APPENDIX A

POLICY DOCUMENT GLOSSARY

Acres, Gross - The entire acreage of a site. Typically calculated to the centerline of proposed bounding streets and to the edge of the right-of-way of existing or dedicated streets.

Acres, Net - The portion of a site that can actually be built upon. The following generally are not included in the net acreage of a site: public or private road rights-of-way, public open space, and flood ways.

Annex, v. - To incorporate a land area into an existing district or municipality, with a resulting change in the boundaries of the annexing jurisdiction.

Aquaculture - The culture and husbandry of aquatic organisms, including, but not limited to: fish, shellfish, mollusks, crustaceans, kelp, and algae. Aquaculture shall not mean the culture and husbandry of commercially utilized inland crops, including, but not limited to: rice, watercress, and beansprouts.

Archaeological - Relating to the material remains of past human life, culture, or activities.

Bicycle Lane (Class II facility) - A corridor expressly reserved for bicycles, existing on a street or roadway in addition to any lanes for use by motorized vehicles.

Bicycle Path (Class I facility) - A paved route not on a street or roadway and expressly reserved for bicycles traversing an otherwise unpaved area. Bicycle paths may parallel roads but typically are separated from them by landscaping.

Bicycle Route (Class III facility) - A facility shared with motorists and identified only by signs, a bicycle route has no pavement markings or lane stripes.

Biological Productivity - Biological productivity generally refers to the amount of organic material produced per unit time.

Boundary of a Wetland - (1) The boundary between land with predominantly hydrophytic cover and land with predominantly mesophytic or xerophytic cover; (2) the boundary between soil that is predominantly hydric and soil that is predominantly nonhydric; or (3) in the case of wetlands without vegetation or soils, the boundary between land that is flooded or saturated at some time during years of normal precipitation and land that is not. Areas with drained hydric soils that are no longer capable of supporting hydrophytes are not considered wetlands.

Building - Any structure used or intended for supporting or sheltering any use or occupancy.

California Environmental Quality Act (CEQA) - A State law requiring State and local agencies to regulate activities with consideration for environmental protection. If a proposed activity has the potential for a significant adverse environmental impact, an environmental impact report (EIR) must be prepared and certified as to its adequacy before taking action on the proposed project.

Caltrans - California Department of Transportation.

City - City with a capital "C" generally refers to the City of Eureka government or administration. City with a lower case "c" generally refers to the geographical area of the city, both incorporated and unincorporated territory (*e.g.*, the city bikeway system).

Coastal-Dependent Development or Use - Any development or use which requires a site on, or adjacent to, the sea to be able to function at all.

Coastal-Related Development - Any use that is dependent on a coastal-dependent development or use.

Collector - Relatively-low-speed, street that provides circulation within and between neighborhoods. Collectors usually serve short trips and are intended for collecting trips from local streets and distributing them to the arterial network.

Commercial Recreational Facilities - Facilities serving recreational needs but operated for private profit (e.g., riding stable, chartered fishing boats, tourist attractions, and amusement or marine parks).

Amended by Council Resolution 2008-08. *(amended section on next page)*

Community Noise Equivalent Level (CNEL) - A 24-hour energy equivalent level derived from a variety of single-noise events, with weighting factors of 5 and 10 dBA applied to the evening (7 PM to 10 PM) and nighttime (10 PM to 7 AM) periods, respectively, to allow for the greater sensitivity to noise during these hours.

Compatible - Capable of existing together without conflict or ill effects.

Conservation - The management of natural resources to prevent waste, destruction, or neglect.

Consistent - Free from variation or contradiction. Programs in the General Plan are to be consistent, not contradictory or preferential. State law requires consistency between a general plan and implementation measures such as the zoning ordinance.

County - County with a capital "C" generally refers to the government or administration of a county, in the case of the Eureka General Plan, Humboldt County. County with a lower case "c" generally refers to the geographical area of the county (*e.g.*, the unincorporated county).

Critical Facility - Facilities housing or serving many people, which are necessary in the event of an earthquake or flood, such as hospitals, fire, police, and emergency service facilities, utility "lifeline" facilities, such as water, electricity, and gas supply, sewage disposal, and communications and transportation facilities.

dB - Decibel; a unit used to express the relative intensity of a sound as it is heard by the human ear.

dBA - The "A-weighted" scale for measuring sound in decibels; weighs or reduces the effects of low and high frequencies in order to simulate human hearing. Every increase of 10 dBA doubles the perceived loudness though the noise is actually ten times more intense.

Density, Residential - The number of permanent residential dwelling units per "net" acre of land.

Developable Acres, Net - The portion of a site that can be used for density calculations. For instance, public or private road rights-of-way are not included in the net developable acreage of a site.

Developable Land - Land that is suitable as a location for structures and that can be developed free of hazards to, and without disruption of, or significant impact on, natural resource areas.

A definition of the term "commercial uses incidental to the primary coastal dependent industrial use" is appended, by Council Resolution 2008-08, adopted March 4, 2008, in alphabetical order, to Appendix A – *Policy Document Glossary* of the LUP (*City of Eureka General Plan – Policy Document*) to read as follows:

> **Commercial Uses Incidental to the Primary Coastal Dependent Industrial Use** – Those certain commercial uses allowed within the Core Coastal-Dependent Industrial Area which are minor in significance, and subordinate and directly related to the primary coastal-dependent industrial uses for which the area is designated. Commercial uses incidental to the primary coastal dependent use include, but are not limited to, retail sales and services of goods produced or functional work provided at the site, such as fish markets or seafood restaurants at commercial fish processing facilities, and facility tour areas.

Developed - Developed with a structure that is a principal or conditional use permitted under a parcel's land use designation.

Development - On land, in or under water, the placement or erection of any solid material or structure; discharge or disposal of any dredged material or of any gaseous, liquid, solid, or thermal waste; grading, removing, dredging, mining or extraction of any materials; change in the density or intensity of use of land, including, but not limited to, subdivision pursuant to the Subdivision Map Act (commencing with Section 66410 of the Government Code), and any other division of land, including lot splits, except where the land division is brought about in connection with the purchase of such land by a public agency for public recreational use; change in the intensity of use of water, or of access thereto; construction, reconstruction, demolition, or alteration of the size of any structure, including any facility of any private, public, or municipal utility; and the removal or harvesting of major vegetation other than for agricultural purposes, kelp harvesting, and timber operations which are in accordance with a timber harvesting plan submitted pursuant to the provisions of the Z'berg-Nejedly Forest Practices Act of 1973 (commencing with Public Resources Code Section 4511).

Dikes - A bank constructed to control or confine tidal waters.

Duplex - A detached building under single ownership that is designed for occupation as the residence of two families living independently of each other.

Dwelling Unit - A room or group of rooms (including sleeping, eating, cooking, and sanitation facilities, but not more than one kitchen), that constitutes an independent housekeeping unit, occupied or intended for occupancy by one household on a long-term basis.

Encourage, v. - To stimulate or foster a particular condition through direct or indirect action by the private sector or government agencies.

Endangered Species - A species of animal or plant is considered to be endangered when its prospects for survival and reproduction are in immediate jeopardy from one or more causes.

Energy Facility - Any public or private processing, producing, generating, storing, transmitting, or recovering facility for electricity, natural gas, petroleum, coal, or other source of energy.

Enhance, v. - To improve existing conditions by increasing the quantity or quality of beneficial uses or features.

Environmental Impact Report (EIR) - A report that assesses all the environmental characteristics of an area and determines what effects or impacts will result if the area is altered or disturbed by a proposed action.

Environmentally Sensitive Habitat Areas - Any area in which plant or animal life, or their habitats, are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments.

Estuary - A coastal water body usually semi-enclosed by land, but which has open, partially obstructed, or intermittent exchange with the ocean and in which ocean water is at least occasionally diluted by fresh water runoff from the land.

Expressway - A divided multi-lane major arterial street for through traffic with partial control of access and with grade separations at major intersections.

Farmed Wetlands - Diked, former tidal marshes and clearly defined non-tidal sloughs which have been mechanically or physically altered for the production of food or fiber, but which would revert to typical wetland habitat if farming and related dike and drainage maintenance were discontinued. In their present state, these lands are frequently covered by shallow water during the rainy season. Their vegetation is characterized by a higher percentage of sedges, rush, and other hydrophytes than is common in upland agricultural areas. In estuarine areas such as Humboldt Bay, the boundary between uplands and wetlands is generally between +8 and +11 feet above mean lower low water (MLLW).

Fault - A fracture in the earth's crust forming a boundary between rock masses that have shifted.

Feasible - Capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technological factors.

Fill - Earth or other substance of material, including piling, placed for the purpose of erecting structures thereon.

Flood, 100-Year - The magnitude of a flood expected to occur on the average every 100 years, based on historical data. The 100-year flood has a 1/100, or one percent, chance of occurring in any given year.

Flood Hazard Areas - Those areas subject to inundation by a 100-year flood.

Flood Insurance Rate Map (FIRM) - For each community, the official map on which the Federal Insurance Administration has delineated areas of special flood hazard and the risk premium zones applicable to that community.

Floor Area Ratio (FAR) - The gross floor area permitted on a site divided by the total net area of the site, expressed in decimals to two places. For example, on a site with 10,000 net sq. ft. of land area, a Floor Area Ratio of 1.00 will allow a maximum of 10,000 gross sq. ft. of building floor area to be built. On the same site, an FAR of 1.50 would allow 15,000 sq. ft. of floor area; an FAR of 2.00 would allow 20,000 sq. ft.; and an FAR of 0.50 would allow only 5,000 sq. ft.

Freeway - A high-speed, high-capacity, limited-access transportation facility serving regional and countywide travel. Freeways generally are used for long trips between major land use generators.

Functional Capacity - The ability of a particular eco-system to be self-sustaining and to maintain natural species' diversity.

Geological - Pertaining to rock or solid matter.

Geologic Hazards - Include the following:

1. Seismic hazard areas delineated on fault maps as subject to potential surface rupture, on soil maps indicating materials particularly prone to shaking or liquefaction, and in local and regional seismic safety plans;
2. Tsunami runup areas identified on U.S. Army Corps of Engineers 100-year recurrence maps, by other scientific or historic studies, and other known areas of tsunami risk;

3. Landslide hazard areas delineated on slope stability maps and in local and regional geologic or safety plans;
4. Beach areas subject to erosion; and,
5. Other geologic hazards such as expansive soils and subsidence areas.

Goal -The ultimate purpose of an effort stated in a way that is general in nature and immeasurable.

Gulch Greenway - A natural drainage channel generally with slopes of 30 percent or greater and including the level areas below the slopes typically containing lush vegetation and wildlife habitat.

Hazardous Material - Any substance that, because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or the environment. The term includes, but is not limited to, hazardous substances and hazardous wastes.

Healthy Populations - The phrases ". . . healthy populations of all species of marine organisms . . ." and ". . . optimum populations of marine organisms . . ." refer generally to the maintenance of natural species diversity, abundance, and composition.

Household - All those persons--related or unrelated--who occupy a single housing unit.

Housing Unit - The place of permanent or customary abode of a person or family. A housing unit may be a single-family dwelling, a multi-family dwelling, a condominium, a modular home, a mobile home, a cooperative, or any other residential unit considered real property under State law. A housing unit has, at least, cooking facilities, a bathroom, and a place to sleep. It also is a dwelling that cannot be moved without substantial damage or unreasonable cost.

Hydric Soils - Soils that for a significant period of the growing season have reducing conditions in the major part of the root zone and are saturated within 25 cm of the surface. Most hydric soils have properties that reflect dominant wetness characteristics, namely, they have immediately below 25 cm dominant colors in the matrix as follows:

1. If there is mottling, the chroma is 2 or less.
2. If there is no mottling, the chroma is 1 or less

Hydrophytic Plant - Any plant growing in water or on a substrate that is at least periodically deficient in oxygen as a result of excessive water content (i.e., plants typically found in wet habitats).

Implementation Program - An action, procedures, program, or technique that carries out general plan policy. Implementation programs also specify primary responsibility for carrying out the action and a time frame for its accomplishment.

Infill Development - Development of vacant land (usually individual lots or left-over properties) within areas that are already largely developed.

Infrastructure - Public services and facilities, such as sewage-disposal systems, water-supply systems, other utility systems, and roads.

Incidental Public Service Purposes - Projects, such as burying cables and pipes, inspection of piers, etc., which may temporarily impact the resources of a habitat area.

Lateral Access - A recorded dedication or easement granting to the public the right to pass and repass over dedicator's real property generally parallel to, and up to 25 feet inland from, the mean high tide line

or to the base of a bluff, but in no case allowing the public the right to pass nearer than five feet to any living unit on the property. Lateral accessways should be used for public pass and repass and passive recreational use, unless specified otherwise.

L_{dn} - Day-Night Average Sound Level. The A-weighted average sound level for a given area (measured in decibels) during a 24-hour period with a 10 dB weighting applied to night-time sound levels. The Ldn is approximately numerically equal to the CNEL for most environmental settings.

L_{eq} - The energy equivalent level, defined as the average sound level on the basis of sound energy (or sound pressure squared). The L_{eq} is a "dosage" type measure and is the basis for the descriptors used in current standards, such as the 24-hour CNEL used by the State of California.

Levee - A bank constructed to control or confine flood waters.

Level of Service (LOS) - A scale that measures the amount of traffic a roadway may be capable of handling on a roadway or at the intersection of roadways. Levels range from A to F, with A representing the highest level of service.

Liquefaction - The transformation of loose water-saturated granular materials (such as sand or silt) from a solid into a liquid state. A type of ground failure that can occur during an earthquake.

Local Agency Formation Commission (LAFCo) - The countywide commission that reviews and evaluates all proposals for formation of special districts, incorporation of cities, annexation to special districts or cities, consolidation of districts, and merger of districts with cities. LAFCo is empowered to approve, disapprove, or conditionally approve such proposals.

L_{10} - A statistical descriptor indicating peak noise levels–the sound level exceeded ten percent of the time. It is a commonly used descriptor of community noise, and has been used in Federal Highway Administration standards and the standards of some cities and counties.

Major Energy or Public Works Facility - Any public works project or energy facility that exceeds $100,000 in estimated cost of construction.

Marsh - Any area designated as marsh or swamp on the largest scale United States Geologic Survey topographic map most recently published. A marsh usually is an area periodically or permanently covered with shallow water, either fresh or saline.

Mesophytic Plant - Any plant growing where moisture and aeration conditions lie between extremes (i.e., plants typically found in habitats with average moisture conditions, not usually dry or wet).

Minimize, v. - To reduce or lessen, but not necessarily to eliminate.

Mitigate, v. - To ameliorate, alleviate, or avoid to the extent reasonably feasible.

Mixed-use - Properties on which various uses, such as office, commercial, institutional, and residential, are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design. A "single site" may include contiguous properties.

Multiple Family Building - A detached building designed and used exclusively as a dwelling by three or more families occupying separate suites.

Neighborhood Park - City- or County-owned land intended to serve the recreation needs of people living or working within one-half mile radius of the park.

Noise - Any sound that is undesirable because it interferes with speech and hearing, or is intense enough to damage hearing, or is otherwise annoying. Noise, simply, is "unwanted sound."

Noise Attenuation - Reduction of the level of a noise source using a substance, material, or surface, such as earth berms and/or solid concrete walls.

Noise Contour - A line connecting points of equal noise level as measured on the same scale. Noise levels greater than the 60 Ldn contour (measured in dBA) require noise attenuation in residential development.

Non-Prime Agricultural Land - Coastal agricultural lands that are now in use for crops or grazing, or that are suitable for agriculture, but are not prime-agricultural lands.

Open Space Land - Any parcel or area of land or water that is essentially unimproved and devoted to an open space use for the purposes of (1) the preservation of natural resources, (2) the managed production of resources, (3) outdoor recreation, or (4) public health and safety.

Optimum Populations - See "Healthy Populations."

Parcel - A lot, or contiguous group of lots, in single ownership or under single control, usually considered a unit for purposes of development.

Peak Hour/Peak Period - For any given roadway, a daily period during which traffic volume is highest, usually occurring in the morning and evening commute periods.

Person - Any individual, organization, partnership, or other business association or corporation, including any utility, and any federal, state, local government, or special district or an agency thereof.

Planning Area - The Planning Area is the land area addressed by the General Plan.

Policy -A specific statement in text or diagram guiding action and implying clear commitment.

Prime Agricultural Land -

1. All land which qualifies for rating as Class I or Class II in the Soil Conservation Service land use capability classifications.
2. Land which qualifies for rating 80 through 100 in the Storie Index Rating.
3. Land which supports livestock used for the production of food and fiber and which has an annual carrying capacity equivalent to at least one animal unit per acre as defined by USDA.
4. Land planted with fruit or nut bearing trees, vines, bushes, or crops which have a non-bearing period of less than five years and which will normally return during the commercial bearing period of an annual basis from the production of unprocessed agricultural plant production not less than $200 per acre.

Public and Quasi-Public Facilities - Institutional, academic, governmental and community service uses, either publicly owned or operated by non-profit organizations.

Public Works -

1. All production, storage, transmission, and recovery facilities for water, sewerage, telephone, and other similar utilities owned or operated by any public agency or by any utility subject to the jurisdiction of the Public Utilities Commission except for energy facilities.
2. All public transportation facilities, including streets, roads, highways, public parking lots and structures, ports, harbors, airports, railroads, and mass transit facilities and stations, bridges, trolley wires, and other related facilities.
3. All publicly financed recreational facilities and any development by a special district.
4. All community college facilities.

Quantified Objective (Housing only) - The number of housing units that the City expects to be constructed and the number of households the City expects will be assisted through Housing Element programs and based on general market conditions during the time frame of the Housing Element.

Rare or Endangered Species - A species of animal or plant listed in: Sections 670.2 or 670.5, Title 14, California Administrative Code; or Title 50, Code of Federal Regulations, Section 17.11 or Section 17.2, pursuant to the Federal Endangered Species Act designating species as rare, threatened, or endangered.

Reclamation - The reuse of resources, usually those present in solid wastes or sewage.

Reducing Conditions - The soil solution is virtually free of dissolved oxygen. A soil is considered saturated at the depth at which water stands in an unlined borehole or when all pores are filled with water. Soils temporarily saturated as a result of controlled flooding or irrigation are excluded from hydric soils.

Residential, Multiple Family - Usually three or more dwelling units on a single site, which may be in the same or separate buildings.

Residential, Single-family - A single dwelling unit on a building site.

Right-of-way - A strip of land occupied or intended to be occupied by certain transportation and public use facilities, such as roadways, railroads, and utility lines.

Riparian Vegetation - Vegetation commonly occurring adjacent to stream banks and gulches and includes such plants as willows, alders, cottonwood, wax myrtle, big leaf maple, California laurel, red elderberry, etc.

River or Stream - A natural watercourse as designated by a solid line or dash and three dots symbol shown on the United States Geological Survey map most recently published, or any well-defined channel with distinguishable bed and bank that shows evidence of having contained flowing water as indicated by scourer deposit of rock, sand gravel, soil, or debris.

Scenic Coastal Areas -

1. Open areas of particular value in preserving natural landforms and significant vegetation, or in providing attractive transitions between natural and urbanized areas.
2. Other scenic areas and historical districts designated by cities and counties.

Scenic Vista Point - An area designated, signed, and accessible to the public for purposes of viewing and sightseeing.

Sea - The Pacific Ocean and all harbors, bays, channels, estuaries, salt marshes, sloughs, and other areas subject to tidal action through any connection with the Pacific Ocean, excluding non-estuarine rivers, streams, tributaries, creeks, and flood control and drainage channels.

Second Unit - A Self-contained living unit, either attached to or detached from, and in addition to, the primary residential unit on a single lot. Sometimes called "Granny Flat."

Seismic - Caused by or subject to earthquakes or earth vibrations.

On-site Sewage Treatment and Disposal Systems - A sewage-treatment system that includes a settling tank through which liquid sewage flows and in which solid sewage settles and is decomposed by bacteria in the absence of oxygen. On-site (septic) systems are often used for individual-home waste disposal where an urban sewer system is not available.

Shall - That which is obligatory or necessary.

Should - Signifies a directive to be honored if at all feasible.

Single-family Dwelling, Attached - A dwelling unit occupied or intended for occupancy by only one household that is structurally connected with at least one other such dwelling unit.

Single-family Dwelling, Detached - A dwelling unit occupied or intended for occupancy by only one household that is structurally independent from any other such dwelling unit or structure intended for residential or other use.

Site - A parcel of land used or intended for one use or a group of uses and having frontage on a public or an approved private street. A lot.

Slope - Land gradient described as the vertical rise divided by the horizontal run, and expressed in percent.

Soil - The unconsolidated material on the immediate surface of the earth created by natural forces that serves as natural medium for growing land plants.

Solid Waste - Any unwanted or discarded material that is not a liquid or gas. Includes organic wastes, paper products, metals, glass, plastics, cloth, brick, rock, soil, leather, rubber, yard wastes, and wood, but does not include sewage and hazardous materials.

Special District - Any public agency other than a local government formed pursuant to general law or special act for the local performance of governmental or proprietary functions within limited boundaries. "Special District" includes, but is not limited to, a county service area, a maintenance district or area, an improvement district or improvement zone, or any other zone or area, formed for the purpose of designating an area within which a property tax rate will be levied to pay for a service or improvement benefitting that area.

Sphere of Influence - The probable ultimate physical boundaries and service area of a local agency (City or district) as determined by the Local Agency Formation Commission (LAFCo) of the County.

Standard -A specific, often quantified guideline, incorporated in a policy or implementation program, defining the relationship between two or more variables. Standards can often translate directly into regulatory controls.

Stream Transition Line - That line closest to a stream where riparian vegetation is permanently established.

Streets, Local - Local streets not shown on the Circulation Plan, Map, or Diagram, whose primary intended purpose is to provide access to fronting properties.

Structure - Includes, but is not limited to, any building, road, pipe, flume, conduit, siphon, aqueduct, telephone line, and electrical power transmission and distribution line.

Subdivision - The division of a tract of land into defined lots, either improved or unimproved, which can be separately conveyed by sale or lease, and which can be altered or developed.

Subsidence - The gradual settling or sinking of an area with little or no horizontal motion.

Support Facilities - Those facilities that provide ease of public use and maintenance of coastal accessways. Such facilities include signs, lighting, benches, trash receptacles, public telephones, restrooms, showers, bike security racks, public transit loading and unloading areas, parking areas, trail improvements, and fencing.

Tsunami - A large ocean wave generated by an earthquake in or near the ocean.

Undevelopable - Specific areas where topographic, geologic, and/or surficial soil conditions indicate a significant danger to future occupants and a liability to the City are designated as "undevelopable" by the City.

Use - The purpose for which a lot or structure is or may be leased, occupied, maintained, arranged, designed, intended, constructed, erected, moved, altered, and/or enlarged in accordance with the Zoning Ordinance and General Plan land use designations.

Vacant - Lands or buildings that are not actively used for any purpose.

Vertical Access - A recorded dedication or easement granting to the public the privilege and right to pass and repass over dedicator's real property from a public road to the mean high tide line. Vertical accessways should be used for pass and repass and passive recreational use, unless specified otherwise.

View Corridor - The line of sight–identified as to height, width, and distance–of an observer looking toward an object of significance to the community (*e.g.*, ridgeline, river, historic building, etc.); the route that directs the viewers attention.

Viewshed - The area within view from a defined observation point.

Visitor-Serving Facilities - Public or private developments that provide accommodations, food and services, including hotels, motels, campgrounds, restaurants, and commercial-recreation developments such as shopping, eating, and amusement areas for tourists.

Watercourse - Natural or once natural flowing (perennially or intermittently) water including rivers, streams, and creeks. Includes natural waterways that have been channelized, but does not include manmade channels, ditches, and underground drainage and sewage systems.

Watersheds - Regions or areas drained by a network of surface or subsurface watercourses and have the potential for impacts on coastal streams, wetlands, estuaries, and groundwater basins through runoff and percolation.

Wetland - Lands within the coastal zone which may be covered periodically or permanently with shallow water and include saltwater marshes, freshwater marshes, open or closed brackish water marshes, swamps, mudflats, and fens.

Zoning - The division of a city or county by legislative regulations into areas, or zones, which specify allowable uses for real property and size restrictions for buildings within these areas; a program that implements policies of the General Plan.

APPENDIX B

COASTAL LAND USE POLICY

B.1 INTRODUCTION

This appendix summarizes the City of Eureka's efforts to address the coastal planning requirements established by the California Coastal Act and administered by the California Coastal Commission. First, it describes the general background and coastal planning regulations, then it summarizes the City of Eureka's historical coastal planning efforts, and then it explains how the General Plan addresses the Coastal Commission's planning requirements.

B.2 CALIFORNIA COASTAL COMMISSION AND COASTAL ACT

The California Coastal Commission was established by voter initiative in 1972 (Proposition 20) and made permanent by the Legislature in 1976. The mission of the Commission, as the lead agency responsible for carrying out California's coastal management program, is to plan for and regulate development in the coastal zone consistent with the policies of the California Coastal Act. In order to carry out the policies of the Coastal Act, each of the 73 cities and counties in California's coastal zone is required to prepare a local coastal program (LCP) for the portion of its jurisdiction within the coastal zone and to submit the LCP to the Commission for certification.

According to the Coastal Act, an LCP must include a land use plan (LUP), including any maps necessary to administer it, and the zoning ordinances, zoning district maps, and other legal instruments necessary to implement the land use plan. For purposes of land use regulation, the LUP is intended to serve as the relevant portion of the local general plan. The policies specified in the Coastal Act are the standards by which the Commission judges LCPs for their adequacy.

Certified LUPs and LCPs may be amended by local governments, but the amendments do not become effective until approved by the Commission. Additionally, the Commission is required to review each certified LCP at least once every five years to ensure LCPs are implemented properly and are still in compliance with the Coastal Act.

Any new development in areas of the Commission's original jurisdiction -- the tide and submerged lands as well as other public trust areas along the coast -- can only be granted a coastal development permit by the Commission.

B.3 CITY OF EUREKA LOCAL COASTAL PROGRAM

In May 1984, the City of Eureka adopted its Local Coastal Program (LCP) in accordance with the California Coastal Act. The LCP governs land use and development within the Coastal Zone, superseding the land use provisions of the 1977 General Plan and preexisting zoning in these areas. The stated purpose of the Eureka LCP is to further the economic productivity and social well-being of the city and the region in conjunction with major natural resource enhancement and protection. The 1984 LCP contained numerous goals and policies related to land use that are implemented primarily through land use and zoning designations, which, in the case of Eureka's LCP, were identical.

B.4 GENERAL PLAN UPDATE COASTAL LAND USE POLICIES

In updating its General Plan, the City of Eureka has determined that the most effective way to address the separate legal requirements of State General Plan law and the California Coastal Act is to combine the goals, policies, and programs addressing these requirements into a single, unified document. In doing so, the City reviewed the land use maps and land use policies of the *1984 LCP* and determined which policies and programs should be incorporated into the updated citywide General Plan. The LCP contained a total of 17 land use designations and 119 policies and implementing actions/programs. The following two subsections summarize how the General Plan addresses the coastal planning requirements in terms of the Land Use Diagram and its policies and programs. First, the following subsection describes how the land use designations on the *General Plan Land Use Diagram* compare with and reflect the designations from the *1984 LCP*. The next subsection lists the policies and programs from the 1984 LCP that have been incorporated into the *General Plan*, as well as policies and programs developed for the General Plan Update that address coastal issues.

LAND USE DIAGRAM

In preparing the General Plan Update, the City established land use designations that essentially correspond with all of the LCP designations. Table B-1 lists each of the designations in the Policy Document and indicates the LCP designation with which it corresponds. The Coastal Act requires LCP Land Use Plan designations to include more specificity than that required by State General Plan law. For each of the designations appearing the General Plan Land Use Diagram within the incorporated area of the Coastal Zone (see Figure B-1), Table B-1 shows the corresponding LCP designation and the more detailed purpose description and use prescriptions contained in the LUP. Figure B-2 shows the *Draft Land Use Diagram* land use designations for the area of the city within the coastal zone.

Amended by Council Resolution 2008-08. (amended section on next page)

TABLE B-1

GENERAL PLAN-1984 LCP LAND USE DESIGNATION CORRESPONDENCE

GP Designation	LCP Designation	Purpose	Principal Use	Conditional Uses
LDR Low Density Residential	RS Urban Residential	To allow the development of residential uses making conservative use of urban land where adequate services are available.	Detached single family residences and accessory structures and uses.	Private institutions, private recreation facilities, oil and gas pipelines
ER Estate Residential	RS-12,000 Low Density Residential	To allow development of residential uses where the level of public services requires lot sizes larger than in urban residential areas.	Detached single family residences and accessory structures and uses.	Private institutions, private recreation facilities, oil and gas pipelines.
MDR Medium Density Residential HDR High Density Residential	RM Medium Density Residential	To make effective use of limited urban land and to provide areas for concentrated residential uses and planned developments consistent with availability of public services and resource protection.	Single family residences, duplexes, bed and breakfast inns, and multiple family units	Guest houses, private institutions, mobilehome parks, hotels, motels, churches and other religious institutions, oil and gas pipelines.

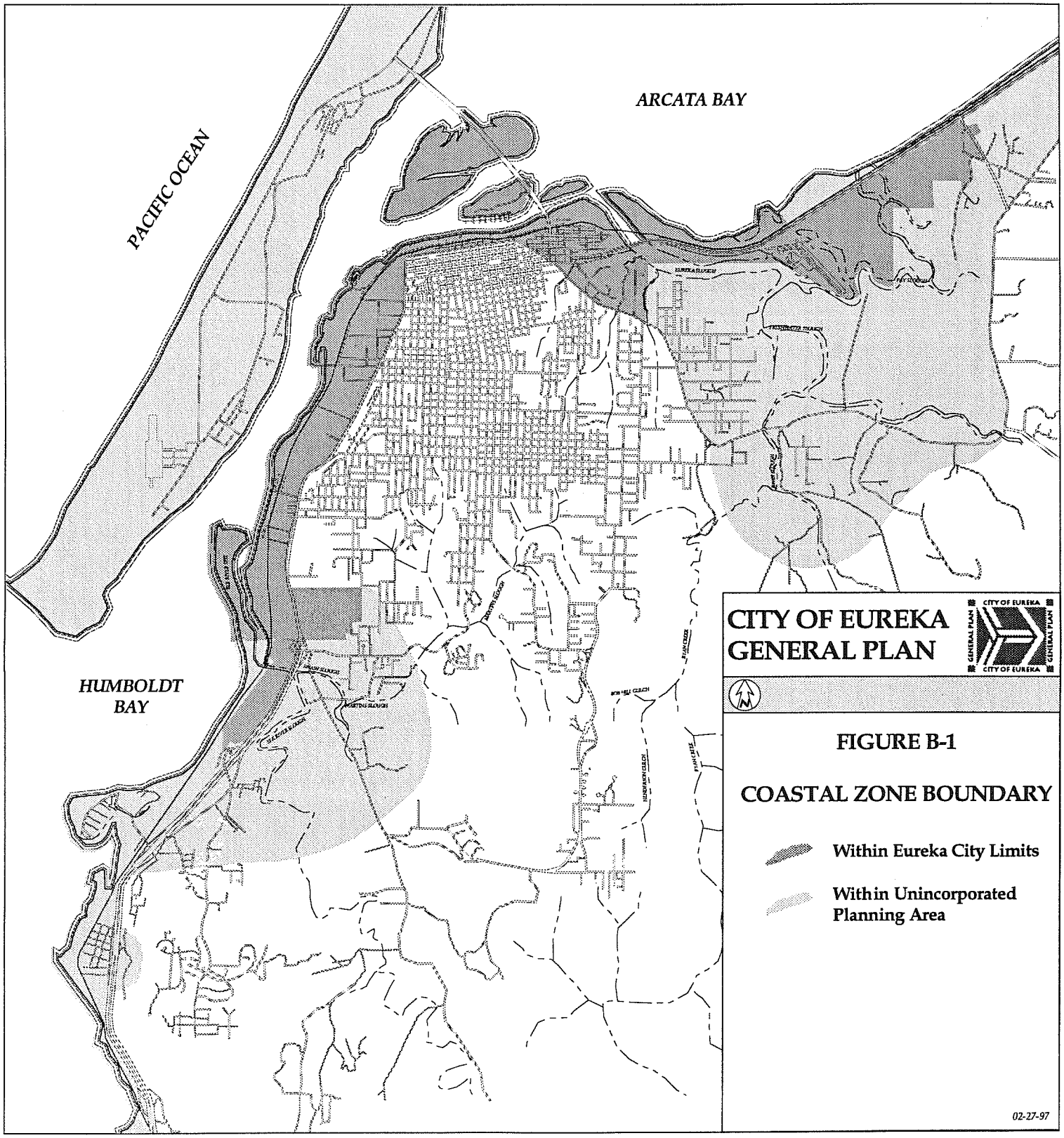
Section B.4 of the General Plan Policy Document Appendix B (p. B-2) is amended by Council Resolution 2008-08, adopted March 4, 2008, as follows:

B.4 GENERAL PLAN UPDATE COASTAL LAND USE POLICIES

In updating its General Plan, the City of Eureka has determined that the most effective way to address the separate legal requirements of State General Plan law and the California Coastal Act is to combine the goals, policies, and programs addressing these requirements into a single, unified document. In doing so, the City reviewed the land use maps and land use policies of the *1984 LCP* and determined which policies and programs should be incorporated into the updated citywide General Plan. The LCP originally contained a total of 22 land use designations and 119 policies and implementing actions/programs. The following two subsections summarize how the General Plan addresses the coastal planning requirements in terms of the Land Use Diagram and its policies and programs. First, the following subsection describes: (1) which of the 28 current land use designations on the *General Plan Land Use Diagram* have been applied to the portions of the City within the coastal zone; (2) the corresponding zoning district designations that implement each land use designation; and (3) the more restrictive sub-set of principal and conditional uses identified in the *General Plan Land Use and Community Design* section permissible within the coastal zone portions of the City. The next subsection lists the policies and programs of the *General Plan*, as well as policies and programs developed for the General Plan Update that address coastal issues and are applicable in reviewing coastal development permit applications for development within the Coastal Zone.

LAND USE DIAGRAM

In preparing the General Plan Update, the City established land use designations that essentially correspond with all of the LCP designations. Table B-1 lists each of the designations in the Policy Document and indicates the LCP designation with which it corresponds. The Coastal Act requires LCP Land Use Plan designations to include more specificity than that required by State General Plan law. For each of the designations appearing on the General Plan Land Use Diagram within the incorporated area of the Coastal Zone (see Figure B-1), Table B-1 shows the corresponding LCP Land Use Plan designation, the corresponding zoning district designation that implements the LUP designation, and the more detailed purpose descriptions and restrictive use prescriptions contained in the coastal resource policies and standards of the LUP. Figure B-2 shows the *Draft* Land *Use Diagram* land use designations for the area of the city within the coastal zone.


ARCATA BAY
PACIFIC OCEAN
HUMBOLDT BAY
CITY OF EUREKA GENERAL PLAN
FIGURE B-1
COASTAL ZONE BOUNDARY
Within Eureka City Limits
Within Unincorporated Planning Area
02-27-97

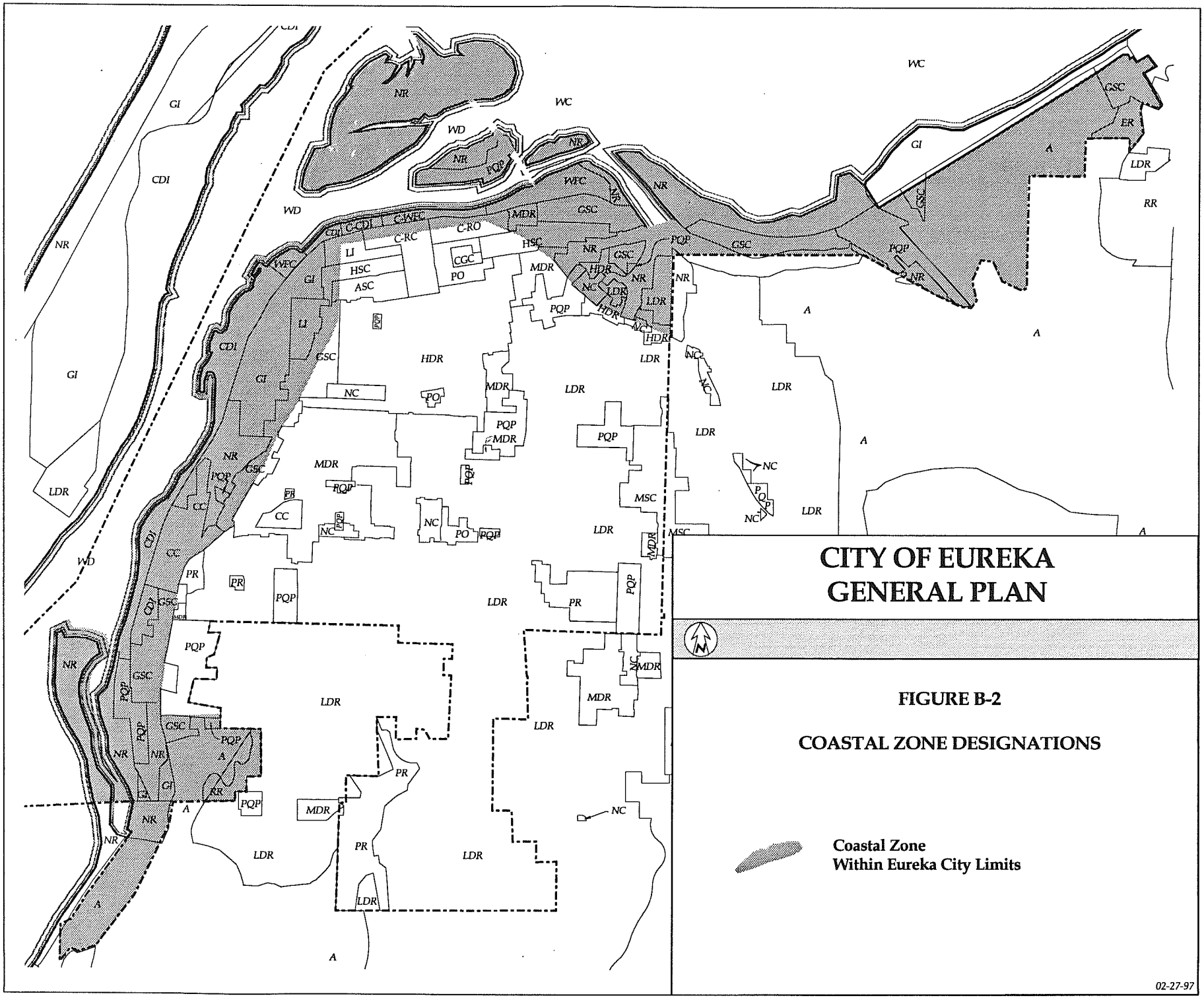

CITY OF EUREKA
GENERAL PLAN
FIGURE B-2
COASTAL ZONE DESIGNATIONS
Coastal Zone
Within Eureka City Limits
02-27-97

Table B-1 of the General Plan Policy Document Appendix B Coastal Land Use Policy is amended by Council Resolution 2008-08, adopted March 4, 2008, as follows:

TABLE B-1

GENERAL PLAN – LCP LAND USE PLAN (LUP) AND IMPLEMENTATION PROGRAM (IP) DESIGNATION CORRESPONDENCE

GP Designation(s)	LCP-LUP Designation(s)	LCP-IP (Zoning) Designation(s)	Purpose(s)	Principal Use(s)	Conditional Uses
RR Rural Residential	No corresponding LUP designation	N/A	N/A	N/A	N/A
LDR Low Density Residential	LDR Low Density Residential	RS-6000 One Family Residential – 6,000 sq.ft. Minimum Size RS-12,000 One Family Residential – 12,000 sq.ft. Minimum Size	To allow the development of residential uses making conservative use of urban land where adequate services are available.	Detached single family residences and accessory structures and uses.	Private institutions, private recreation facilities, oil and gas pipelines.
ER Estate Residential	ER Estate Residential	RS-12,000 One Family Residential – 12,000 sq.ft. Minimum Size	To allow development of residential uses where the level of public services requires lot sizes larger than in urban residential areas	Detached single family residences and accessory structures and uses.	Private institutions, private recreation facilities, oil and gas pipelines.
MDR Medium Density Residential HDR High Density Residential	MDR Medium Density Residential HDR High Density Residential	RM-2,500 Multi-Family Residential RM-1,000 Multi-Family Residential	To make effective use of limited urban land and to provide areas for concentrated residential uses and planned developments consistent with availability of public services and resource protection.	Single family residences, duplexes, bed and breakfast inns, and multiple family units.	Guest houses, private institutions, mobilehome parks, hotels, motels, churches and other religious institutions, oil and gas pipelines.
WFC Waterfront Commercial C-WFC Core Waterfront Commercial C-RC Core Retail Commercial	WFC Waterfront Commercial C-WFC Core Waterfront Commercial C-RC Core Retail Commercial	CW Waterfront Commercial	To protect and provide for nearshore development of recreational, visitor-serving, and commercial fishing industry uses that relate to the presence of coastal resources.	Hotels, motels, and visitor-serving developments, such as antique shops, art galleries, restaurants, taverns, commercial recreation facilities, and commercial fishing industry facilities.	Professional offices, multiple-family units, residential uses on the upper floors of multi-story structures, oil and gas pipelines, public works projects, warehouses.

TABLE B-1

GENERAL PLAN – LCP LAND USE PLAN (LUP) AND IMPLEMENTATION PROGRAM (IP) DESIGNATION CORRESPONDENCE

GP Designation(s)	LCP-LUP Designation(s)	LCP-IP (Zoning) Designation(s)	Purpose(s)	Principal Use(s)	Conditional Uses
NC Neighborhood Commercial	NC Neighborhood Commercial	CN Neighborhood Commercial	To allow the integrated development of neighborhood commercial centers providing for the economic well-being and convenience of the residents of the immediate area.	Retail sales, retail services, office and professional uses, personal service establishments.	Public and private Institutions, public works projects.
GSC General Service Commercial HSC Highway Service Commercial	GSC General Service Commercial HSC Highway Service Commercial	CS Service Commercial	To provide appropriately located areas for retail and wholesale commercial establishments that offer commodities and services required by residents of the city and its surrounding market area.	Retail stores, service establishments, amusement establishments, wholesale businesses, restaurants and soda fountains (not including drive-in establishments) and offices.	Drive-in theaters, drive-in restaurants, mobilehome and trailer parks.
C-RO Core-Residential Office	C-RO Core-Residential Office	OR Office/Multi-Family Residential	To provide opportunities for offices of a commercial character to locate outside commercial districts and to provide opportunities for compatible mixed uses such as commercial and single and multiple family dwellings.	Single family residences, multi-family residences, administrative, business, and professional offices.	Hotels, motels, boarding houses, private institutions, retail services compatible with principal uses.

TABLE B-1

GENERAL PLAN – LCP LAND USE PLAN (LUP) AND IMPLEMENTATION PROGRAM (IP) DESIGNATION CORRESPONDENCE

GP Designation(s)	LCP-LUP Designation(s)	LCP-IP (Zoning) Designation(s)	Purpose(s)	Principal Use(s)	Conditional Uses
CC Community Commercial	CC Community Commercial	CP Planned Shopping Center	To provide large sites at appropriate locations for major shopping centers serving the Humboldt Bay area and North Coast region. The site of such a center shall be planned as an integral unit reflecting high standards of site design, landscaping, traffic planning, and natural resources restoration or enhancement.	A variety of commercial establishments organized as an integrated regional center providing shopper goods and services (as opposed to convenience goods or neighborhood services) to the regional population.	Compatible non-commercial uses such as churches or charitable institutions, service stations, restaurants, and temporary, short-term uses.
PO Professional Office	No corresponding LUP designation	N/A	N/A	N/A	N/A
MSC Medical Services Commercial	No corresponding LUP designation	N/A	N/A	N/A	N/A
C-CDI Core Coastal Dependent Industrial	C-CDI Core Coastal Dependent Industrial	MC Coastal-Dependent Industrial	To protect and reserve parcels on, or adjacent to, the Bay for coastal-dependent and coastal-related uses.	Uses that require a site on, or adjacent to, the Bay in order to be able to function at all, including, but not limited to: docks, waterborne carrier import and export facilities, ship building and boat repair, commercial fishing facilities, food fish processing plants, marine services, marine oil terminals, OCS service bases and pipelines serving offshore facilities.	Oil and/or gas processing and treatment facilities serving offshore production, onshore petroleum production facilities, electrical generating or other facilities which require ocean intake-outfall and pipelines, fish waste processing plank, ice and cold storage facilities, fishing piers, boat launching and berthing facilities, access support facilities, warehouses, commercial uses incidental to the primary coastal dependent industrial use.

TABLE B-1

GENERAL PLAN – LCP LAND USE PLAN (LUP) AND IMPLEMENTATION PROGRAM (IP) DESIGNATION CORRESPONDENCE

GP Designation(s)	LCP-LUP Designation(s)	LCP-IP (Zoning) Designation(s)	Purpose(s)	Principal Use(s)	Conditional Uses
CDI Coastal Dependent Industrial	CDI Coastal Dependent Industrial	MC Coastal-Dependent Industrial	To protect and reserve parcels on, or adjacent to, the Bay for coastal-dependent and coastal-related uses.	Uses that require a site on, or adjacent to, the Bay in order to be able to function at all, including, but not limited to: docks, waterborne carrier import and export facilities, ship building and boat repair, commercial fishing facilities, food fish processing plants, marine services, marine oil terminals, OCS service bases and pipelines serving offshore facilities.	Oil and/or gas processing and treatment facilities serving offshore production, onshore petroleum production facilities, electrical generating or other facilities which require ocean intake-outfall and pipelines, fish waste processing plank, ice and cold storage facilities, fishing piers, boat launching and berthing facilities, access support facilities, warehouses.
GI General Industrial	GI General Industrial	MG General Industrial	To provide sites suitable for the development of general and heavy industrial uses.	General manufacturing, boiler works, concrete mixing and hatching, chemical products manufacture, breweries and distilleries, meats products processing and packaging, structural steel products manufacturing.	Processing of oil and gas, electrical generating and distribution facilities, animal and fish reduction plants, oil and gas pipelines, offices.
LI Light Industrial	LI Light Industrial	ML Limited Industrial	To provide sites for industries that can operate in dose proximity to commercial uses with minimum adverse impact.	Light manufacturing processing plants, machine hops, storage yards, trucking terminals, automobile servicing and repair, warehousing, wholesaling, and existing offices.	Professional and business offices, retail sales, oil and gas pipelines.

TABLE B-1

GENERAL PLAN – LCP LAND USE PLAN (LUP) AND IMPLEMENTATION PROGRAM (IP) DESIGNATION CORRESPONDENCE

GP Designation(s)	LCP-LUP Designation(s)	LCP-IP (Zoning) Designation(s)	Purpose(s)	Principal Use(s)	Conditional Uses
A Agricultural	A Agricultural	AC Coastal Agricultural	To protect agricultural lands and give special protection to lands which are also farmed or grazed wetlands, for long-term productive agricultural and wildlife habitat uses.	Farm-related structures (including barns, sheds, and farmer occupied housing). Structures necessary for the continuance of the existing operation of the farmed wetlands may be located on an existing farmed wetland parcel only if no alternative upland location is available for such purpose, and the structures are sited and designed to minimize the adverse environmental effects on the farmed wetland. (Expanding farming operations into non-farmed wetlands by diking or otherwise altering the functional capacity of the wetland is not permitted.)	Wetland restoration projects; nature study, aquaculture, and similar resource-dependent activities; incidental public purposes which temporarily impact the resources of the area, such as burying cable and pipes; oil and gas pipelines. No division of existing agricultural parcels, except for agricultural leases, shall be permitted.
T Timberland	No corresponding LUP designation	N/A	N/A	N/A	N/A
NR Natural Resources	NR Natural Resources	NR Natural Resources	To protect, enhance, and restore environmentally sensitive habitat areas, and to allow limited resource-dependent uses consistent with the continuance of such habitat areas.	Management for fish and wildlife habitat.	Wetland restoration, educational/scientific study, pedestrian access, oil and gas pipelines, aquaculture, and leasing for scientific and educational use.
PQP Public/Quasi-Public	PQP Public/Quasi-Public	P Public	To protect sites appropriate for the development of public and private sector civic service facilities.	Essential services including sewage treatment facilities, fire and police stations, hospitals, and schools; public and private facilities including offices, libraries, cemeteries, and clinics.	

TABLE B-1

GENERAL PLAN – LCP LAND USE PLAN (LUP) AND IMPLEMENTATION PROGRAM (IP) DESIGNATION CORRESPONDENCE

GP Designation(s)	LCP-LUP Designation(s)	LCP-IP (Zoning) Designation(s)	Purpose(s)	Principal Use(s)	Conditional Uses
PQP Public/Quasi-Public (Woodley Island)	PQP Public/Quasi-Public (Woodley Island)	PF/M Public Facilities/Marina	To encourage, protect, maintain, and provide public commercial marina fishing boat and related fishing industry facilities at the Woodley Island Marina consistent with all of the uses granted to the Humboldt Bay Harbor, Recreation, and Conservation Commission in permit NCR-76-C-369 and by City of Eureka Planning Commission permit resolutions 76-25 and 78-39.	Docks, piers (including recreational fishing piers), and wharves; boat launching facilities; commercial fishing facilities, commercial fishing boat berthing facilities; recreational boating facilities; recreational boat berthing facilities not to exceed 20% of the total number of permitted berths two restaurants; offices and shops directly related to marine uses; ice vending stations; marine and boat sales, services, and repairs; on-site sales and processing of fish incidental to permitted restaurants; public access facilities; and parking areas to support other permitted uses.	A third restaurant, including incidental onsite sales and processing of fish, provided that such uses shall not displace current or projected demand for principal uses and necessary support facilities, including parking. Conditional uses shall be designed and located so as not to interfere with permitted uses.
CGC Civic Government Center	No corresponding LUP designation	N/A	N/A	N/A	N/A
PR Park and Recreation	No corresponding LUP designation	N/A	N/A	N/A	N/A

TABLE B-1

GENERAL PLAN – LCP LAND USE PLAN (LUP) AND IMPLEMENTATION PROGRAM (IP) DESIGNATION CORRESPONDENCE

GP Designation(s)	LCP-LUP Designation(s)	LCP-IP (Zoning) Designation(s)	Purpose(s)	Principal Use(s)	Conditional Uses
WC Water Conservation	WC Water Conservation	WC Conservation Water	To protect, enhance, and restore valuable fish, wildlife, and sensitive habitat areas, and to provide for limited resource-dependent uses and public recreation, including on piers, in estuarine waters.	Management for fish and wildlife habitat.	Aquaculture or similar resource-dependent activities; restoring previously dredged depths in navigation channels, boat launching ramps; incidental public service purposes, including, but not limited to, burying cables and pipes or inspection of piers; restoration purposes; nature study; limited public recreation and public access facilities, including piers; oil and gas pipelines.
WD Water Development	WD Water Development	WD Development Water	To provide for port and harbor-related uses of estuarine water consistent with resource protection policies.	Maintenance dredging of previously dredged navigation channels.	New or expanded port, energy, and coastal-dependent industrial facilities, including commercial fishing facilities restoring previously dredged depths in navigation channels, turning basins, vessel berthing and mooring areas and boat launching facilities; incidental public service purposes, including, but not limited to, burying cables and pipes or inspection of piers and maintenance of intake and out-fall lines; restoration purposes; nature study, aquaculture, or similar resource-dependent activities; public access and public recreation facilities, including piers.

GP Designation	LCP Designation	Purpose	Principal Use	Conditional Uses
WD Water Development	WD Water Development	To provide for port and harbor-related uses of estuarine water consistent with resource protection policies.	Maintenance dredging of previously dredged navigation channels.	New or expanded port, energy, and coastal-dependent industrial facilities, including commercial fishing facilities; restoring previously dredged depths in navigation channels, turning basins, vessel berthing and mooring areas and boat launching facilities; incidental public service purposes, including, but not limited to, burying cables and pipes or inspection of piers and maintenance of intake and out-fall lines; restoration purposes; nature study, aquaculture, or similar resource-dependent activities; public access and public recreation facilities, including piers.
Source: *City of Eureka Local Coastal Program*, as revised July 17, 1984.				

Amended by Council Resolution 2008-08.

POLICIES AND PROGRAMS

As noted above, in addition to translating the land use designations of the LCP Land Use Maps into corresponding designations on the *Land Use Diagram*, the City also reviewed the LCP's policies and programs and determined which should be incorporated into the updated General Plan. Following are the excerpted policies from the *Policy Document* that are either derived from the *1984 LCP* or that have been developed for the General Plan Update, but which address coastal planning requirements. They are presented according to the overall organization of the *Policy Document*.

SECTION 1. LAND USE AND COMMUNITY DESIGN

Goal 1.A: Land Use and Development Framework

1.A.4. To promote the public safety, health, and welfare, and to protect private and public property, to assure the long-term productivity and economic vitality of coastal resources, and to conserve and restore the natural environment, the City shall protect the ecological balance of the coastal zone and prevent its deterioration and destruction. (LCP Policy 1.1)

1.A.5. Within the coastal zone, the City shall ensure that coastal-dependent developments have priority over other developments on or near the shoreline. Except as provided elsewhere in this General Plan, coastal-dependent development shall not be sited in a wetland. Coastal-related developments shall generally be accommodated proximate to the coastal-dependent uses they support. (LCP Policy 6.1)

1.A.6. The City shall continue to work with the Humboldt Bay Harbor, Recreation, and Conservation District to implement the projects described in the City's Eureka Waterfront Revitalization Program and listed below:

a. Establishment of a comprehensive wetland management program that includes all of Eureka's restored and natural wetland areas.
b. Implementation of the PALCO Marsh Enhancement Plan.
c. Construction of a public access vista point at the foot of Truesdale Street.
d. Reconstruction of the Landing dock near the foot of C Street.
e. Design and construction of a public berthing facility in Inner Reach near the Adorni Center.
f. Development of a multi-use building between C and F Streets to house a Fisherman's-Farmer's Market and retail stores.
g. Development of Fisherman's Parcel for fishing fleet activities.
h. Rehabilitation of the existing small boat basin, dredging and expansion of the Humboldt Yacht Club, and development of a fishing industry support facility.
i. Completion of a waterfront bicycle/pedestrian trail from K Street to Del Norte Street.
j. Development of a Wetland Mitigation Bank as a comprehensive tool for mitigating the loss of wetlands to development.
k. Development of a facility for the Humboldt Bay Rowers Association near the Adorni Center.

Goal 1.B: Core Area: Mixed-Use

None

Goal 1.C: Core Area: Arts and Culture

None

Goal 1.D: Core Area: Waterfront

1.D.1. The City shall retain the historic waterfront building scale, building form, and general character in waterfront revitalization and development as a means of creating a "Victorian Seaport" identity for the waterfront area. New buildings developed along the waterfront north of First Street/Waterfront Drive should not exceed three stories or 50 feet in height.

1.D.2. Except for safety reasons in industrial operations, the City shall ensure public access along the full length of the shoreline within the Core Area through development of multiple access points such as walkways, paths, docks, and piers.

1.D.3. The City shall promote the continued operation of existing fisheries and fisheries-related industry throughout the Core Area waterfront.

1.D.4. The City shall encourage expansion of the fisheries industry west of C Street in the Core Area.

1.D.5. The City shall expand and enhance opportunities for recreational and visitor-serving uses and activities along the waterfront, including visitor accommodations, boating facilities, water transportation, fishing, and other similar attractions.

1.D.6. The City shall encourage expansion of the F Street pier into a major facility that focuses and anchors waterfront public access and open space.

Goal 1.E: Core Area: Tourism

1.E.3. Where recreation or visitor-serving uses are integrated with coastal-dependent uses, the City shall ensure that the recreation or visitor-serving uses are secondary to and compatible with the coastal-dependent uses. To the extent feasible and permitted pursuant to other applicable law, fish processing facilities should incorporate educational and tourist activities and facilities such as tours,

fish markets or shops, restaurants and other attractions that support the fishing industry. (LCP Policy 6.2)

Goal 1.F: Core Area Residential Community

None

Goal 1.G: Core Area: Tourism

1.G.3. The City shall expand the public pier at the foot of F Street to enhance leisure and recreation opportunities within the Core Area.

Goal 1.H: Core Area: View Corridors

None

Goal 1.I: Core Area: Architectural/Landscape Character

1.I.1. The City shall ensure that structures of historic or architectural interest are preserved and, wherever feasible, rehabilitated to protect the variety and quality of older buildings in the Core Area. In cases where such structures might be used to better advantage in new surroundings, the City shall encourage relocation. (LCP Policy 4.7)

Goal 1.J: Core Area: Maintenance and Safety

None

Goal 1.K: Residential Neighborhood Development

None

Goal 1.L: Commercial Development

1.L.11. The City shall protect and, where feasible, upgrade facilities serving the commercial fishing and recreational boating industries. Existing commercial fishing and recreational boating space shall not be reduced unless the demand for those facilities no longer exists or adequate substitute space has been provided. New recreational boating facilities shall, to the maximum extent feasible, be designed and located so as not to interfere with the needs of the commercial fishing industry. (LCP Policy 6.3)

Goal 1.M: Industrial Development

1.M.2. The City shall promote development and upgrading of the Westside Industrial Area to accommodate industrial growth and the relocation of industry from unsuitable sites and areas.

1.M.3. The City shall support the retention of existing and establishment of new fishing facilities and related uses in the area north of the railroad tracks between Commercial Street and C Street in the Core Area. The City shall encourage new development in the area that reinforces the essentially industrial character of the area and reduces potential land use conflicts and speculative inflation of land values.

1.M.4. The City shall promote the development of a modern multiple-purpose dock at Dock B that would combine a cruise ship terminal with a break-bulk/container cargo terminal and fishing facilities.

1.M.5. If efforts to develop a multi-purpose terminal at Dock B are unsuccessful, the City will support the development of a non-coastal industrial park in the Dock B area, including the "balloon track" and the Wright-Schuchart site. In developing such an industrial park, the City would retain the Dock A area for possible long-term cargo terminal development.

1.M.6. The City shall consider developing an industrial park in the Hinge Area roughly defined by Broadway and C Streets. The focus of an industrial park in this area would be on making individual parcels and rehabilitated buildings available for small-scale industrial users.

1.M.7. The City shall encourage coastal-dependent industrial facilities to locate or expand within existing sites. Non-coastal-dependent uses located along the waterfront shall, if feasible, be relocated to other more appropriate areas within the city. (LCP Policy 6.4)

Goal 1.N: Community Facilities

None

Land Use and Community Design Implementation Programs

1.10. The City shall prepare and adopt a plan for the expansion and renovation of the F Street pier and surrounding area into a major facility that focuses and anchors waterfront public access and open space.

Responsibility: City Council
Community Development Department
Time Frame: FY 97-98

1.11. The City shall participate in the development of Fisherman's Parcel for fishing fleet activities.

Responsibility: City Council
Engineering Department
Community Development Department
Redevelopment Agency
City Manager
Time Frame: As funding becomes available

SECTION 3: TRANSPORTATION AND CIRCULATION

Goal 3.A: Streets and Highways

3.A.7. The City should improve the appearance of existing transportation rights-of-way and incorporate high standards of aesthetic design when considering new transportation corridors, including streets, bikeways, walkways, and other related rights-of-way. (LCP Policy 10.7)

3.A.8. The City shall develop Waterfront Drive along Humboldt Bay from the Elk River Interchange to the vicinity of Eureka Slough, consistent with all other applicable General Plan and LCP policies. (LCP Policy 10.8).

Goal 3.B: Public Transit

None

Goal 3.C: Bicycle Transportation

None

Goal 3.D: Pedestrian Transportation

None

Goal 3.E: Goods Movement

None

Goal 3.F: Rail Transportation

None

Goal 3.G: Water Transportation

3.G.1. The City shall protect and, where feasible, upgrade facilities serving the commercial fishing and recreational boating industries. Existing commercial fishing and recreational boating space shall not be reduced unless the demand for those facilities no longer exists or adequate substitute space has been provided. Proposed recreational boating facilities shall, to the maximum extent feasible, be designed and located so as not to interfere with the needs of the commercial fishing industry. (LCP Policy 6.3)

3.G.2. The City shall limit new or expanded berthing facilities to sites at the Woodley Island Marina, the Eureka Small Boat Basin, or the Eureka Channel Inner Reach. Facilities supporting party- or charter-fishing boat operations shall be provided at these sites to meet demand for them. (LCP Policy 6.5)

Goal 3.H: Core Area Circulation and Parking

None

Transportation and Circulation Implementation Programs

None

SECTION 4: PUBLIC FACILITIES AND SERVICES

Goal 4.A: General Public Facilities and Services

4.A.4. The City declares that existing public works facilities, including water, wastewater, stormwater, highway, and railroad facilities serving the Planning Area are essential to the economic and social well-being of the people and shall be maintained, enhanced, and restored to assure the orderly and balanced utilization and conservation of natural and human-created resources. (LCP Policy 10.1)

4.A.5. The City shall permit the formation or expansion of special districts where assessment for, and provision of, the services will not induce development inconsistent with this General Plan. (LCP Policy 10.2)

4.A.6. The City shall ensure that new or expanded public works facilities within the Coastal Zone will be designed and limited to accommodate needs generated by permitted uses and development consistent with the provisions of this General Plan. (LCP Policy 10.3)

4.A.7. Within the Coastal Zone, the City shall prohibit the extension of urban services (sewer and water) beyond the urban limit line as designated in the Local Coastal Program or into areas with Open Space designations (i.e., Agricultural, Timberland, Natural Resources, Water--Development, and Water --Conservation), except that the water system intertie line in the southwestern part of the city shall be permitted to extend outside of the urban limit line into these areas, provided no connections for private users shall be allowed outside the urban limit line. No assessments, ready to serve fees, or other costs or encumbrances, including bond indebtedness, for urban services shall be assessed against lands beyond the urban limit line, except for those lands already provided with urban services, services to existing residential uses on the Lieber parcel, or those lands for which assessments or other costs or encumbrances have been levied prior to July 1, 1984.

Goal 4.B: Water Supply and Delivery

4.B.1 To the extent feasible, the City shall preserve water system capacity needed for priority uses. These uses and their order of priority are as follows:

a. Coastal-dependent uses;
b. Essential public services;
c. Basic industries vital to the economic health of the region, state or nation;
d. Public recreation;
e. Commercial recreation; and
f. Visitor-serving uses. (LCP Policy 10.4)

Goal 4.C: Wastewater Collection Treatment and Disposal

None

Goal 4.D: Stormwater Drainage

None

Goal 4.E: Solid Waste Collection and Disposal

None

Goal 4.F: Law Enforcement

None

Goal 4.G: Fire Protection

None

Goal 4.H: Schools

None

Public Facilities and Services Implementation Programs

None

SECTION 5: RECREATIONAL AND CULTURAL RESOURCES

Goal 5.A: General Parks and Recreation

None

Goal 5.B: Coastal Recreation and Access

5.B.1. The City shall provide public open space and shoreline access throughout the Coastal Zone, particularly along the waterfront and First Street, through all of the following:

a. Develop Waterfront Drive from the Elk River Interchange to a terminus near Eureka Slough, with provisions for bicycle lanes, pedestrian walkways, and supporting facilities.
b. Establish a walkway system located on or near the shoreline throughout the city's waterfront Core Area.
c. Establish scenic vista points at numerous locations along the waterfront, including construction of a public access vista point at the foot of Truesdale Street.
d. Consider and protect the scenic and visual qualities of coastal areas that are visible from scenic public vista points and waterfront walkways.
e. The City, in cooperation with the Coastal Commission and Coastal Conservancy, shall provide for attractive directional signs that are meaningful on the North Coast so as to assist area residents and visitors alike in identifying visitor-serving, recreational, and historical facilities in the City. (LCP Policy 4.2)

5.B.2. On shoreline parcels where recreation or visitor-serving uses are integrated with coastal-dependent uses, the City shall ensure that the recreation or visitor-serving uses are secondary to and compatible with the coastal-dependent uses. (LCP Policy 4.4)

5.B.3. The City shall promote the maintenance of and, where feasible, shall provide, restore, or enhance facilities serving commercial and recreational boating, including party or charter fishing boats. (LCP Policy 4.5)

5.B.4. The City of Eureka shall protect and enhance the public's rights of access to and along the shoreline, consistent with protecting environmentally sensitive habitats, by:

a. Accepting offers of dedication that will increase opportunities for public access and recreation and the availability of necessary staff and funding to improve and maintain access ways and assume liability for them;
b. Actively seeking other public, community non-profit, or public agencies to accept offers of dedications and having them assume liability and maintenance responsibilities; and,
c. Allowing only such development as will not interfere with the public's right of access to the sea, where such right was acquired through use or legislative authorization. (LCP Policy 3.1)

5.B.5. For new development between the first public road and the sea, the City shall require the dedication of a vertical access easement to the mean high tide line unless:

a. Another more suitable public access corridor is available within 500 feet of the site; or
b. Access at the site would be inconsistent with other General Plan coastal policies, including existing, expanded, or new coastal-dependent industry, agricultural operations, or the protection of environmentally sensitive habitat areas; or,
c. Access at the site is inconsistent with public safety, environmental protection, or military security needs. (LCP Policy 3.2)

5.B.6. For new development between the first public road and the sea, the City shall require a lateral access easement along the shoreline unless:

a. Lateral access at the site would be inconsistent with other General Plan coastal policies, including existing, expanded, or new coastal dependent industry, agricultural operations, or the protection of environmentally sensitive habitat areas; or,
b. Access is inconsistent with public safety or military security needs. (LCP Policy 3.3)

5.B.7. The City shall establish a coordinated continuous public access system throughout its Coastal Zone, consisting of pedestrian walkways, nature walks, and bikeways with necessary support facilities, as described in Table 5-2 and shown in Figure 5-1. (LCP Policy 3.4)

5.B.8. The City shall enforce the access standards and recommendations contained in the State Coastal Conservancy/Coastal Commission Report on Coastal Access (revised August 1980) as the criteria for improvement, maintenance, and management of accessways and supporting facilities proposed in this General Plan. Special attention in design and construction of accessways shall be given to minimizing maintenance requirements given the North Coast climate and to minimizing the possibilities of vandalism. Where public accessways or vista points are located near environmentally sensitive habitat areas, attractive barriers shall be provided to preclude disturbance of natural areas by off-road or all-terrain vehicles. (LCP Policy 3.5)

5.B.9. The City shall ensure that public access support facilities are distributed throughout the Eureka Coastal Zone. Off-street parking shall be provided in the waterfront area; however, it shall not be located immediately adjacent to the shoreline, unless there is no feasible alternative. (LCP Policy 3.6)

5.B.10. To the maximum extent feasible, the City shall ensure universal public access to the waterfront, including support facilities. (LCP Policy 3.7)

5.B.11. The City shall participate in the development of a facility for the Humboldt Bay Rowers Association on the waterfront. (1993 Waterfront Revitalization Program)

Goal 5.C: Recreation Services

None

Goal 5.D: Arts and Culture

None

Goal 5.E: Historic Preservation

None

Goal 5.F: Archaeological Resources

None

Recreational and Cultural Resources Implementation Programs

5.4 The City shall participate in the development of a facility for the Humboldt Bay Rowers Association on the waterfront.

Responsibility: City Council
Engineering Department
Community Development Department
Redevelopment Agency
City Manager
Time Frame: As funding becomes available

SECTION 6: NATURAL RESOURCES

Goal 6.A: Aquatic Resources and Marine, Wetland, and Riparian Habitat

6.A.1. The City shall maintain, enhance, and, where feasible, restore valuable aquatic resources, with special protection given to areas and species of special biological or economic significance. The City shall require that uses of the marine environment are carried out in the 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. (LCP Policy 5.1)

6.A.2. The City shall establish a comprehensive wetland management program that includes all of Eureka's restored and natural wetland areas.

6.A.3. The City shall maintain and, where feasible, restore biological productivity and the quality of coastal waters, streams, wetlands, and estuaries appropriate to maintain optimum populations of aquatic organisms and for the protection of human health through, among other means, minimizing adverse effects of wastewater and stormwater discharges and entrainment, controlling the quantity and quality of runoff, preventing depletion of groundwater supplies and substantial interference with surface water flow, encouraging wastewater reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams. (LCP Policy 5.2)

6.A.4. The City shall require that channelizations or other substantial alterations that could significantly disrupt the habitat values of rivers and streams incorporate the best mitigation measures feasible. Such channelizations and alterations shall be limited to the following:

a. Flood control projects where no other method for protecting existing structures in the floodplain is feasible and where such protection is necessary for public safety or to protect existing development;
b. Developments where the primary function is the improvement of fish and wildlife habitat. (LCP Policy 5.3)

6.A.5. The City shall permit revetments, breakwaters, groins, harbor channels, seawalls, cliff retaining walls, and other such construction that alters natural shoreline processes only when required to serve coastal-dependent uses or to protect existing structures or public beaches in danger from erosion. (LCP Policy 5.4)

6.A.6. The City declares the following to be environmentally sensitive habitat areas within the Coastal Zone.

a. Rivers, creeks, sloughs, gulches and associated riparian habitats, including, but not limited to Eureka Slough, Fay Slough, Cut-Off Slough, Freshwater Slough, Cooper Slough, Second Slough, Third Slough, Martin Slough, Ryan Slough, Swain Slough, and Elk River.
b. Wetlands and estuaries, including that portion of Humboldt Bay within the City's jurisdiction, riparian areas, and vegetated dunes.
c. Indian Island, Daby Island, and the Woodley Island wildlife area.
d. Other unique habitat areas, such as waterbird rookeries, and habitat for all rare or endangered species on state or federal lists.
e. Grazed or farmed wetlands (i.e., diked former tidelands).

These areas are generally portrayed in Figure 6-1, where they are designated as wetlands or other sensitive areas, farmed wetlands, or water conservation/development. The areas are more specifically shown on the 1:500 scale maps that are incorporated by reference into this General Plan and are a formal part of it. However, all environmentally sensitive habitat areas may not be shown on these maps and shall, if they exist, be identified as part of any project application. (LCP Policy 5.5)

6.A.7. Within the Coastal Zone the City shall ensure that environmentally sensitive habitat areas are protected against any significant disruption of habitat values, and that only uses dependent on such resources shall be allowed within such areas. The City shall require that development in areas adjacent to environmentally sensitive habitat areas be sited and designed to prevent impacts which would significantly degrade such areas, and be compatible with the continuance of such habitat areas. (LCP Policy 5.6)

6.A.8. Within the Coastal Zone prior to the approval of a development, the City shall require that all development on lots or parcels designated NR (Natural Resources) on the Land Use Diagram or within 250 feet of such designation, or development potentially affecting an environmentally sensitive habitat area, shall be found to be in conformity with the applicable habitat protection policies of the General Plan. All development plans, drainage plans, and grading plans submitted as part of an application shall show the precise location of the habitat(s) potentially affected by the proposed project and the manner in which they will be protected, enhanced, or restored. (LCP Policy 5.7)

6.A.9. The City shall permit the diking, filling, or dredging of open coastal waters, wetlands, or estuaries only under the following conditions:

a. The diking, filling or dredging is for a permitted use in that resource area;
b. There is no feasible, less environmentally damaging alternative;
c. Feasible mitigation measures have been provided to minimize adverse environmental effects;
d. The functional capacity of the resource area is maintained or enhanced. (LCP Policy 5.8)

6.A.10. The City shall support dredging and spoils disposal to avoid significant disruption to aquatic and wildlife habitats and water circulation. Dredge spoils suitable for beach replenishment should be transported for such purposes to appropriate beaches or into suitable long shore current systems. (LCP Policy 5.9)

6.A.11. The City shall require that diking, filling or dredging of a wetland or estuary maintain or enhance the functional capacity of these resources. Functional capacity means the ability of the wetland or estuary to be self-sustaining and to maintain natural species diversity. In order to establish that the functional capacity is being maintained, all of the following must be demonstrated.

a. Presently-occurring plant and animal populations in the ecosystem will not be altered in a manner that would impair the long-term stability of the ecosystem, i.e., natural species diversity, abundance and composition are essentially unchanged as the result of the project;
b. A species that is rare, threatened, or endangered will not be significantly adversely affected; and
c. Consumptive (e.g., fishing, aquaculture and hunting) or nonconsumptive (e.g., water quality and research opportunity) values of the wetland or estuary ecosystem will not be significantly reduced. (LCP Policy 5.10)

6.A.12. The City shall require that dredging, when consistent with the provisions of this General Plan or other adopted City regulations and where necessary for the maintenance of the tidal flow and continued viability of the wetland habitat or for flood control purposes, shall be subject to the following conditions:

a. Dredging shall be prohibited in breeding and nursery areas and during periods of fish migration and spawning.
b. Dredging shall be limited to the smallest area feasible.
c. Designs for dredging and excavation projects shall include protective measures such as silt curtains, weirs, etc., to protect water quality in adjacent areas during construction by preventing the discharge of refuse, petroleum spills, and unnecessary dispersal of silt materials. (LCP Policy 5.11)

6.A.13. The City shall require that diking or filling of a wetland that is otherwise in accordance with the policies of this General Plan, shall, at a minimum, require the following mitigation measures:

a. A detailed restoration plan shall be required as part of the project application for each specific restoration site. The restoration plan shall include provisions for purchase, if required, and restoration of an equivalent area of equal or greater biological productivity, and dedication of the land to a public agency or other method which permanently restricts the use of the site to habitat and open space purposes. The restoration site shall be purchased or otherwise made available prior to any permitted diking or filling;
b. Areas adequate to maintain functional capacity shall be opened to tidal action or other sources of surface water shall be provided. This provision shall apply to diked or filled areas which themselves are not environmentally sensitive habitat areas, but would become so if, as part of a restoration program, they are opened to tidal action or provided with other sources of surface water. All of the provisions for restoration, purchase (if necessary), and dedication described under item a of this policy shall apply to any program or activity performed pursuant to this policy.
c. Mitigation shall, to the maximum extent feasible, be of the same type as the wetland to be filled (i.e., freshwater marsh for freshwater marsh, saltwater marsh for saltwater marsh, etc.).
d. Where no suitable private or public restoration or enhancement sites are available, an in-lieu fee may be required to be paid to an appropriate public agency for use in the restoration or enhancement of an area of equivalent productive value or surface area. (LCP Policy 5.11)

6.A.14. Consistent with all other applicable policies of this General Plan, the City shall limit development or uses within wetlands that are neither farmed nor grazed, or within estuaries, to the following:

a. Port facilities.
b. Energy facilities.
c. Coastal-dependent industrial facilities, including commercial fishing facilities.
d. Maintenance of existing or restoration of previously dredged depths in navigation channels, turning basins, vessel berthing and mooring areas, and boat launching ramps.
e. Incidental public service purposes which temporarily impact the resources of the area, such as burying cables or pipes, inspection of piers, and maintenance of existing intake and outfall lines.

f. Restoration projects.
g. Nature study, aquaculture, or similar resource-dependent activities.
h. New or expanded boating facilities in estuaries, consistent with the demand for such facilities
i. Placement of structural piling for public recreational piers that provide public access and recreational opportunities. (LCP Policy 5.12)

6.A.15. The City shall limit uses and development in grazed or farmed wetlands to the following:

a. 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;
b. 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 the farmed wetland. No more than one permanent residential structure per parcel shall be allowed.
c. Restoration projects, including the PALCO on-site restoration and enhancement program.
d. Nature study, aquaculture, and similar resource-dependent activities; and,
e. Incidental public service purposes which may temporarily impact the resources of the area, such as burying cables or pipes. (LCP Policy 5.13)

6.A.16. Consistent with all other applicable policies of this General Plan, the City shall limit uses within open coastal waters to the following:

a. Port facilities.
b. Energy facilities.
c. Coastal-dependent industrial facilities, such as commercial fishing facilities.
d. Maintenance of existing or restoration of previously dredged depths in navigation channels, turning basins, vessel berthing and mooring areas, and boat launching ramps.
e. Incidental public service purposes which temporarily impact the resources of the area, such as burying cables and pipes, inspection of piers, and maintenance of existing intake and outfall lines.
f. Restoration projects.
g. Nature study, aquaculture, or similar resource-dependent activities.
h. New or expanded boating facilities.
i. Placement of structural pilings for public recreational piers that provide public access and recreational opportunities. (LCP Policy 5.14)

6.A.17. The City shall require that any uses that involve substantial alterations of streams and rivers incorporate the best mitigation measures feasible and shall be limited to the following:

a. 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 development.
b. Developments where the primary function is the improvement of fish and wildlife habitat. (LCP Policy 5.15)

6.A.18. The City may permit new fill for repair and maintenance purposes on lands adjacent to the previously filled northern waterfront provided that it is consistent with other General Plan policies and where all of the following apply:

a. Fill will be placed in previously filled areas which have been subject to erosion;
b. Fill will not be placed beyond the existing bulkhead line;
c. Fill is necessary to protect existing development, coastal-dependent uses, or redeveloped areas from erosion;
d. Fill will not interfere with commercial fishing activities and facilities; and
e. Placement of the fill is consistent with the coastal public access policies of the General Plan. (LCP Policy 5.16)

6.A.19. The City shall require establishment of a buffer for permitted development adjacent to all environmentally sensitive areas. The minimum width of a buffer shall be 100 feet, unless the applicant for the development demonstrates on the basis of site specific information, the type and size of the proposed development, and/or proposed mitigation (such as planting of vegetation) that will achieve the purposes(s) of the buffer, that a smaller buffer will protect the resources of the habitat area. As necessary to protect the environmentally sensitive area, the City may require a buffer greater than 100 feet. The buffer shall be measured horizonally from the edge of the environmental sensitive area nearest the proposed development to the edge of the development nearest to the environmentally sensitive area. Maps and supplemental information submitted as part of the application shall be used to specifically define these boundaries. (LCP Policy 5.17)

6.A.20. To protect urban wetlands against physical intrusion, the City shall require that wetland buffer areas incorporate attractively designed and strategically located barriers and informational signs. (LCP Policy 5.18)

6.A.21. The City shall require that all land use activities adjacent to gulch greenways be carried out in a manner that avoids vegetative removal below the break in slope (usually those areas with a slope of 30 percent or greater) and that does not alter natural land forms and drainage patterns. (LCP Policy 5.19)

6.A.22. The City shall maintain Indian Island as a site for habitat, scientific research and education. Existing uses may be maintained but shall not be expanded, except that reburial of Native American remains shall be permitted as part of the mitigation for coastal-dependent industrial development elsewhere in the Planning Area. (LCP Policy 5.20)

6.A.23. The City, in consultation with the Department of Fish and Game, Coastal Conservancy, Coastal Commission, Humboldt County, Humboldt Bay Harbor, Recreation, and Conservation District, affected landowners, and other interested parties shall prepare a detailed, implementable wetlands management, restoration and enhancement program consistent with the provisions of this General Plan. The objectives of the program shall be to enhance the biological productivity of wetlands; to minimize or eliminate conflicts between wetlands and adjacent urban uses; to provide stable boundaries and buffers between urban and habitat areas; to provide restoration areas, including the City-owned lands on the Elk River Spit that may benefit from restoration and enhancement, to serve as mitigation in conjunction with future projects that may include wetland areas. Upon completion, the wetlands management and restoration program created by this policy shall be submitted to the Coastal Commission for review and approval. (LCP Policy 5.21)

6.A.24. Within the Coastal Zone where there is a question regarding the boundary, buffer requirements, location, or current status of an environmentally sensitive area identified pursuant to the policies of this General Plan or which is designated on Figure 6-1, the City shall require the applicant to provide the City with the following:

a. Base map delineating topographic lines, adjacent roads, location of dikes, levees, of flood control channels and tide gates, as applicable;
b. Vegetation map, including identification of species that may indicate the existence or non-existence of the sensitive environmental habitat area;
c. Soils map delineating hydric and non-hydric soils; and
d. Census of animal species that may indicate the existence or non-existence of the sensitive environmental habitat area.

The City shall transmit the information provided by the applicant pursuant to this policy to the Department of Fish and Game for review and comment. Any comments and recommendations provided by the Department shall be immediately sent to the applicant for his or her response. The City shall make its decision concerning the boundary, location, or current status of the environmentally sensitive habitat area in question based on the substantial evidence in the record and shall adopt findings to support its actions. (LCP Policy 5.22)

Goal 6.B: Agricultural Preservation

6.B.2. The City shall require the retention in agricultural use of agricultural lands within the Coastal Zone with soils other than Classes I or II in agriculture use, except under the following conditions:

a. Continued or renewed agricultural use is demonstrated to be infeasible,
b. Conversion to urban uses would locate development within, contiguous with, or in close proximity to, existing developed areas, or
c. Farmed wetlands are proposed and funded through a wetland management and restoration program for restoration of resource-dependant activities.

6.B.3. The City shall limit uses in grazed or farmed wetlands to the following:

a. Agricultural operations (except for green houses on slab foundations).
b. Farm-related structures (including barns, sheds, and farmer-occupied housing) necessary for the continuance of the agricultural operation. 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 the adverse environmental effects on the farmed wetland. No more than one primary residential structure parcel shall be allowed.
c. Restoration and enhancement projects.
d. Nature study, aquaculture, and similar resource-dependent activities.
e. Incidental public service purposes which may temporarily impact the resources of the area, such as burying cable and pipes.

6.B.4 The City shall ensure that expansion of public services and public facilities, which is otherwise consistent with the provisions of this General Plan, does no reduce agricultural viability through increased assessment costs.

6.B.5 Consistent with the Coastal Act (California Resources Code Section 30250(\a)), the City shall prohibit land division of existing agriculturally-designed land within the Coastal Zone, other than for leases for agricultural.

Goal 6.C: Conservation of Open Space

None

Goal 6.D: Timber Resources

None

Goal 6.E: Air Quality--General

None

Goal 6.F: Air Quality--Transportation and Circulation

None

Natural Resources Implementation Programs

6.1. The City of Eureka, in consultation with the Department of Fish and Game, Coastal Conservancy, Coastal Commission, Wildlife Conservation Board, Humboldt County, Humboldt Bay Harbor, Recreation, and Conservation District, the Army Corps of Engineers, potentially affected landowners, and other interested parties shall prepare a detailed, comprehensive, and implementable program for wetlands management and restoration in and adjacent to the city. In the preparation and implementation of the wetlands program, Eureka shall seek the expert and financial assistance of the State Coastal Conservancy, the Wildlife Conservation Board, and Department of Fish and Game. (LCP Program 5.1) The program shall include all of Eureka's restored and natural wetland areas and shall include development of a Wetland Mitigation Bank as a comprehensive tool for mitigating the loss of wetlands to development.

Responsibility: Utilities Department
Community Development Department
Time Frame: FY 97-98

6.7. Whenever an applicant before the City asserts that continued or renewed use of nonprime agricultural lands (grazed or farmed wetlands) is infeasible and expresses an interest in selling the parcel, the City shall immediately notify the State Coastal Conservancy or other public or private land conservation organizations of the pendency of such application and ask it to perform in a timely manner such analysis as it deems necessary to decide whether to exercise the first right of refusal to purchase the parcel as part of its agricultural lands restoration program. (LCP Program 8.2)

Responsibility: Community Development Department
Time Frame: As necessary.

SECTION 7: HEALTH AND SAFETY

Goal 7.A: Seismic Hazards

None

Goal 7.B: Geological Hazards

7.B.2. The City shall ensure that development on or near the shoreline of Elk River, Humboldt Bay, and Eureka Slough neither contributes significantly to, nor is subject to, high risk of damage from shoreline erosion over the life span of the development. (LCP Policy 7.3)

7.B.3. Within the Coastal Zone, the City shall prohibit alteration of cliffs, bluff tops, and gulch faces or bases by excavation or other means except to protect existing structures. Permitted development

shall not require the construction of protective devices that would substantially alter natural landforms. (LCP Policy 7.4)

7.B.4. For all high density residential and other high occupancy development located in areas of significant liquefaction potential, the City shall, at the time project application, require a geology and soils report prepared by a registered geologist, professional civil engineer with expertise in soil mechanics or foundation engineering, or by a certified engineering geologist, and shall consider, describe, and analyze the following:

a. Geologic conditions, including soil, sediment, and rock types and characteristics in addition to structural features, such as bedding, joint and faults;
b. Evidence of past or potential liquefaction conditions, and the implications of such conditions for the proposed development;
c. Potential effects of seismic forces resulting from a maximum credible earthquake;
d. Any other factors that might affect the development.

The report shall also detail mitigation measures for any potential impacts and outline alternative solutions. The report shall express a professional opinion as to whether the project can be designed so that it will neither be subject to nor contribute to significant geologic instability throughout the life-span of the project. (LCP Policy 7.5)

7.B.5. For all development proposed within areas subject to significant shoreline erosion, and which is otherwise consistent with the policies of this General Plan, the City shall, prior to project approval, require a geology and soils report prepared by a registered geologist, professional civil engineer with expertise in soil mechanics or foundation engineering, or by a certified engineering geologist, and shall consider, describe, and analyze the following:

a. Site topography, extending the surveying work beyond the site as needed to depict unusual conditions that might affect the site;
b. Historic, current and foreseeable shoreline erosion, including investigation of recorded land surveys and tax assessment records in addition to the use of historic maps and photographs where available and feasible changes in shore configuration and sand transport;
c. Geologic conditions, including soil, sediment and rock types and characteristics in addition to structural features, such as bedding, joint and faults;
d. Impact of construction activity on the stability of the site adjacent area;
e. Potential erodibility of site and mitigating measures to be used to ensure minimized erosion problems during and after construction;
f. Effects of marine erosion on shoreline areas;
g. Potential effects of seismic forces resulting from a maximum credible earthquake;
h. Any other factors that might affect slope stability.

The report shall evaluate the off-site impacts of development and the additional impacts that might occur due to the proposed development. The report shall also detail mitigation measures for any potential impacts and outline alternative solutions. The report shall express a professional opinion as to whether the project can be designed so that it will neither be subject to nor contribute to significant onsite or offsite geologic instability throughout the life-span of the project. (LCP Policy 7.6)

Goal 7.C: Fire Safety

None

Goal 7.D: Flooding

7.D.1. The City shall prohibit high density residential and other high occupancy development, including new hospitals, schools, residential development with a gross density of 8 units per acre or more, office buildings 10,000 square feet in size or larger, or visitor-serving structural developments 5,000 square feet in size or larger, from locating in flood hazard areas, as designated on the Federal Emergency Management Agency Flood Insurance Rate Maps (FIRM), dated June 1, 1982, unless they are constructed with a finished foundation that extends above the 100-year flood level and meet all applicable drainage policies of this General Plan. Other development in flood hazard areas shall incorporate mitigation measures that minimize the potential for flood damage, including development siting and use of flood proofing techniques and materials, consistent with other land use plan policies. (LCP Policy 7.2)

Goal 7.E: Hazardous Materials and Toxic Contamination

None

Goal 7.F: Emergency Response

None

Goal 7.G: Residential Noise Exposure

None

Goal 7.H: Noise Compatibility

None

Health and Safety Implementation Programs

None

SECTION 8: ADMINISTRATION AND IMPLEMENTATION

None