part of the development review process. Where severe safety considerations exist (e.g., within floodways), open space easements shall be granted to the City to protect people and property from health and safety hazards.

COMMISSION SUGGESTED NEW HAZARDOUS AREAS POLICIES AND STANDARDS

C-PS-4d The best available and most recent scientific information with respect to the effects of long-range sea level rise shall be considered in the preparation of findings and recommendations for all requisite geologic, geo-technical, hydrologic, and engineering investigations. Residential and commercial development at nearshore sites shall analyze potential coastal hazards from erosion, flooding, wave attack, scour and other conditions, for a range of potential sea level rise scenarios, identified in the current guidance from the Ocean Protection Council, or equivalent state guidance. The analysis shall also consider localized uplift or subsidence, local topography, bathymetry, and geologic conditions. A similar sensitivity analysis shall be performed for critical facilities, energy production and distribution infrastructure, and other development projects of major community significance using a minimum rise rate of 4.5 feet per century. These hazards analyses shall be used to identify current and future site hazards, to help guide site design and hazard mitigation and identify sea level rise thresholds after which limitations in the development's design and siting would cause the improvements to become significantly less stable. For design purposes within the tsunami inundation zone, projects shall assume the inundation plus an assumed rise in sea level — a minimum sea level rise rate of 3 feet per century and critical infrastructure shall assume the inundation plus an assumed rise of 4.5 feet per century; greater sea level rise rates shall be used if development is expected to have an economic life greater than 100 years, if development has few options for adaptation to sea level higher than the design minimum, or if the best available and most recent scientific information supports a higher design level.

C-PS-4e All bay front and blufftop development shall be sized, sited and designed to minimize risk from wave run-up, flooding, and beach and bluff erosion hazards, and avoid the need for a shoreline or bluff face protective structure at any time during the life of the development.

C-PS-4f All new development entailing the construction of structures intended for human occupancy, situated within historic, modeled, or mapped tsunami inundation hazard areas, shall be required to prepare and secure approval of a tsunami safety plan. The safety plan shall be prepared in coordination with the Humboldt County Office of Emergency Services, Sheriff's Office, and City or Tribal public safety agencies, and shall contain information relaying the existence of the threat of tsunamis from both distant- and local-source seismic events, the need for prompt evacuation upon the receipt of a tsunami warning or upon experience seismic shaking for a local earthquake, and the evacuation route to take from the development site to areas beyond potential inundation. The safety plan information shall be conspicuously posted or copies of the information provided to all occupants. No new residential land divisions shall be approved unless it be demonstrated that either: (a) timely evacuation to safe higher ground, as depicted on adopted tsunami hazard maps, can feasibly be achieved before the predicted time of arrival of tsunami inundation at the project site; or (b) the development is designed to incorporate structural resiliency and modeled inundation freeboard features to allow for occupants to vertically evacuate and "shelter-in-place" on upper floors or roof areas.

C-PS-4g New residential subdivisions situated within historic and modeled tsunami inundation hazard areas, such as depicted on the tsunami hazard maps described in Policy C-PS-4 above, shall be designed and sited such that the finished floor elevation of all new permanent residential units are constructed with one foot of freeboard above the maximum credible runup elevation as depicted on the most recent government prepared tsunami hazards maps, or as developed by local agency modeling, whichever elevation is greater, taking into account sea level rise rates of 3 to 6 feet per century. For tsunami resilient design purposes, a minimum sea level rise rate of 3 feet per century shall be used when combined with a maximum credible tsunami condition. Additionally, all such structures containing permanent residential units shall be designed to withstand the hydrostatic and hydrodynamic loads and effects of buoyancy associated with inundation by storm surge and tsunami waves up to and including the tsunami runup depicted on the tsunami hazard maps, without experiencing a catastrophic structural failure. For purposes of administering this policy, "permanent residential units" comprise residential units intended for occupancy as the principal domicile of their owners, and do not include timeshare condominiums, visitor-serving overnight facilities, or other transient accommodations.

C-PS-5a New development shall minimize risks to life and property in areas of high fire hazard.

C-PS-5b Proposed development shall be evaluated based on site-specific hazard information and the environmental hazards identified in this element and in other current information sources, including but not limited to California Department of Forestry and Fire Protection Fire Hazard Severity Zone Maps.

C-PS-5c Setbacks for areas susceptible to wildland fire shall be established as part of the development review process. Where severe safety considerations exist (e.g., within extreme or high fire risk zones), open space easements shall be granted to the City to protect people and property from health and safety hazards.

C-PS-6a Protection against the spillage of crude oil, gas, petroleum products, or hazardous substances shall be provided in relation to any development or transportation of such materials. Effective containment and cleanup facilities and procedures shall be provided for accidental spills that do occur.

VISUAL RESOURCES POLICIES AND STANDARDS [PRC §30251]

EXISTING CERTIFIED CLUE VISUAL RESOURCES POLICY	PROPOSED AMENDED/EQUIVALENT POLICY	AS SUGGESTED TO BE MODIFIED
<p>The City shall identify the following areas as Coastal Scenic Areas:</p> <p>(a) Arcata Bay tideland and water areas;</p> <p>(b) All land designated as Natural Resource Protection on the Land Use Map;</p> <p>(c) All land between Highway 101 and Old Arcata Road designated Agriculture Exclusive on the Land Use Map;</p> <p>(d) All land on the western Arcata plain designated Agriculture Exclusive on the Land Use Map.</p>	<p>D-3e <i>Arcata Bay—Open waters, shoreline, and tidal marshes.</i> 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.</p>	<p>[No modifications suggested; renumber as Policy C-D-3e.]</p>
	<p>D-3h <i>Farmlands and open countryside.</i> Views of farmlands and open countryside — in the Arcata Bottom, along the State Route 101 south of Samoa Boulevard, north of Giuntoli Lane, and along State Route 255 west of the city, should be protected. New development should be sited and designed to minimize any impairment of such views.</p>	<p>D-3h C-D-3f <i>Farmlands and open countryside.</i> 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.</p>
<p>IV-15 The City shall follow the Environmental Impact Review procedures established in the Land Use and Development Guide for any proposed use in the Coastal Scenic Areas. An initial study that takes visual resources as a consideration shall be prepared to determine the appropriate environmental document. If it is determined that the proposed use would significantly alter the appearance of natural landforms, would significantly alter the appearance of existing land uses, or would significantly block views from existing public thoroughfares to the Bay, then no permit shall be issued unless it can be shown that the proposed use will serve to restore or enhance a visually degraded area.</p>	<p align="center">[See LUC Chapter 9.28]</p>	<p align="center">[See suggested modifications to LUC Chapter 9.28]</p>
<p>IV-16 The City shall designate the following routes as Scenic Routes and shall establish guidelines to retain their scenic features: Old Arcata Road from the 7th Street Overcrossing to Crescent Drive; Bayside Cut-off</p>	<p>D-3a <i>Designation of coastal scenic highways.</i> The following coastal scenic highways are hereby designated:</p> <ol style="list-style-type: none"> 1. 7th Street and Bayside Road, from 7th Street 	<p>D-3a C-D-3b <i>Designation of coastal scenic highways.</i> The following coastal scenic highways are hereby designated:</p> <ol style="list-style-type: none"> 1. 7th Street and Bayside Road, from 7th Street

EXISTING CERTIFIED CLUE VISUAL RESOURCES POLICY	PROPOSED AMENDED/EQUIVALENT POLICY	AS SUGGESTED TO BE MODIFIED
<p>from Highway 101 to Old Arcata Road; Samoa Boulevard (State Highway 255) from Sunny Brae to Manila; Janes Road from 11th Street to Simpson Mill; Highway 101 from Bayside Cut-off to Mad River; South "I" Street, from Highway 255 south; and South "G" Street from "H" Street to Highway 101.</p>	<p>overcrossing to Crescent Drive. 2. Bayside Cutoff, from State Route 101 to Old Arcata Road. 3. Old Arcata Road, from Bayside Cutoff to Crescent Drive. 4. Samoa Blvd. (State Route 255), from Crescent Drive to Manila. 5. Janes Road, from 11th Street to Foster Avenue 6. State Route 101, from the southerly City boundary to the Mad River. 7. South "I" Street, from Samoa Blvd. south. 8. South "G" Street, from "H" Street to State Route 101 9. All public roads west of the City in the Arcata Bottom.</p>	<p>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 <u>the western city limits at Slaughter House Road.</u> 5. Janes Road, from 11th Street to Foster Avenue. 6. State Route 101, from the southerly City boundary to the Mad River <u>Seventh Street overpass.</u> 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.</p>
<p>IV-17 Billboards and off-site signs designated to be read from any state highway or freeway shall not be permitted in the coastal zone.</p> <p>IV-18 It is the policy of the City to prevent the additional planting of landscaping along Highway 101 that would interrupt the scenic views from Highway 101 to the Bay or eastward across the agricultural lands. It is further the policy of the City to work with Caltrans, Humboldt County, and the Commission to enhance scenic views along Highway 101.</p>	<p>D-3c <i>Design policy for projects affecting scenic highways.</i> The following standards shall apply to any development which affects scenic highways:</p> <ol style="list-style-type: none"> 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. 	<p>D-3c C-D-3c <i>Design policy for projects affecting scenic highways.</i> The following standards shall apply to any development which affects scenic highways:</p> <ol style="list-style-type: none"> 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. <p>[Move declaratory intent statement to <i>Other Initiatives.</i>]</p>
<p>IV-19 Development in the Heavy Industrial area bounded by Samoa Boulevard, Butcher's Slough and Gannon Slough should include local native plant landscaping, screenings and other mitigations to ensure compatibility with the educational, recreational, wildlife and other uses of the Humboldt Bay National Wildlife Refuge and the Arcata Marsh and Wildlife Sanctuary.</p>	<p>[See Policy D-3e above]</p>	<p>[See suggested modifications to Policy C-D-3e above]</p>

EXISTING CERTIFIED CLUE VISUAL RESOURCES POLICY	PROPOSED AMENDED/EQUIVALENT POLICY	AS SUGGESTED TO BE MODIFIED
V-3 The City shall require that new development or redevelopment in the industrial area surrounding South "G" Street provide dense landscaped screens along all perimeter lot lines visible from Highway 101.	[See Policy D-3h above]	[See suggested modifications to Policy C-D-3f above]
V-4 The City shall identify Samoa Boulevard, a State Highway, as a community entryway and seek funding to develop a specific public improvement program between the highway overpass and "K" Street that provides for consistent landscaping, street furniture, and directional signing.	<p>D-3d <i>Scenic entryways.</i> The appearance of the following additional entryways should be enhanced with appropriate landscaping and entry signs or structures:</p> <ol style="list-style-type: none"> 1. Samoa Blvd. (State Route 255) between Jackson Ranch Road and "K" Street 2. State Route 101 between Bayside cutoff and Samoa Blvd. 3. State Route 101 between the Mad River and Giuntoli Lane 4. State Route 299 from North Bank Road to Giuntoli Lane 5. Old Arcata Road from Bayside Cutoff to Jacoby Creek Road <p>These public improvements may include uniform landscaping, pedestrian enhancements, and directional signing.</p>	<p>D-3d C-D-3d <i>Scenic entryways.</i> The appearance of the following additional entryways , should shall be enhanced with appropriate landscaping and entry signs or structures:</p> <ol style="list-style-type: none"> 1. Samoa Blvd. (State Route 255) between Jackson Ranch Road 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 <p>These public improvements may include uniform landscaping, pedestrian enhancements, and directional signing.</p>
EXISTING CERTIFIED CLUE COASTAL VISUAL RESOURCES AND SPECIAL COMMUNITIES ELEMENT APPENDIX "K" POLICIES		
K-1 The City shall identify the following areas as Coastal Scenic Areas: (a) Arcata Bay tideland and water areas; (b) All land designated as Natural Resources Protection on the Land Use Map; (c) All land between Highway 101 and Old Arcata Road designated Agriculture Exclusive on the Land Use Map; (d) All land on the western Arcata plain designated Agriculture Exclusive on the Land Use Map.	[See Policies D-3e and D-3h above.]	[See suggested modifications to Policies C-D-3e and C-D-3f above.]
K-2 The City shall follow the Environmental Impact Review procedures established in the Land Use and Development Guide for any proposed use in the Coastal Scenic Areas. An initial study that takes visual resources as consideration shall be prepared to determine the appropriate environmental document. If it is determined that the proposed use would significantly alter the appearance of natural landforms or would significantly block views from existing public thoroughfares to the	[See LUC Chapter 9.28]	[See suggested modifications to LUC Chapter 9.28]

EXISTING CERTIFIED CLUE VISUAL RESOURCES POLICY	PROPOSED AMENDED/EQUIVALENT POLICY	AS SUGGESTED TO BE MODIFIED
Bay, then no permit shall be issued unless it can be shown that the proposed use will serve to restore or enhance a visually degraded area.		
K-3 The City shall establish a landscaped screen along the northern and eastern perimeters of the existing filled portion of the Corporation yard.	[Policy to be discontinued.]	[See suggested new policy C-D-3a.]
K-4 The City shall require that new development or redevelopment in the industrial area surrounding South "G" Street provide dense landscaped screens along all perimeter lot lines visible from Highway 101.	[See Policy D-3c above]	[See suggested modifications to Policy C-D-3ce above]
K-5 The City shall designate the following routes as Scenic Routes and shall establish guidelines to retain their scenic features: Old Arcata Road from the Seventh Street Overcrossing to Crescent Drive; Bayside Cut-off from Highway 101 to Old Arcata Road; Samoa Boulevard (State Highway 255) from Sunny Brae to Manila; Janes Road from 11th Street to Simpson Mill; Highway 101 from Bayside Cut-off to Mad River; South "I" Street from Samoa Boulevard south, and South "G" Street from "H" Street to Highway 101.	[See Policy D-3a above]	[See suggested modifications to Policy C-D-3b above]
K-6 Billboards and off-site signs designed to be read from any State freeway or highway shall not be permitted in the Coastal Zone.	[See Policy D-3c above]	[See suggested modifications to Policy C-D-3ce above]
K-7 It is the policy of the City to prevent the additional planting of landscaping along Highway 101 that would interrupt the scenic views from Highway 101 to the bay or eastward across the agricultural lands. It is further the policy of the City to work with Caltrans, Humboldt County, and the Commission to enhance scenic views along Highway 101.	[See Policy D-3c above]	[See suggested modifications to Policy C-D-3ce above]

PROPOSED NEW VISUAL RESOURCES POLICIES AND STANDARDS	AS SUGGESTED TO BE MODIFIED
OS-1f <i>Designation of lands with scenic, aesthetic, historic, and cultural value.</i> 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 Plan.	OS-1f C-OS-1b <i>Designation of lands with scenic, aesthetic, historic, and cultural value.</i> 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.

COMMISSION SUGGESTED NEW VISUAL RESOURCES POLICIES AND STANDARDS

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.

PUBLIC ACCESS

- 30210 PROVISIONS FOR MAXIMIZED ACCESS
- 30211 PROTECTION OF EXISTING ACCESS
- 30212 PROVISIONS FOR ACCESS IN NEW DEVELOPMENT
- 30212.5 DISTRIBUTION OF ACCESS FACILITIES
- 30213 PRIORITIZATION OF LOWER-COST & PUBLIC ACCESS AND RECREATIONAL FACILITIES
- 30214 IMPLEMENTATION OF ACCESS POLICIES - INTENT & LIMITATIONS

COASTAL RECREATION

- 30220 PROTECTION OF WATER-ORIENTED ACTIVITIES
- 30221 PROTECTION OF OCEANFRONT SITES FOR RECREATIONAL USE AND DEVELOPMENT
- 30222 PRIORITIZATION OF VISITOR-SERVING COMMERCIAL RECREATIONAL FACILITY DEVELOPMENT
- 30222.5 PRIORITIZATION & PROTECTION OF COASTAL-DEPENDENT AQUACULTURE USE AND DEVELOPMENT
- 30223 RESERVATION OF SUITABLE UPLAND SUPPORT SITES
- 30224 ENCOURAGEMENT OF RECREATIONAL BOATING

MARINE AND WATER RESOURCES

- 30230 MAINTENANCE, ENHANCEMENT & FEASIBLE RESTORATION
- 30231 PROTECTION OF BIOLOGICAL PRODUCTIVITY & WATER QUALITY
- 30232 PROTECTION AGAINST OIL AND HAZARDOUS SUBSTANCE SPILLS
- 30233 DIKING, DREDGING, & FILLING OF COASTAL WATERS
- 30234 PROTECTION & FEASIBLE UPGRADING OF COMMERCIAL FISHING & RECREATIONAL BOATING FACILITIES
- 30234.5 RECOGNITION & PROTECTION OF FISHING
- 30235 NATURAL SHORELINE-ALTERING CONSTRUCTION
- 30236 CHANNELIZATION, DAMMING, & SUBSTANTIAL ALTERATION OF RIVERS & STREAMS

LAND RESOURCES

- 30240 PROTECTION OF ESHA & ESHA-ADJACENT AREAS
- 30241 MAINTENANCE & MAXIMIZATION OF AGRICULTURAL LANDS
- 30241.5 PROTECTION OF AGRICULTURAL LANDS' ECONOMIC VIABILITY
- 30242 CONVERSIONS OF AGRICULTURAL LANDS
- 30243 PROTECTION OF TIMBERLANDS
- 30244 PROTECTION OF ARCHAEOLOGICAL & PALEONTOLOGICAL RESOURCES

NEW DEVELOPMENT

- 30250 LOCATION OF PROPOSED NEW DEVELOPMENT
- 30251 PROTECTION OF SCENIC & VISUAL RESOURCES
- 30252 MAINTENANCE & ENHANCEMENT OF PUBLIC ACCESS
- 30253 MINIMIZATION OF GEOLOGIC, FLOOD, FIRE HAZARDS, AIR QUALITY IMPACTS, & ENERGY CONSUMPTION; PROTECTIONS OF SPECIAL COMMUNITIES
- 30254 DESIGN CAPACITIES FOR PUBLIC WORKS FACILITIES; PROVISION PRIORITIZATION OF LIMITED SERVICES
- 30254.5 LIMITATIONS ON TERMS & CONDITIONS FOR SEWAGE TREATMENT PLANTS
- 30255 PRIORITIZATION & LIMITATIONS COASTAL-DEPENDENT DEVELOPMENTS; PROXIMITY REQUIREMENTS FOR COASTAL-RELATED DEVELOPMENT

INDUSTRIAL DEVELOPMENT

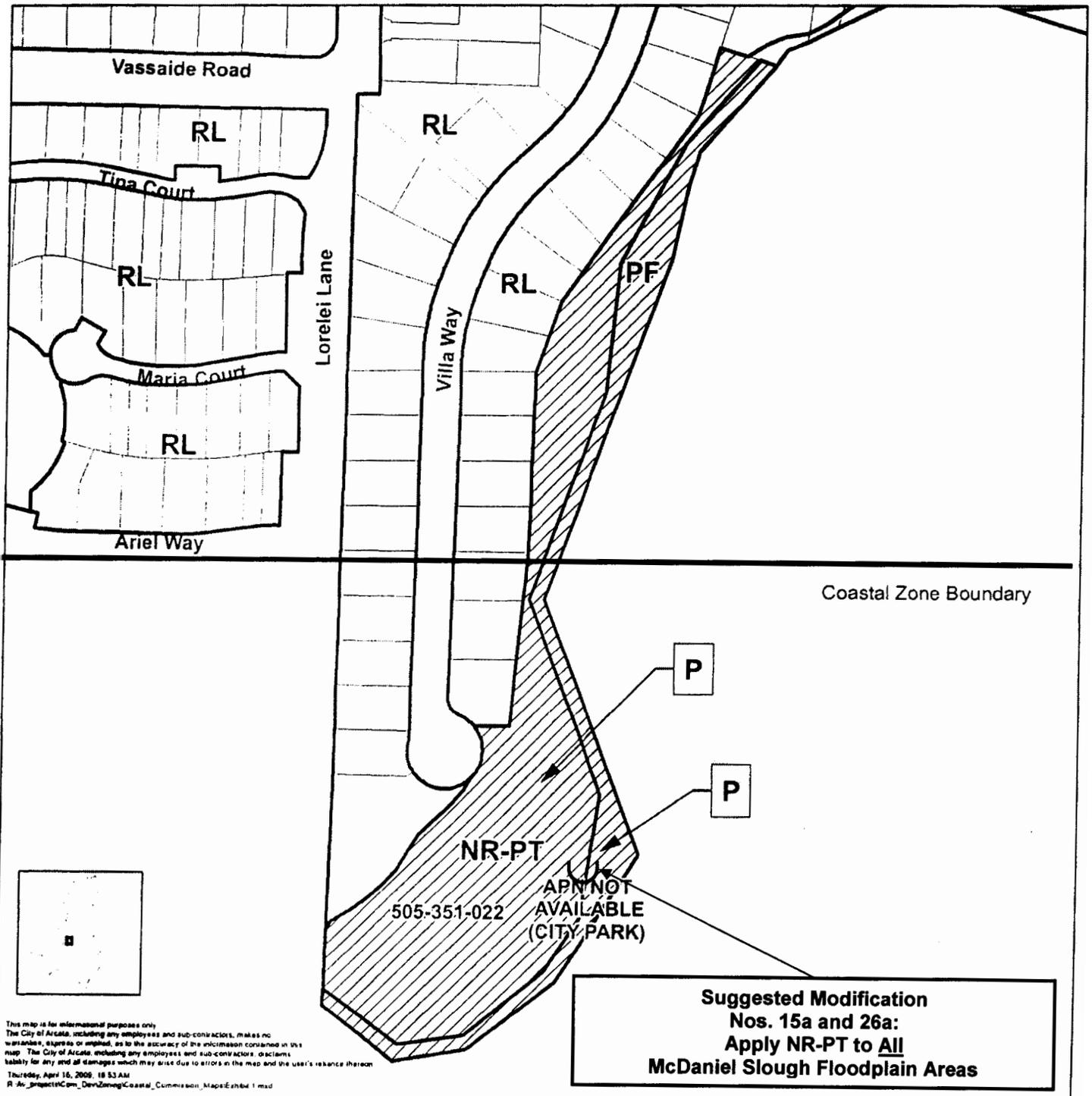
- 30260 LOCATION OF NEW & EXPANDED COASTAL-DEPENDENT INDUSTRIAL DEVELOPMENT
- 30261 USE & DESIGN OF TANKER FACILITIES
- 30262 OIL & GAS DEVELOPMENT STANDARDS
- 30263 DEVELOPMENT OF NEW & EXPANDED REFINERIES & PTCHEMICAL FACILITIES
- 30264 DEVELOPMENT OF NEW & EXPANDED THERMAL GENERATING PLANTS
- 30265 OFFSHORE OIL TRANSPORTATION

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

EXHIBIT 4

SITE-SPECIFIC REDESIGNATIONS (7 PAGES)

City of Arcata
Exhibit 1 of 7
Zoning Designation Changes



Legend

- Proposed Zoning Designation Change
- City of Arcata Parcel
- Coastal Zone Boundary

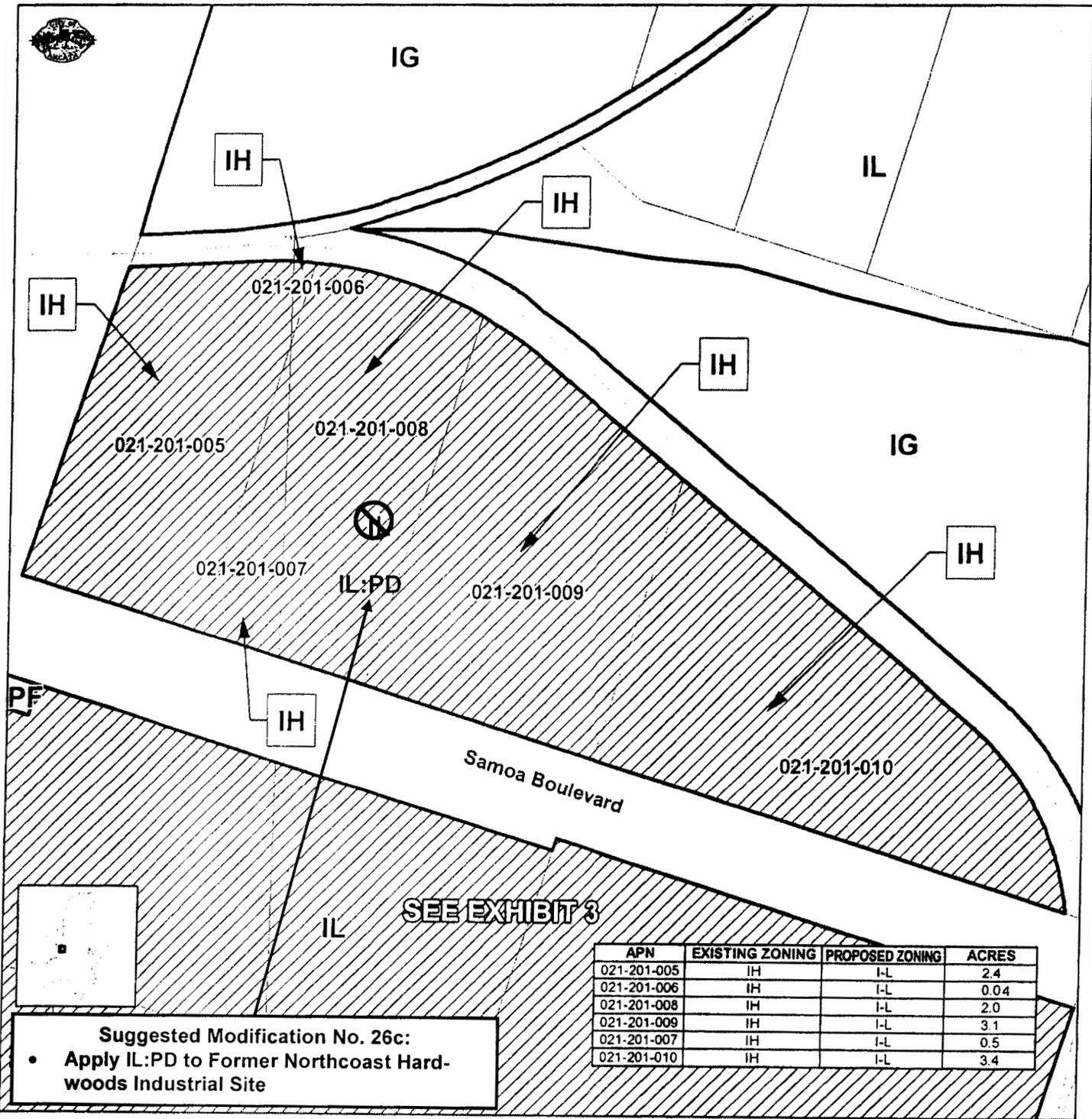
Proposed Zoning & Existing Land Use

- Proposed Zoning (Shown in letters)
- Existing Zoning I-L (Shown in leader label)



0 50 100 Feet

City of Arcata
Exhibit 2 of 7
Zoning Designation Changes



SEE EXHIBIT 3

APN	EXISTING ZONING	PROPOSED ZONING	ACRES
021-201-005	IH	I-L	2.4
021-201-006	IH	I-L	0.04
021-201-008	IH	I-L	2.0
021-201-009	IH	I-L	3.1
021-201-007	IH	I-L	0.5
021-201-010	IH	I-L	3.4

Suggested Modification No. 26c:

- Apply IL:PD to Former Northcoast Hardwoods Industrial Site

Legend

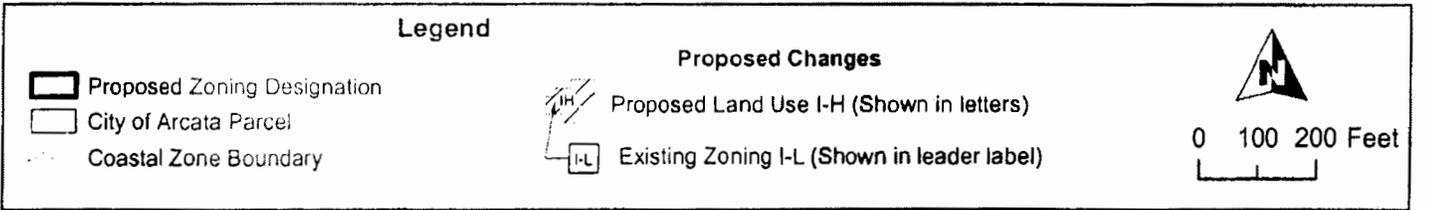
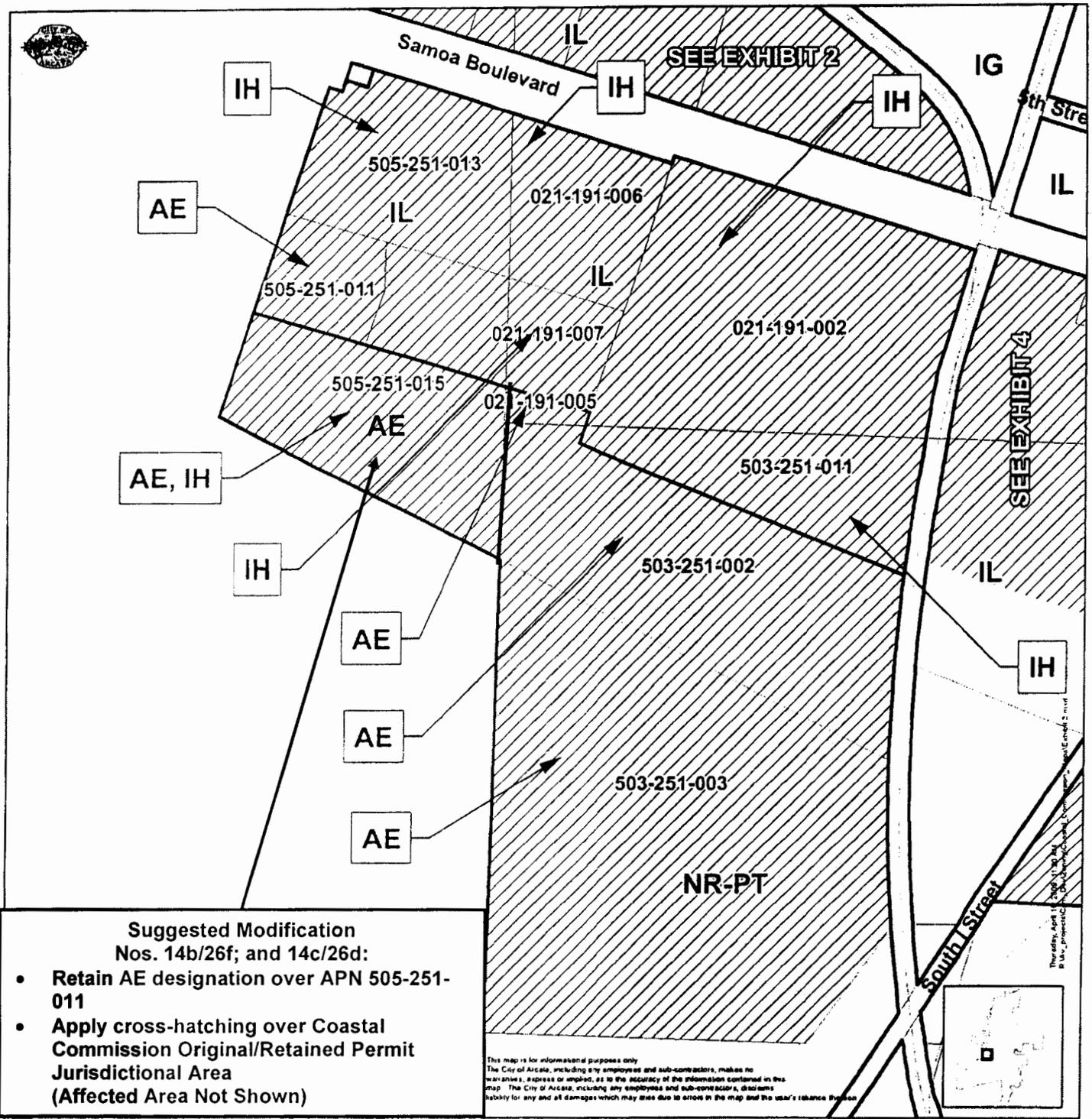
Proposed Zoning Designation Change
 City of Arcata Parcel

Proposed Zoning & Existing Land Use

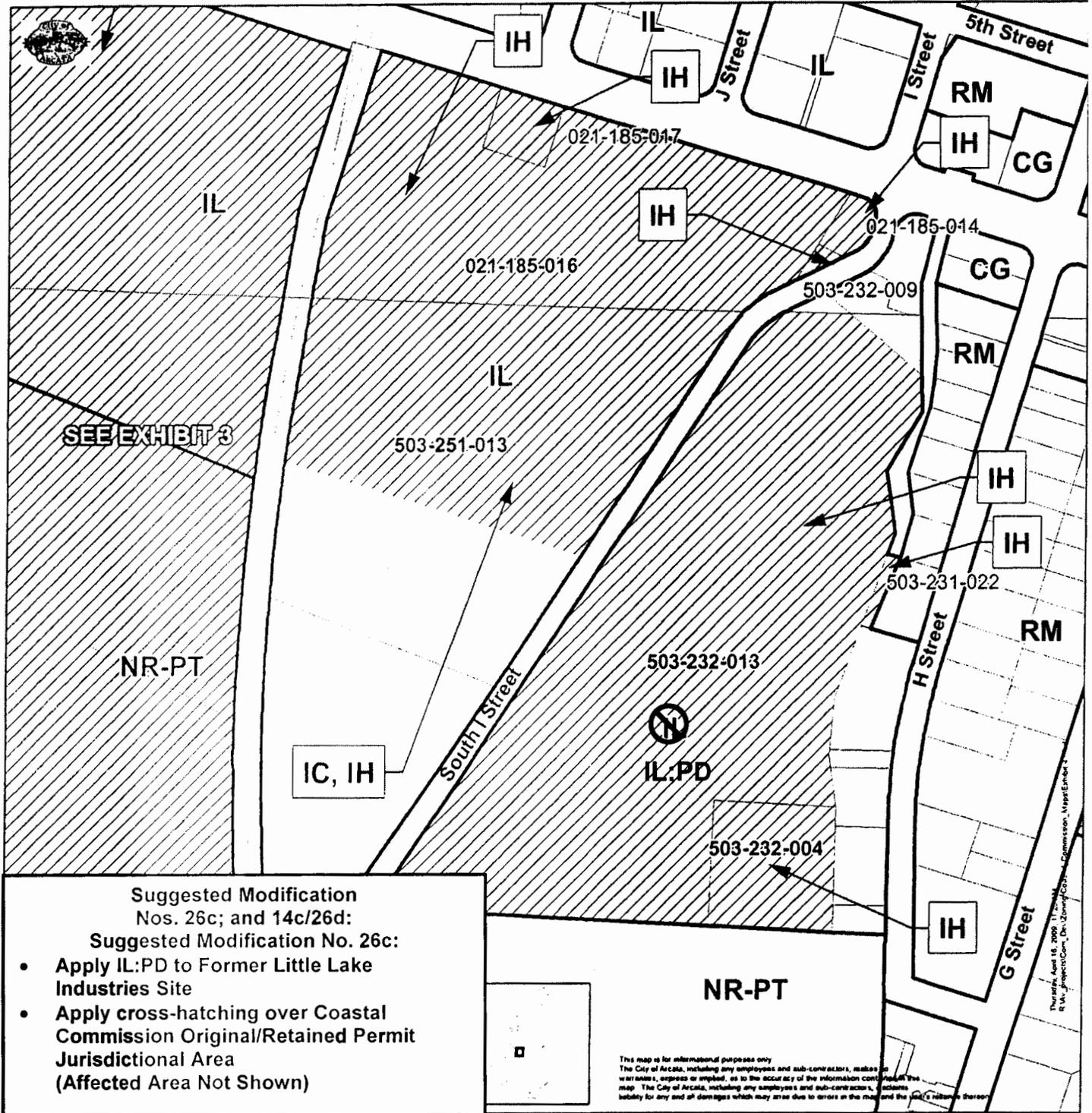
Proposed Zoning (Shown in letters)
 Existing Zoning I-L (Shown in leader label)

0 50 100 Feet

City of Arcata
Exhibit 3 of 7
Zoning Designation Changes

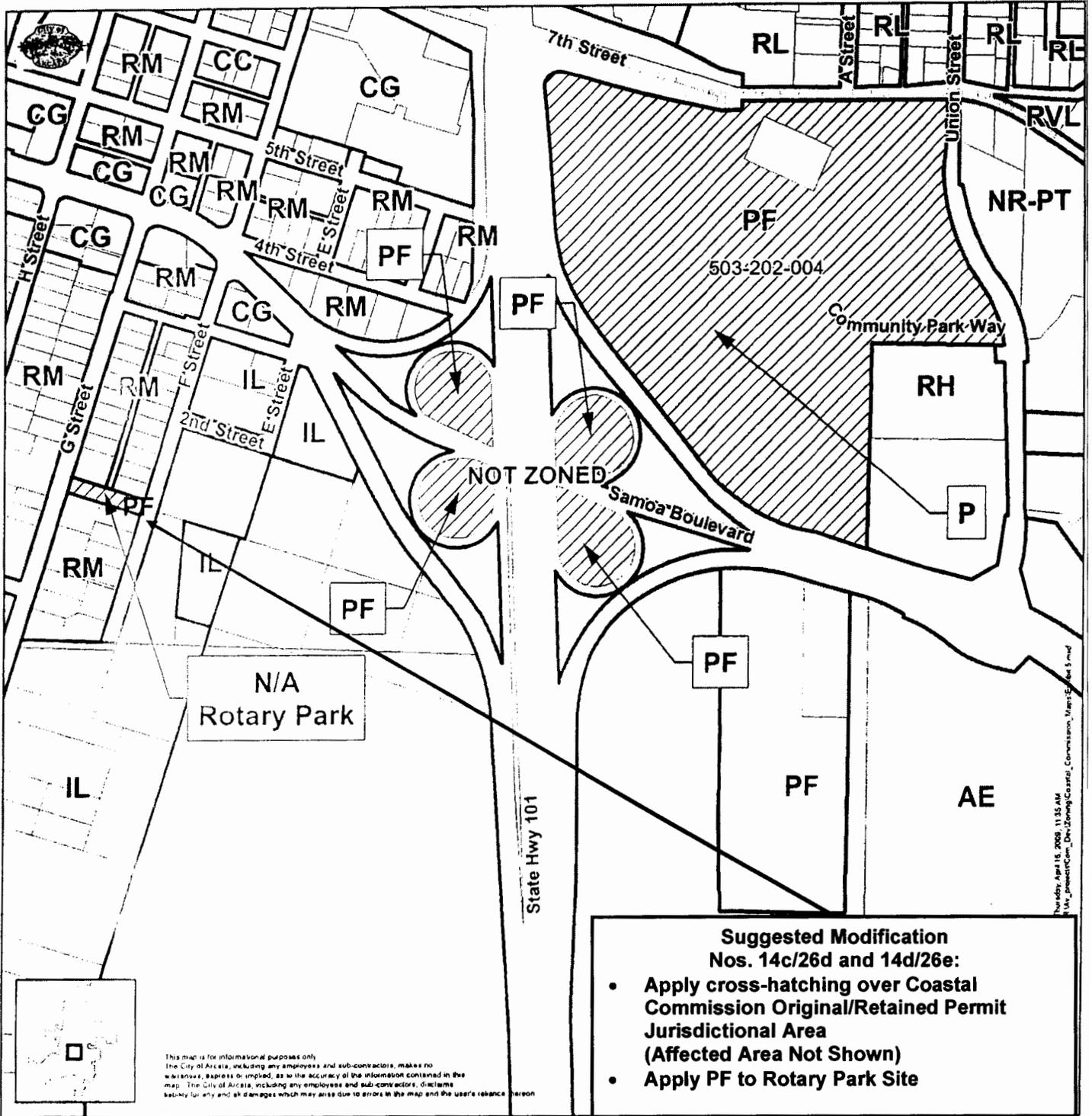


City of Arcata
Exhibit 4 of 7
Zoning Designation Changes



<p>Legend</p> <p>/// Proposed Zoning Designation Change</p> <p>□ City of Arcata Parcel</p> <p>--- Coastal Zone Boundary</p>	<p style="text-align: center;">Proposed Zoning & Existing Land Use</p> <p> Proposed Zoning (Shown in letters)</p> <p> Existing Zoning I-L (Shown in leader label)</p>	<p></p> <p>0 100 200 Feet</p>
--	--	-------------------------------

City of Arcata
Exhibit 5 of 7
Zoning Designation Changes

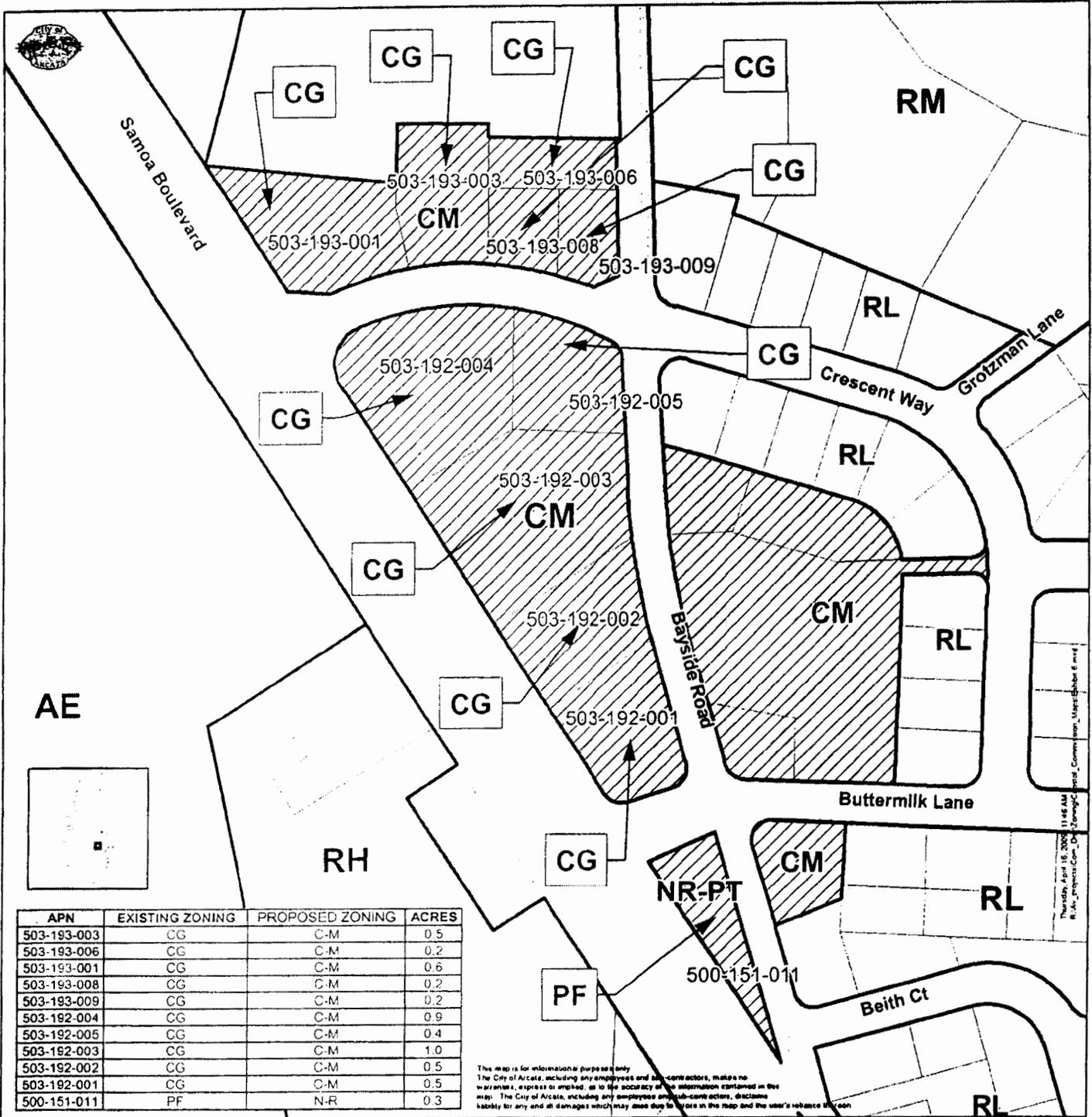


This map is for informational purposes only. The City of Arcata, including any employees and sub-contractors, makes no warranty, express or implied, as to the accuracy of the information contained in the map. The City of Arcata, including any employees and sub-contractors, disclaims liability for any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

Thursday, April 16, 2009, 11:35 AM
 C:\msdcs\arcata\GIS\Projects\GIS\MapServer\MapServer\MapServer.mxd

<p>Legend</p> <ul style="list-style-type: none"> Proposed Zoning Designation Change City of Arcata Parcel Coastal Zone Boundary 	<p style="text-align: center;">Proposed Zoning & Existing Land Use</p> <ul style="list-style-type: none"> Proposed Zoning (Shown in letters) Existing Zoning I-L (Shown in leader label) 	<p style="text-align: center;">0 150 300 Feet</p>
--	---	---

City of Arcata
Exhibit 6 of 7
Zoning Designation Changes



Legend

-  Proposed Zoning Designation Change
-  City of Arcata Parcel
-  Coastal Zone Boundary

Proposed Zoning & Existing Land Use

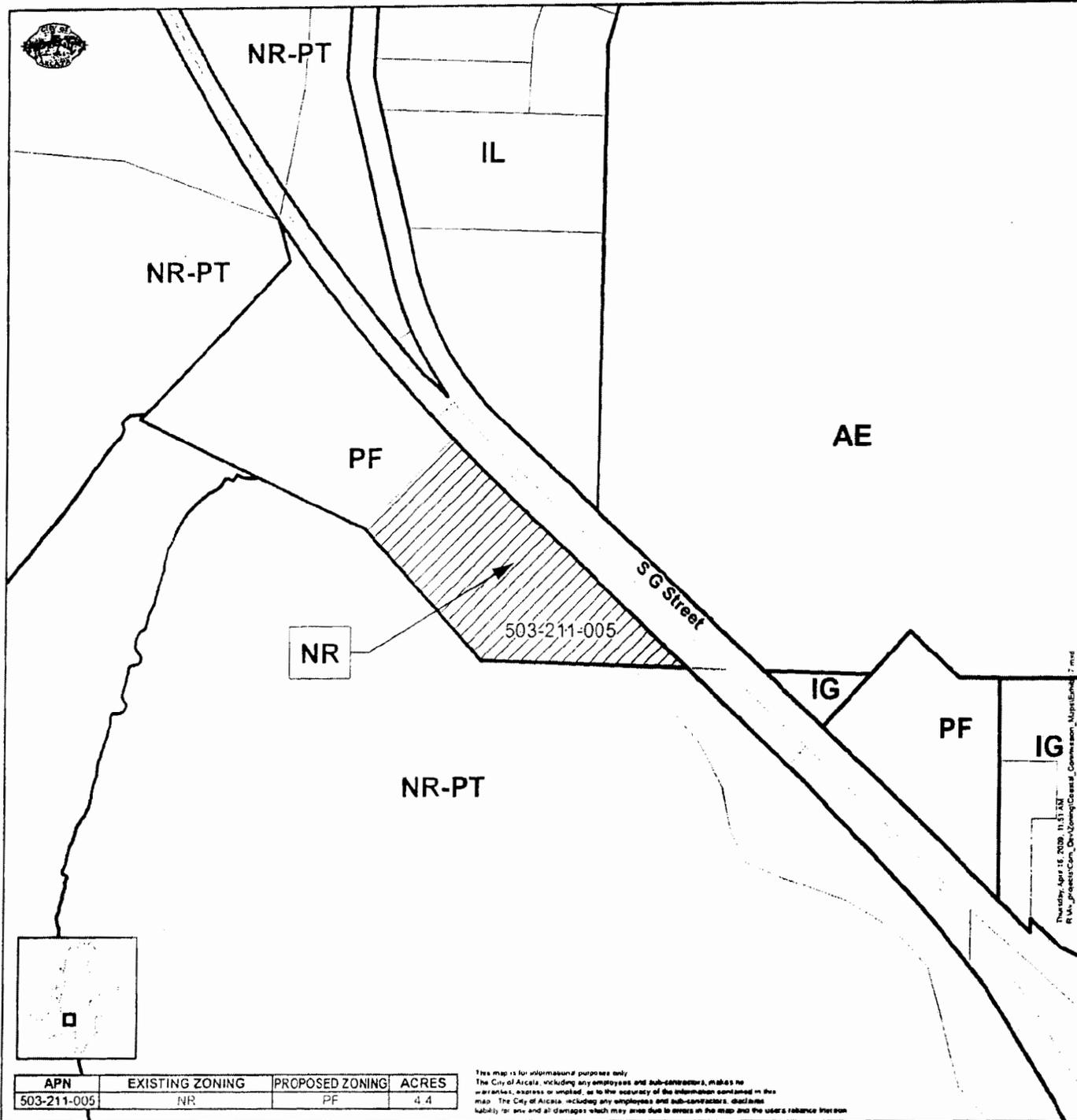
-  Proposed Zoning (Shown in letters)
-  Existing Zoning I-L (Shown in leader label)



0 50 100 Feet

Thursday, April 16, 2009 11:46 AM
 P:\Projects\Com... Zoning\Com... Map\Exhibit 6.mxd

City of Arcata
Exhibit 7 of 7
Zoning Designation Changes



Thursday, April 16, 2009, 11:51 AM
 R:\w_projects\City_of_Arcata\Zoning\Cases\Map\MapSheet_7.mxd

APN	EXISTING ZONING	PROPOSED ZONING	ACRES
503-211-005	NR	PF	4.4

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

Legend

Proposed Zoning Designation Change
 City of Arcata Parcel

Proposed Zoning & Existing Land Use

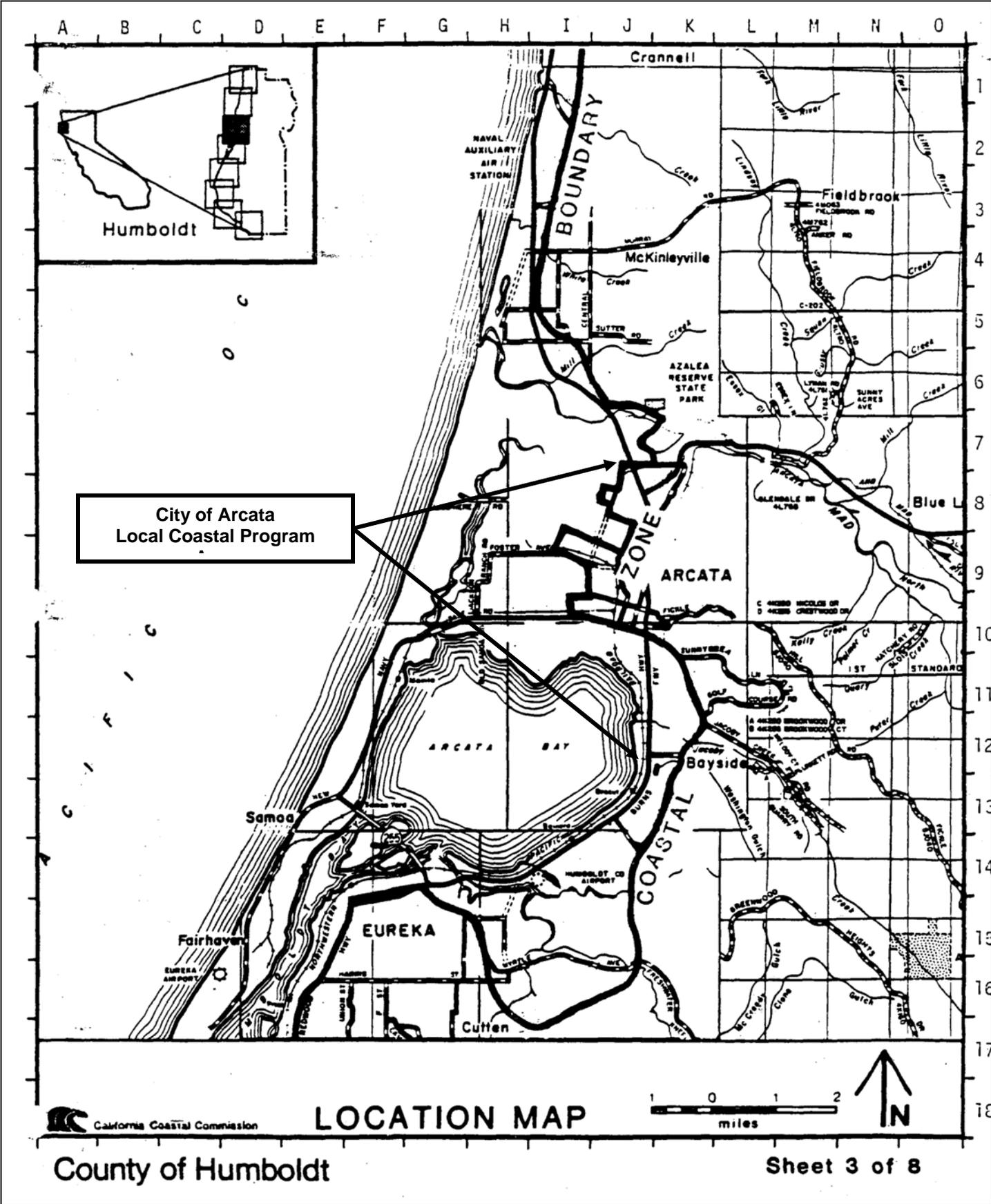
Proposed Zoning (Shown in letters)
 Existing Zoning I-L (Shown in leader label)

0 150 300 Feet

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

EXHIBIT 5

LOCATION MAP



City of Arcata
Local Coastal Program

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

EXHIBIT 6

VICINITY MAP

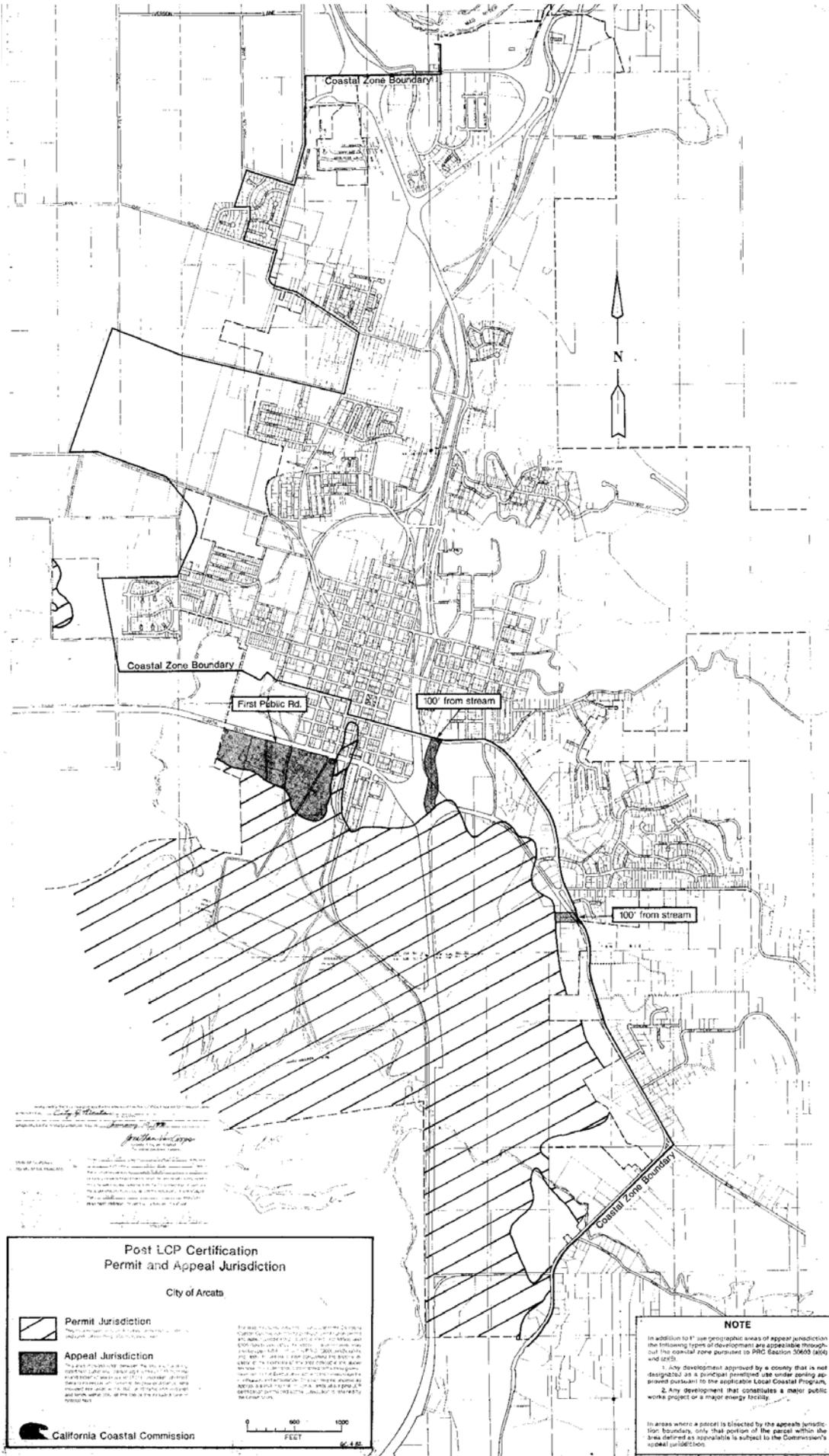


City of Arcata
Local Coastal Program

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

EXHIBIT 7

POST-CERTIFICATION CDP JURISDICTION MAP



City of Arcata
 Planning Department
 1000 Broadway
 Arcata, CA 95521
 (707) 839-2200
 www.cityofarcata.com

**Post LCP Certification
 Permit and Appeal Jurisdiction**

City of Arcata

 <p>Permit Jurisdiction The area within the hatched box is subject to the City of Arcata's permit jurisdiction for coastal zone development.</p>	 <p>Appeal Jurisdiction The area within the solid black box is subject to the California Coastal Commission's appeal jurisdiction for coastal zone development.</p>
---	--

Prepared by the City of Arcata Planning Department on 01/15/2015. The map shows the permit and appeal jurisdiction for coastal zone development in the City of Arcata. The permit jurisdiction is shown in hatched areas and the appeal jurisdiction is shown in solid black areas. The map is based on the City of Arcata's Coastal Zone Map and the California Coastal Commission's Coastal Zone Map. The map is subject to change without notice.


 California Coastal Commission

0 500 1000
 FEET

NOTE

In addition to the permit jurisdiction areas of appeal jurisdiction the following types of development are appealable throughout the coastal zone pursuant to PRC Section 53669 (a)(6) and (a)(7):

1. Any development approved by a county that is not designated as a principal permitted use under a locally approved program to the applicable Local Coastal Program;
2. Any development that constitutes a major public works project or a major energy facility.

In areas where a parcel is divided by the appeal jurisdiction boundary, only that portion of the parcel within the area defined as appealable is subject to the Commission's appeal jurisdiction.