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.

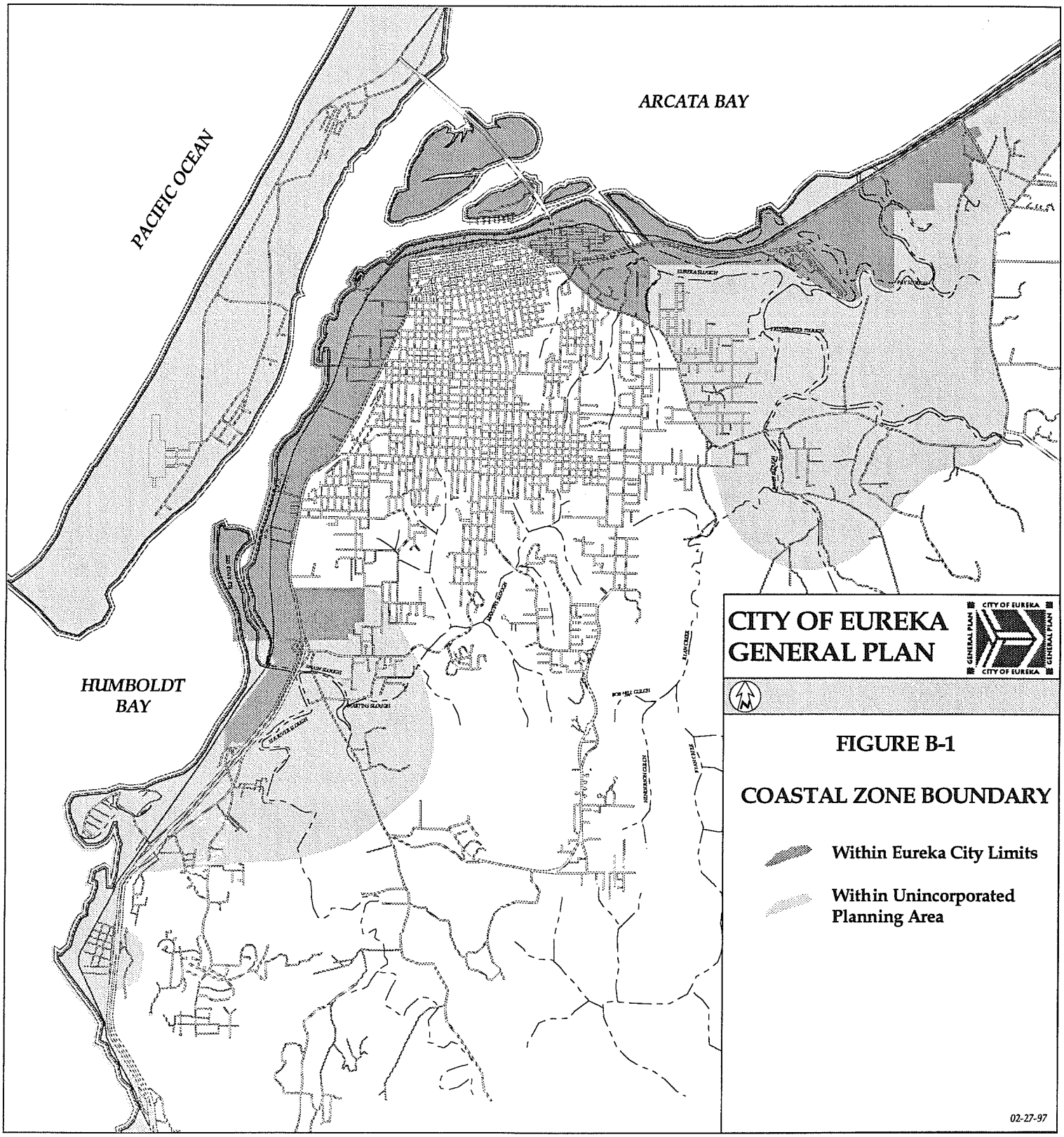
Section B.4 of the General Plan Policy Document Appendix B (p. B-2) is amended by Council Resolution 2008-08, adopted March 4, 2008, as follows:

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

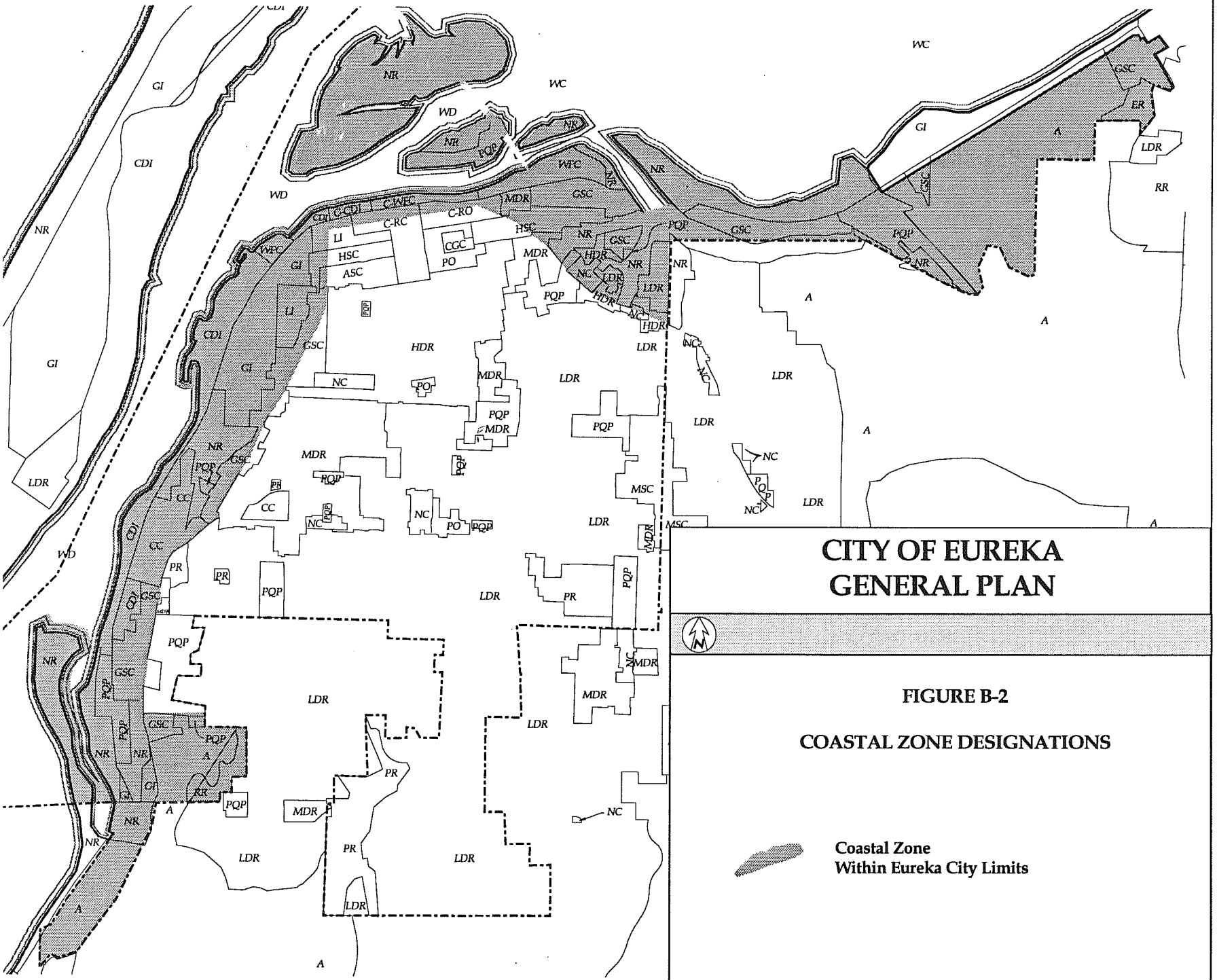

CITY OF EUREKA
GENERAL PLAN
FIGURE B-2
COASTAL ZONE DESIGNATIONS
Coastal Zone
Within Eureka City Limits
02-27-97

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