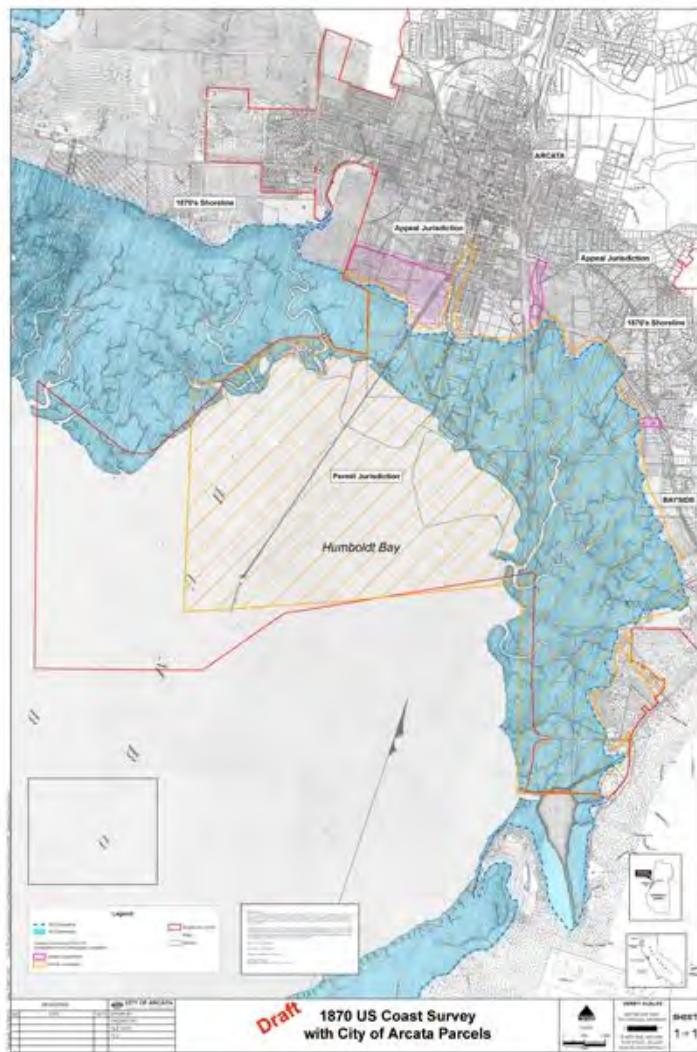


City of Arcata

COASTAL LAND USE ELEMENT



April, 2018

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1 INTRODUCTION

1.1 City of Arcata Coastal Land Use Element

The Coastal Land Use Element of the City of Arcata General Plan will help shape how the areas of the City of Arcata situated within the California Coastal Zone will look and function. This element is the City's companion land use document governing physical development and change affecting coastal resources within the City's Coastal Zone. The element is a legal mandate that governs both private and public actions. For purposes of administering the California Coastal Act, the Coastal Land Use Element is at the top of the hierarchy of local government laws regulating land use. Other laws and policies, such as specific plans, subdivision regulations, and zoning ordinances are subordinate to, and must be consistent with, the Coastal Land Use Element as a whole that, in turn, must be consistent with the Coastal Act and the City's General Plan.

The City's coastal zone holds great promise for resource protection and habitat enhancement. Situated on Arcata Bay and the Pacific Flyway, and surrounded by farmed bottomlands, the City has long enjoyed the natural beauty of the north coast. In addition, the lands within the Coastal Zone near the City's core represent a century of development and investment in industry, housing, and commerce. We encourage appropriate redevelopment and reinvestment in these coastal lands. At the same time, we now recognize the future risks associated with a changing climate and sea level rise, and we must respond with proactive investment in adaptation and measured retreat. The impacts of climate change will not be limited to any particular zone or portion of the City, but the Coastal Zone represents the first line of defense against some of the City's most obvious impacts from climate change.

The Coastal Land Use Element balances the requirements to comport with the Coastal Act and past precedent with the new challenges we will overcome in the future. The Element recognizes that the interpretation and practice of the past will not meet the challenges of the future. This balance considers the need to protect resources and future populations from climate change, while seeking pragmatic solutions to maintain and enhance vibrancy and investment in the present.

Planning Commission & City Council Review & Adoption

The City of Arcata Planning Commission conducted public hearings and reviewed the Draft Coastal Land Use Plan and forwarded a draft to the City Council. After conducting its own public hearings, the Council adopted this Coastal Land Use Plan on _____.

Local Coastal Land Use Element

Approximately one-third of the City of Arcata lies within the California Coastal Zone. The California Coastal Act of 1976 (California Public Resources Code Section 30000 *et seq.*) requires the City to have a Local Coastal Program (LCP) certified by the State Coastal Commission. The Local Coastal Program consists of two parts. The first part is this Coastal Land Use Element (Element), comprised of goals and regulatory policies. The second part is a set of implementing ordinances to carry out the policies of the Coastal Land Use Element. These implementing ordinances are contained within the Implementation Plan, henceforth referred to as the "Coastal Zoning Ordinance," as chaptered in Title IX of the Arcata Municipal Code.

Chapter Six of the Coastal Act, together with associated provisions within the Act's administrative regulations (Title 14, California Code of Regulations, Section 13001 *et seq.*), provide the standards for the review and certification of the Coastal Land Use Element. Stated briefly, the statute and regulations direct that the Coastal Commission may only certify a Land Use Plan that is in conformity with the policies and standards of Chapter Three of the Coastal Act, commencing at Section 30200. The standards for the certification of Land Use Plans and Implementation Plans can be found in Sections 30512 and 30513, respectively, of the Public Resources Code (PRC).

Coastal Land Use Element Organization

The Arcata Coastal Land Use Element consists of 13 chapters, generally following the Coastal Commission's Local Coastal Program Update Guide. Each chapter contains a short introduction and a detailed policy section.

Public Participation in Creating the Plan

The City recognizes the importance of public participation in the development of the guiding principles, policies and implementation measures that will frame land use within the City's Coastal Zone for years to come. In 2014 and 2015, the City Council held joint study sessions with the Planning Commission to discuss updates, goals and schedules. Throughout the summer of 2015, the Planning Commission conducted six public scoping meetings advertised in the local paper, through standard noticing practices, and on social media in an effort to provide opportunities for the public to provide its vision on coastal issues, such as sea level rise, annexations, zoning changes, coastal hazards and development of specific neighborhoods. Progress on the update was also provided to the public on the City's website where staff posted draft documents, maps and meeting announcements. From 2016 to 2018, the City Council held ____ study sessions and ____ joint study sessions with the Planning Commission. In the summer and fall of 2017, ____ public workshop(s) were held to discuss sea level rise issues.

Regional and Local Setting

Regional Setting. The City of Arcata is located on the Northern California coast, approximately 275 miles northwest of San Francisco, in the heart of the redwood region. It is in the west-central portion of Humboldt County, six miles north of the City of Eureka, the County seat. Arcata is situated at the north end of Arcata Bay, which is part of Humboldt Bay, the second largest marine embayment in California. The City is located on U.S. Highway 101, which connects to Eureka and the San Francisco Bay Area to the south, and to Crescent City and the Oregon Coast to the north. The City is at the western terminus of State Highway 299, which connects Arcata and the north coast to Redding and the Upper Sacramento Valley to the east. State Highway 255 also bisects the City west to east.

Local Setting. The City is situated on a coastal terrace, the lower portions of Fickle Ridge and the easterly portions of the Arcata Bottom, between Arcata Bay and the Mad River. The area of the City within the Coastal Zone contains approximately 4.75 miles of Arcata Bay shoreline and consists of a mix of agricultural lands, commercial, light and heavy industrial uses, natural resource lands, and residential uses.

Arcata's Coastal Zone Neighborhoods. Arcata is a city comprised of several distinct neighborhoods and recognized community areas several of which are within the Coastal Zone. Figure 1-1 (see following page) shows Arcata's neighborhoods. A portion of the Westwood neighborhood west of Alliance Road, north of 27th Street and south of Spear Avenue is within the Coastal Zone. This area is residential and agricultural in nature. A portion of the Bayside neighborhood southwest of Bayside Road and Old Arcata

Road is within the Coastal Zone. This area is a mix of residential, commercial, agricultural and public facility uses. The south of Samoa neighborhood is located on the west side of Highway 101 and south of Samoa Boulevard (Highway 255), and is a mix of agricultural, natural resource, residential, commercial, industrial, and public facility uses. The Uniontown area includes residential and commercial uses. The Creamery neighborhood is a mix of commercial, industrial, and residential uses.

Future Trends and Assumptions

The Local Coastal Program includes goals, policies and implementation measures that anticipate and help shape future changes to ensure that they reflect the community's shared sense of values. Future trends will reflect changes in social, economic, cultural, and environmental factors, but will be shaped locally by the guidelines expressed in this Element.

Arcata embraces environmentally sustainable principles that encourage infill development, brownfield remediation, multi-modal transportation, and zoning districts that emphasize and encourage mixed-use developments where compatible. Arcata recognizes the value of natural resource lands, and has implemented strong regulatory protections that discourage sprawl and protect open spaces. Arcata aspires to preserve sufficient lands for both active and passive recreational activities and coastal access to serve the present and future needs of the community. The City has set aside a large amount of land for resource protection and must maximize the use of the remaining agricultural, industrial, commercial and residential lands. It is expected that there will be increased use of vacant and underdeveloped parcels within the City as opposed to outward expansion of the City limits.

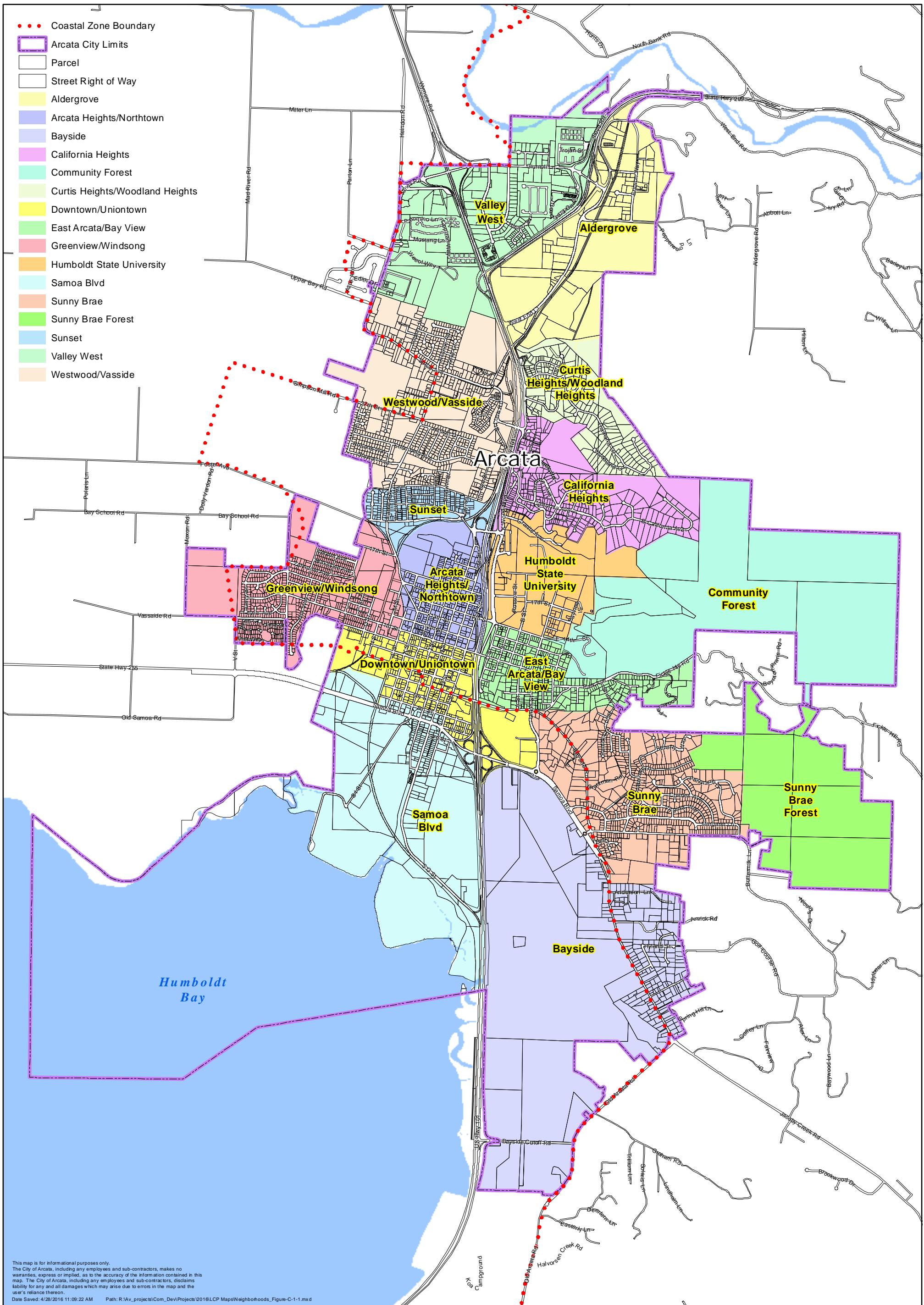
Administering the Coastal Land Use Element

All land use and development decisions in the Coastal Zone must be consistent with the Local Coastal Program. Unless otherwise exempt, activities and development in the Coastal Zone that require a coastal development permit shall be found in conformance with the certified Coastal Land Use Element as well as all other findings in the City's Coastal Zoning Ordinance.

1.2 Implementation Principles

Objective: The Land Use Plan provides a policy basis for the regulation of development and uses within the Coastal Zone. The following general policies shall provide the framework for the administration and interpretation of the Land Use Element:

- 1.2.1** The policies of Chapter 3 of the California Coastal Act (California Public Resources Code Sections 30210 through 30264) shall direct the interpretation of this Coastal Land Use Element.



City of Arcata
City of Arcata Coastal Land Use Element

Figure 1-1
Neighborhoods

| Draft April 2018



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4 Feet

- 1.2.2** Where the policies of the Coastal Land Use Element appear to conflict with the provisions of any other element of the General Plan, the policies of the Coastal Land Use Element shall take precedence.
- 1.2.3** If a perceived conflict occurs between the wording of the enumerated, mapped, or graphic policies and the accompanying descriptive text of the Coastal Land Use Element, the enumerated, mapped, or graphic policy language shall take precedence.
- 1.2.4** Where policies within the Coastal Land Use Element overlap or seem inconsistent, the policy that is on balance the most protective of significant coastal resources shall take precedence. Resolution of such conflicts shall be supported by appropriate findings setting forth the basis for the resolution of identified policy conflicts.
- 1.2.5** Where the policies of the Coastal Land Use Element appear to conflict with the provisions of the Coastal Zoning Ordinance, the policies of the Coastal Land Use Element shall take precedence.
- 1.2.6** Prior to the issuance of any development permit required by this Element, the City shall make the finding that the development meets the standards set forth in all applicable Coastal Land Use Element policies and Coastal Zoning Ordinance regulations.

2 PLANNING AND LOCATING DEVELOPMENT

2.1 Introduction

Most of the land within the City of Arcata's Coastal Zone is planned and zoned Agriculture Exclusive (AE), Natural Resources (NR), or Mixed Use (MU). An area within the City's urban core is planned and zoned Residential (R) for all types of residential uses and Commercial Central (CC) for primarily commercial uses. The most significant vacant and under-utilized portions of the City within the Coastal Zone that are available for development are mixed use lands located along the State Route 255/Samoa Boulevard corridor on the west side of town.

Strict protective standards of the Natural Resources and Agriculture Exclusive areas require the City to utilize the developable portions of the City more intensely. Together with the Coastal Act policies below, the City emphasizes the reuse of former industrial lands and promotes infill development over the encroachment of services into resource lands. Infill development maximizes use of existing infrastructure and transportation facilities, reduces air quality impacts, and protects against the conversion of agriculture and open space lands.

The following Coastal Act policies are relevant to and are addressed in the City's Planning and Locating Development Policies:

Coastal Act Section 30250:

- 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. 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.
- 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.

2.2 Land Use Plan Policies

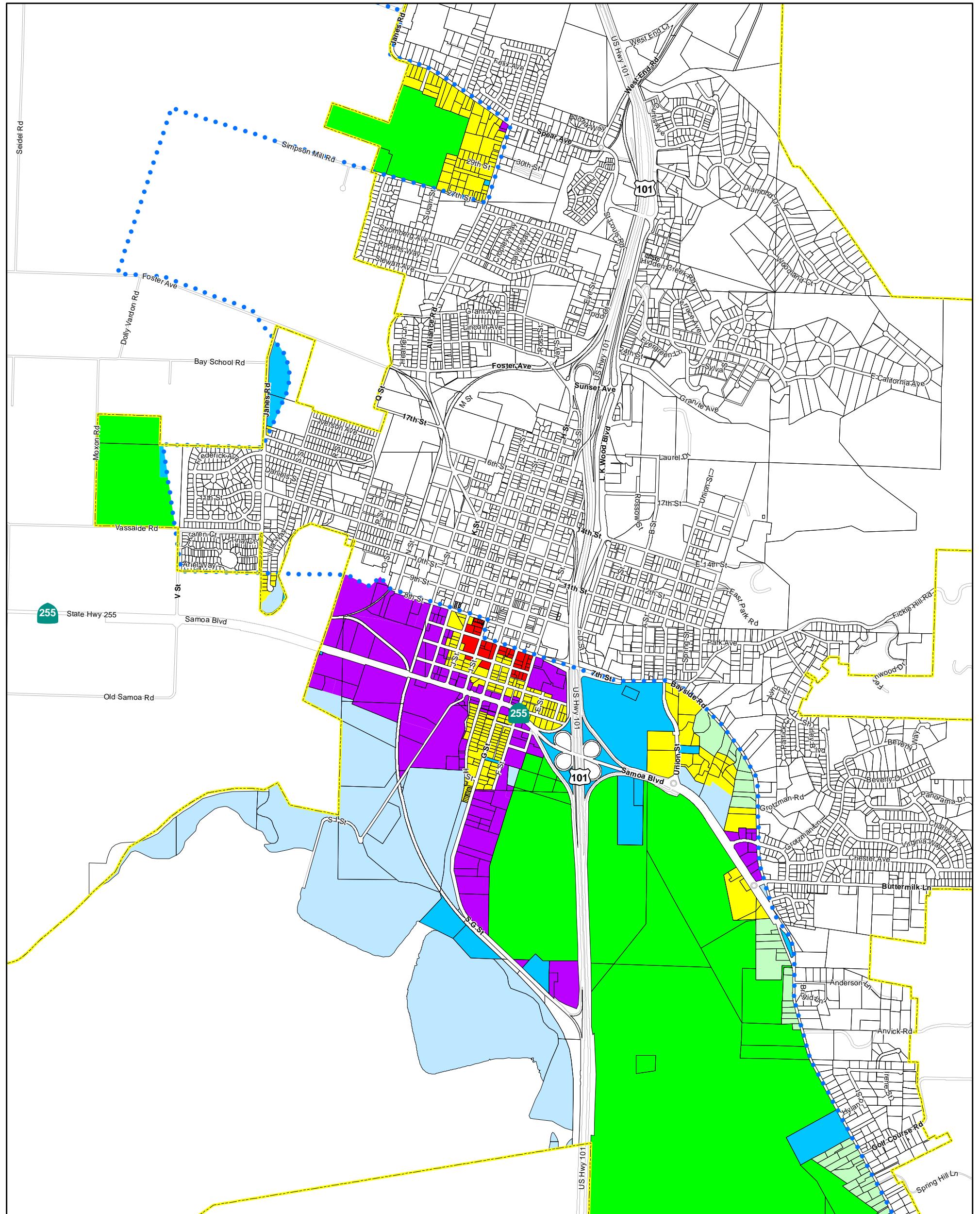
2.2.1 Coastal Land Use Element. The lands shown on Figure 2-1 (see following page), Coastal Land Use Plan Map, are within the California Coastal Zone. The land use designations within the Coastal Zone are part of the City's Local Coastal Program (LCP), are shown on Figure 2-1, and are as follows:

Natural Resource (NR)	Central Commercial (CC)
Agriculture Exclusive (AE)	Mixed Use (MU)
Residential Agriculture (RA)	Public Facility (PF)
Residential (R)	

The allowed residential density for each designation is shown in Table 2-1, below. To calculate the residential density for a parcel, the gross parcel size shall be used. The maximum height and floor area ratio for each designation is also included. "Review authority" shall indicate that the maximum height shall be determined by the review authority for the development.

Table 2-1 Allowable Residential Density by Land Use Designation

Land Use Plan Designations		Residential Density	Maximum Height	Maximum Floor Area Ratio
Natural Resource	N	None allowed	45 feet	n/a
Agriculture Exclusive	A	1 farm dwelling per parcel of ≥ 60	45 feet	0.1
Residential Agriculture	R	2 or fewer dwelling units/acre	45 feet	0.2
Residential	R	Up to 32 dwelling units/acre	60 feet	1.0
Commercial Central	C	Up to 32 dwelling units/acre	60 feet	4.0
Mixed Use	M	Up to 15 dwelling units/acre	Review	4.0
Public Facility	P	None allowed	Review	1.5



City of Arcata

ARCATA, CALIFORNIA

Figure 2-1 Draft Coastal Land Use

Draft Coastal Land Use

Map showing land use categories and boundaries. The map includes a legend on the left and a scale bar at the bottom right. The legend categories are Residential Agriculture (RA), Agriculture Exclusive (AE), Residential (R), Natural Resource (NR), Public Facility (PF), Mixed Use (MU), and Central Commercial (CC). The boundaries shown are the Coastal Zone Boundary (blue dots), Arcata City Limits (yellow dashed line), and Parcel boundaries (white lines). A north arrow is located in the bottom right corner.



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City of Arcata Coastal Land Use Element

1 Draft April 2018

| Draft March 2018

- 2.2.2 Development Permit Issuance.** Prior to the issuance of a coastal development permit required by this Plan, the City shall make the finding that proposed development meets the standards set forth in all applicable Coastal Land Use Element policies and Coastal Zoning Ordinance.
- 2.2.3 Promotion of Infill Development.** Appropriate redevelopment of certain commercial, industrial, and residential parcels of land that are either underutilized, brownfields, or vacant but surrounded by existing urban development, shall be encouraged. Consistent with all other Coastal Land Use Element policies, infill development may include new residential units on upper floors of commercial structures, development of additional dwelling units on residential lots, and new or expansion of existing residential and commercial structures.
- 2.2.4 Coastal Dependent Land Uses.** Coastal dependent developments shall have priority over other development or uses on or near the Arcata Bay shoreline. Where appropriate, coastal-related developments should be accommodated within reasonable proximity to the coastal dependent uses they support. Coastal visitor serving uses are considered coastal-related development.

2.3 Land Use Designations

2.3.1 AGRICULTURE & NATURAL RESOURCE. The objective of this designation is to preserve and promote the sustained production of natural resources; preserve and promote agricultural, forest, and aquaculture lands; and protect public natural resource/open space lands, including stream courses, wetlands, tidelands, and open space areas; provide for complementary uses including farm housing, processing of agricultural and aquaculture products, and public access for coastal recreation in designated areas.

Agriculture Exclusive [AE]. This designation is intended to preserve land for agricultural production. The AE designation is appropriate for lands with prime agricultural soils and wetlands that could be used as grazed agricultural lands. Structures accessory, incidental to, and compatible with, or necessary for agricultural production, such as barns and farmhouses, are appropriate uses in AE areas when protective of agricultural lands and sited in uplands. Allowed uses include farm dwellings, accessory dwelling units, coastal dependent recreation, agricultural uses, agriculture processing facilities, commercial greenhouse operations over exposed soil, and natural resource conservation uses.

Natural Resource [NR]. This designation is applied to public or private lands where protection of unique and/or sensitive natural resources, or managed production of resources, is the primary objective. Recreation may be considered as a secondary use where impacts to protected resources are avoided, minimized, or mitigated. This designation is also applicable to productive resource lands, including areas used for aquaculture and mariculture in Arcata Bay. 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.

2.3.2 RESIDENTIAL. The objective is to allow for a mix of housing types and densities to meet the physical, social, and economic needs of residents, with new and converted housing designed to be compatible with the established neighborhood character.

Residential Agriculture [RA]. 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 RA designation is applicable for lands with steep slopes, and lands adjacent to agricultural lands, where the open space character of Arcata's hillsides and perimeter lands are to be preserved. Individual home sites 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.

Newly created lots in this zone must contain a buildable area of sufficient size and slope to allow development without significant environmental damage or landform alteration. This designation is also intended to provide a transition between urban uses and rural and agricultural areas. Primary allowed uses include single-family dwellings and accessory uses, accessory dwelling units, residential care facilities, nature restoration and access, recreation uses, and small lodging facilities. Secondary uses include group residential, agricultural uses and small structures, meeting facilities, larger lodging facilities, schools, accessory retail and services, and utility facilities.

Residential [R]. The R designation is applied to areas appropriate for a variety of housing types, including single family housing, accessory dwelling units, and various types of multifamily housing. Primary uses include all types of residential units and accessory uses, residential care facilities, group residential, day care centers, nature restoration and access, recreation uses, small lodging facilities, and accessory retail and services. Secondary uses include agricultural uses and small structures, meeting facilities, larger lodging facilities, schools, and utility facilities.

2.3.3 COMMERCIAL AND MIXED USE. The objective of the commercial category is to provide sufficient land areas and locations for a variety of retail and commercial services to serve the consumer needs of the community and visitors. The objective of the mixed use category is to allow for a mix of commercial, industrial, and residential uses.

Commercial Central [CC]. The CC area forms the downtown center of the City and is designed to be a high density, pedestrian-oriented activity area, with retail and services supporting a variety of day and night activities. The allowed uses include a full range of low impact and moderate impact commercial uses, residential uses, some low impact manufacturing and agricultural processing.

Mixed Use [MU]. The MU designation is applied where residential uses, commercial uses, and industrial uses are allowed when compatible. Substantial additions to existing commercial structures should include residential units on upper floors or in separate buildings. The allowed uses include the full range of commercial uses, manufacturing uses, residential uses, and quasi-public facilities.

2.3.4 PUBLIC FACILITIES. The objective of this designation is to provide appropriate locations and sites for water storage and delivery, wastewater collection and treatment, drainage, solid waste management, fire protection, parks and recreation, civic and institutional uses, and education facilities.

Public Facility [PF] uses. The Public Facility land use category is applicable to those lands that are to be used for the various types of public facilities. Public facility uses may be owned by private individuals, private organizations, or private institutions, as well as by government entities. Allowed uses include schools, public services and administrative offices, and a full range of public facilities.

3 INDUSTRIAL DEVELOPMENT AND ENERGY

3.1 Introduction

Industrial land uses are important to retain as they generate a variety of jobs, and produce goods that are often sold outside of the community, which provides economic benefits to the City. Industrial uses within the City include labor-intensive manufacturing, processing, assembly, warehousing and services, as well as complementary non-industrial uses, such as restaurants and child-care facilities, in appropriate locations. In Arcata, substantial areas in the Coastal Zone near Arcata Bay were developed by the timber industry adjacent to Samoa Blvd. With the transition from resource extraction industries, such as timber harvesting and wood product manufacturing, many of these properties present opportunities for re-use as industrial and commercial sites oriented toward new markets. The land use designation applicable to industrial lands is Mixed Use as identified in Chapter 2, Planning and Locating New Development.

Energy facilities in the Coastal Zone portion of the City of Arcata include transfer stations, power lines, and transformer poles. No municipal electrical power generation or similar large scale energy facilities are located within the Arcata LCP area. Electrical power for the city is delivered through electric transmission towers and distribution poles, primarily from Pacific Gas & Electric's Humboldt Bay Power Plant that generates power from natural gas. Pacific Gas & Electric also maintains a natural gas delivery network throughout the city with a major gas transmission line that runs parallel to Highway 101. Alternative energy resources such as solar, tide and wind technologies may also be important to the City.

The following Coastal Act policy is relevant to and is addressed in the City's Industrial Development and Energy Policies:

Coastal Act Section 30620: 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 local coastal plan. However, where new or expanded coastal-dependent industrial facilities cannot feasibly be accommodated consistent with other policies of this local coastal plan, they may nonetheless be permitted in accordance with this section and Sections 30261 and 30262 of the California Coastal Act 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.

3.2 Land Use Plan Policies

3.2.1 Hazardous Industrial Development. It is not feasible to locate hazardous industrial development separate from existing development in the City's Coastal Zone. For this reason, such development is only allowable in the Coastal Zone when demonstrated that all risks associated with the industrial operations are fully mitigated to a level consistent with existing adjacent development and uses.

3.2.2 Coastal-Related and Coastal-Dependent Industrial Development. The City of Arcata's coastline consists of intertidal areas and mudflats, riparian areas where small creeks meet Humboldt Bay, the Arcata Marsh, and a system of sloughs. The City currently leases 174 acres of the bay for aquaculture uses. Aquaculture and mariculture is encouraged as a desirable use in Arcata Bay, consistent with the resource protection policies of this Coastal Land Use Element.

3.2.3 Conversion and Reuse of Vacant and Underutilized Industrial Sites. The City shall encourage the conversion and reuse of abandoned or inactive industrial sites, such as former lumber mills. Light and moderate manufacturing, other industrial uses, and mixed use commercial, industrial, and residential uses are encouraged in these locations.

3.2.4 Concentration of High Impact Industrial Uses. High impact industrial uses should be concentrated in existing industrially developed properties.

3.2.5 Coastal-Related Resource Extraction and Processing. In order to minimize adverse impacts to sensitive land, marine resources, and scenic areas; on and off shore petroleum product exploration, recovery, and processing should be limited to those geographic areas that currently accommodate these uses and activities. Consistent with this policy, the City shall prohibit on-shore petroleum exploration, production, and processing within its boundaries.

3.2.6 Energy Generation. The City will encourage new and retrofitted development to incorporate distributed energy generation, such as solar and wind power generation. Development of these systems will be designed to protect scenic and visual qualities of coastal areas, wildlife including birds and bats, sensitive coastal resources, marine life, water quality, and public access.

4 RECREATION AND VISITOR SERVING FACILITIES

4.1 Introduction

The City of Arcata strives to protect and maximize recreation and visitor serving land uses, including free or low cost opportunities. Recreational activities within the City occur in many different zoning classifications. There are nearly 350 acres of land dedicated to recreational and visitor serving land uses in the Coastal Zone portion of the City of Arcata, mostly within the Arcata Marsh & Wildlife Sanctuary (Arcata Marsh). There are also commercial recreational and visitor serving uses located nearby in the City of Arcata outside of the Coastal Zone that provide lodging, restaurants, entertainment and other facilities for visitors to the Coastal Zone areas. Outdoor recreation facilities include the Arcata Marsh and Wildlife Sanctuary that provides access to Humboldt Bay via Arcata's only boat launch. The Arcata Marsh also provides 5.4 miles of walking and bicycling paths. Figure 4-1 (see following page) identifies existing shoreline and near-shore recreational areas, facilities and support facilities (e.g. parks, parking areas, visitor-serving commercial) in the Coastal Zone portion of the City of Arcata.

The following Coastal Act policies are relevant to and are addressed in the City's Recreation and Visitor Serving Facilities Policies:

Coastal Act Section 30212.5: Wherever appropriate and feasible, public facilities, including parking areas or facilities, shall be distributed throughout an area so as to mitigate against the impacts, social and otherwise, of overcrowding or overuse by the public of any single area.

Coastal Act Section 30222: 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 do not have priority over agriculture or coastal-dependent industry.

Coastal Act Section 30223: Upland areas necessary to support coastal recreational uses shall be reserved for such uses, where feasible.

Coastal Act Sections 30224 and 30234: Increased recreational and commercial boating use of coastal waters shall be encouraged by allowing development of dry storage areas and public launching facilities. Recreational and commercial boating industries shall be protected and, where feasible, enhanced. Uses promoting fishing activities shall be encouraged.

Coastal Act Section 30213: Lower cost visitor and recreational facilities shall be protected, encouraged, and, where feasible, provided. Developments providing public recreational opportunities are preferred.

4.2 Land Use Plan Policies

Recreation Uses.

Objective: Provide indoor and outdoor recreational uses, including active and passive uses, within the Coastal Zone for residents and visitors.

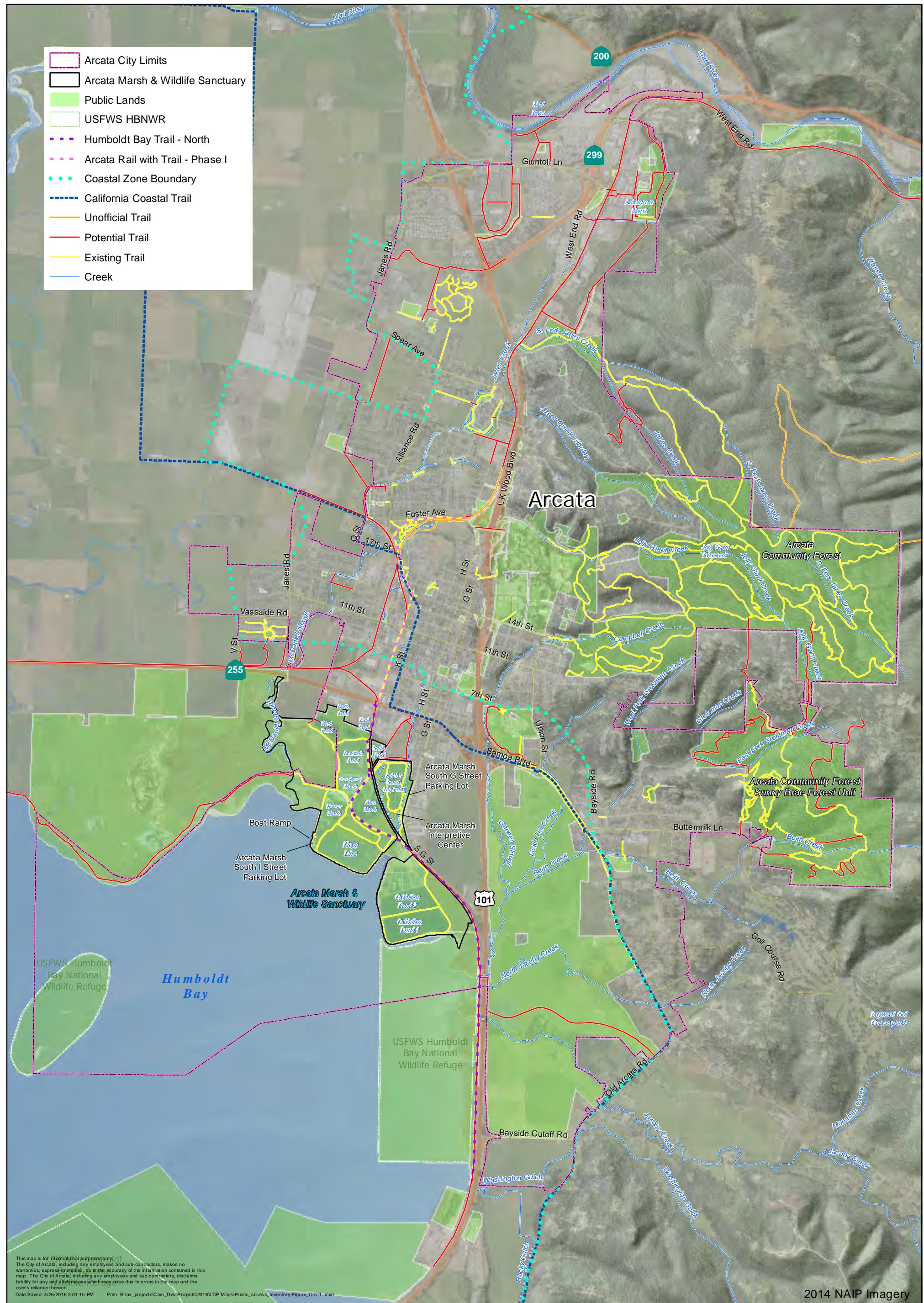


Figure 4-1
Existing shoreline and near-shore area
Public Access Inventory
| Draft April 2018



City of Arcata
City of Arcata Coastal Land Use Element



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4.2.1 Recreational Areas and Facilities. Existing recreational areas and facilities within the Coastal Zone shall be retained and maintained to the extent practicable to provide safe, enjoyable recreational opportunities for visitors and residents. Coastal areas providing water-oriented recreational activities and facilities shall be protected where feasible. New recreational facilities shall be compatible with adjacent uses.

4.2.2 Accessory Recreation Areas. Passive recreational activities that are secondary and accessory to the primary permitted uses, such as public access trails and bird watching, may occur in any land use designation. Such activities shall be subject to restrictions protecting proximate environmentally sensitive areas.

4.2.3 Trail Connectivity and Amenities. Development shall connect to the trail network when located adjacent to designated, existing, or planned trail routes. Facilities to accommodate pedestrians and bicyclists shall be provided where feasible. Facilities may include benches, wayfinding signage, bicycle and pedestrian access, bicycle parking, water stations, picnic tables, bike repair stations, kiosks, and walk up windows at visitor serving establishments.

4.2.4 Commercial Recreation Opportunities. Commercial recreation opportunities, such as guiding services or equipment rentals, shall be encouraged in the Samoa Boulevard and South "G" urban core neighborhoods to provide services to visitors and residents.

4.2.5 Non-Vehicular Recreational Activities in Agriculture Exclusive. Private and public non-vehicular recreational activities, such as hiking, fishing, hunting, and other recreational activities that are consistent with the City's Municipal Code and do not require permanent structures, may be permitted in the Coastal Agricultural Exclusive designation. Such uses shall not: interfere with adjacent agricultural uses, limit the potential of the site to return to agricultural uses, or significantly displace the wildlife utilizing the area, especially in wetlands.

4.2.6 North of Samoa Recreational Area. The area west of "K" Street and north of Samoa Boulevard includes vacant and underutilized parcels. As opportunities arise, recreational facilities shall be developed in this area in accordance with the type of development that occurs.

4.2.7 Humboldt Bay Water Trails. The boat launch at the end of South "I" Street is a point of entry into the Humboldt Bay Water Trails system. This launch is only accessible at high tide. If feasible, the boat ramp shall be retained and improved to ensure continued connection to the Humboldt Bay Water Trails system. This could include dredging or extension of the boat launching facility farther into Humboldt Bay. Where feasible, additional points of entry should be developed and maintained.

Visitor Serving Facilities

Objective: Provide visitor serving facilities within the Coastal Zone and adjacent to the Coastal Zone to accommodate visitors to the City.

4.2.8 Visitor Serving Facilities. Visitor serving facilities that provide food, lodging, and shopping opportunities shall be located in existing developed areas.

4.2.9 Visitor Parking. Free and low-cost visitor parking shall be provided within the Coastal Zone to accommodate visitors at coastal access points. If feasible, new parking areas shall be developed adjacent to coastal access points, such as the Samoa Blvd. entrance to the McDaniel's Slough.

4.2.10 Visitor Public Transportation. Public transportation options that connect visitors from the Valley West lodging areas and northern portions of Arcata to coastal resources such as Mad River Beach and the Arcata Marsh and Wildlife Sanctuary should be explored.

5 WATER QUALITY PROTECTION

5.1 Introduction

Improving water quality in and around Humboldt Bay is important to the City of Arcata. The Humboldt Bay Management Plan (2007), prepared by the Humboldt Bay Harbor Recreation and Conservation District (Harbor District), indicates that cities adjacent to Humboldt Bay put pressure on the area's natural resources and affect water quality. Nonpoint source pollution is cited as the leading cause of water pollution in both coastal and inland waters, and regulatory efforts at the state level have expanded to address surface water and runoff pollution into drainage channels, streams, and groundwater. Controlling nonpoint source pollution is an important goal for agencies and municipalities working to maintain or improve water quality. The City's watersheds located within the Coastal Zone are mapped in Figure 5-1 (see following page).

The following Coastal Act policies are relevant to and are addressed in the City's Water Quality Protection Policies:

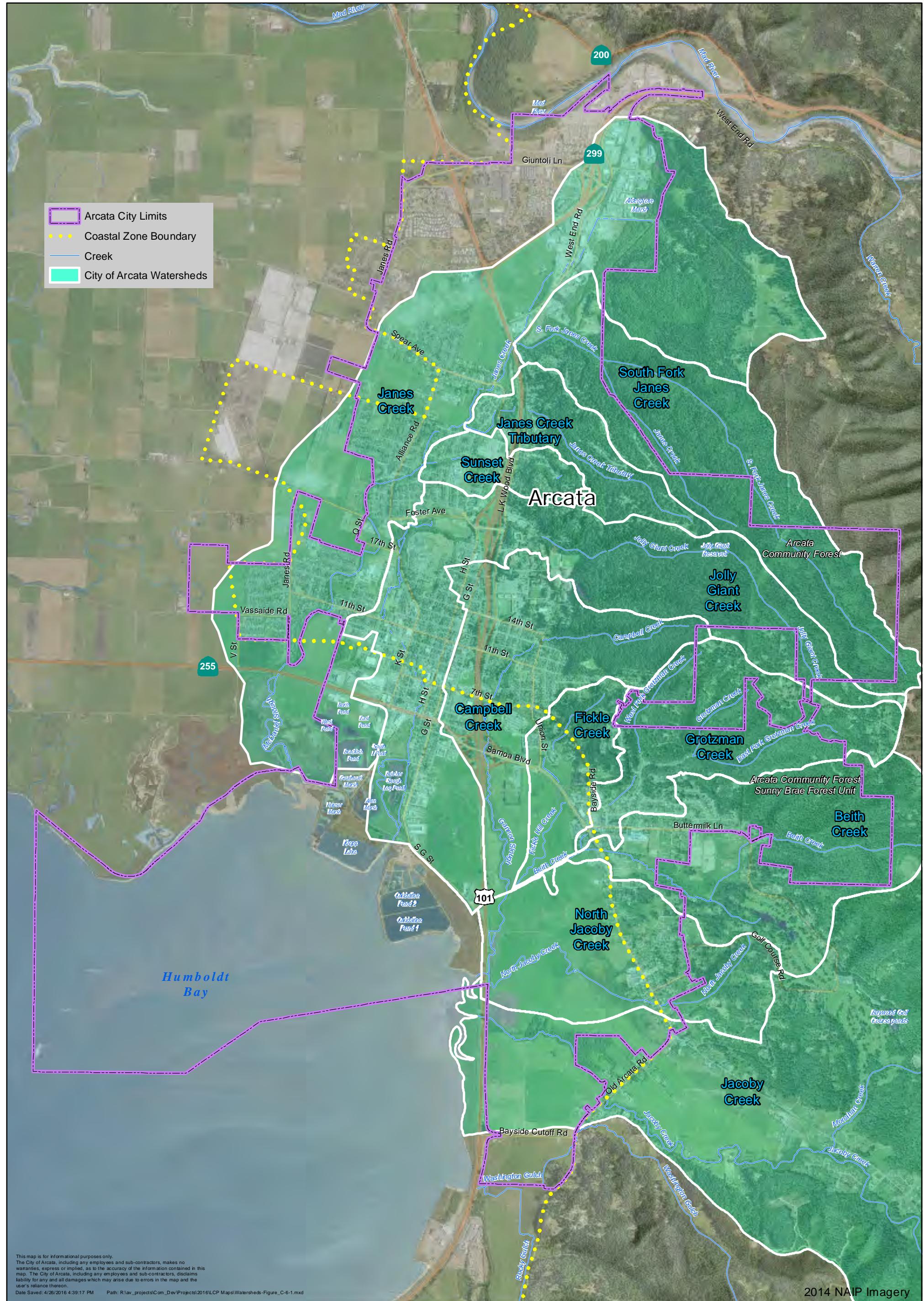
Coastal Act Section 30230: Marine resources shall be maintained, enhanced, and where feasible, restored. Special protection shall be given to areas and species of special biological or economic significance. Uses of the marine environment shall be carried out in a manner that will sustain the biological 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.

Coastal Act Section 30231: The biological productivity and the quality of coastal waters, streams, wetlands and estuaries 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 water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.

5.2 Land Use Plan Policies

Objective. Manage Arcata's water resources from a watershed perspective by: maintaining surface and subsurface water quality and quantity; managing runoff for the benefit of aquatic habitats, and maintaining the integrity of stream hydrology; implementing the City's drainage master plan to use natural drainage systems, and acquiring easements and properties for effective drainage management; minimizing increases in stormwater runoff, flooding, and erosion, and reducing pollutant loads; and implementing Low Impact Development in compliance with the City's State Regional Water Quality Control Board (Water Board) Storm Water Discharges from Small Municipal Separate Storm Sewer Systems state stormwater permit.

5.2.1 Stormwater Impacts. To minimize adverse impacts to coastal waters, development shall be planned, sited, designed, and managed to minimize changes in stormwater runoff volume, flow rate, timing and duration, and to limit pollutants in stormwater runoff.



City of Arcata
City of Arcata Coastal Land Use Element

Figure 5-1
City of Arcata Watersheds

| Draft April 2018



0 1,000 2,000
19 Feet

5.2.2 Best Management Practices. Best Management Practices for controlling stormwater runoff and maintaining water quality during and after construction shall be required as part of a project's erosion and sediment control plan.

5.2.3 Low Impact Development (LID) Features. Permanent LID features shall be incorporated into the design and operation of new and retrofitted development as required by the City's Municipal Separate Storm Sewer System (MS4) permit. Project designers/engineers shall prepare a Stormwater Control Plan for all applicable projects to be reviewed and approved by City Staff prior to the issuance of any building or grading permits. The Stormwater Control Plan shall include Site Design Measures as required by the City's MS4 permit. The LID features shall not be considered environmentally sensitive habitat areas and will be allowed to be maintained over time without the need for a Coastal Development Permit. LID features include: green roofs, permeable pavements, and bio-retention facilities such as rain gardens, swales, and detention facilities.

5.2.4 City Drainage System. The City's drainage and creek systems shall not be defined as Environmentally Sensitive Habitat Areas, and shall be maintained without requiring a Coastal Development Permit.

5.2.5 Stormwater Outfalls. Construction of new stormwater outfalls should be avoided, and stormwater directed to existing facilities with appropriate treatment and filtration. Where new outfalls are necessary, stormwater outfalls shall be planned, sited and designed to minimize adverse impacts on coastal resources. Consolidation of existing and new outfalls is encouraged where appropriate.

5.2.6 Increase Capacity of Stormwater Infrastructure. The City shall work to reduce impacts from higher water levels by widening drainage ditches, improving carrying and storage capacity of tidally-influenced streams, installing larger pipes and culverts, converting culverts to bridges, creating retention and detention basins, and developing contingency plans for extreme events.

6 ENVIRONMENTALLY SENSITIVE HABITAT AREAS

6.1 Introduction

The City of Arcata sets a high priority on the protection of Environmentally Sensitive Habitat Areas (Sensitive Habitats) that include various types of wetlands, riparian areas, coastal prairies, woodlands and forests, and other natural resources in the Coastal Zone. The City's Local Coastal Program provides for protection of sensitive habitat areas.

The following Coastal Act policies are relevant to and are addressed in the City's Sensitive Habitat Policies:

Coastal Act Section 30233: Diking, filling or dredging; continued movement of sediment and nutrients.

- a. "The diking, filling, or dredging of open coastal waters, wetlands, estuaries, and lakes shall be permitted in accordance with other applicable provisions of this division, where there is no feasible less environmentally damaging alternative, and where feasible mitigation measures have been provided to minimize adverse environmental effects, and shall be limited to the following:
 - 1) New or expanded port, energy, and coastal-dependent industrial facilities, including commercial fishing facilities.
 - 2) Maintaining existing, or restoring previously dredged, depths in existing navigational channels, turning basins, vessel berthing and mooring areas, and boat launching ramps.
 - 3) In open coastal waters, other than wetlands, including streams, estuaries, and lakes, new or expanded boating facilities and the placement of structural pilings for public recreational piers that provide public access and recreational opportunities.
 - 4) Incidental public service purposes, including but not limited to, burying cables and pipes or inspection of piers and maintenance of existing intake and outfall lines.
 - 5) Mineral extraction, including sand for restoring beaches, except in environmentally sensitive areas.
 - 6) Restoration purposes.
 - 7) Nature study, aquaculture, or similar resource dependent activities.
- b. 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.
- c. In addition to the other provisions of this section, diking, filling, or dredging in existing estuaries and wetlands shall maintain or enhance the functional capacity of the wetland or estuary.
- d. Erosion control and flood control facilities constructed on watercourses can impede the movement of sediment and nutrients that would otherwise be carried by storm 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."

Coastal Act Section 30236: Water supply and flood control. "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."

Coastal Act Section 30240: "Environmentally sensitive habitat areas; adjacent developments.

- a. Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on those resources shall be allowed within those areas.
- b. Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts that would significantly degrade those areas, and shall be compatible with the continuance of those habitat and recreation areas."

6.2 Land Use Element Policies

Natural Resources Protection and Enhancement

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

6.2.1 Designation and Development Limitations of Open Space Lands with Native Biotic Resources and Ecosystems. The native biotic resources of river and creek riparian zones, the Arcata Marshes, and Arcata Bay tidelands and sloughs are unique ecosystems that have important habitat values far beyond their values as open space. The City shall restore and maintain these systems for the benefit of residents, visitors, fish, and wildlife.

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

Creeks that flow openly through the developed portion of the community shall have biological corridors and greenways established, and shall be maintained as visual assets. The natural features of the Mad River corridor, Arcata's creeks and adjacent areas, marshes, and other wetland areas, shall be retained.

Unique habitat and wildlife areas shall remain in a natural condition. Such areas include salt marshes, and special habitats such as nesting areas.

6.2.2 Maintain Biological Productivity and Quality of Coastal Waters. Protecting ecological functions of natural habitats, and natural drainage and infiltration processes, will enhance natural ecosystems in the Coastal Zone. The biological productivity and quality of coastal waters, streams, wetlands, estuaries, and lakes shall be maintained and, where feasible, restored. Ecological systems and natural processes shall not be significantly disrupted by development (e.g., a culvert or other drainage device that blocks fish passage). Quality of coastal waters will be protected by: minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface waterflow, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.

6.2.3 Sensitive Habitat Definition. The City declares the following to be Sensitive Habitats within the Coastal Zone.

- a. Rivers, creeks, sloughs, and associated riparian habitats: Jacoby Creek; Beith Creek; Grotzman Creek; Campbell Creek; Jolly Giant Creek; Janes Creek; Gannon Slough; Butcher Slough; and McDaniel Slough. These also make up our drainage/stormwater system and need to be regularly maintained for flow purposes.
- b. Wetlands, estuaries, and associated riparian habitats: Arcata Bay; Mad River Slough; Liscom Slough; Butcher Slough; and the Arcata Marsh and Wildlife Sanctuary.
- c. Other unique habitat areas: water bird 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; and plant species appearing on the California Native Plant Society List "1" and "2" lists.

Moreover, certain developments and uses may be authorized within particular categories of Sensitive Habitats regardless of demonstration of their dependency upon the resources area: (1) Diking, dredging, and filling of wetlands shall be consistent Policy 6.2.17 of this Coastal Land Use Plan; and (2) development entailing channelization, damming, or other substantial alterations of rivers and streams shall be limited to: (1) necessary water supply project, (2) flood control projects 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.

6.2.4 Protect Environmentally Sensitive Habitat Area Functions. All Sensitive Habitats in the Coastal Zone shall be protected from conversion to other uses. To the extent practicable, open space easements will be established when development is proposed adjacent to Sensitive Habitats, to allow for migration of these habitats as climate and other factors change.

6.2.5 Habitat Value Protection. Sensitive Habitats 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 these areas. Proposed development in areas adjacent to Sensitive Habitats shall be sited and designed to prevent impacts that would significantly degrade such areas, and must be compatible with the continuance of such habitat areas.

6.2.6 Threshold of City Review for Sensitive Habitat Effects. Development on parcels designated Natural Resource on the Land Use Plan Map, or within 250 feet of such a designation, or development potentially affecting a Sensitive Habitat area, shall comply with applicable habitat protection policies of this element. All proposed development plans, including grading and drainage plans, submitted as part of a Coastal Development Permit application for these areas, shall show the precise locations of all sensitive habitat areas on the site plan.

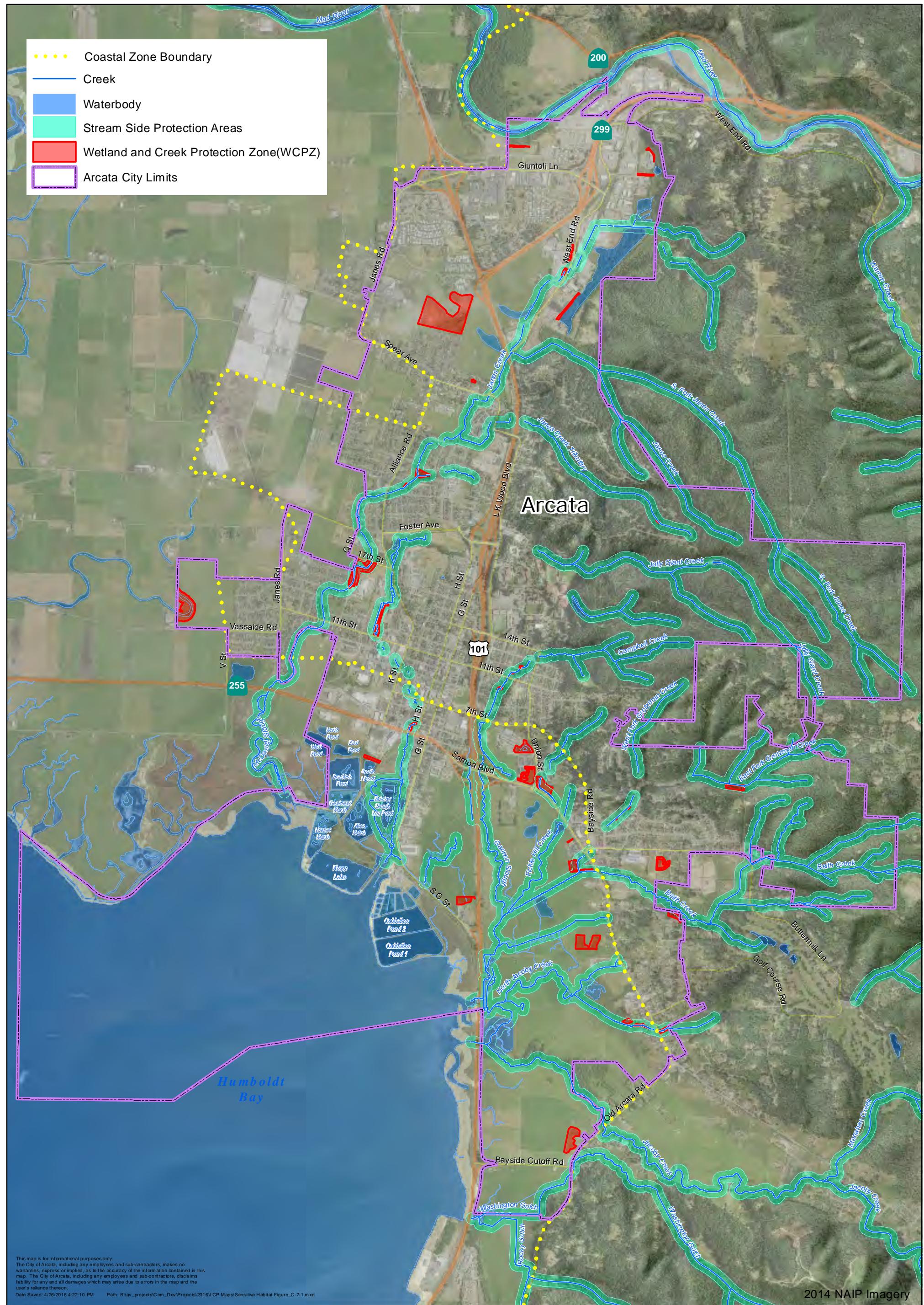
6.2.7 Sensitive Habitat Buffer Requirements. All permitted development shall be set back from adjacent coastal Sensitive Habitats, including streams, wetlands, and the bay to provide buffers around these areas. The purpose of such setbacks shall be to prevent any degradation of the ecological functions provided by the habitat area as a result of the development. A sensitive habitat buffer is hereby established along both sides of the streams identified on the City Protected Watercourse Map, Figure 6-1 (see following page). The width of the buffer shall be determined at the time of development. A Sensitive Habitat Buffer shall be established adjacent to wetlands based upon analyses and recommendations contained in a site-specific wetland delineation study.

6.2.8 Conservation Easement or Deed Restrictions. Dedication of or an offer to dedicate a conservation easement, or equivalent deed restriction, encompassing the area within the Sensitive Habitat Buffer area shall be required of development when any portion of the project site falls within an Sensitive Habitat Buffer area. Easements may be conveyed to the City of Arcata, to another governmental agency, or City-approved non-profit entity, that shall manage the easement to protect the ecosystem.

6.2.9 Economic Viability Determination. If the application of these Coastal Land Use Element policies or the Coastal Zoning Ordinance standards regarding use of property designated as Sensitive Habitats or Environmental Buffer Area would likely constitute a taking of private property, then a use that is not consistent with the Sensitive Habitats of the Local Coastal Program shall be allowed on the property. This is provided that 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. If it is asserted that the above would constitute a taking of private property, the applicant shall apply for an economic viability determination with their Coastal Development Permit application, to meet the provisions of the Coastal Zoning Ordinance.

An applicant must provide information about resources present on the property in order to determine whether all of the property, or part, shall be subject to development restrictions. This is required to evaluate whether development restrictions would still allow an economically viable use of the property with a Sensitive Habitat or Environmental Buffer Area designation.

In addition, the least significant impact, feasible alternative shall be selected. Impacts to Environmentally Sensitive Habitat Areas or Environmental Buffer Areas that cannot be avoided shall be mitigated to the maximum extent feasible, with priority given to on-site mitigation. Off-site mitigation measures shall only be approved when on-site mitigation is not feasible. Mitigation shall not substitute for implementation of the feasible project alternative that would avoid adverse impacts to Sensitive Habitats and Environmental Buffer Areas.



City of Arcata
City of Arcata Coastal Land Use Element

Figure 6-1
Sensitive Habitats

| Draft April 2018



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25 Feet

6.2.10 Non-Native Plant and Animal Species. Only native species or non-invasive species shall be used in development projects. Developments that incorporate landscaping into their site plans to mitigate adverse environmental impacts and/or to meet planning and zoning provisions, and that are located in proximity to Sensitive Habitats, shall use native species and local plants where feasible. 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 shall eradicate non-native species on public lands where they are displacing native species.

6.2.11 Land Divisions Involving Environmentally Sensitive Habitat Areas. Land divisions, including lot line adjustments, that are within proximity to Sensitive Habitats for which protective buffers are required, may only be approved if the resulting parcels contain adequate space to place all improvements (e.g., buildings and appurtenant structures and features such as parking and driveways, detention/retention ponds and biofiltration swales) outside of areas required for watercourse and/or other sensitive habitat buffer protection unless the division is specifically for the purpose of protecting the Sensitive Habitats and does not propose development on the divided parcel.

Streams Conservation & Management

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

6.2.12 Designation of protected streams. The provisions of this section shall apply to those streams shown on the Protected Watercourse Map (Figure 6-2 – see following page). These watercourses and associated riparian areas serve as habitat for fish and wildlife, provide for the flow of stormwater runoff and flood waters, and provide open space and recreational areas for the City.

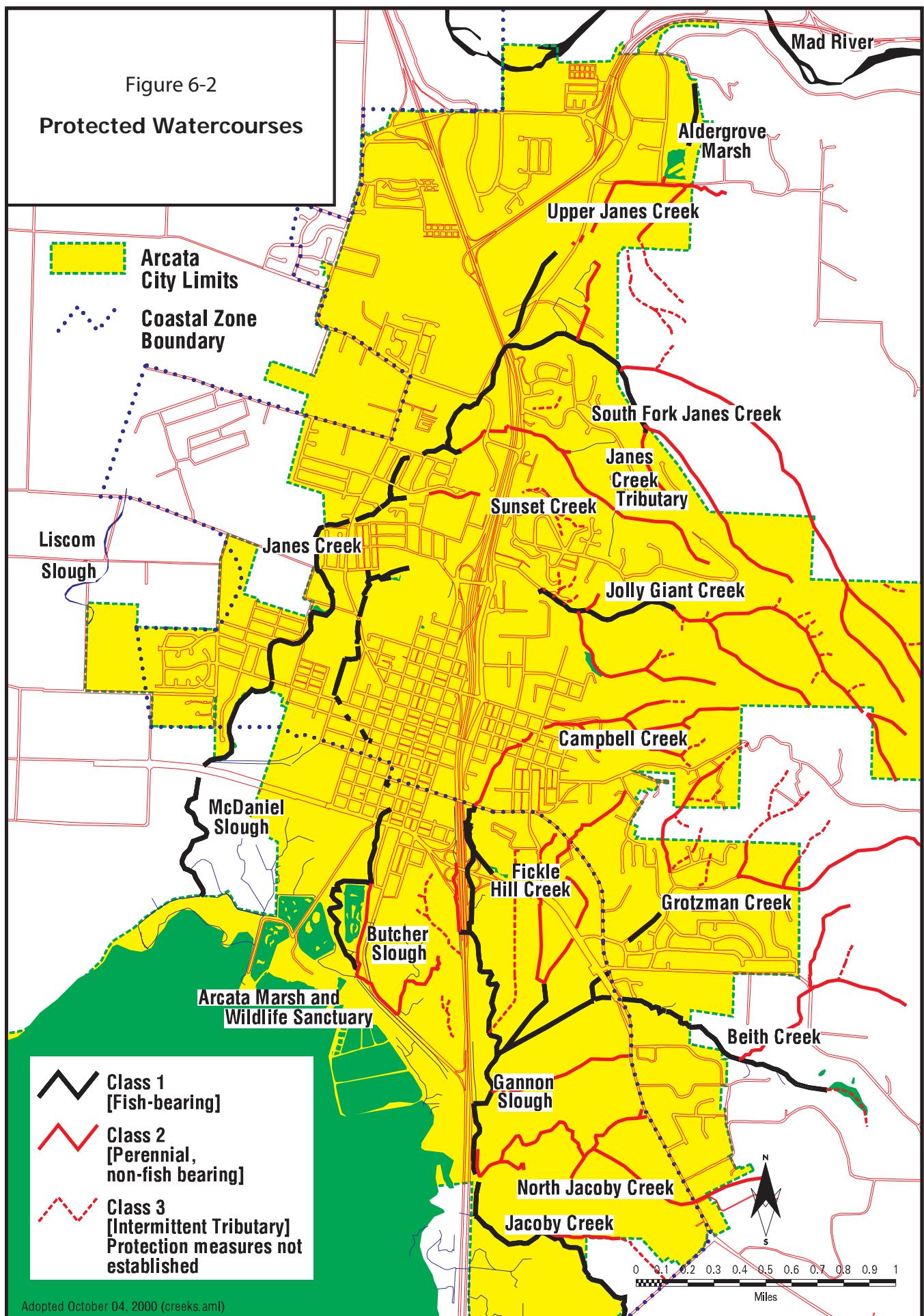
Wetlands Management

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

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

6.2.14 Requirement for Wetland Delineation and Study. All development applications shall include a site plan that shows the precise location of existing wetlands on the subject property. Any application for development on a parcel where wetlands may be present shall include a wetland reconnaissance or delineation report.

Figure 6-2
Protected Watercourses



Adopted October 04, 2000 (creeks.aml)

6.2.15 Diking, Filling, or Dredging of Wetlands. Diking, filling, or dredging of a wetland that is otherwise in compliance with this Land Use Plan, shall, at a minimum, require mitigation measures, a monitoring program, and adequate funding. Filling of wetlands shall only be authorized if appropriate mitigation, resulting in “no net loss” in area and value of wetlands, is provided. Mitigation shall consist of creating and maintaining a new wetland, at appropriate multiple areal ratio greater than 1:1, for offsetting temporal and other losses and to ensure that 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. Diking, filling, or dredging of a wetland or estuary shall maintain or enhance the functional capacity of these resources.

6.2.16 Compatibility with Humboldt Bay National Wildlife Refuge and Arcata Marsh and Wildlife Sanctuary. 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 uses of the Humboldt Bay National Wildlife Refuge and the Arcata Marsh and Wildlife Sanctuary.

Open Waters of Arcata Bay & Tidelands

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

6.2.17 Protection of Open Waters / Tideland Areas of Arcata Bay. The tidal and water areas of Arcata Bay constitute a fragile Public Trust resource. 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.

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

- a. New development shall not restrict access to the shoreline. Access to coastal areas may be required for new development.
- b. Tidelands and water areas of Arcata Bay shall be designated Natural Resource (NR), and identified as passive use recreational areas.
- c. 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.
- d. The continued use of the tideland for scientific and educational studies is encouraged.
- e. The Arcata Marsh and Wildlife Sanctuary (Arcata Marsh) shall be maintained and new facilities shall be consistent with the Arcata Marsh plan adopted by the City Council.
- f. The South "I" Street boat launch shall be enhanced and maintained to accommodate small watercraft and non-motorized watersports.

- g. 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.
- h. Access on the levee from the Arcata Marsh westward to the City limit will be provided for passive recreation including nature observation. This levee shall be maintained and enhanced to accommodate passive recreation uses for as long as feasible.

6.2.19 Management of Bayfront and Marsh Areas for Coastal Access, Recreation, and Tourism.

Tidelands and water areas of Arcata Bay shall be designated Natural Resource (NR) and protected from uncontrolled access. The following guidelines shall be used when permitting access to these areas:

- a. Motorized vehicles shall be restricted to designated paved roads and parking lots.
- b. Pedestrians and leashed dogs shall be allowed on designated trails and facilities.
- c. Valid scientific and educational studies of the wetlands and tidelands shall be encouraged.

New development shall provide and not restrict public access to the shoreline. Where consistent with the Humboldt Bay National Wildlife Refuge (Wildlife Refuge) Management Plan, controlled public access to the Wildlife Refuge Jacoby Creek Unit shall be developed along Arcata Bay from the Arcata Marsh to the City's westward limit.

6.2.20 Diking, Dredging, Filling, and Shoreline Structures. Diking, filling, or dredging of Bay waters, wetlands, and estuaries shall be permitted where it has been demonstrated that there is no feasible environmentally less damaging alternative, the Public Trust resources and values are being protected, and feasible mitigation measures have been provided to minimize adverse environmental effects. Diking, filling, or dredging shall be allowed to maintain existing shoreline protective devices, to provide or maintain public access to the shoreline, for protection of existing development by a government agency, and for incidental public service purposes. Wetland fill will be allowed when in conformance with the City's Local Coastal Program.

6.2.21 Aquaculture Use of Coastal Wetlands / Tidelands. To protect aquaculture activities in Arcata Bay, the City shall:

- a. Comply with requirements of the City's wastewater discharge permit.
- b. Take measures to reduce coliform loading of perennial streams within its jurisdiction, as part of a stream maintenance program. Measures shall include controlling identified sources of coliform loading such as septic tank leachate and runoff from agricultural operations.

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

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

7 COASTAL HAZARDS

7.1 Introduction

The City of Arcata requires that new development reduce risks to life and property and avoid substantial changes to natural landforms. While the City of Arcata has no dunes or coastal bluffs, many of the low-lying areas around Humboldt Bay are protected from flooding by levees that are subject to erosion or overtopping during storm events or extreme high tides. Continued sea level rise is expected to increase both tidal and freshwater flooding and related hazards within the Arcata LCP area. The City's LCP includes mapping, policies, and implementation standards to address potential coastal hazards.

The following Coastal Act policy is relevant to and are addressed in the City's Coastal Hazards Policies:

Section 30253 of the California Coastal Act reads in part: "Minimization of adverse impacts. New development shall:

- a. Minimize risks to life and property in areas of high geologic, flood, and fire hazard.
- b. Assure [sic] 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."

7.2 Land Use Plan Policies

7.2.1 Hazardous Areas. Development shall be suitable to the risk posed by hazardous areas. Development proposed in areas identified in the City of Arcata Hazard Maps (Figures 7-1 through 7-4—see following pages) shall be evaluated through site specific studies as needed to determine the presence and severity of hazard risk. Evaluation must address the suitability of proposed development based on the potential impact of the hazard on the development or its occupants. These maps show potential geologic hazard areas including earthquake and fault hazard areas, liquefaction, flood and tsunami hazards.

7.2.2 Specific Study Requirement. For development proposed within a mapped hazard area, a specific study prepared by a qualified professional may be required. Project development shall conform to the requirements of the specific study report. If a specific study identifies areas that are not suitable for certain types of development on a property, this does not necessarily prohibit all development from that area. For example, if a geologic report indicates that structures for human habitation are not allowed in a certain area, a parking area or storage shed may be permitted.

7.2.3 Mapped Hazard Area Limitations. The City of Arcata Hazard Area maps are not an indication of a definite hazard on a specific parcel. If a specific study indicates that a hazard does not exist on a property that is located within the mapped hazard area, development can proceed as if the property were not located within that mapped hazard area.

Figure 7-1

LEGEND

FIRE HAZARD CLASS

- HIGH
- MODERATE
- NON-WILDLAND/NON-URBAN
- URBAN UNZONED
- DRAINAGE MAINTENANCE SITES

CRITICAL FACILITIES

- H HOSPITAL
- * CLINIC
- F FIRE DEPARTMENT
- P POLICE STATION
- ⚡ UTILITY
- TIDE GATES

LEVEE

BOUNDARY

- CITY OF ARCATA
- ARCATA SPHERE OF INFLUENCE
- Hatched: ARCATA COASTAL PROGRAM AREA
- YR. 2000 +2 MSLR MMMW
- YR. 2000 +1 MSLR MMMW
- LIQUEFACTION AREA
- COASTAL ZONE



4,000

Feet

Note:
The information illustrated in this map was derived from publicly-available GIS data. LACO Associates cannot guarantee the accuracy of the data.

MMMW data from: Aldaron Laird - Trinity Associates
Brian Powell - McBain and Trush, Inc.

California Coastal Conservancy

City of Arcata Coastal Land Use Element

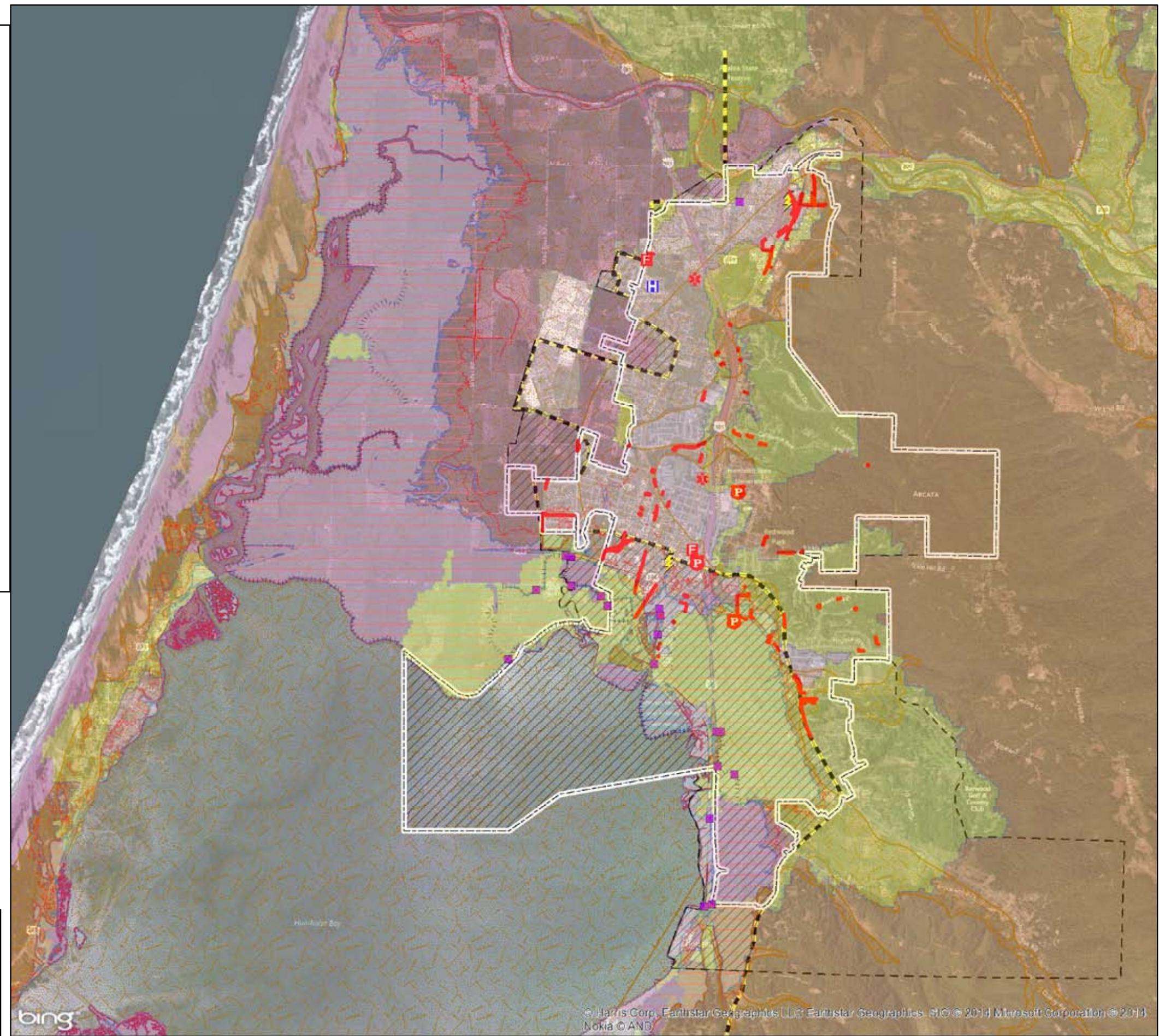


Figure 7-2

LEGEND

CRITICAL FACILITIES

- HOSPITAL
- CLINIC
- FIRE DEPARTMENT
- POLICE STATION
- UTILITY
- TIDE GATES
- LEVEE

FEMA ZONE

- A
- B
- C

BOUNDARY

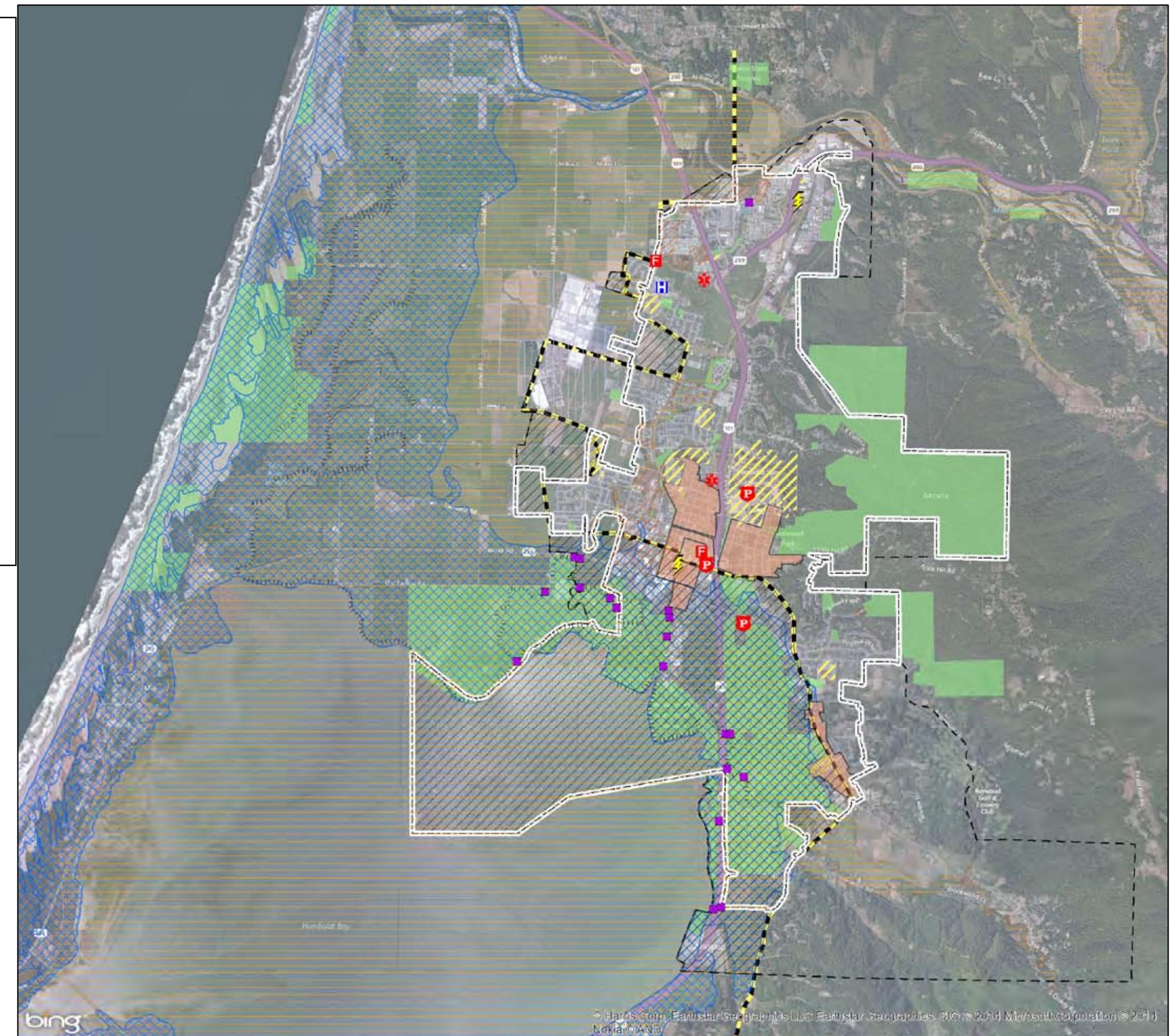
- CITY OF ARCATA
- ARCATA SPHERE OF INFLUENCE
- ARCATA COASTAL PROGRAM AREA
- SCHOOL
- CONSERVATION AREA
- TSUNAMI INUNDATION
- OPEN SPACE
- COASTAL ZONE



4,000

Feet

Note:
The information illustrated in this map was derived from publicly-available GIS data. LACO Associates cannot guarantee the accuracy of the data.

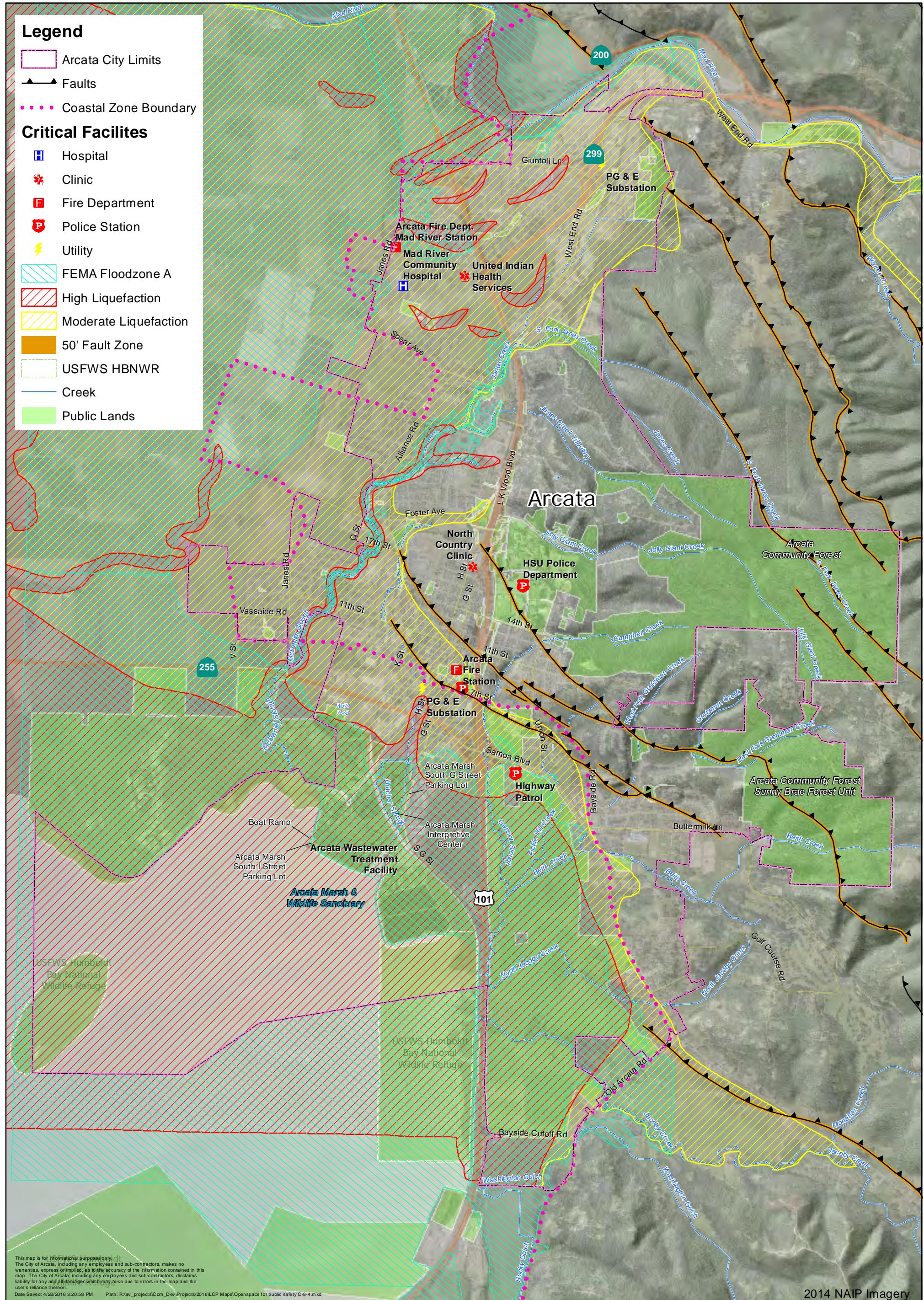


Legend

- Arcata City Limits
- Faults
- Coastal Zone Boundary

Critical Facilities

- Hospital
- Clinic
- Fire Department
- Police Station
- Utility
- FEMA Floodzone A
- High Liquefaction
- Moderate Liquefaction
- 50' Fault Zone
- USFWS HBNWR
- Creek
- Public Lands



This map is for informational purposes only. It is not a legal map. The City of Arcata, including any employees and sub-contractors, makes no warranties, express or implied, as to the accuracy of the information contained in this map. The City of Arcata, including any employees and sub-contractors, disclaims liability for any and all damages which may arise due to errors in the map and the user's reliance thereon.

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2014 NAIP Imagery



City of Arcata
City of Arcata Coastal Land Use Element

Figure 7-3

Openspace for Public Safety

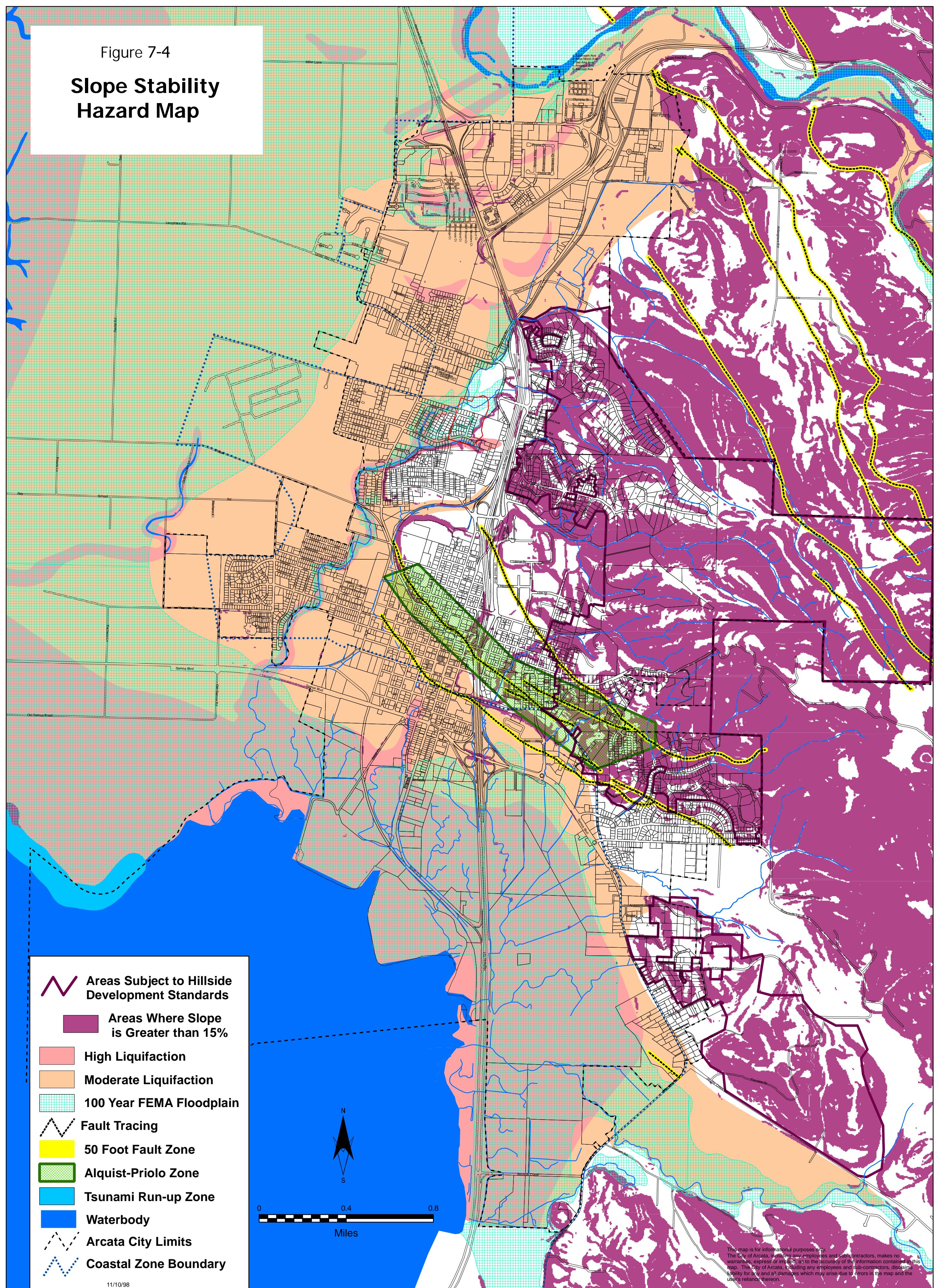
| Draft April 2018



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Feet
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Figure 7-4

Slope Stability Hazard Map



7.2.4 Acceptable Hazard Risk. Hazards pose varying degrees of risk to development depending on the type of use or structure and its potential for human occupancy. Project studies evaluating risk factors may identify measures to reduce the potential risk. Risk factors shall be mitigated to a level that is safe for the intended use.

7.2.5 Rebuilding Development Damaged by Natural Hazards. Currently developed areas damaged by a natural hazard event may be rebuilt with additional protections from specific study requirements, including accommodating higher sea levels.

Geologic and Seismic Hazards

Objective: Protect existing and new structures from geologic hazards. Identify and map geologic hazards and ensure that any development within such hazard areas does not proceed until geologic and soils conditions are adequately investigated and appropriate hazard reduction measures, if any, are incorporated into development plans.

7.2.6 Identification of Geologic Hazard Areas. New development shall require review of the mapped hazard areas as shown in Figures 7-1 through 7-4 (see previous pages). If the subject property is located within a mapped geologic hazard area, the proposed development will be required to meet the standards of the California Building Code and the City's Municipal Code.

7.2.7 Development Within Fault Zone / Surface Rupture Areas. Development in identified fault zones and probable surface rupture areas shall be avoided, unless structures and facilities are set back, engineered, and designed to meet the seismic standards of the California Building Code and the Alquist-Priolo Act.

7.2.8 Failure of Matthews Dam. 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.

Fire Hazards

Fire hazard is considered moderate throughout the Arcata coastal zone area. High fire hazard areas do exist in Arcata, but these are located in upland areas well outside of the coastal zone.

Objective: Minimize risk of personal injury and property damage resulting from structural (urban) and wildland fires.

7.2.9 Review of Development for Fire Safety. Roadways shall have an all-weather surface and grades shall not exceed the Arcata Fire Department's maximum slope standards for emergency access.

7.2.10 Management of Wildland Fire Hazards. Buildings in natural resource areas shall use materials such as non-flammable perimeter vegetation and roofing materials to prevent exposure to wildland fires.

Hazardous Materials

Objective: Minimize the personal injury, property damage, and public health risks associated with the production, use, storage, disposal, and transporting of toxic substances or hazardous materials.

7.2.11 Accidental Spills of Petroleum Products. Design, siting, and measures to protect against the spillage of crude oil, gas, petroleum products, or hazardous substances shall be required for any development or transportation of such materials. Effective containment and cleanup facilities and procedures shall be provided for accidental spills.

7.2.12 Siting of Facilities Handling Hazardous Waste. 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 meet 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 that handle or produce hazardous waste.

7.2.13 Hazardous Waste Management (Recycling, Treatment, Disposal). 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 in compliance with County, State, and Federal requirements. All hazardous materials shall be stored in safe containers and locations. Use, storage, and disposal of these materials shall be in compliance with County, State and Federal standards.

Flood Hazards

Objective: Protect current and future populations and property from flood hazards. Ensure that new development within floodplains incorporates appropriate measures into development plans.

7.2.14 Risks in Flood Hazard Areas. New development shall minimize risks to life and property in areas of flood hazard. 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, Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps, coastal storm surge maps, and the tsunami inundation/run-up maps and models prepared by applicable state and federal emergency management and research agencies. Low intensity/occupancy uses, such as open space and recreational facilities, are allowed in flood hazard areas.

7.2.15 Limitations on Development Within Special Flood Hazard Area. Unless the proposed development is located within the City's Urban Protection Area, mapped Special Flood Hazard Area as determined by FEMA should be kept free of structures and other obstructions that would restrict flood flows. New construction in this area 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. Setbacks for Flood Hazard Zone areas shall be established as part of the development review process.

7.2.16 Development Standards in Floodplains / Surface Drainageways and Detention Areas. All plans for new construction outside of the Urban Protection Area 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. Primary measures such as siting, setbacks, easements covering Flood Zones, and minimal use of impervious surfaces are 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 review projects' flood protection analyses and require appropriate certification before any development permits are granted.

7.2.17 Bayfront Development. All new bay front development shall be sized, sited and designed to minimize risk from wave run-up, flooding, and erosion hazards, and avoid the need for a shoreline protective structure at any time during the life of the development. Existing shoreline protective devices may be maintained and enhanced to protect existing structures, and new structures may rely on these existing protective structures to avoid flooding hazards.

7.2.18 Limitations to Development Adjacent to Arcata Bay and Along Bay Shoreline - Tidal Flooding, Tsunami, Failure of Dikes or Tidegates. The Arcata 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, and Mad River flood events. Outside of the Urban Protection Area, where allowed, habitable structures and related improvements shall be elevated above flood levels, designed so as not to restrict flood flows, and comply with applicable provisions of the Environmentally Sensitive Habitats section of this Coastal Land Use Element. Land alterations for recreation and natural resource uses shall not restrict, increase, or channelize flood flows in a way that could cause inundation to adjacent areas.

7.2.19 Preventive Maintenance of Streams and Drainageways. Local streams carry the majority of Arcata's floodwaters and shall be maintained for flood protection consistent with maintaining the natural biological values and functions. All improvements and maintenance shall be done in accordance with the City of Arcata Storm Water Management Program and applicable state and federal regulations. Drainage ditches shall be maintained to carry floodwaters effectively. Low Impact Development features shall be maintained as stormwater features and shall not be considered environmentally sensitive habitat areas.

Tsunami Hazards

7.2.20 Tsunami and Tidal Flooding Hazards. Studies and models indicate that the Arcata Bay shoreline and adjacent areas could be inundated by tsunami run-up or seiche events. No new emergency service facilities that are essential after a tsunami shall be located within the mapped tsunami run-up area. The City shall use available emergency broadcasting systems to communicate tsunami warnings. Appropriate signage shall be posted if additional coastal access within the tsunami run-up zone is provided in the future.

7.2.21 Tsunami Safety Plans. All new development intended for human occupancy situated within historic, modeled, or mapped tsunami inundation hazard areas shall be required to prepare a tsunami safety plan.

8 SHORELINE PROTECTION AND SEA LEVEL RISE

8.1 Introduction

Shoreline Erosion and Protective Devices and Sea Level Rise Policies

Objective: To minimize erosion impacts to the City's bayshore environments associated with coastal hazards taking future sea level rise into account. The Coastal Act places a high priority on preserving California's beaches, dunes, coastal bluffs and natural shorelines. These shoreline resources are subject to coastal erosion, which is expected to accelerate due to projected climate change and sea level rise. Although the City of Arcata only has frontage along Arcata Bay and no direct ocean shoreline, erosion impacts caused by relatively small storm surge waves can be significant. The impact of these waves, typically caused by wind related to storms, can be exacerbated by high tide and/or flood conditions. As sea level rises and storm conditions intensify, wave activity will reach higher up the face of shoreline protection devices, causing erosion.

Protective adaptation measures can have unintended consequences including: 1) direct loss of intertidal areas that may be a critical component of the marine ecosystem; 2) interruption of natural shoreline processes that may contribute to excess deposits or erosion of the shoreline; 3) impedance of public access to and along the coastline as a result of the structure's physical occupation of the coastline; and 4) degradation of scenic and visual resources caused by the construction of the protective devices.

Adaptation strategies include: protection of existing development, accommodation of existing development by employing methods to decrease hazard risks, retreating from hazard areas, and hybrid strategies that incorporate some or all of the options.

Sea Level Rise Introduction and Overall Strategy

Much of the City of Arcata's Coastal Zone area is former tidelands of Humboldt Bay that has been protected by a system of dikes for over 100 years. Most of this area was never filled; therefore, if the dike system failed, these former tidelands would currently be inundated. The City of Arcata is not proposing to protect any developed areas that are not currently protected by the existing dike system around the Bay. The Humboldt Bay area is also tectonically subsiding, and the local rate of relative sea level rise is greater than anywhere else in California.

In the City of Arcata's Coastal zone area, there are approximately seven miles of shoreline composed of the following types of structures: marsh/wastewater pond dikes (1.9 miles), fill (1.8 miles), railroad grade (1.1 miles), dike (1.0 miles), roads (0.8 miles), and natural shoreline (800 feet). These structures may be vulnerable to erosion and overtopping as sea level rises.

The City's Coastal zone area occupies approximately 1,542 acres, excluding areas below the mean higher high water line. Approximately 24% of this area, or 370 acres, is in urban development. With five feet of sea level rise and no improvements to the existing protective devices, approximately 150 acres of this developed area could be inundated. Much of the area susceptible to sea level rise flooding is largely undeveloped and is designated as agricultural and natural resource lands.

The City has worked to protect and enhance wetlands around the Arcata Bay for decades. In 1981, the City created the Arcata Marsh and Wildlife Sanctuary (75 acres including 30 acres of freshwater wetlands). In 1986, the City expanded the Sanctuary by realigning Butchers Slough to reestablish a more natural meandering course, restore salt marsh habitat, and create an adjacent freshwater wetland from the remains of an old log pond. The City then purchased a 74-acre property that is the core of the McDaniel Slough project area, and in 1999 worked with the California Department of Fish and Wildlife and the State Coastal Conservancy to prepare an enhancement plan to restore nearly 300 acres of coastal and riparian wetland habitats. The McDaniel Slough Restoration and Enhancement project was completed in 2013. This project helped to alleviate rural and urban flooding that had been due to tide gate restrictions. The finished levee elevations accounted for sea level rise and protection against extreme tides.

The City has also been preparing for Sea Level Rise by purchasing the 322-acre Bayview Ranch property on the eastern side of Highway 101 in 2004. This area was reclaimed from the bay in the late 1800's, and is currently being leased for agricultural grazing. The City intends to let this land gradually convert back to bay lands as the sea level rises.

Sea level rise is an issue with city-wide impacts that will need to be addressed with city-wide solutions. The impacts of rising sea level will be felt beyond the boundary of the coastal zone as high tides back up into the City's creek system, causing potential flooding upstream.

The City's overall goal to address sea level rise impacts is to provide feasible and sustainable adaptation that preserves economic value for as long as practicable, taking into account ecological integrity and social equity. The City's preferred adaptation will preserve cultural resources, maximize public access and recreational opportunities, maximize agricultural viability, maximize habitat values, protect water quality, and maintain utility services and transportation capabilities.

Overall Strategy

The City's strategy for sea level rise adaptation is a slow, measured retreat of the built environment. The City plans to continue to protect and defend significant investments where feasible and practical, as long as the benefits of protection outweigh the costs. Accommodating and adapting to the rising seas will occur in areas where planned when it is infeasible to defend or relocate development. Retreat from sea level rise will occur where and when it is not feasible to defend development or accommodate the rising seas.

Protect and Defend

Protection strategies employ some sort of engineered structure or other physical measure to defend development in place without changes to the development itself. Existing development endangered by flooding, such as the waste water treatment plant, South "G" Street commercial and industrial uses, working agricultural lands, and infrastructure shall be permitted to be protected by the least environmentally damaging means practicable. Where feasible, protective devices shall visibly blend into adjacent natural surroundings.

Accommodate and Adapt

Accommodation strategies employ methods that modify existing developments or design new developments to decrease hazard risks and thus increase the resiliency of development to the impacts of sea level rise. Over time, sea level rise will result in conversion of habitat types, especially in low lying areas

including former tidelands. Structures and other development within areas that experience tidal flooding may need to adapt to accommodate periodic flooding and eventually inundation. Accommodation can also take other forms such as addressing drainage issues and locating new development away from low lying areas.

Retreat

Retreat strategies result in relocation or removal of existing development out of hazard areas and limitation on the construction of new development in vulnerable areas. Retreat in some areas will be slow and measured with a goal of minimizing economic impacts on taxpayers, property owners and renters in these areas. Explicit measures to preserve economic viability of existing and new development for as long as feasible will be included, recognizing that the economic lifespan of any given project may safely fit within the timeframes of increasing flooding. Other areas will not be developed in order to accommodate rising seas.

The City's Local Coastal Program borrows from the California Coastal Commission's Guidelines and relies on the California Coastal Act. It is also informed by current science and planning documents including those specific to Humboldt Bay. The following Coastal Act policies are relevant to and are addressed in the City's Sea Level Rise Policies:

Coastal Act Section 30253: Minimization of Adverse Impacts. "New development shall:

- a. Minimize risks to life and property in areas of high geologic, flood, and fire hazard.
- b. Assure [sic] 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.
- c. Be consistent with requirements imposed by an air pollution control district or the State Air Resources Control Board as to each particular development.
- d. Minimize energy consumption and vehicle miles traveled.
- e. Where appropriate, protect special communities and neighborhoods which, because of their unique characteristics, are popular visitor destination points for recreational uses."

Coastal Act Section 30236: Water Supply and Flood Control. "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 the public safety or to protect existing development, or (3) developments where the primary function is the improvement of fish and wildlife habitat."

Coastal Act Section 30235: Construction Altering Natural Shoreline. "Revetments, breakwaters, groins, harbor channels, seawalls, cliff retaining walls, and other such construction that alters natural shoreline processes shall be permitted when required to serve coastal-dependent uses or to protect existing structures or public beaches in danger from erosion, and when designed to eliminate or mitigate adverse impacts on local shoreline sand supply. Existing marine structures causing water stagnation contributing to pollution problems and fishkills should be phased out or upgraded where feasible."

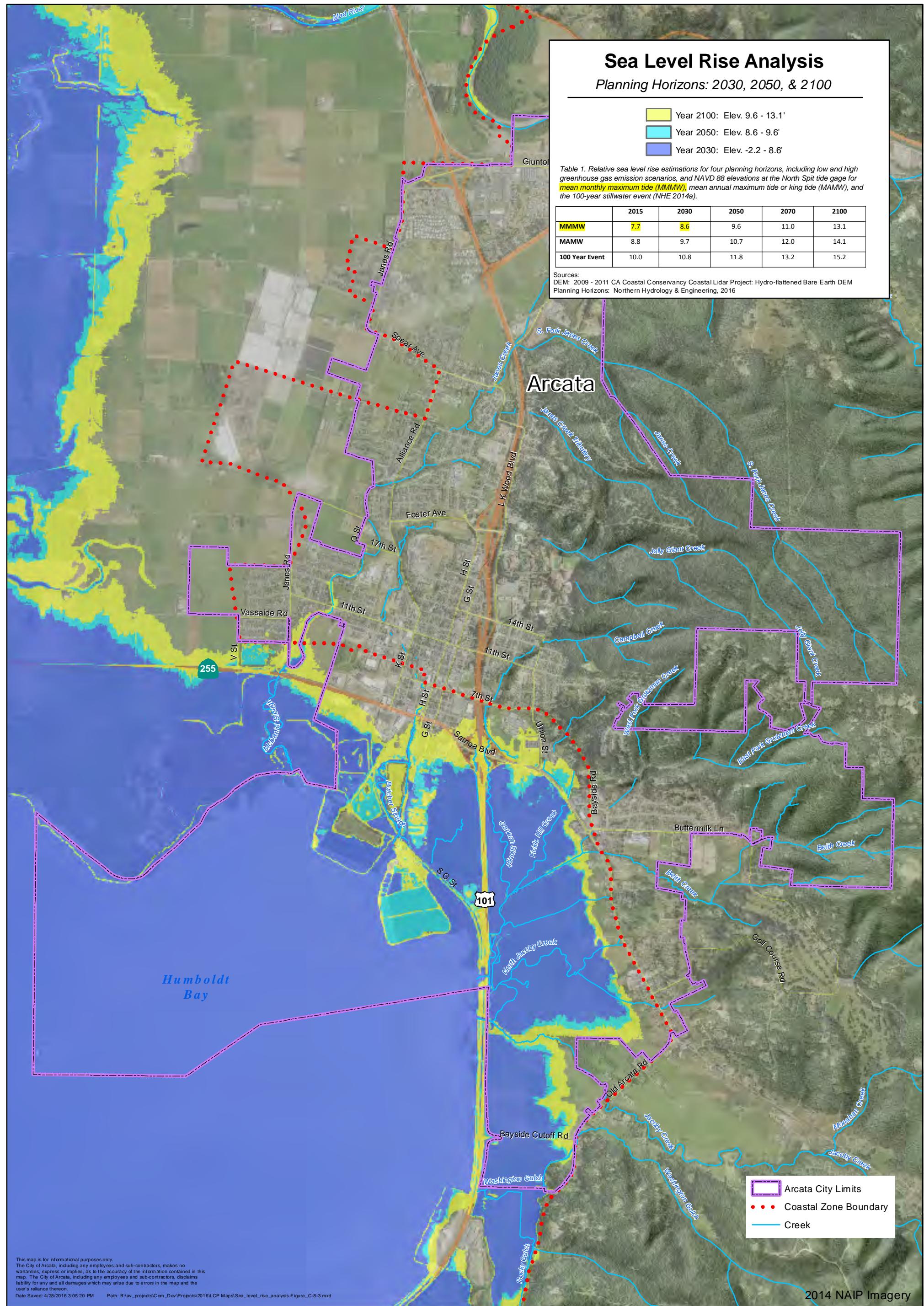
Coastal Act Section 30233: Diking, Filling or Dredging; Continued Movement of Sediment and Nutrients.

- a. "The diking, filling, or dredging of open coastal waters, wetlands, estuaries, and lakes shall be permitted in accordance with other applicable provisions of this division, where there is no feasible less environmentally damaging alternative, and where feasible mitigation measures have been provided to minimize adverse environmental effects, and shall be limited to the following:
 1. New or expanded port, energy, and coastal-dependent industrial facilities, including commercial fishing facilities.
 2. Maintaining existing, or restoring previously dredged, depths in existing navigational channels, turning basins, vessel berthing and mooring areas, and boat launching ramps.
 3. In open coastal waters, other than wetlands, including streams, estuaries, and lakes, new or expanded boating facilities and the placement of structural pilings for public recreational piers that provide public access and recreational opportunities.
 4. Incidental public service purposes, including but not limited to, burying cables and pipes or inspection of piers and maintenance of existing intake and outfall lines.
 5. Mineral extraction, including sand for restoring beaches, except in environmentally sensitive areas.
 6. Restoration purposes.
 7. Nature study, aquaculture, or similar resource dependent activities.
- b. 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.
- c. In addition to the other provisions of this section, diking, filling, or dredging in existing estuaries and wetlands shall maintain or enhance the functional capacity of the wetland or estuary.
- d. Erosion control and flood control facilities constructed on watercourses can impede the movement of sediment and nutrients that would otherwise be carried by storm 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."

8.2 Land Use Plan Policies

All Development

For all development within the potential Sea Level Rise area as shown on Figure 8-1 (see following page), the following policies shall apply.



8.2.1 Avoid Coastal Hazards. Development shall be sited to avoid coastal hazards including but not limited to flooding, inundation, and erosion, as influenced by sea level rise, over the anticipated life of the development. Where complete avoidance of hazards is not feasible, development shall be designed to minimize hazards to the greatest extent feasible. Unless otherwise allowed by the provisions of the City's Local Coastal Program or as authorized by a Coastal Development Permit, development shall not rely on a shoreline protective device to ensure safety from coastal hazards.

8.2.2 Siting of Development. Development shall be sited to accommodate potential sea level rise. New development shall be concentrated in areas that can accommodate it without significant adverse effects on coastal resources, such as being clustered into existing developed areas. New development in areas adjacent to Environmentally Sensitive Habitat Areas should be clustered away from land where wetlands and other coastal habitats could migrate as sea level rises.

8.2.3 New Structures Design for Sea Level Rise. New structures shall be designed to withstand sea level rise by being resilient to three feet above the FEMA flood elevation, either by being located behind an existing protective structure or by adaptive design.

8.2.4 Sea Level Rise Analysis. New development shall provide evidence that the development will be resilient to the effects of sea level rise for a period of time to allow a reasonable return on the investment for the development, using the best available science and most recent sea level rise information. The analysis shall also include an evaluation of the effect of the development over time on coastal resources (including natural landforms, public access, shoreline dynamics and processes, and public views) and suggest appropriate mitigations to avoid and offset any adverse effects.

8.2.5 Assumption of Risk. Property owners proposing new development or redevelopment will be required to record a deed restriction on the property to acknowledge and agree to assume risks of injury and damage from potential hazards, waive claims of damage or liability against the City of Arcata or the California Coastal Commission, and indemnify and hold harmless the City of Arcata and the California Coastal Commission against any damages arising from coastal hazards.

8.2.6 Mandatory Disclosure. Sellers of real estate shall disclose any permit conditions related to coastal hazards or property vulnerabilities including information about potential vulnerabilities to sea level rise prior to closing escrow. A mandatory disclosure of rising sea levels and potential hazards shall be included on all building permits and subdivision maps.

8.2.7 Coastal Redevelopment. An existing structure shall be considered redeveloped (and deemed new development under this LCP that must be made to conform with all applicable LCP policies), when such development consists of: (1) alteration of 50% or more of major structural components considered individually; (2) additions and alterations to such development that lead to a 50% or more increase in floor area for the development; and/or (3) additions and alterations to such development that costs 50% or more of the market value of the existing structure before construction. Changes to floor area and individual major structural components and the costs of such changes are measured cumulatively over time starting from January 1, 1977.

8.2.8 Removal Conditions. New development on private property shall be removed if a government agency requires removal due to coastal hazards, if essential services to the site can no longer be maintained, if the development requires new shoreline protective devices, or if removal is required pursuant to other policies in the City's Local Coastal Program.

8.2.9 Development Restrictions. No new hospitals, public safety facilities, power generation plants except for coastal dependent energy facilities, airports, public corporation yards, or schools shall be developed on the seaward side of Samoa Boulevard/Old Arcata Road.

Existing Development

8.2.10 Sea Level Rise Protective Structures Outside of the Urban Protection Area. Property owners are allowed to construct protective structures outside of the Urban Protection Area to protect coastal dependent uses or existing structures built prior to January 1, 1977, in conformance with Coastal Act section 30235 when consistent with all policies of this Local Coastal Program. Wetland fill policies of the Local Coastal Program pertain, and coastal resources shall be protected. New development or substantial improvement on parcels potentially subject to sea level rise inundation outside of the Urban Protection Area shall only be approved with conditions requiring that no shoreline protective structure be constructed in the future to protect the development from erosion or flooding.

8.2.11 Innovative Development. To ensure continued economic, recreational, coastal dependent, and other beneficial uses of existing development, the use of innovative accommodation strategies that minimize flooding risk shall be allowed when consistent with all policies of the City's Local Coastal Program. This may include elevating structures over water or over areas that are periodically inundated.

8.2.12 Long-Term Public Works Plan for Critical Facilities. The City shall develop a long-term management plan to address sea level rise that incorporates any potential maintenance, relocation, protection, or retrofits and structural changes to critical city-owned facilities to accommodate changes in sea level.

8.2.13 Retrofitting Inadequate Stormwater Infrastructure. The City shall identify and prioritize retrofits to inadequate stormwater infrastructure for existing development in low lying areas. The City shall work with property owners to retrofit these systems to better accommodate flooding due to sea level rise using green stormwater infrastructure strategies.

8.2.14 Potential Pollutant Sources. Figure 8-2 (see following page) shows the known potential pollutant sources that could result in pollutant release as a result of sea level rise, including hazardous waste sites, brownfield sites, outfalls, the City's wastewater treatment facility, and sewer lift stations. The City shall work with land owners and regional partners to remove and relocate pollutant sources to outside of potential sea level rise areas.

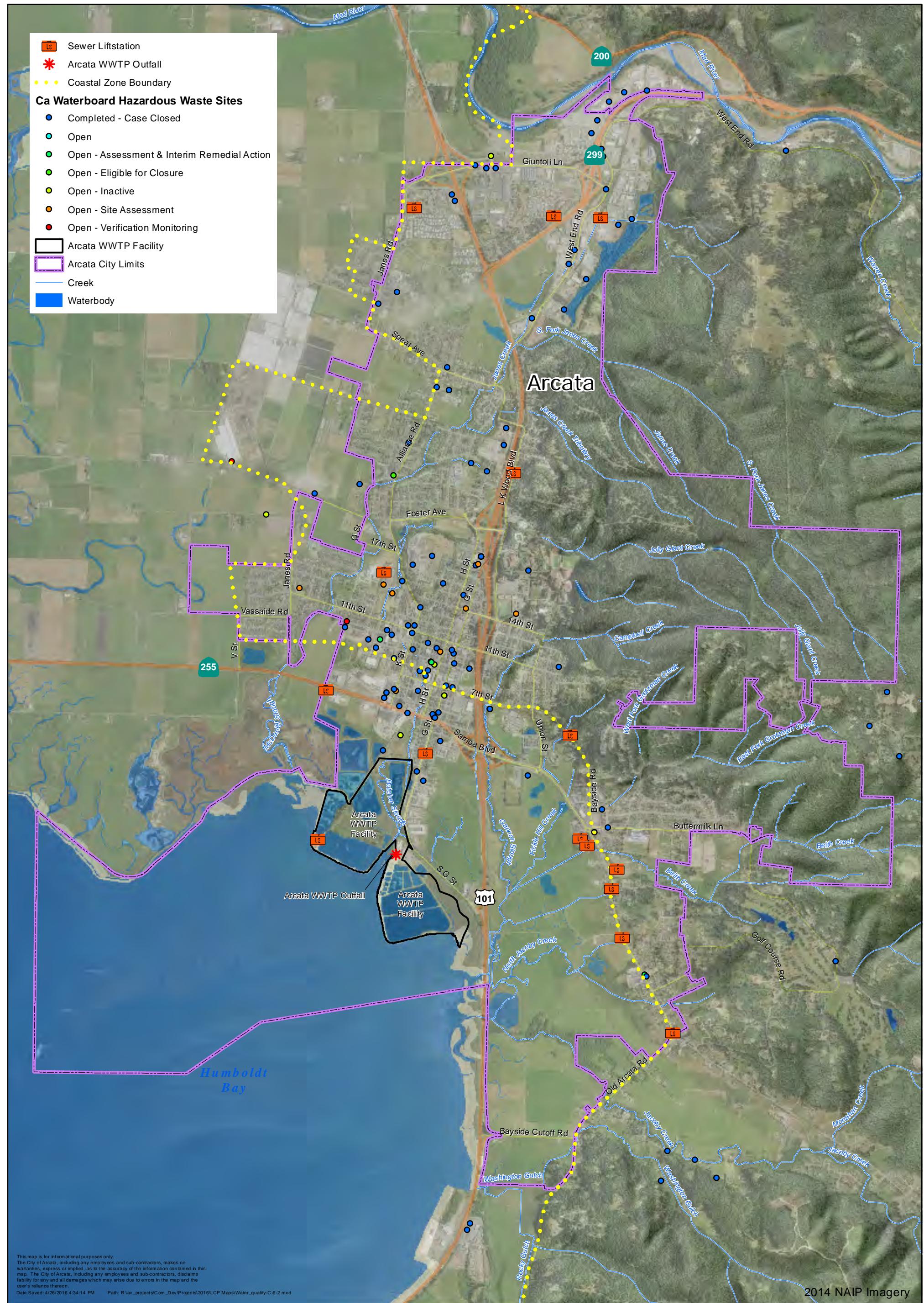


Figure 8-2 **Potential Pollutant Sources**

City of Arcata

City of Arcata Coastal Land Use Element

1 Draft April 2018



A horizontal number line with tick marks at 0, 1,000, and 2,000. A vertical line extends from a tick mark between 0 and 1,000 down to a label '4C'.

New Development

8.2.15 Sea Level Changes. Siting and design of new shoreline development shall take into account anticipated future changes in sea level. Development shall be set back a sufficient distance and/or elevated to a sufficient foundation height to eliminate or minimize, to the maximum extent feasible, flooding impacts associated with anticipated sea level rise.

8.2.16 No New Shoreline Protection for New Development. New development in the area that is outside of the Urban Protection Area and on the seaward side of Old Arcata Road/Samoa Boulevard shall include a waiver of rights to new shoreline protection devices.

8.2.17 Limit Land Division. New lots created outside of the Urban Protection Area within the sea level rise area shall be limited to those created for public trust benefit.

8.2.18 Adaptation Strategies and Visual Resources. The City shall encourage the use of adaptation strategies to sea level rise that will not impact visual resources. This may include short-term retrofits of existing structures and longer term relocation or removal within scenic areas.

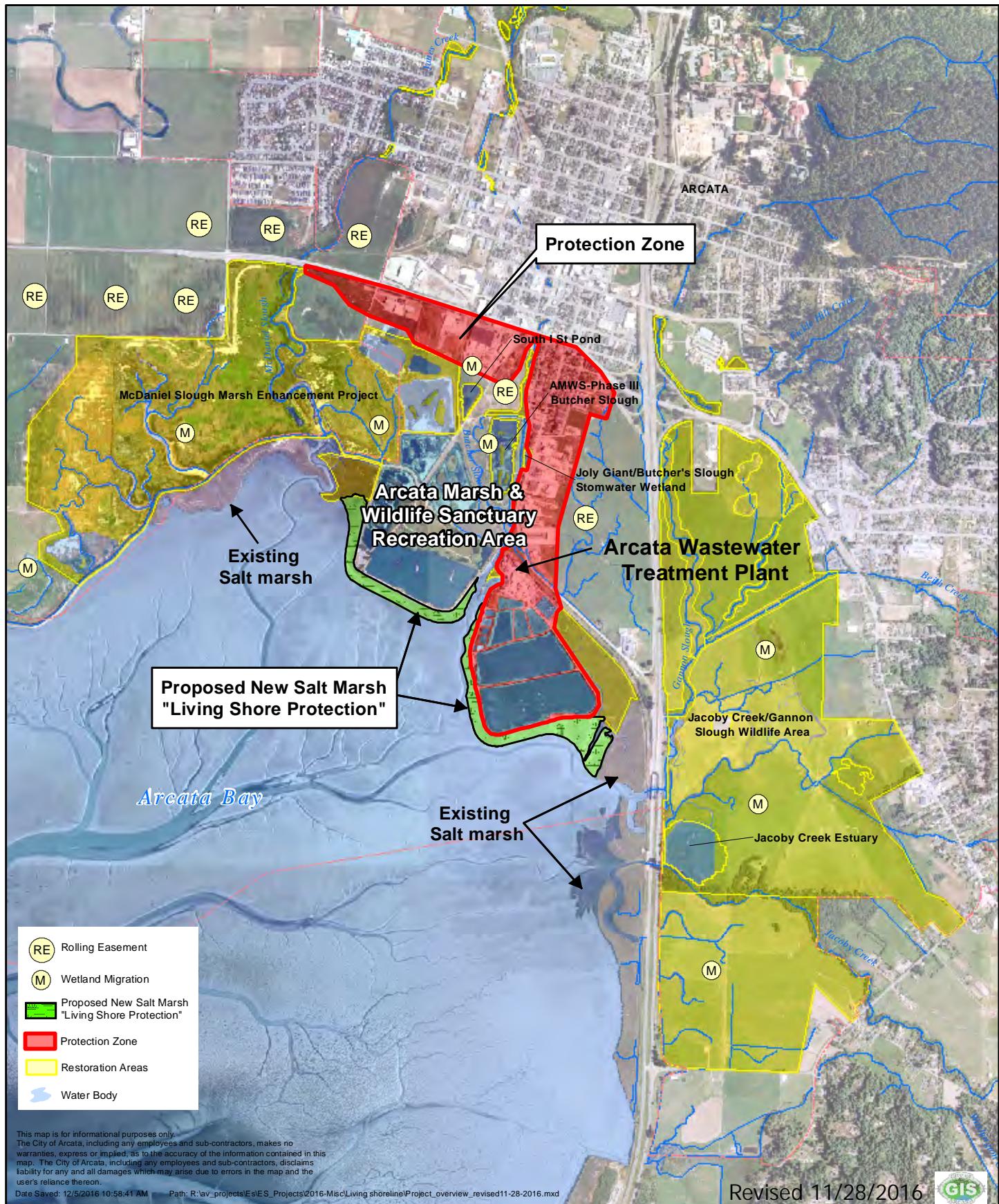
8.2.19 Design Coastal-Dependent Infrastructure to Accommodate Sea Level Rise. Coastal-dependent infrastructure, such as industrial, transportation, and energy facilities, that must be sited in near-coast locations shall be designed to withstand future impacts associated with sea level rise. Infrastructure shall minimize risks to other coastal resources through initial siting, design, and features that will allow for future adaptation to rising sea levels, based on the best available scientific data.

Within the Urban Protection Area

The Urban Protection Area as shown in Figure 8-3 (see following page) is a starting point for where the City plans to continue to protect existing development. This area was developed in the 1940's and 1950's and houses development that predates the California Coastal Act. Recreational and economic opportunities within this area are an important component to the City's identification, and this area includes the only public access points to the Arcata Bay within the City. It also provides the only opportunity for coastal visitor serving uses and coastal dependent uses within the City. The established shoreline protection that has been in place for more than fifty years shall be maintained and enhanced to preserve this vital resource into the future.

As part of the City's adaptation strategy, given uncertainty regarding timing and rates of sea level rise, boundaries and protective devices will change over time as part of a measured retreat strategy. The City's objective is to retain existing development within this area, and to allow for redevelopment as well. The City will further study this area to determine where, specifically, to enhance protection and where to begin retreat. For all development within the Urban Protection Area, the following policies shall apply.

8.2.20 Secure Easements for Adaptation Planning. The City shall work with property owners within and adjacent to the proposed Urban Protection Area to secure easements for future sea level rise protective devices.



City of Arcata
Environmental Services
City of Arcata Coastal Land Use Element

Figure 8-3
Proposed Urban Protection Area

| Draft April 2018



0 2,000
48 Feet

8.2.21 Protective Devices within the Urban Protection Area. The City shall seek funding from state and federal programs to construct and maintain protective devices for the Urban Protection Area. A City-wide fee, tax, or other assessment may also be collected to construct and maintain protective devices in this area. The least environmentally damaging, feasible protective devices will be used.

Existing Development within the Urban Protection Area

8.2.22 Wetland Fill Allowed to Protect Urban Protection Area. In the Urban Protection Area, if it can be shown that all less environmentally damaging feasible alternatives have been exhausted and impacts on coastal resources are mitigated, the City may fill wetlands for the installation of hard or soft protective structures. Wetland fill shall be the least amount practicable for the necessary protection. Created or enhanced wetlands may be used as compensatory mitigation for wetland fill.

New Development within the Urban Protection Area

8.2.23 Infill Development Allowed within the Urban Protection Area. New development and redevelopment shall be allowed within the Urban Protection Area that is protected from sea level rise impacts by dikes and other means. Property owners will be informed of the elevation to which the area is designed to be protected. Development that relies on existing armoring will require additional permitting when the property is no longer protected. Projects will be conditioned to require other accommodation, removal or relocation of the development at that time. Subdivision that increases development potential within this area will not be allowed.

Wastewater Treatment Plant

8.2.24 Wastewater Treatment Plant. The City's wastewater treatment plant is located on former tidelands of Humboldt Bay in an area that is vulnerable to sea level rise. The dikes that surround and protect the plant and wastewater treatment ponds include public access trails. The City's overall strategy is to continue to protect the plant and public access trails with existing armoring including augmentation as necessary and additional soft armoring if feasible. Eventually, the City plans to shrink the footprint of the plant and the protective devices by transitioning to a new technology or a traditional wastewater treatment system that would require less area. Hard and soft protection devices are allowed and are likely to require the filling of wetlands.

8.2.25 Limits on Corporation Yard Expansion. Development of the City corporation yard facilities shall be restricted to the existing boundaries, or moved to an alternate location that is not subject to flooding impacts from sea level rise during the lifespan of the improvements.

8.2.26 City-Wide Funding to Protect Wastewater Treatment Plant. The City shall pursue a funding mechanism to protect the wastewater treatment plant functionality and access to critical plant infrastructure. This could include a citywide assessment or other means.

Shoreline Protective Devices

8.2.27 Soft Coastal Protective Devices. When a shoreline protective device is required, soft coastal protection including the construction of engineered islands, reefs, marshes, living shorelines (horizontal levees) and other biotechnical approaches that mimic natural processes shall be encouraged if feasible to allow natural biological processes as a component of a levee or dike.

8.2.28 Promote Green Infrastructure Pilot Projects. The City will promote green infrastructure pilot projects with environmental benefits such as an engineered living shoreline or fringe salt marsh to protect vulnerable City facilities from sea level rise and increased storm surges, when consistent with all policies of the City's Local Coastal Program. Any such projects will be studied and monitored over time and lessons learned will be shared with other jurisdictions.

8.2.29 Beneficial Reuse of Sediment through Dredging Management. The City shall work with other local jurisdictions and agencies to reuse clean sediment from bay dredging operations to create living shorelines where needed and appropriate, when consistent with all policies of the City's Local Coastal Program. Dredging and spoils disposal shall be planned and carried out to avoid significant disruption to marine and wildlife habitats and water circulation.

8.2.30 Hard Coastal Protective Devices. Hard coastal protection includes engineered features such as seawalls, revetments, dikes and levees, roads, and trails that block the landward retreat of the shoreline and provide little or no habitat value but may provide recreation and coastal access opportunities. Hard protective devices shall only be allowed when soft armoring devices are shown to be infeasible or more environmentally damaging.

8.2.31 Minimize View Impacts. When feasible, armoring shall be designed to minimize impacts to public views by incorporating design features that mimic surrounding natural features.

8.2.32 Maintenance of Shoreline Protection Structures. Routine monitoring and maintenance of shoreline protection structures shall be required as a condition of permit authorization for construction, augmentation, or repair. Structures shall be examined for structural deterioration, excessive scour, or other damage, and repaired to maintain viability.

8.2.33 Removal of Shoreline Protective Structures. Authorization and permitting of shoreline protective structures will have terms and conditions for maintenance, removal, or modification of the structures over time as conditions change. A shoreline protective device shall only be authorized until the time when the existing principal structure that is protected by such device (1) is no longer present; (2) no longer requires armoring; or (3) is redeveloped. Permittees shall be required to submit a coastal development permit application to remove the authorized shoreline protective device within six months of a determination that the shoreline protective device is no longer authorized to protect the structure it was designed to protect because the structure is no longer present or no longer requires armoring.

8.3 Other Land Use Plan Policies Related to Coastal Resources

Environmentally Sensitive Habitats

8.3.1 Sea Level Rise in Habitat Projects. Sea level rise impacts shall be addressed in management plans for coastal habitats. Such evaluations should consider both topographic features as well as habitat and species sensitivities (for example, sensitivity to inundation and saltwater intrusion). Habitat management plans and/or other habitat projects should use an adaptive management approach with clearly defined triggers for adaptive actions, to ensure that coastal habitats are able to migrate and transition with changes in sea level.

8.3.2 Habitat Connectivity to Allow Species Movement. New structures such as highways, medians, bridges, culverts, walls, fences and other development in response to sea level rise shall be designed to facilitate movement of wild animals along wildlife corridors.

Water Quality Protection

8.3.3 Sea Level Rise in Stormwater Control Plans and Actions. Stormwater control plans should include measures to minimize impacts to water quality from pollutants, sediments, and nutrients entering water bodies through precipitation-generated runoff. Required stormwater control plans shall address sea level rise and extreme storm events.

Public Access

8.3.4 Protect Coastal Access Opportunities. When feasible, shoreline protective structures shall be designed to incorporate public access features. The City will pursue opportunities to secure easements over these features specifically for public access.

8.3.5 Coastal Trails. The City will work with Caltrans and applicable agencies to incorporate portions of the California Coastal Trail and other trails within rights of way using similar retrofit options to avoid impacts from future sea level rise (boardwalks, bridges, etc.). The California Coastal Trail will remain within sight of Humboldt Bay where feasible.

8.3.6 Designing New Public Access Sites. Newly proposed public access sites, segments of the California Coastal Trail, and recreation and visitor serving facilities shall be sited and designed to minimize impacts from flooding and coastal erosion due to climate change including sea level rise. For facilities that can be safely sited for the near term but future impacts are likely, an adaptive management plan detailing steps for maintenance, retrofitting and/or relocation shall be required.

Archaeological and Cultural Resources

8.3.7 Sea-Level Rise and Cultural, Archaeological and Paleontological Resources. The City will support local tribes' efforts to identify, document, and, where appropriate, preserve cultural resources threatened by the effects of sea level rise and coastal flooding.

Agricultural Resources

The following Coastal Act policies are relevant to and are addressed in the City's Agricultural Resources Sea Level Rise Policies:

Coastal Act Section 30241. “The maximum amount of prime agricultural land shall be maintained in agricultural production to assure [sic] the protection of the areas’ 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 Section 30250.
- d. By developing available lands not suited for agriculture prior to the conversion of agricultural lands.
- e. By assuring [sic] 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 [sic] 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 prime agricultural lands.”

Coastal Act Section 30242. “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 Section 30250. Any such permitted conversion shall be compatible with continued agricultural use on surrounding lands.”

8.3.8 Conversion of Agricultural Lands. Agricultural lands can be converted to nonagricultural uses when the land is no longer viable for agricultural uses, the conversion is compatible with continued agricultural uses on surrounding lands, and the conversion helps remaining prime agricultural uses, for example, by increasing flood capacity.

8.3.9 City Owned Agricultural Lands East of Highway 101. Sea level rise will eventually impact the city-owned agricultural lands east of Highway 101, south of Samoa Boulevard, and west of Old Arcata Road. Coastal wetland habitats will be allowed to migrate unto the City-owned Jacoby Creek/Gannon Slough Wildlife Area as part of the overall management of the wildlife area.

8.3.10 Saltwater Intrusion Conversion. Agricultural lands converted to marsh land by saltwater intrusion due to sea level rise or other natural conditions may be re-designated as Natural Resource lands at such time as agricultural uses are no longer viable.

8.3.11 Replacement of Recreation Areas. Sea level rise may eventually convert agricultural land east of Highway 101, south of Samoa Blvd. and west of Old Arcata Road to tidal lands. Once agricultural lands are converted to coastal wetland habitats, the City may provide recreational trails in this area, if feasible, to increase access or replace other passive recreational areas lost to sea level rise.

8.3.12 Agricultural Water Quality Impacts. Agricultural practices may need to be updated or enhanced to ensure water quality protection as required by federal, state, or local regulations if climate change or other natural conditions result in more frequent flooding of agricultural lands.

8.3.13 Rising Groundwater. Clean fill material may be imported and placed on previously compacted or subsided agricultural lands to raise the surface elevation of these former tide lands to make them more resilient to rising groundwater and sea level rise as part of a permitted habitat restoration/enhancement project to allow for future migration of saltmarsh habitat. In areas where fill material is placed on existing wetlands, the depth of fill must allow continuation of wetland characteristics such that no net loss of wetlands shall occur, and the functional capacity of the wetlands shall be maintained or enhanced.

8.3.14 Agriculture Protection, Maintenance of Dikes and Levees. Existing agricultural areas within the City's Coastal Zone are partially protected by a series of dikes and drainage structures. These dikes may be repaired and maintained to protect the agricultural lands from sea level rise impacts for as long as feasible. The method of repair and maintenance shall be the least environmentally damaging feasible alternative and feasible mitigation measures shall be provided to minimize adverse environmental effects.

8.3.15 Agriculture Protection, Augmentation of Dikes and Levees. Dikes protecting agricultural lands may be enlarged or augmented to protect agricultural land from sea level rise impacts. The method of augmentation shall be the least environmentally damaging feasible alternative and feasible mitigation measures shall be provided to minimize adverse environmental effects. Any proposed wetland fill required for augmentation of the dikes shall be consistent with the Coastal Act.

Regional Approaches – Collaboration with Regional Partners

Sea level rise will affect all jurisdictions and agencies within the Humboldt Bay region. The City will work with the City of Eureka, the County of Humboldt, the Humboldt Bay Harbor Recreation and Conservation District, Caltrans, Pacific Gas and Electric, the North Coast Railroad Authority, landowners, and other stakeholders to collaborate on regional approaches to sea level rise.

8.3.16 Stakeholder Collaboration. The City will assist in developing collaborative stakeholder group(s) that include: other jurisdictions, critical asset owners, property owners, shoreline protective structure managers, business owners, regulatory agencies, and interested public members. These stakeholders will assist in developing or reviewing bay-wide, watershed, drainage basin, and project specific, multipurpose sea level rise adaptation strategies and measures.

8.3.17 Collaboration with Regional Partners. The City will work with regional partners to explore and encourage innovative solutions to adapt to sea level rise. Potential regional solutions may include:

- a. Installing hard engineered tidal barriers at the Humboldt Bay entrance, Eureka Slough entrance, and/or between Indian, Woodley, and Daby Islands that allow continued navigation, fish passage, and sediment transport while allowing temporary sea gates, pump stations, and offshore structures to be put in place.

- b. Constructing soft engineered islands, reefs, marshes, living shorelines or other features that mimic natural processes and offer shoreline protection.
- c. Utilizing oyster shells, navigation channel dredge spoils and other safe, local, suitable material to implement adaptation measures inland, along the shoreline, and within the waters of Humboldt Bay.
- d. Identifying the areas where it is feasible and appropriate to protect dikes, railroads, highways and roads in place as a way of serving to protect existing development, and identifying those areas where elevating or relocating these features would be more appropriate to allow for wetland migration and restoration.
- e. Exploring a regional ocean outfall or other regional solutions for treated wastewater.
- f. Increasing the number and size of tidegates to enhance the drainage capacity of the lands behind the dikes.

8.3.18 Mitigation Program. The City supports development of a regional mitigation program to address the region's potential to fill wetlands in an effort to protect existing development. The program would involve creating wetland areas to be used as compensation for filling wetlands to create protective devices for existing development.

8.3.19 Education. The City will work with community partners to educate the community about sea level rise impacts, including how to implement best management practices throughout the City to reduce vulnerability and risk from flooding hazards associated with sea level rise.

8.3.20 Preserve Undeveloped Shorelines. The City shall encourage preservation and habitat enhancement of natural shoreline areas throughout Humboldt Bay that are vulnerable to future flooding, contain significant habitats or species, are suitable for ecosystem enhancement, and allow area for habitat migration as sea level rises.

8.3.21 Regional Adaptation Strategies. The City will promote and participate in development of a regional entity for protection of existing development, restoration of coastal habitats, and preservation of public access and recreational opportunities on Humboldt Bay. The City will participate in regional efforts to seek funding for regional solutions to accommodate higher sea levels.

8.3.22 Acquisition and Buyout Program. The City will collaborate with regional partners to seek funding, and work with property owners to acquire property at risk from flooding or inundation due to sea level rise.

8.3.23 Retrofit Transportation Infrastructure. The City will work with Caltrans and the County of Humboldt to address sea level rise impacts to Highway 101, Highway 255, and adjacent County roads to maintain transportation functions as the sea level rises. The City will work with these entities to identify which existing roadways should be retrofitted to withstand flooding and provide a barrier to flooding inland and to plan for these projects to be completed over time as roads are maintained.

8.3.24 Phased Implementation of Transportation Projects. As sea level rises and existing roads are periodically flooded, alternate transportation routes shall be established to accommodate traffic. Recognizing that periodic flooding of low lying roads could result in hazardous conditions or delays, transportation routes shall be maintained, retrofitted, and re-routed to accommodate sea level rise, until such time as retreat is the only viable option. The City will coordinate with Caltrans, the County of Humboldt, and the City of Eureka to ensure that planned transportation networks meet the needs of the City and the region.

8.3.25 Transfer of Development Rights. Areas vulnerable to sea level rise may be eligible to transfer development rights to parcels with less vulnerability to hazards.

8.3.26 Rolling Affirmative Easements. The City may pursue rolling affirmative easements on appropriate bayshore lands to ensure access along the shore as the shore migrates inland. Such easements may include requirements to remove structures and development that block access to the shoreline.

9 PUBLIC ACCESS

9.1 Introduction

The City of Arcata strives to provide maximum public access to the coast and shall protect existing access and provide new public access where appropriate. The City of Arcata LCP area contains approximately four miles of Humboldt Bay shoreline; however, there is no direct access to the Pacific Ocean within the LCP area. Public access to the shoreline of Humboldt Bay is primarily located in the Arcata Marsh and Wildlife Sanctuary (Arcata Marsh) and McDaniel Slough, see Figure 9-1 (see following page).

The Arcata Marsh is a publicly owned conservation and recreation area on the northern edge of Humboldt Bay that contains 307 acres of freshwater marshes, salt marshes, brackish marsh, tidal sloughs, tidal mudflats, and grassy uplands. The Marsh's primary purpose is to provide tertiary, sustainable wastewater treatment for the City, while providing habitat and recreational value. The Arcata Marsh provides wildlife habitat and recreational opportunities with parking areas, a boat launch, and approximately 5.4 miles of walking and biking paths that provide access to the levees surrounding the sanctuary. An additional mile of trail was added as a portion of the Humboldt Bay Trail rail with trail project.

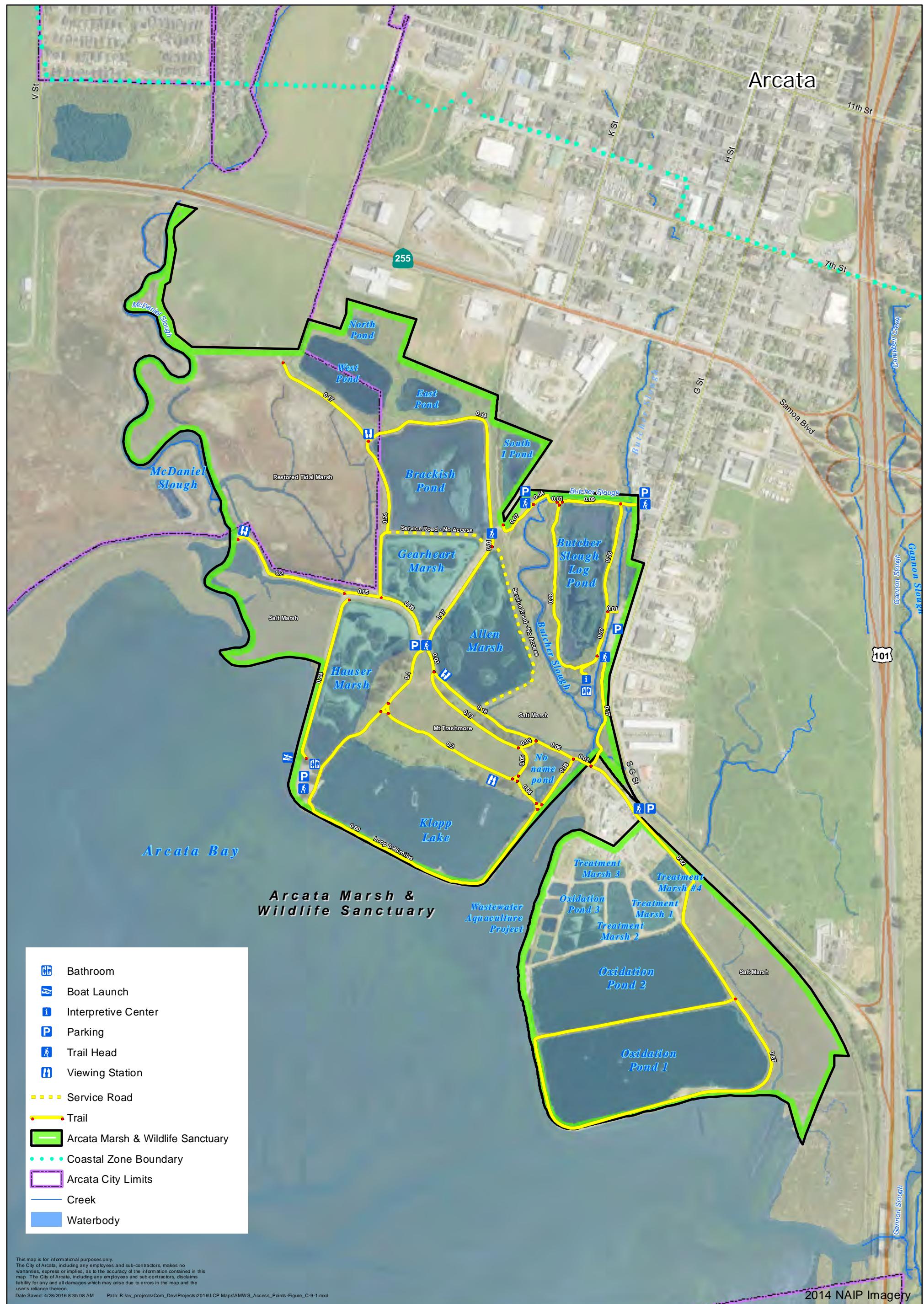
The following Coastal Act policies are relevant to and are addressed in the City's Public Access Policies:

Coastal Act Section 30252: 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 non-automobile 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.

Coastal Act Section 30210: 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.

Coastal Act Section 30211: 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.

Coastal Act Section 30212: 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 accessways shall not be required to be opened to public use until a public agency or private association agrees to accept responsibility for



City of Arcata
City of Arcata Coastal Land Use Element

Figure 9-1
Arcata Marsh & Wildlife Sanctuary
Access Points
| Draft April 2018



0 300 600
57 Feet

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 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 decision maker determines that the activity will have an adverse impact on lateral public access along the beach.

Coastal Act Section 30214: 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; and (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 that would minimize management costs and encourage the use of volunteer programs.

9.2 Land Use Plan Policies

Objective: Designate and secure public access to a sufficient supply of land and water areas with recreation resource value, including parks, coastal areas, bay lands, and stream corridors, to meet the outdoor recreation needs of Arcata residents and visitors. Recreational opportunities in Arcata often involve the use of the public access trails. The trails provide scenic views of the Bay, hills to the east, and the City, walking, running and bicycling paths, wildlife viewing, and non-vehicular commuting opportunities. As Arcata's municipal boundary extends into Arcata Bay, access to recreational opportunities include facilities supporting water-oriented recreational uses such as boat launches and ramps for boaters, kayakers, and hunters. Recreational uses are discussed in more detail in Chapter 4.

- 9.2.1 Coastal Access.** Figure 9-2 (see following page) identifies existing, required, planned access, including segments of the California Coastal Trail, Humboldt Bay Trail (Rail with Trail Connectivity Project) and the Pacific Coast Bike Route.
- 9.2.2 Connection to the Regional Trail System.** A continuous trail system shall be developed throughout the City with connections to the California Coastal Trail system. Alignments and interconnectivity of proposed bike paths and trails shall be coordinated. These include the Arcata Rail with Trail Connectivity Project, the Pacific Coast Bike Route, and the California Coastal Trail system. The City will work with the appropriate agencies to encourage trail development and access to the Humboldt Bay National Wildlife Refuge and the Mad River Slough Wildlife Area west of the City limits. The City shall work with the County of Humboldt to explore road shoulder and bike path improvement options for County roads west of the City of Arcata in the Arcata Bottom, to provide access to Mad River Beach and the Hammond Trail.
- 9.2.3 Pedestrian Pathways and Multi-Use Trails.** 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. Trail development should connect parks and natural areas with business, commercial, industrial and residential sections of town to allow for non-motorized transportation alternatives. Existing and proposed trails should be aligned for interconnectivity. New dikes, revetments, and other similar structures shall provide non-motorized accessways to the extent feasible.
- 9.2.4 Coastal Access Policy.** Approved new development shall maintain coastal access corridors to Arcata Bay and other public use areas and public trust lands within the Coastal Zone.
- 9.2.5 Public Rights.** Approval of coastal development permits shall not constitute a waiver of any public rights that may exist on the affected property. A coastal development permit permittee shall not use any permit approval as evidence of a waiver of any public rights that may exist on the affected property now or in the future.
- 9.2.6 Coastal Vehicular Public Access Corridors.** The following routes, as identified on Figure 9-3 (see following page), are designated as Coastal Vehicular Public Access Corridors and shall be signed and identified as approved access points to Arcata Bay and other public trust lands and public use areas, in coordination with Caltrans and the County of Humboldt.

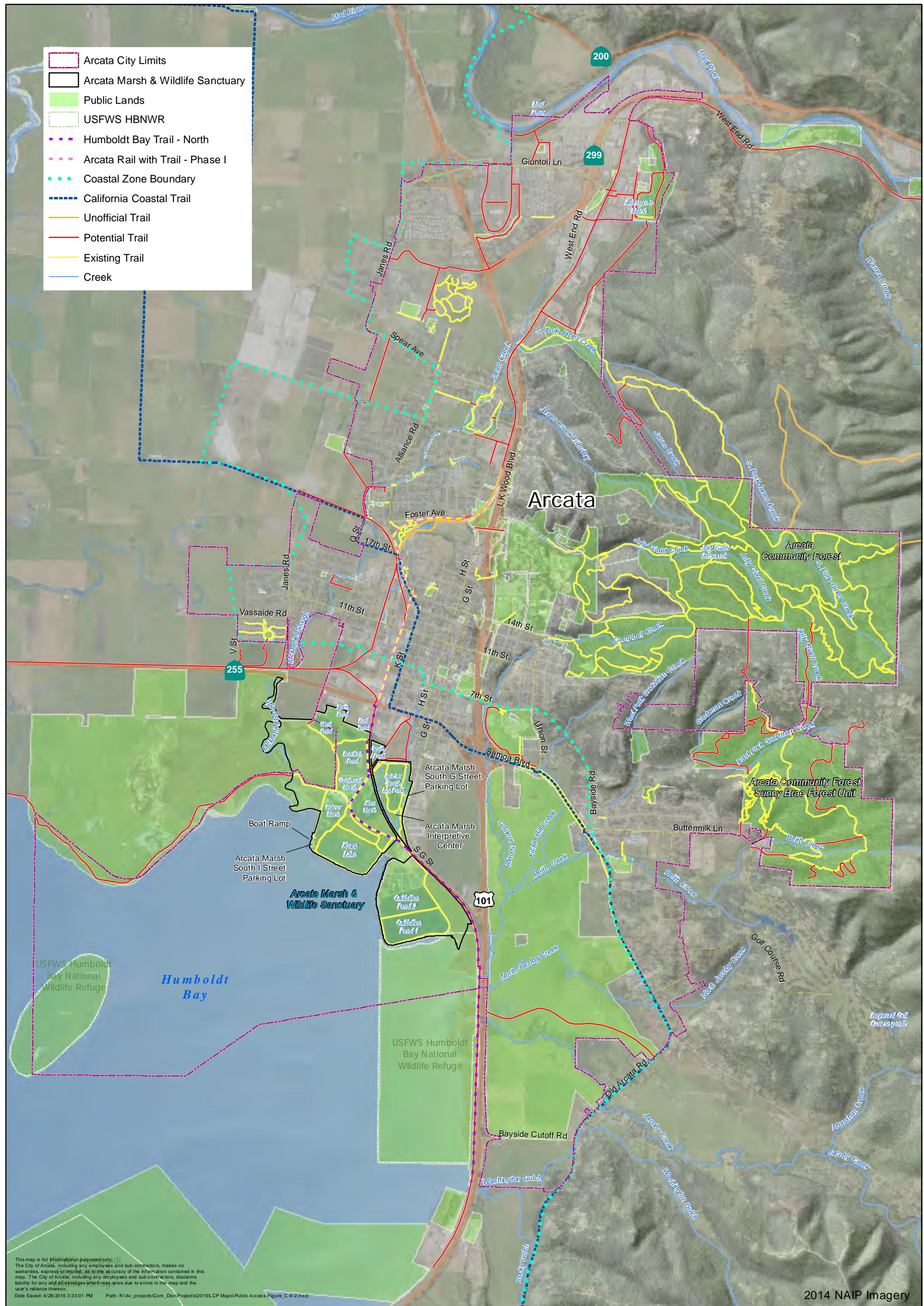


Figure-9-2
Coastal Access

| Draft April 2018



City of Arcata
City of Arcata Coastal Land Use Element



0 1,000 2,000
60 Feet



Figure 9-3
Coastal Vehicular
Public Access Corridors

Pacific Ocean

Access to Arcata Bay.

1. "I" Street from Samoa Boulevard, south through the Arcata Marsh to the boat launching facility on Arcata Bay.
2. South "G" Street from Samoa Boulevard to Highway 101.
3. Highway 101 from Samoa Boulevard (Highway 255), south to Bayside Cutoff.
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.
5. Old Arcata Road.
6. Slaughterhouse Road south of Samoa Boulevard to a small parking lot connecting to the existing trail system.

Access to other Public Trust Lands and Public Use Areas.

7. Access to Mad River Beach via Mad River Road.
8. Access to Manila Dunes via Samoa Boulevard.

Legend

- ● ● Vehicular Public Access Corridors
- [Gray box] Arcata City Limits
- [Light gray box] Waterbody
- [Dark gray box] County of Humboldt

0 1,000 2,000
Feet



a. **Access to Arcata Bay.**

1. "I" Street from Samoa Boulevard, south through the Arcata Marsh to the boat launching facility on Arcata Bay.
2. South "G" Street from Samoa Boulevard to Highway 101.
3. Highway 101 from Samoa Boulevard (Highway 255), south to Bayside Cutoff.
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.
5. Old Arcata Road.
6. Slaughterhouse Road south of Samoa Boulevard to a small parking lot connecting to the existing trail system.

b. **Access to Other Public Trust Lands and Public Use Areas.**

1. Access to Mad River Beach via Mad River Road.
2. Access to Manila Dunes via Samoa Boulevard.

9.2.7 Coastal Pedestrian and Non-motorized Public Access Trails. The following routes are designated as Coastal Pedestrian and Non-motorized Public Access Trails and are to be properly signed and identified as approved access points to Arcata Bay and other public trust lands and public use areas in coordination with Caltrans and the County of Humboldt.

a. **Existing Trails.**

1. Humboldt Bay Trail North adjacent to the Northwestern Pacific Railroad right-of-way from where it enters the Coastal Zone at Eighth Street continuing south to the City limit line as part of the California Coastal Trail.
2. Arcata Marsh and Wildlife sanctuary soft surface trails.
3. Hard surface trail adjacent to Old Arcata Road/Samoa Boulevard east of Highway 101.

b. **Future Trails.**

1. Baylands Trail proposed to run east/west through Arcata Baylands Park and connecting to the Humboldt Bay Trail North at the Humboldt Bay National Wildlife Refuge.
2. A trail from Villa Way south adjacent to Janes Creek, to connect to the Northwestern Pacific Railroad right-of-way.
3. A trail along the Northwestern Pacific Railroad right-of-way from "V" Street east and north to Sixth Street and south to Samoa Boulevard, and from "V" Street west toward Manila.

9.2.8 Humboldt Bay Water Trails. The Arcata Marsh and Wildlife Sanctuary includes a point of entry into the Humboldt Bay Water Trails system at the boat launch at the end of South "I" Street. This launch is only accessible at high tide. The boat ramp shall be retained and improved to ensure continued connection to the Humboldt Bay Water Trails system. This could include dredging or extension of the boat launching facility farther into Humboldt Bay.

10 SCENIC AND VISUAL RESOURCES

10.1 Introduction

Protecting scenic resources and views of the coast is a central focus of the Coastal Act and local coastal programs. The Coastal Act requires that the scenic and visual qualities of coastal areas be considered and protected as a resource of public importance. Depending on the site and surrounding area characteristics, scenic resources can include coastal lagoons and marshlands, rural farmlands and pasturelands, and open or forested slopes, hillsides, ridgelines and mountain tops, as well as urbanized waterfront areas. Cultural features set in scenic areas and other historic or natural points of interest visible from public viewing areas or scenic corridors may also be considered scenic resources. The City's LCP policies address the City's scenic resources including scenic routes, bay waters, shorelines, tidal marshes, rural farmlands and pasturelands, slopes and hillsides.

The following Coastal Act policy is relevant to and is addressed in the City's Scenic and Visual Resources Policies:

Coastal Act Section 30251: 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.

10.2 Land Use Plan Policies

Scenic Routes, Resources, and Landscape Features

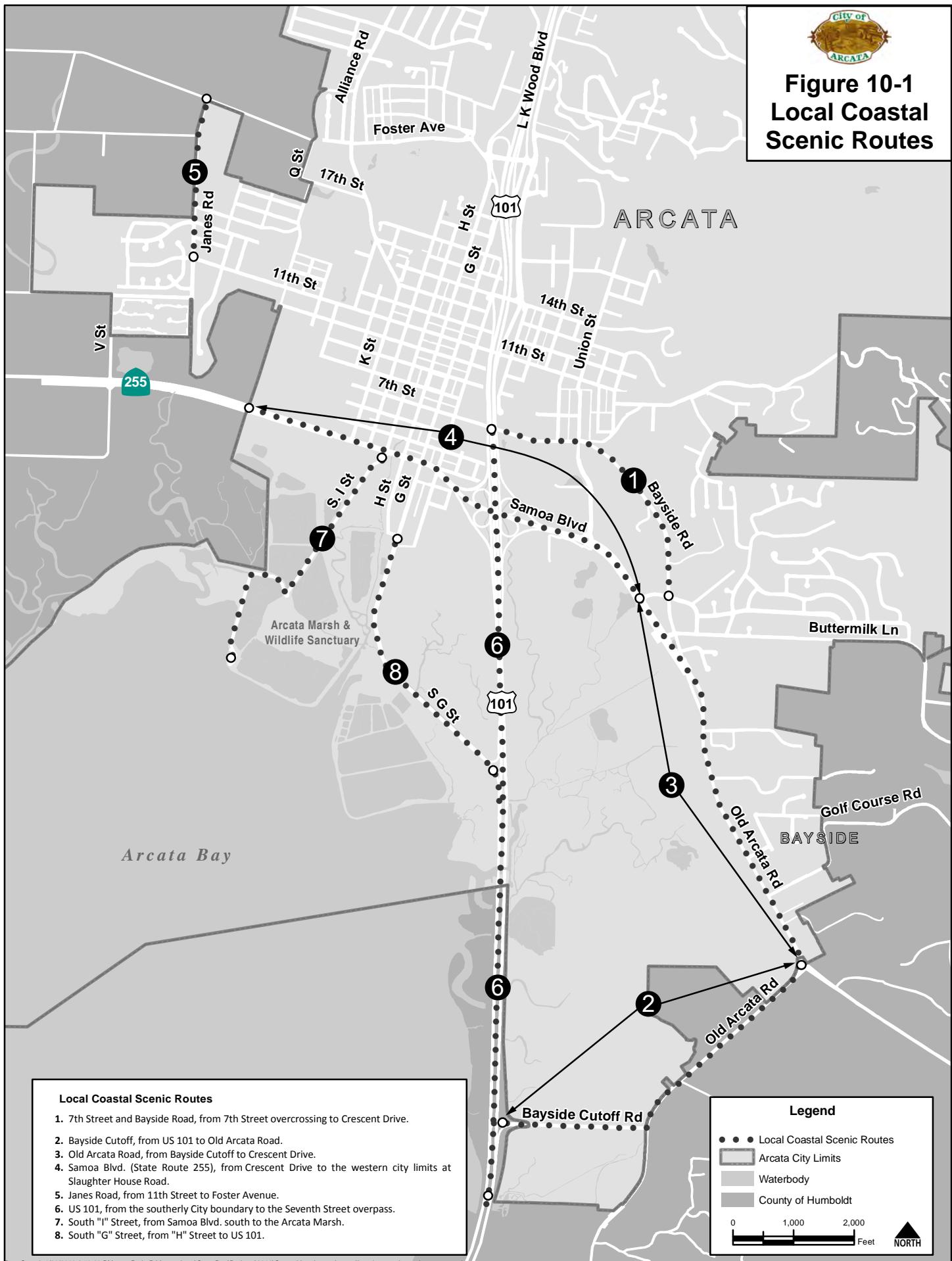
Objective: Identify and protect scenic routes, resources, and landscape features. Retain natural features, coastal scenic resources, and scenic vistas as important aesthetic components of the built environment and nature. Balance and minimize impacts of development on scenic views.

10.2.1 Designation of Lands with Scenic, Aesthetic, Historic, and Cultural Value. The City has scenic routes including Highway 101 and Samoa Boulevard, vistas of high scenic quality such as the Arcata Bottom, and areas of historic and cultural value. The open and natural character of these areas shall be maintained. Views of farmlands and open countryside in the Arcata Bottom, along Highway 101 south of Samoa Boulevard, north of Giuntoli Lane, and along State Route 255 west of the City shall be protected. New development shall be sited and designed to minimize the impairment of such views.

10.2.2 Designation of Coastal Scenic Highways. There are no State designated scenic routes in the City of Arcata or its Sphere of Influence; however, Figure 10-1 (see following page) shows the local routes that designated as scenic by the City.



Figure 10-1
Local Coastal Scenic Routes



10.2.3 Scenic Entryways. The appearance of the following additional entryways shall be enhanced with appropriate landscaping and entry signs or structures:

- a. Samoa Blvd. (State Route 255) between the western city limits at Slaughter House Road and "K" Street.
- b. Highway 101 between Bayside cutoff and Samoa Blvd.
- c. Old Arcata Road from Bayside Cutoff to Jacoby Creek Road.

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

10.2.4 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, that are designated Natural Resource. 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.

11 ARCHAEOLOGICAL AND CULTURAL RESOURCES

11.1 Introduction

The City of Arcata strives to protect archaeological and paleontological cultural resources. Section 30244 of the Coastal Act states that where development would adversely impact archaeological or paleontological resources as identified by the State Historic Preservation Officer, reasonable mitigation measures shall be required. The City of Arcata generally relies upon the 1870 Tideland survey map prepared by the federal government that delineates the former Arcata Bay shoreline as a guide to show where Native American settlements might have been located. The City's practice for discretionary permit review includes a referral to each of the three local Wiyot territory Tribal Heritage Preservation Officers with whom we maintain good working relationships.

11.2 Land Use Plan Policies

- 11.2.1 Cultural Resources Project Review.** As part of the environmental and project review process, the City of Arcata shall consult with the Northwest Information Center of the California Historical Resources Information System at Sonoma State University and Tribal Governments of the Blue Lake Rancheria, Wiyot Tribe, and Bear River Band of the Rohnerville Rancheria, each of whom have recognized Wiyot ancestral ties to lands within Arcata's Coastal Zone. All proposed discretionary projects under the California Environmental Quality Act shall be subject to cultural resources sensitivity review.
- 11.2.2 Archaeological Reconnaissance.** Surface and subsurface studies may be required to determine whether cultural, archaeological, or paleontological resources would be impacted by projects. The City will require studies where appropriate in consultation with the three Wiyot area tribes and the Northwest Information Center.
- 11.2.3 Mitigation of Potential Impacts on Archeological and Paleontological Resources.** Significant impacts to cultural, paleontological, or archaeological resources shall be avoided or mitigated in consultation with the State Historic Preservation Officer, affected tribes, or other responsible agencies as appropriate to the project specific analysis. 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, all approved development shall require reasonable efforts to permit any or all of these resources to be preserved in place or left in an undisturbed state, as recommended by the local Wiyot tribes.
- 11.2.4 Monitoring Construction.** When archaeological resources are likely to be present at a construction site, archaeological monitors and/or Tribal representatives may monitor excavation and other soil disturbing activities if required during the environmental review process or requested by an affected tribe.

11.2.5 Inadvertent Discovery of Archeological Resources. Upon discovery of archeological or paleontological materials, all grading or other land-disturbing construction activities at the site shall be suspended until the nature of the cultural resources has been ascertained and the appropriate disposition method determined.

11.2.6 Coordination with State Historic Preservation Officer. The City will continue to partner with the State Historic Preservation Officer to identify actions to protect archaeological and paleontological cultural resources.

11.2.7 State Law Compliance. The City will review Coastal Development Permit applications and other development in the Coastal Zone in compliance with applicable state laws.

11.2.8 Review Required for City Projects. The City will, as a matter of process, inform the local Tribal Heritage Preservation Officers of ground disturbing activities that occur on City sites or within City rights-of-way even when no permit is required.

12 AGRICULTURAL RESOURCES

12.1 Introduction

The Coastal Act requires the protection of agricultural lands within the Coastal Zone. It directly mandates that the maximum amount of prime agricultural land be maintained in production, and supports various measures to limit threats to agricultural productivity. Agricultural lands are an important resource within the Arcata Local Coastal Plan area. Agriculture is the largest non-urban use in the City, representing 25 percent of the land base in total. Arcata's agricultural lands are currently used for grazing, silage, and hay production, as well as flower and vegetable crops including lilies, daffodils, raspberries, strawberries, potatoes, corn, artichokes, and other shallow-rooted crops. The prime agricultural land within the City's Coastal Zone is mapped on Figures 12-1 through 12-4 (see following pages). The City of Arcata owns approximately 80 percent of the agricultural land within the Coastal Zone and manages this land as seasonal grazing and natural resource open space.

The following Coastal Act policies are relevant to and are addressed in the City's Agricultural Resources Policies:

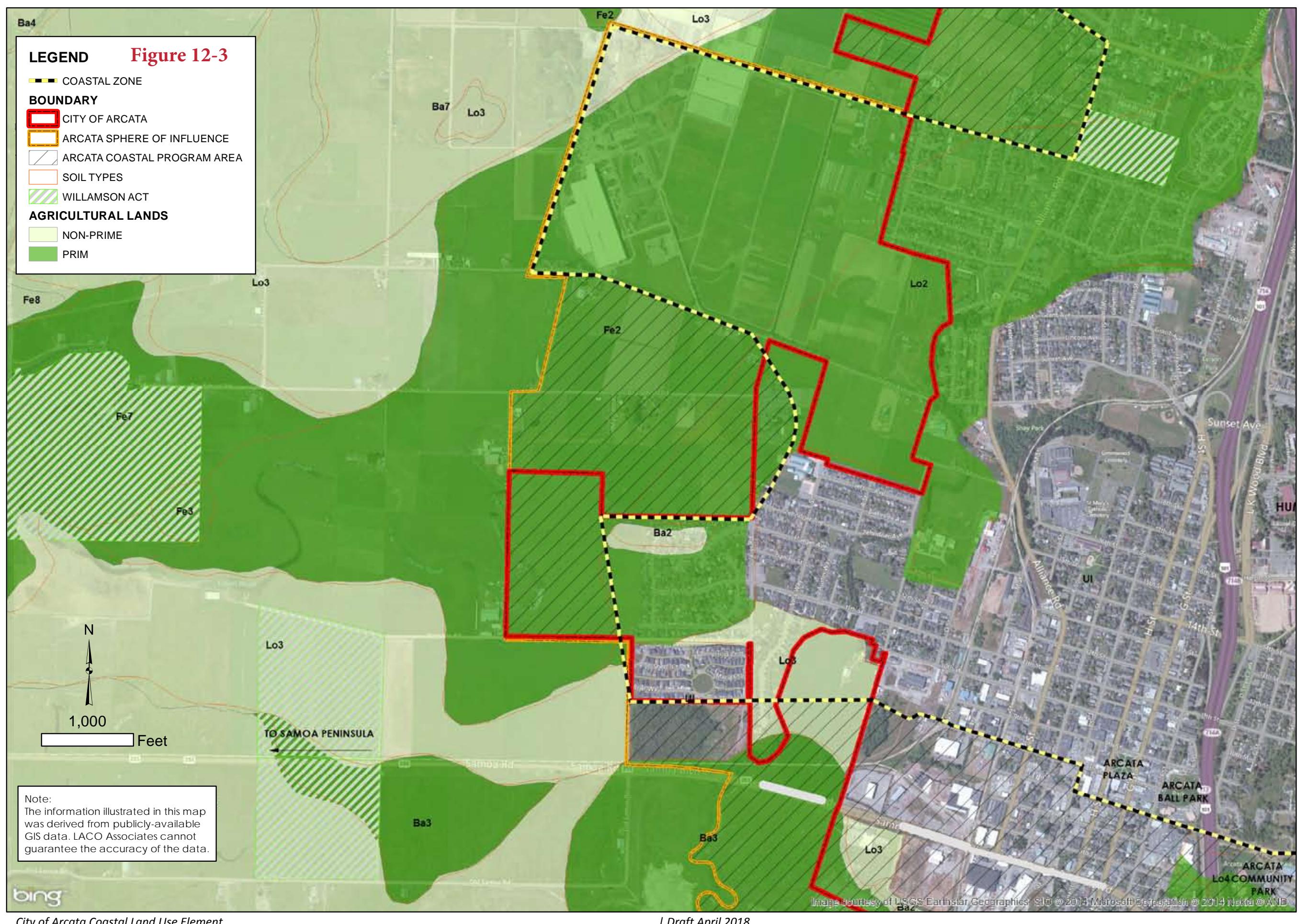
Coastal Act Section 30241: "The maximum amount of prime agricultural land shall be maintained in agricultural production to assure [sic] the protection of the area's agricultural economy, and conflicts shall be minimized between agricultural and urban land uses through all of the following:

- 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 Coastal Act Section 30250.
- 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 2, and all development adjacent to prime agricultural lands shall not diminish the productivity of such prime agricultural lands."

Figure 12-1



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CITY OF ARCATA COASTAL PROGRAM UPDATE	
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CITY OF ARCATA COASTAL PROGRAM UPDATE AGRICULTURAL RESOURCES

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Coastal Act Section 30241.5:

- a. "If the viability of existing agricultural uses is an issue, 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 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."

Coastal Act Section 30242: "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 Coastal Act Section 30250. Any such permitted conversion shall be compatible with continued agricultural use on surrounding lands."

Coastal Act Section 30250:

- 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."

12.2 Land Use Plan Policies

Agricultural Lands

Objectives: Preserve and promote the sustained production of natural resources; and preserve and promote agricultural, forest, and aquaculture lands. Provide for complementary uses including farm housing and processing of agricultural and aquaculture products in designated areas.

12.2.1 Agricultural Classifications. The agricultural classification in the City's Coastal Zone is Agriculture Exclusive. This designation is intended to preserve land for agricultural production. The Agriculture Exclusive designation is appropriate for lands with prime agricultural soils and wetlands that could be used as grazed agricultural lands as well as other areas with non-prime soils suitable for protecting their current uses as, or potential for, agricultural production. Structures associated with agricultural production, such as barns and farmhouses, are appropriate uses in these areas.

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

12.2.3 Protection of Agricultural Lands and Uses Within the City. Agricultural lands represent an important natural resource within the City. The protection of agricultural lands shall include the following:

- a. Lands designated Coastal Agriculture Exclusive with Grade 1 and 2 soils are the City's prime agricultural resource; lands designated with Grade 3 and 4 soils support less intensive uses, but are still viable for resource production. Agriculture Exclusive lands shall only be developed with agricultural-related uses.
- b. Agricultural uses on lands designated other than Agriculture Exclusive shall be allowed and encouraged, consistent with other Coastal Land Use Plan policies.
- c. Existing agricultural practices on seasonal wetlands shall be allowed to continue, consistent with other Coastal Land Use Plan policies.

- d. The minimum lot size for lands designated Agriculture Exclusive shall be sixty acres.

Private and public non-vehicular recreational activities such as hiking, riding, fishing, hunting, and other recreational activities that do not require permanent structures, facilities, or foundations may be permitted in areas designated Agriculture Exclusive 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.

12.2.4 Uses Allowed in Diked / Reclaimed Former Tidelands. Allowable uses in grazed or farmed wetlands are limited to those uses compatible with the Public Trust as follows:

- a. Specific agricultural operations limited to apiaries, field and truck crops, livestock raising, and orchards.
- b. Farm-related structures including barns, sheds, and farmer-occupied housing necessary for the performance of agricultural operations.
- c. Restoration projects.
- d. Nature study, aquaculture, and similar resource-dependent activities.
- e. Incidental public service purposes that may temporarily impact the resources of the area, such as burying cables or pipes).

12.2.5 Aquaculture. Bay 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.

Agricultural Resources Management

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

12.2.6 Prime Agricultural Lands. All divisions of prime agricultural lands, development adjacent to prime agricultural lands, and conversions approved pursuant to the Coastal Act shall only be authorized pursuant to an approved continued viability report and agriculture management plan. The report and plan shall demonstrate that the parcel(s) will remain viable for, and actively engaged in, agricultural use once subdivided, and that no development adjacent to prime agricultural lands shall diminish the productivity of such prime agricultural lands. All divisions of prime agricultural lands shall meet the standards of Section __ "Rural Land Divisions" of the Coastal Zoning Ordinance.

12.2.7 Development on Agricultural Lands. All structural development, including residential, 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 to ensure that agricultural lands do not lose their long-term productivity.

12.2.8 Development Adjacent to Agricultural Lands. 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.

12.2.9 Prime Agriculture Soils Reuse. The long-term productivity of soils shall be protected. 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.

12.2.10 Recreational Activities on Agricultural Lands. Private and public non-vehicular recreational activities such as hiking, riding, fishing, hunting, kayaking, and paddle-boarding that do not require permanent structures, facilities, or foundations may be permitted in areas designated Agriculture Exclusive. These activities are allowed only 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.

12.2.11 Limit Agricultural Land Conversion. For areas outside of the coastal hazard areas, the City will protect existing agricultural land, especially prime agricultural land, from conversion to other uses. Protection shall be in the form of zoning and land use restrictions as well as proactive measures. These may include, but are not limited to affirmative conservation easements, or recordation of “right-to-farm” deed restrictions for development occurring in proximity to such agricultural lands. For coastal agricultural lands within the City’s Planning Area, to the west of the City limits within the County of Humboldt, the City shall encourage the retention of Agricultural Exclusive zoning, and shall not convert any prime agricultural lands to other uses if the land is annexed into the City limits.

13 GLOSSARY

See Coastal Zoning Ordinance Chapter 13 Glossary.