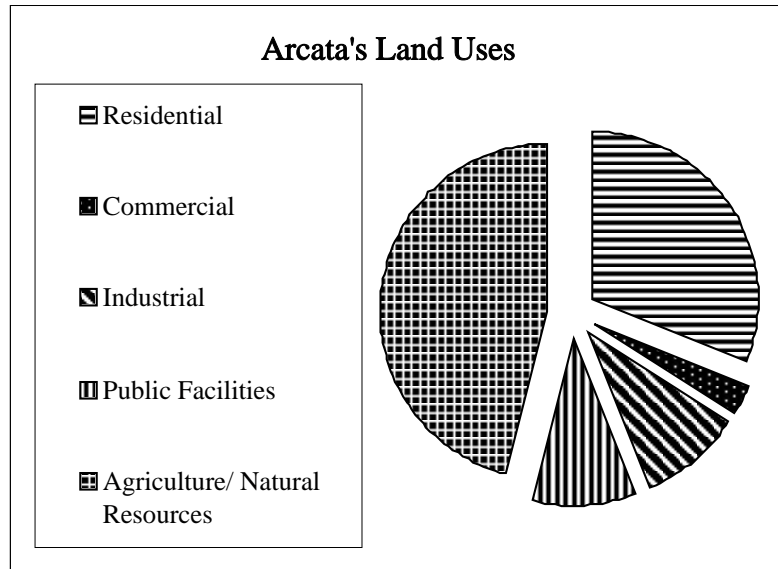


## LAND USE ELEMENT

### 2.1 INTRODUCTION

#### Overview of Existing Land Uses and Resources.

Arcata's land use patterns have been shaped by many factors and reflect more than one-hundred and forty years of community development. The early settlement of the town, initially called Uniontown, grew around a central plaza. Arcata's Plaza area, including a hotel, storehouse, and other commercial buildings, was originally constructed in the late 1800s and early 1900s and continues to be the center of the community. The timber industry also left an indelible land use imprint on the community. Many of the lumber mills which operated in the late 1800s to mid 1900s, are now closed and the abandoned mill sites are undergoing a slow transformation to other uses. Humboldt State University occupies approximately 160 acres east of State Route 101, within walking distance of the downtown area. The northernmost campus in the California State University system, it is the community's major employer and regional education center for as many as 8,500 full-time equivalent students.



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

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

present diversity of use and character. While the Plaza area is the commercial, cultural, social, and civic center of the community, there are several other distinct neighborhood activity centers that provide employment and services for local residents. These neighborhood centers are:

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

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

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

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

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



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

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



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

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



## 2.2 POLICIES

The Land Use Element contains the following policies:

- LU-1 Overall Land Use Pattern: Land Use Plan Map
- LU-2 Residential Land Use
- LU-3 Commercial Land Use
- LU-4 Industrial Land Use
- LU-5 Public Facilities
- LU-6 Agricultural and Natural Resource Lands

### POLICY LU-1 OVERALL LAND USE PATTERN: LAND USE PLAN MAP

**Objective.** Provide an overall land use arrangement that concentrates city-wide uses and functions in the central Plaza Area, linked with a series of neighborhood centers which provide a mix of commercial services, residential uses, and community facilities.

LU-1a **Land use plan diagram.** The land use plan diagram (Figure LU-a) for lands within the City and Sphere of Influence and the planning area land use map (Figure LU-b) show planned land uses for the City and surrounding areas. The land use categories, and the amount of City and Sphere of Influence land allocated for each category, are included in Table LU-1.

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

LU-1c **Maintain Arcata's Plaza Area as the community's center.**

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



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

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

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

**LU-1d Mixed-use neighborhood centers.** The existing neighborhood centers of Westwood, Valley West, Sunny Brae, Uniontown, and Greenview are designated as multiple-use sites where additional retail establishments, personal and business services, and other neighborhood-oriented commercial services are encouraged to be developed. Substantial additions to these existing centers shall include residential units on upper floors where feasible or in separate buildings. Upgrading these centers shall include additional landscaping, improvement of parking lot designs, and provision of transit access, such as bus turnouts. Appropriate lands near these centers are designated for higher density residential uses in order to encourage walking and bicycling to neighborhood services.



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

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

**LU-1g Coastal dependent land uses.** Coastal dependent developments shall have priority over other development or uses on or near the Arcata Bay shoreline. Coastal dependent developments shall not be sited in a wetland. Where appropriate, coastal dependent developments should be accommodated within reasonable proximity to the coastal dependent uses they support.

## POLICY LU-2 RESIDENTIAL LAND USE

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

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

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



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

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

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

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

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

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



for housing consumers in terms of types of units, location, unit sizes, costs, design, amount of privacy, and neighborhood environment. Inclusionary measures shall be provided for affordable housing. To encourage this, the City will implement inclusionary zoning and provide incentives to developers to include low and moderate income housing units in their proposals.

**TABLE LU-2 RESIDENTIAL LAND USE CLASSIFICATIONS**

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

[Revised by Ordinance No. 1377, September 2008]

**LU-2c Specific considerations for certain residential areas.** Certain specific parcels have unique characteristics and/or limitations that require careful consideration when development or a change of use occurs. The considerations for the identified parcels shall be as described in Table LU-3.

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

AREA	SPECIFIC CONSIDERATIONS
Plum Village	Residential development shall be limited to twelve units of which three (25%) will be affordable units and the wetlands area shall be retained. [Wedemeyer/Lewis property]
Spear Ave. & St. Louis Rd.	Residential development shall include a mix of housing types and shall be clustered to maintain creek course and riparian areas as open space. [Sorensen property]
Sunset at Baldwin  APN's 505-121-021 & 505-121-019	Residential development shall be clustered to preserve Jolly Giant Creek course and wetland areas as open space, and to reserve right-of-way for the future extension of Foster Street to Sunset Avenue. Baldwin should be extended to intersect with the extension of Foster. Access to residential development should be from Foster and Baldwin. [Franke property]  The eastern portion of the site may be used for a public facility use to allow for a new Fire Station on this site. A public facility specific consideration shall be placed on the Sunset Avenue sites per PC Resolution 08-07.

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

[Revised by Ordinance No. 1377, September 2008]

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

**POLICY LU-3 COMMERCIAL LAND USE**

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

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



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

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

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

**TABLE LU-4 COMMERCIAL LAND USE CLASSIFICATIONS**

ALLOWABLE USES	C-C	C-G	C-VS	C-M
<b>SALES OF GOODS &amp; SERVICES</b>				
General retail sales and services	X	X		X
Specialty retail sales and services	X	X	X	X
Personal service establishments	X	X		X
Shopping centers	X	X		X
High-impact retail commercial uses	X	X	X	
Wholesale trade and warehousing		X		
Transient lodging	X	X	X	X
Travel trailer [RV] park			X	
Animal sales and services		X		X
<b>MOTOR VEHICLE RELATED SALES &amp; SERVICE</b>				
Motor vehicle sales and rentals		X	X	
Motor vehicles services		X	X	
Gas sales				
<b>RESTAURANTS, BARS, TAVERNS AND PUBS</b>	X	X	X	X
<b>NIGHTCLUBS</b>	X	X	X	
<b>COMMERCIAL RECREATION / ENTERTAINMENT</b>				
Indoor recreation services	X	X		X
Outdoor recreation uses and services		X	X	
Theaters	X	X	X	X
<b>BUSINESS AND PROFESSIONAL OFFICES</b>				
Offices designed to serve customer traffic	X	X		X
Offices designed to attract little customer traffic	X	X		X
Health services	X	X		X
<b>EDUCATIONAL, CULTURAL &amp; RELIGIOUS USES</b>				
Libraries, museums, art galleries, and similar uses	X	X		X
Mortuaries and funeral homes		X		
<b>PUBLIC &amp; SEMI-PUBLIC USES</b>				
Government administrative offices	X	X		X
Post offices	X	X		X
<b>RESIDENTIAL</b>				
Multi-family residential	X	X		X

[Revised by Ordinance No. 1377, September 2008]

**Commercial – General [C-G].** This designation provides the full range of retail, entertainment, and service commercial uses in Uniontown, Valley West, Westwood/Sunset, Sunny Brae, Greenview, and Bayside neighborhood centers, and other areas, such as Northtown, Giuntoli Lane, and Samoa Boulevard. C-G

development must be compatible with the surrounding residential uses and provide convenient access for patrons arriving by bicycle, public transit, motor vehicle, or on foot. A primary difference between the C-G areas and the Plaza Area is parking. Businesses in the C-G area will be expected to provide sufficient on-site parking. C-G areas are intended to have convenient access from residential areas in order to provide for day-to-day shopping and service needs.

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

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

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

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



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

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

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

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

**POLICY LU-4 INDUSTRIAL LAND USE**

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

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



**Industrial – Limited [I-L].** This land use designation is intended to provide attractive industrial areas suitable for light manufacturing and limited commercial uses. High impact industrial uses more prone to produce noise, odors, heavy truck



traffic, or dust are not permitted in limited industrial areas. The I-L land use designation includes auto sales; service and repairs; sales of mobile homes, trucks and tractors; warehousing and wholesaling establishments; outdoor sales and storage lots; light industrial activities (when conducted within a building); and similar uses. Some retail sales uses and services, particularly those involving sales of products made on the premises, will be allowed as an accessory use. Residential uses may also be permitted where they are compatible with the nature of the production process, or the related sales of products made on the premises (such as artists' live/work space). The major I-L areas are the West Samoa Boulevard Employment Center, a portion of the West End Employment Center (near the State Route 299/Giuntoli Lane interchange and the Aldergrove Industrial Park), the area west of "K" Street, South "G" Street, and South "I" Street.

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



**TABLE LU-6 INDUSTRIAL / PUBLIC FACILITY LAND USE CLASSIFICATIONS**

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

[Revised by Ordinance No. 1377, September 2008]

- LU-4b **Conversion and reuse of old industrial sites.** The City shall encourage the conversion and reuse of abandoned or inactive industrial sites such as closed lumber mill sites. An environmental site assessment will be required for sites where prior uses may have caused soil contamination. Manufacturing uses may be allowed on older I-G sites, where activities are conducted in enclosed spaces and noise, light, air quality, or traffic impacts do not significantly impact adjacent uses.
- LU-4c **Incubator industrial sites.** Encourage small business incubator sites and cottage industries as part of the City's mix of industrial uses.
- LU-4d **Industrial performance standards.** The City shall develop and adopt performance standards ensuring that new and upgraded industrial uses are attractively designed, keep noisy uses in enclosed spaces, do not emit light or glare off site, and contain other features that make them compatible with adjacent uses.
- LU-4e **Specific areas and parcels.** Certain land areas and parcels have unique characteristics, limitations, and/or opportunities that require careful consideration when development or a change of use occurs. The considerations described below shall be made for the identified parcels.
- LU-4f **South "I" Street.** Development of a new "business park" at the site of the former Little Lake Industries lumber mill on South "I" Street shall be a priority of the City. The site shall be planned as a mixed-use development. A master plan shall be prepared for the site which includes the specific considerations found in Table LU-7.
- LU-4g **Coastal related resource extraction and processing.** The City of Arcata recognizes the national need for the responsible exploration, recovery, and processing of the country's energy resources. However, the City also recognizes the potential adverse impacts such activities can have on sensitive land and marine resources and on the scenic quality of coastal resources. Therefore, the City finds that, in order to minimize adverse impacts to such resources, on- and off-shore petroleum product exploration, recovery, and processing should be confined to those geographic areas which now accommodate these uses and activities. Consistent with this policy, the City shall prohibit on-shore petroleum exploration, production, and processing within its boundaries, and shall oppose the use of off-shore areas south and west of Arcata and in Humboldt County in general for such uses.

**TABLE LU-7 SPECIFIC CONSIDERATIONS FOR CERTAIN INDUSTRIAL AREAS**

AREA	EXISTING USE	CONSIDERATION
"K" Street Industrial Area	I-L	Provide live-work spaces; revitalize older industrial uses.
West End Road Corridor	I-L and I-G	Promote more intensive industrial uses.
Aldergrove Industrial Park	I-L	Coordinated light industrial development, with increased landscaping.
Giuntoli Lane/ Valley East area (Zanzi) APN's 507-141-037 & 507-141-042	I-L and I-G	Planned Development for entire property to minimize access points on Giuntoli, and coordinate land uses, interior circulation, shared parking, and overall building layout. Constraints include setback area along Mad River. APN 507-141-042 may allow for a public facility type use to accommodate a future City park along the Mad River. A special consideration for this parcel shall include dual (Industrial Limited [IL] and/or Public Facilities [PF]) land use activities.
Northcoast Hardwoods site (Samoa Blvd.)	I-G	Planned Development for entire property to minimize access points on Samoa, and coordinate land uses, interior circulation, shared parking, and overall building layout.
Winkel Property - Little Lake Industries (South I Street)	I-L	Planned development for entire site to encourage: <ol style="list-style-type: none"> <li>1. An area not less than 25-feet wide adjacent and parallel to "I" Street shall be a landscape buffer between heavy manufacturing uses to the west and internal development on the site. Landscaping within the buffer strip shall include a dense planting of trees of species appropriate to the coastal environment.</li> <li>2. A multi-use coastal access pathway shall be included along the entire landscape buffer to connect the Samoa Boulevard area to the Arcata Marsh and bay shoreline.</li> <li>3. The former marsh areas at the southern portion of the property (south of the railroad tracks) shall be restored or recreated.</li> <li>4. A small portion of the site adjacent to the Marsh Commons area, or along Butcher Slough, may be suitable for limited residential development.</li> <li>5. A small portion of the site adjacent to the restored marsh area may be suitable as a site for an "eco-lodge" or other eco-tourism uses focused on coastal recreation.</li> <li>6. The northern portion of the site east of the landscape buffer may be developed as a "business park" with light industrial and business-service uses. Comprehensive development standards for the business park area, including sidewalks, landscaping, and building design, shall be included in the master plan for the site.</li> <li>7. A creekside conservation area shall also be required parallel to the top of the bank of Butcher Slough.</li> </ol>

[Revised by Ordinance No. 1377, September 2008]

## POLICY LU-5 PUBLIC FACILITIES

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



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



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

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

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

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

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

[Revised by Ordinance No. 1377, September 2008]

**POLICY LU-6 AGRICULTURAL AND NATURAL RESOURCE LANDS**

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

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



**Natural Resource [NR].** This designation is applied to public or private lands where protection of unique and/or sensitive natural resources, or managed production of resources, are the primary objectives. The resources element describes three subdistrict zones within the NR district which are designated: Wetland Stream Protection Zone (NR-WSPZ), Timber



Production Zone (NR-TPZ), and Public Trust Zone (NR-PTZ). Examples of lands designated NR include the Community Forest (NR-TPZ), Janes Creek /McDaniel Slough Linear Park (NR-WSPZ), and the Arcata Marsh and Wildlife Sanctuary (NR-PTZ). Recreation may be considered as a secondary use when there are no adverse impacts to the protected resources. This designation is also applicable to productive resource lands, such as timber-producing forested areas (NR-TPZ) and aquaculture in Arcata Bay (NR-PTZ). The land between Humboldt State University and the Community Forest is an example of productive forest lands designated (NR-TPZ).

The NR designation is not applied to small or "pocket" wetlands, that exist on

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

**Agriculture Exclusive [A-E].**

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



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

**TABLE LU-9 AGRICULTURAL AND NATURAL RESOURCE LAND USE CLASSIFICATIONS**

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

[Revised by Ordinance No. 1377, September 2008]

**LU-6b Compatibility between agricultural and adjacent non-agricultural uses.**

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

**LU-6c Protection of agricultural lands and uses within the City.**

represent an important natural resource within the City. The protection of agricultural lands shall include the following:

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

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

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

1. Agricultural operations limited to accessory structures, apiaries, field and truck crops, livestock raising, greenhouses (provided they are not located on slab foundations and crops are grown in the existing soil on site), and orchards.
2. Farm-related structures, including barns, sheds, and farmer-occupied housing, necessary for the performance of agricultural operations. Such structures may be located on an existing grazed or farmed wetland parcel only if no alternative upland location is available for such purpose and the structures are sited and designed to minimize adverse environmental effects on Public Trust resources and uses. No more than one primary and one secondary residential unit shall be allowed per parcel.
3. Restoration projects.
4. Nature study, aquaculture, and similar resource-dependent activities compatible with the Public Trust resources and uses.
5. Incidental public service purposes which may temporarily impact the resources of the area (such as burying cables or pipes).

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

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

AREA	SPECIFIC CONSIDERATION
Arcata Bay Storage APN 021-121-010	Provide for agriculture-related manufacturing due to aggregate fill deposits on the Arcata Bay Storage site per PC Resolution 08-09.

[Revised by Ordinance No. 1377, September 2008]

## 2.3 IMPLEMENTATION MEASURES

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

