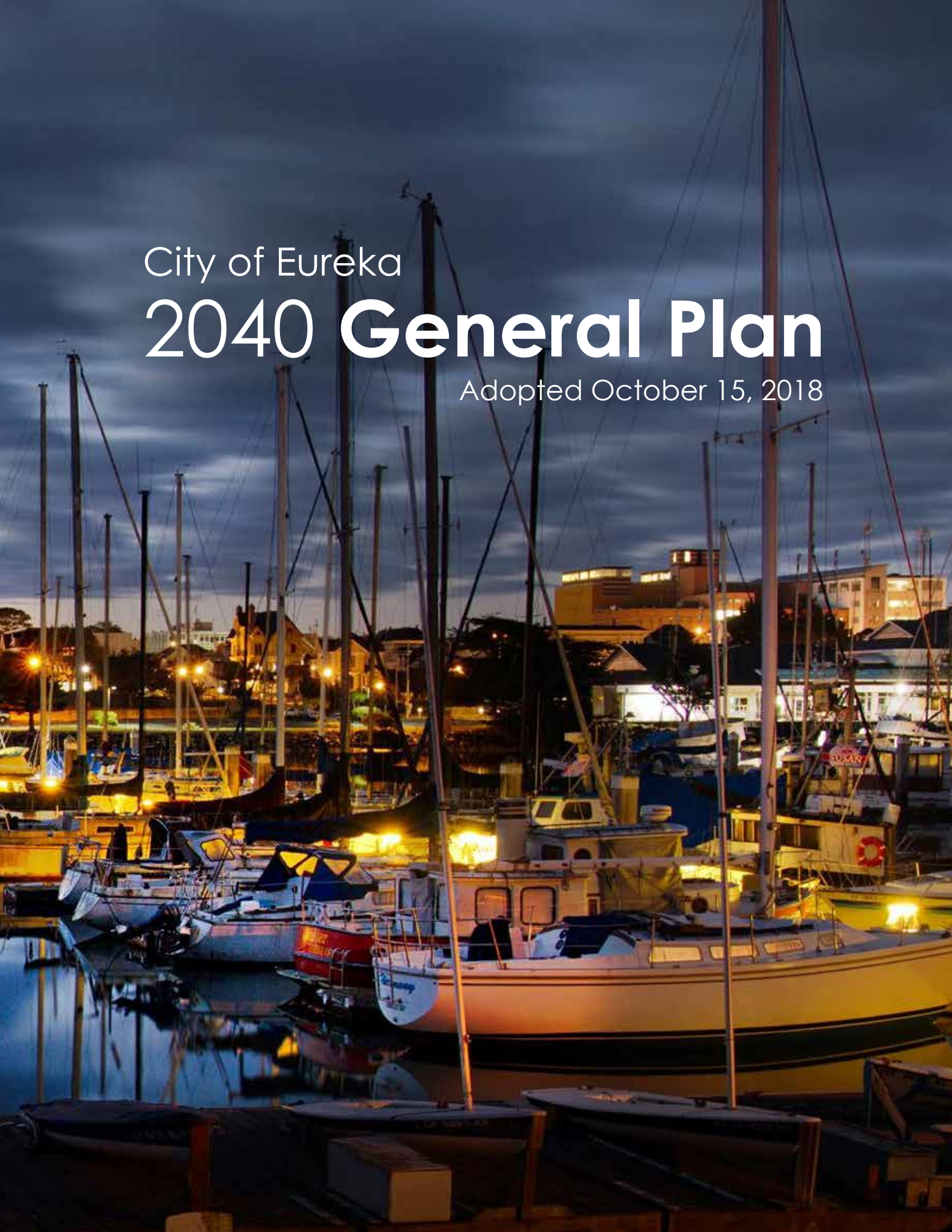
City of Eureka

# 2040 **General Plan**

Adopted October 15, 2018



Cover photo credit: Larry Lage

City of Eureka

# 2040 **General Plan**

Adopted October 15, 2018


*Prepared for:*
City of Eureka
531 K Street, Eureka, CA 95501

*Prepared by:*
ESA
2600 Capitol Ave Ste 200, Sacramento, CA 95816

*In association with:*
bae urban economics
W-Trans
SHN Engineers and Geologists

# Acknowledgements

The General Plan draws upon the ideas and values of the City's residents, business owners, elected officials, staff and other stakeholders supporting the community's shared vision. Eureka's vision is reflected by the input from the following contributors.

## Eureka City Council

***Current***

Frank Jager, Mayor

Marian Brady

Kim Bergel (11-2014 through adoption)

Natalie Arroyo (11-2014 through adoption)

Heidi Messner (12-2016 through adoption)

Austin Allison (12- 2016 through adoption)

***Former***

Linda Atkins (through 11- 2016)

Mike Newman (through 11-2014)

Melinda Ciarabellini (through 11-2016)

Lance Madsen (through 12-2013)

Chet Albin (12-2013 to 11-2014)

## Planning Commission

***Current***

Jeff Ragan, Chair

Rich Ames

Joe Bonino

John McBeth (11-2014 through adoption)

***Former***

Mike Jones, Chair (through 6-2014)

Chet Albin (through 12-2013)

John Fullerton (4-2014 to 1-2018)

## City Administration

Greg Sparks, City Manager

Pam Powell, City Clerk

## City Attorney

Bob Black, City Attorney

Autumn Luna, Deputy City Attorney



City of Eureka 2040 General Plan

## Development Services Department

***Current***

Rob Holmlund, Director

Kristen M. Goetz, Senior Planner

Riley Topolewski, Senior Planner

Brian Heaton, Associate Planner

Melinda Peterson, Housing Project Manager

Lane Millar, Deputy Director

Swan Asbury, Assistant Planner

Rob Dumouchel, Associate Planner

Sherry McBride, Econ. Dev. Project Manager

Raquel Menanno, Assistant Planner

Lisa Savage, Property Management Project Manager

Kristen Raymond, Housing Technician

***Former***

Rob Wall, Director

Lisa Shikany, Principal Planner

Robert Jensen, Assistant Planner

## Public Works Department

Brian Gerving, Director

Jesse Willor, Deputy City Engineer

Brian Issa, Deputy Director of Public Works

Scott Ellsmore, Traffic Project Manager

Dan Moody, Traffic Engineer

## Other Departments

Gary Bird, Personnel

Wendy Howard, Finance

Sean Robertson, Chief, Humboldt Bay Fire

Miles Slattery, Community Services

Steve Watson, Chief, Police

## Consultant Team

***Environmental Science Associates (ESA) | Planning and Environmental***

Dan Dameron, Vice President, Project Director

Harriet Lai Ross, Planning Program Manager, Project Manager

Evan Wasserman, Associate Planner

Reema Shakra, Senior Managing Associate

Amber Grady, Senior Managing Associate

James Songco, Senior Graphic Designer

***In association with:***

***W-Trans | Mobility***

Dalene Whitlock, President, PE

***BAE Urban Economics | Economic Development***

Matt Kowta, Managing Principal

Aaron Nousaine, Vice President

***SHN Engineers and Geologists | Utilities***

Marty Lay, Senior Environmental and Civil Engineer (Retired)

# PREFACE

## Our Future

Eureka is a distinct and independent City shaped by its scenic Northern California coastal setting and nearby redwood forests, rich timber and maritime heritage, unique deep-water shipping port, extensive waterfront and historic core area, architecturally-rich residential neighborhoods, and desirable small town sense of community. Situated 270 miles north of San Francisco on Humboldt Bay, Eureka is the largest coastal City between San Francisco and Portland and serves as the hub of government, health care, commerce and the arts for the surrounding region.

As Eureka looks to the future, it understands the need to protect its unique community assets and character, while thoughtfully supporting new prospects for growth and vitality. Of particular importance is expanding and diversifying the local economy in a way that allows residents and businesses to thrive, maximizes community benefits, and contributes positively to Eureka's overall quality of life. It is the City's desire to be recognized as a well-planned, safe, prosperous, and sustainable community that is welcoming to a broad range of residents, businesses, and visitors.

The 2040 General Plan establishes a roadmap for the long-term physical, social, and economic future of Eureka. It provides goals, policies, and programs to direct land use and development decisions, manage resources, deliver public services, and provide infrastructure. Eureka's future will ultimately be defined by its ability to achieve its aspirations as framed by the 2040 General Plan, and the spirit by which it does so.

# Our Vision

The General Plan draws upon the ideas and values of the City's residents, business owners, elected officials, staff and other stakeholders supporting the community's shared vision. An empowering vision is one that inspires and challenges, but also feels achievable. Eureka's vision is reflected by the following planning principles:

## Our Community.

- Preserve our small town charm, livability and sense of community, while embracing our role as the County seat and as the largest city on California's north coast.
- Maintain stable neighborhoods offering a range of housing choices for residents with varied incomes and lifestyle needs.
- Promote our Waterfront, Old Town and Downtown as vibrant destinations for residents, businesses, the arts, and tourists.
- Revitalize and beautify the Broadway Corridor.
- Support well planned "infill first" development that builds upon Eureka's historic development patterns and that utilizes greater intensities and building heights than have been allowed in the past three general plan updates.
- Encourage attractive and well-designed streetscapes, buildings, parking, and public spaces.
- Foster a diverse and resilient local economy friendly to new business investment and the creation and retention of quality jobs.
- Champion our port and harbor-related industries.
- Encourage growth in our tax base to support City services and infrastructure.
- Protect our historic architecture, seaport heritage, and tribal history.

## Our Environment.

- Preserve the beautiful open space, forest, coastal, agricultural, and habitat resources within and surrounding our City.
- Assume a leadership role in protecting air and water quality, resource conservation, and green practices.
- Reduce our carbon footprint and greenhouse gas emissions.

City of Eureka 2040 General Plan

- Develop infrastructure and public spaces that allow for passive and active recreation opportunities in and near natural settings.
- Embrace and enhance the urban/wildland interface zones around the edges of the City and promote recreation opportunities within these zones.

## Our Civic Resources.

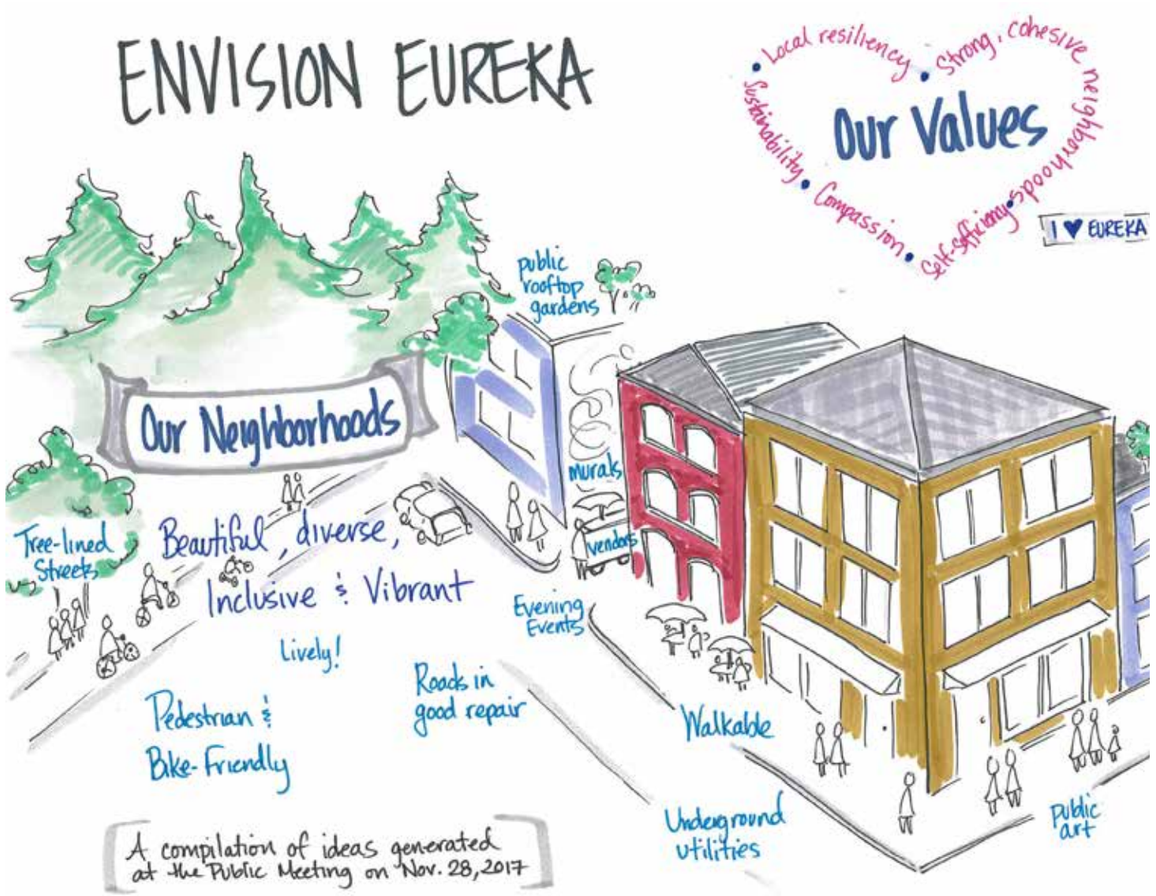
- Provide abundant options for leisure time including top quality parks and recreation programs.
- Celebrate our active arts scene and invest in arts-related programs and infrastructure (such as sculptures and murals).
- Deliver appropriate levels of public services in an efficient, equitable, and cost effective manner.
- Support quality education and life-long learning opportunities.

## Our Infrastructure.

- Work with local, regional, and state agencies to improve all forms of access in and out of Humboldt County.
- Promote multi-modal transportation options and "complete streets" that accommodate walking, biking, vehicles and transit.
- Coordinate with Caltrans to improve traffic flows and enhance safety on US 101 to better serve local and regional needs.
- Expand and connect trails and bikeways throughout our City, including along Humboldt Bay, our waterfront, and open space areas.
- Upgrade our utility infrastructure systems to meet the long-term needs of residents and businesses.

## Our Well-Being.

- Provide an environment that inspires healthy and active living.
- Ensure our community is safe with adequate law enforcement, fire protection, and emergency response.
- Enhance our health care and hospital services.
- Address homelessness in a proactive and progressive manner.
- Protect our community from manmade disasters and prepare for natural disasters, including seismic activity, tsunamis, flooding, and wildfires.
- Reduce impacts to those areas and assets vulnerable to tidal inundation and other effects resulting from sea level rise.



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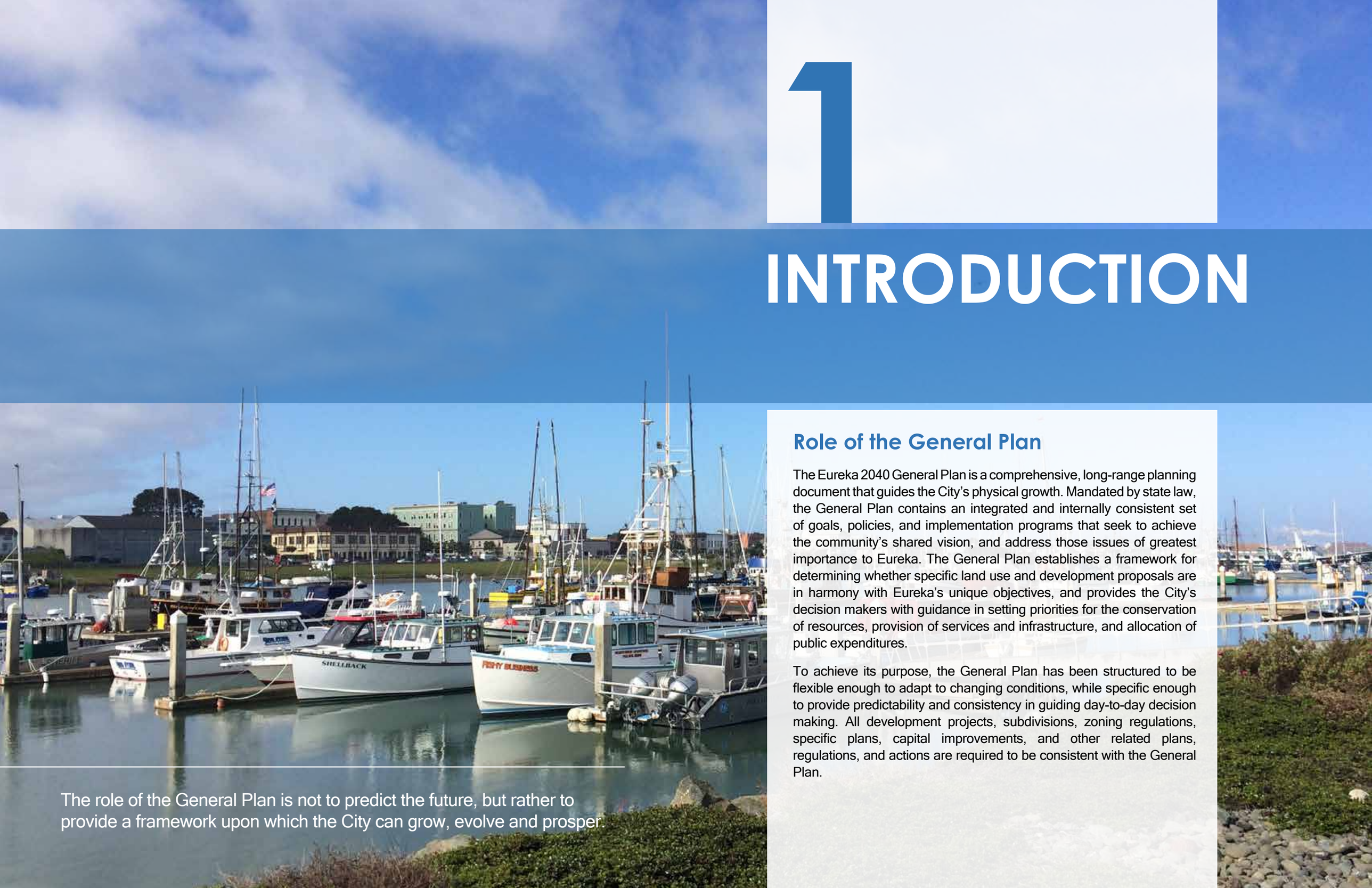
# 1 INTRODUCTION

# 1

# INTRODUCTION




The role of the General Plan is not to predict the future, but rather to provide a framework upon which the City can grow, evolve and prosper.

## Role of the General Plan

The Eureka 2040 General Plan is a comprehensive, long-range planning document that guides the City's physical growth. Mandated by state law, the General Plan contains an integrated and internally consistent set of goals, policies, and implementation programs that seek to achieve the community's shared vision, and address those issues of greatest importance to Eureka. The General Plan establishes a framework for determining whether specific land use and development proposals are in harmony with Eureka's unique objectives, and provides the City's decision makers with guidance in setting priorities for the conservation of resources, provision of services and infrastructure, and allocation of public expenditures.

To achieve its purpose, the General Plan has been structured to be flexible enough to adapt to changing conditions, while specific enough to provide predictability and consistency in guiding day-to-day decision making. All development projects, subdivisions, zoning regulations, specific plans, capital improvements, and other related plans, regulations, and actions are required to be consistent with the General Plan.

# Organization and Content

General plans are required by state law to address seven topics, also referred to as "elements." These required elements include land use, housing, open space, conservation, safety, circulation, and noise. A jurisdiction may also choose to include optional elements that speak to other topics of local interest. Once adopted, these optional elements carry the same legal weight as the required elements. Jurisdictions are granted considerable latitude in how they organize their general plans as long as all the required topics are covered. The topic of environmental justice is also addressed throughout the Eureka 2040 General Plan, as discussed in detail in the call out box at the end of this chapter.

The Eureka 2040 General Plan addresses legal requirements and issues of local importance through the following organization:

The Housing Element is required by state law to be updated every eight years, necessitating a different review process and implementation programs than the remainder of the General Plan. As a result, the City's Housing Element is provided under separate cover.

General Plan Organization

**Part 1: Introduction.** Provides a brief overview of the role, structure, preparation and use of the General Plan.

**Part 2: Land Use Plan.** Presents the Planning Area along with the General Plan Land Use Diagram, land use designations and projected development capacity.

**Part 3: Goals and Policies.** Establishes specific goals and policies to guide the City's decision making relating to the following topics, as well as specific implementation programs for some of the topics, where appropriate:

Our Community. Land Use, Housing (under separate cover), Economy, and Historic and Cultural Preservation

Our Environment. Natural Resources and Open Space, Agriculture and Timberlands, and Air Quality and Climate Change

Our Civic Resources. Arts and Culture, Parks and Recreation, and Community Services

Our Infrastructure. Mobility and Utilities

Our Well-Being. Health and Safety, and Noise

**Part 4: Implementation Strategy.** Implementation Strategy. Describes the means by which the General Plan will be carried out including standard implementation tools.





# Related Documents

Documents prepared as companion pieces to be used in conjunction with the General Plan include the following.

## Community Background Report

The Community Background Report (CBR) presents a snapshot of the physical, social and economic conditions for Eureka and the surrounding area at the time of General Plan preparation. Addressing a wide range of topics, the CBR established a foundation to inform issue identification and General Plan policy development, and continues to serve as an informational resource.

## Local Coastal Program

Under the California Coastal Act, each local jurisdiction lying partly or wholly within the coastal zone is required to prepare a Local Coastal Program (LCP). An LCP is comprised of a Land Use Plan (LUP) and Implementation Plan (IP). The Eureka LUP contains land uses, goals, policies and programs that guide conservation and development decisions within the coastal zone, augmenting applicable General Plan requirements. The IP consists of the zoning regulations required to implement the LUP. Within the Coastal Zone both the LCP and General Plan apply. While the LUP was integrated in the last General Plan, there is no requirement that the LUP and General Plan be included as one document. Therefore, the City is currently updating the LUP consistent with the requirements of the Coastal Act, and when complete, will be provided under separate cover.

## Environmental Impact Report

An Environmental Impact Report (EIR) was prepared and certified for the 2040 General Plan consistent with the requirements of the California Environmental Quality Act (CEQA). The EIR provides a program level assessment of the potential environmental impacts that could result from implementation of the General Plan, and identifies measures that will be undertaken to reduce or avoid significant impacts where feasible. The EIR also serves as the base environmental document for purposes of evaluating CEQA compliance for subsequent projects.

In addition to the above, several City documents will be prepared and/or updated following adoption of the General Plan including the City's Zoning Code, LCP Implementation Plan, Climate Action Plan and Design Guidelines. These documents will contribute to implementation of the General Plan.

## Updating the General Plan

The City of Eureka adopted its first General Plan in 1965, with major updates in 1977 and 1997. The 2040 General Plan represents the first comprehensive update since 1997. While many of the issues facing Eureka remain constant, various conditions, challenges, opportunities, and legal requirements have changed since the last update. The 2040 General Plan responds to these changes, allowing today's residents, businesses and decision makers to express their thoughts, ideas and aspirations for the future.

The key steps of the 2040 General Plan update process are illustrated below. Integrated throughout was an outreach program to educate, inform and solicit input from the community. Key components of the outreach program included stakeholder interviews, community workshops, web-based virtual town halls, economic development and homelessness focus groups, landowner requests, City Council and Planning Commission check-in sessions, an EIR scoping meeting, General Plan update website, flyers, media releases, and public hearings. The input received significantly influenced the overall shape and direction of the 2040 General Plan.



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## How to Use the General Plan

The General Plan contains a series of goals, policies and implementation programs that articulate a direction for Eureka's future. The General Plan is intended to be pragmatic, while at the same time inspiring the community to reach above and beyond. It is recognized that goals, policies and implementation programs will be carried out to the extent that will and resources are present to do so.

The City will implement a majority of the 2040 General Plan's goals and policies through a number of routine actions, regulations, and operations. These "Standard Implementation Tools" can be grouped into the following six categories, and are described in detail in Section 4, Implementation:

1. City Regulations and Development Review; (RDR)
2. City Master Plans, Programs and Other Documents; (MP)
3. City Operations, Financing and Budget; (OFB)
4. Intergovernmental Coordination; (IGC)
5. Joint Partnerships; and (JP)
6. Public Information (PI)

Where a particular policy is not implemented, or fully implemented, by the standard tools above, a limited number of "Specific Implementation Programs" have been identified. The Specific Implementation Programs are focused actions to implement individual policies or a series of related policies. Each Specific Implementation Program includes identification of City departments responsible for implementation. Timing of Implementation Programs will be determined by the City based upon the availability of funding and prioritization of resources. Two- to three-letter identifiers (in parenthesis) are shown after each policy, where applicable, indicating the tools or programs that will implement the policy. The specific Implementation Programs are shown at the end of each element.

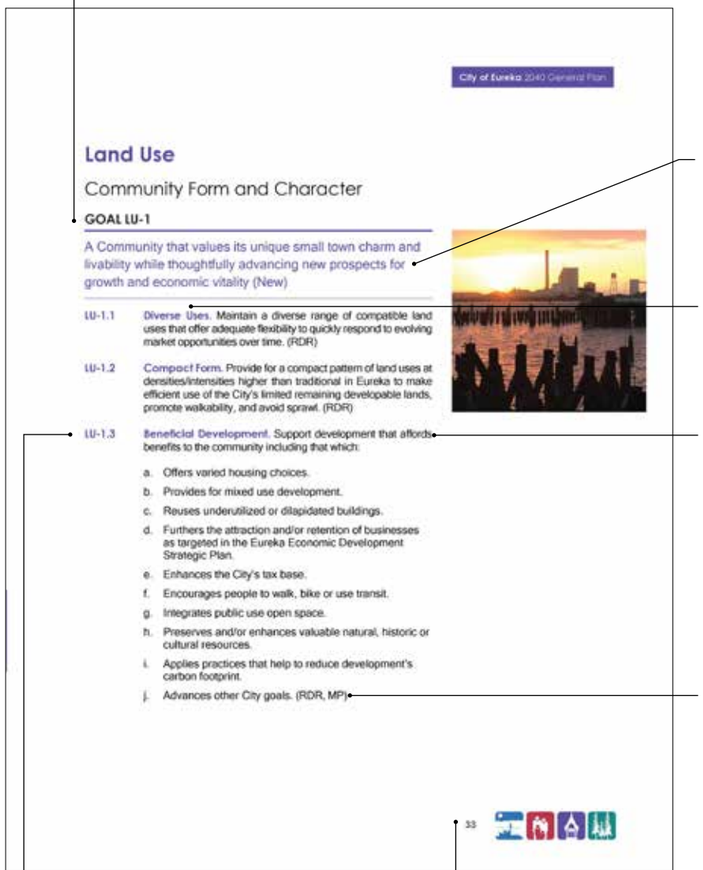
Every policy within the 2040 General Plan is linked to one or more implementation tool or program.

**Goals** express a desired end state reflective of the community's vision.

**Policies** guide City decision-making and actions to support the stated goals.

**Implementation Tools or Programs** identify specific day-to-day activities to carry out related policies.

**Goal Numbering.**
Each goal number starts with the element acronym and is followed by the number of the goal (e.g. LU-1 means Land Use Element, first goal)



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## Land Use

### Community Form and Character

**GOAL LU-1**

A Community that values its unique small town charm and livability while thoughtfully advancing new prospects for growth and economic vitality (New)

LU-1.1 **Diverse Uses.** Maintain a diverse range of compatible land uses that offer adequate flexibility to quickly respond to evolving market opportunities over time. (RDR)

LU-1.2 **Compact Form.** Provide for a compact pattern of land uses at densities/intensities higher than traditional in Eureka to make efficient use of the City's limited remaining developable lands, promote walkability, and avoid sprawl. (RDR)

LU-1.3 **Beneficial Development.** Support development that affords benefits to the community including that which:

a. Offers varied housing choices.
b. Provides for mixed use development.
c. Reuses underutilized or dilapidated buildings.
d. Furthers the attraction and/or retention of businesses as targeted in the Eureka Economic Development Strategic Plan.
e. Enhances the City's tax base.
f. Encourages people to walk, bike or use transit.
g. Integrates public use open space.
h. Preserves and/or enhances valuable natural, historic or cultural resources.
i. Applies practices that help to reduce development's carbon footprint.
j. Advances other City goals. (RDR, MP)

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**Goal.**
A goal expresses a desired end state reflective of the community's vision. Each goal has one or more policies associated with the goal.

**Policy Title.**
Each policy contains a leading title in bold for quick reference to the policy.

**Policy.**
A policy guides City decision-making and actions to support the stated goals to be carried out by implementation measures. Each policy is associated with a specific goal.

**Implementation.**
References a standard implementation tool or a specific program that implements the policy. Implementation tools and specific implementation programs are discussed at the end of the element or in the Implementation Chapter of this General Plan.

**Page Number.**

**Policy Number.**
Continuing from the goal numbering, the policy number is shown as the last number, supporting the goal that it follows (e.g., Policy LU-1.3 means Land Use Element, first goal, third policy)





# ENVIRONMENTAL JUSTICE

Environmental Justice is a concept defined as "The fair treatment and meaningful participation of people of all races, cultures, and incomes with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations, and policies." Environmental justice policies and laws seek to ensure that all people, regardless of race, color, national origin, or income, have equal protection from environmental hazards where they live, work and play. Furthermore, all people should have the equal ability to participate in, and influence, the decision-making process regarding environmental regulations. In order to address environmental justice, the Eureka 2040 General Plan includes a set of comprehensive goals, policies, and programs aimed at addressing and including disadvantaged communities (DACs) in the public decision-making process, in addition to reducing their exposure to environmental hazards. These goals, policies, and programs will be used by the Eureka City Council and the Planning Commission, other boards, commissions, agencies, developers, and the public in planning for the physical development of the City.

Senate Bill 1000 (SB 1000), the Planning for Healthy Communities Act mandates that cities and counties cover the topic of environmental justice in their adopted General Plans. As outlined in the California Government Codes Section 65302(h) and the California General Plan Guidelines, environmental justice is a subject that should be addressed in the General Plan either through integration into the seven mandatory elements of the plan, or as an optional element. The City of Eureka has elected to emphasize the importance of ensuring environmental equity for all communities in Eureka throughout the general plan. Topics required for inclusion in the environmental justice discussion consist of:

- Identifying objectives and policies to reduce the unique or compounded health risks in disadvantaged communities by means that include but are not limited to:
  - Reducing pollution exposure, including improving air quality
  - Promoting public facilities
  - Promoting food access
  - Promoting safe and sanitary homes
  - Promoting physical activity
- Identifying objectives and policies to promote civil engagement in the public decision making process.
- Identifying objectives and policies that prioritize improvements and programs that address the needs of disadvantaged communities.

For the purposes of this 2040 Eureka General Plan, the process of identifying DACs and low-income communities within the General Plan planning area was based on two factors as outlined by CalEPA, and the California Air Resources Board (CARB) consistent with California Government Codes Section 65302(h). In addition, the Department of California Water Resources (DWR) provides a similar process for identifying DACs, and economically distressed areas (EDAs). These factors address 1) health equity, which focuses on environmental or pollution burdens of communities; and 2) social determinants of health, which focus on income burdens of communities

## ENVIRONMENTAL JUSTICE

The screening tool specified by SB 1000 as the primary screening method for both health equity and social determinants is the CalEnviroScreen tool managed by CalEPA. This tool indicates that the City of Eureka is not considered a DAC. However, a secondary approach to identifying DACs in relation to social determinants of health was reviewed by using the DWR's online mapping tool for DACs and EDAs. A low-income area is defined as an area with household incomes at or below 80 percent of the statewide median income or with household incomes at or below the threshold designated as low income by the Department of Housing and Community Development's list of state income limits. The average median income (AMI) per household for the City of Eureka is below 80 percent AMI. In addition, a low-income area is considered a DAC if it is disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation. With regards to the City of Eureka, it has been determined that its residents are not being disproportionately affected by environmental pollution or other hazards.

By using these data sources, the City of Eureka, and the communities within, are not considered DACs through environmental or pollution burden. However, this process did determine that most of the City is considered a low-income area. To ensure that the City of Eureka continues to limit exposure to its residents and not disproportionately expose them to environmental pollution and other hazards in the future, the inclusion of environmental justice goals and policies in the 2040 Eureka General Plan is deemed appropriate.

Further discussion of environmental justice in the 2040 Eureka General Plan can be found within the goals, and policies of specific resource topics. Policies proposed in the 2040 General Plan that address issues associated with Environmental Justice can be found in:

- Chapter 3.1, Our Community, Land Use contains policies to promote access to public facilities and to promote access to fresh and healthy food; to improve access to affordable housing options; to improve and promote community engagement and participation in the public process for all segments of the community;
- Chapter 3.2, Our Environment, Air Quality and Climate Change contains policies to reduce the health risks of communities from pollution exposure;
- Chapter 3.3, Our Civic Resources, Parks and Recreation contains policies to improve access to City resources for parks and recreation facilities and the promotion of physical activities;
- Chapter 3.5, Our Well-Being, Health and Safety includes policies to promote access to safe and sanitary homes.

# LAND USE PLAN 2

# 2 LAND USE PLAN

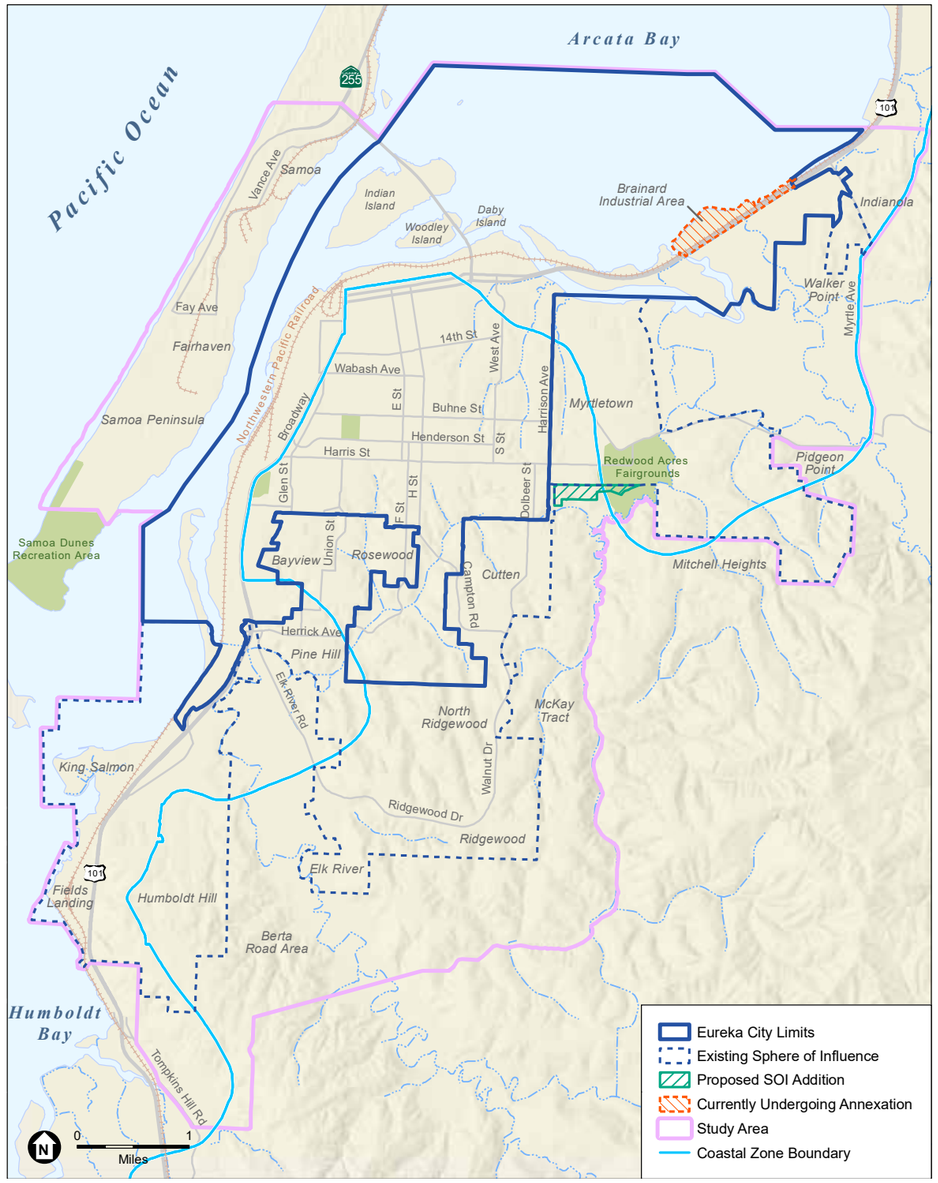
## Study Area

The Study Area is the geographic focus of the Eureka 2040 General Plan's land uses and policies, encompassing those properties that bear relation to Eureka's planning efforts. Illustrated on Figure 2-1, the Study Area totals 27,735 acres and consists of two distinct components - the City Limits and the City's sphere of influence. In addition, a significant portion of the Study Area is encumbered by the coastal zone.

## Community Places

Eureka includes a number of "Community Places," which are distinct areas, neighborhoods, or districts of the City that are recognizable by their geography and general character. It is important to note the designation of "Community Place" has no regulatory function in the General Plan; these designations are about place-making, about acknowledging how various parts of the City are currently perceived by the community, and about envisioning what the City of Eureka can become. The mapping of Community Places significantly influenced the development and mapping of the Land Use Designations outlined later in this chapter. Each Community Place described below may contain more than one Land Use Designation, each land use designation may appear in more than one Community Place, and General Plan policies may be applicable to one or more Community Place. Eureka's key community places are described below and illustrated on Figure 2-2.

## Figure 2-1: Planning Boundaries




SOURCE: City of Eureka, 2018; ESA, 2018



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# PLANNING BOUNDARIES

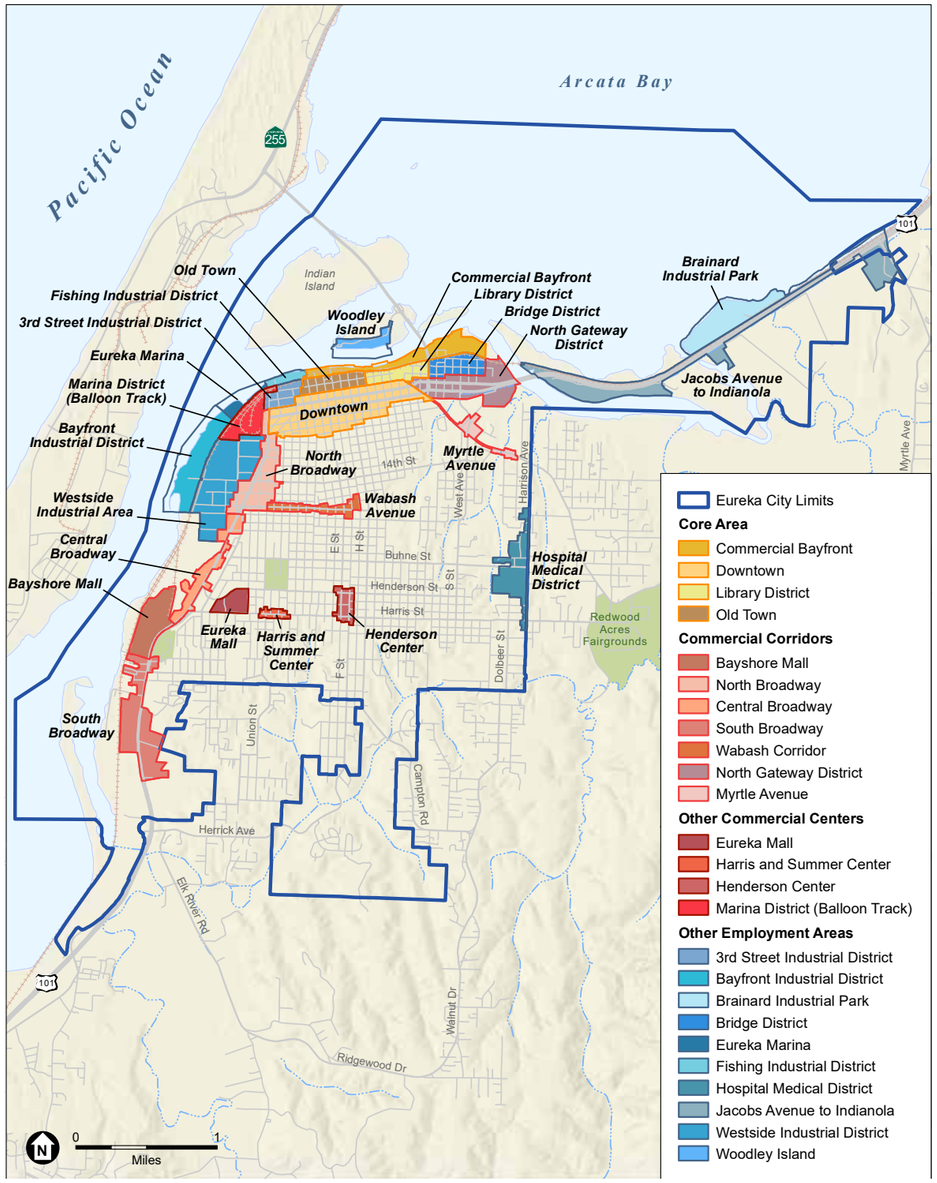
**City Limits.** Includes all lands within Eureka's corporate boundaries. Totaling 10,358 acres, the City has jurisdictional authority within its City limits and the General Plan's land uses and policies apply.

**Sphere of Influence.** The City's Sphere of Influence (SOI) contains areas lying within the City's existing SOI, as well as a small 46.7-acre proposed SOI expansion area south of Myrtletown. The existing and proposed expanded SOI reflect the potential future physical boundaries of the City.

**Coastal Zone.** Overlays approximately 16,051 acres within the Planning Area. Lands within the coastal zone are subject to the added regulations of the California Coastal Commission and Eureka's Local Coastal Program (LCP).

**Study Area.** The Study Area includes both the SOI and Planning Areas, as well as additional areas that could be influenced by the City's planning activities. The Community Background Report (CBR) for the proposed Eureka 2040 General Plan Update gathered information for this larger Study Area, with the intent of considering the possible effects of City planning activities on peripheral areas lying outside of the City's corporate limits and SOI. The CBR is included as Appendix B of this Draft EIR, and describes the physical, social, and economic conditions for Eureka and the surrounding area at the time of the proposed General Plan's preparation.

**Figure 2-2: Community Places**




SOURCE: City of Eureka, 2018; ESA, 2018





## Core Area

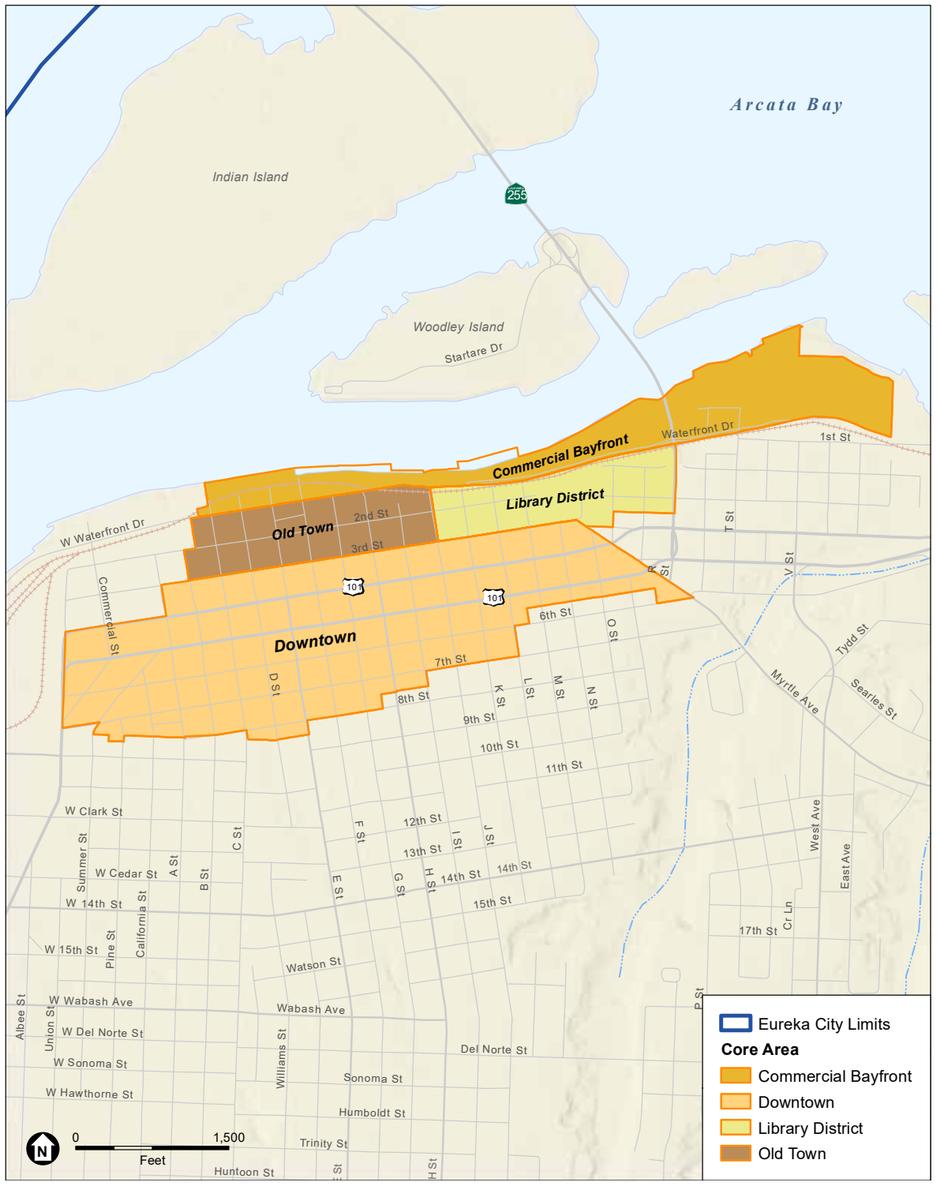
The Core Area is the traditional business center and cultural hub of the City. Built upon a grid pattern of streets that extends to the waterfront with an extensive inventory of historic structures, the Core Area currently contains the largest concentration of multi-story buildings, cultural facilities (such as museums and theaters), restaurants, and professional offices on the north coast of California (Humboldt, Mendocino, Del Norte Counties). The Core Area presents numerous opportunities for revitalization and also includes a significant number of resources worth preserving. In the coming 20 years, the City envisions the Core Area expanding its influence as the business and cultural center of the City, with increased opportunities for tourism and expanded upper floor residential uses. Key Community Places within the Core Area are shown in Figure 2-3 and include:

- **Old Town.** Includes historic multi-story buildings from the 1850s and beyond with pedestrian-scaled shops, storefronts, restaurants, museums and cultural facilities, art galleries, theaters, lodging facilities, other related uses lining the sidewalks, and a range of office and residential uses above the first floor. The original heart of the City, Old Town has been declared a Historic District and is on the National Register of Historic Places. Old Town is envisioned to continue its legacy as a premiere historic district with a dense development pattern, multi-story buildings, and upper floor office and residential uses, and to become a primary regional center for tourism, recreation, leisure activities, and shopping.

- **Downtown.** Incorporates buildings from numerous eras, many multi-story, extending inland from Old Town and spanning from Broadway on the west to Myrtle Avenue on the east. Downtown includes professional offices, government offices, a range of retail storefronts, restaurants, museums and cultural facilities, art galleries, theaters, lodging facilities, the Humboldt County courthouse, City Hall, the only five-story building in the County, and residential uses above the first floor. Downtown is envisioned to become an even stronger regional center of retail, cultural facilities, and office-based professional and business services with a dense development pattern, multi-story buildings, and upper floor office and residential uses.

- **Library District.** East of Old Town, north of Downtown, and one of the earliest residential neighborhoods in Eureka, the Library District includes multiple historic single-family homes, and multi-family residential structures as well as residential structures that have been converted into professional offices, office buildings, vacation rentals, restaurants, and entertainment and cultural uses, with the Carson Mansion (Ingomar Club) and the Humboldt County Library in the heart of the district. The Library District is envisioned to continue as a "quiet" district of low impact uses (such as offices and vacation rentals) and well-preserved historic structures.

**Figure 2-3: Core Areas**




SOURCE: City of Eureka, 2018; ESA, 2018





- **Commercial Bayfront.** Consists of the Eureka waterfront north of 1st Street spanning from C Street on the west to Y Street on the east. This district includes C Street Plaza, F Street Plaza, the Eureka Boardwalk, the Adorni Center, Halverson Park, and a portion of the Eureka Waterfront Trail. The district primarily consists of vacant land that was once home to buildings and facilities that supported Eureka's bustling maritime-industrial activities. The majority of buildings that once stood in this area have been demolished. All but one of the legacy maritime buildings that remain standing have been converted to commercial uses, residential, office uses, and other non-coastal-dependent uses. The area has significant potential for development and is envisioned to become a centerpiece for bayfront commercial development, tourism, recreation, leisure activities, retail uses, hotels, and upper floor residential uses. The entire area is envisioned to include substantial future development that will be compatible with and similar to the historic development pattern of Old Town. Future development is expected to include dense multi-story buildings at the back of the sidewalk that include pedestrian-scaled shops, storefronts, restaurants, museums and cultural facilities, art galleries, theaters, lodging facilities, other related uses lining the sidewalks, and a range of office and residential uses in non-street-facing portions of buildings and above the first floor.

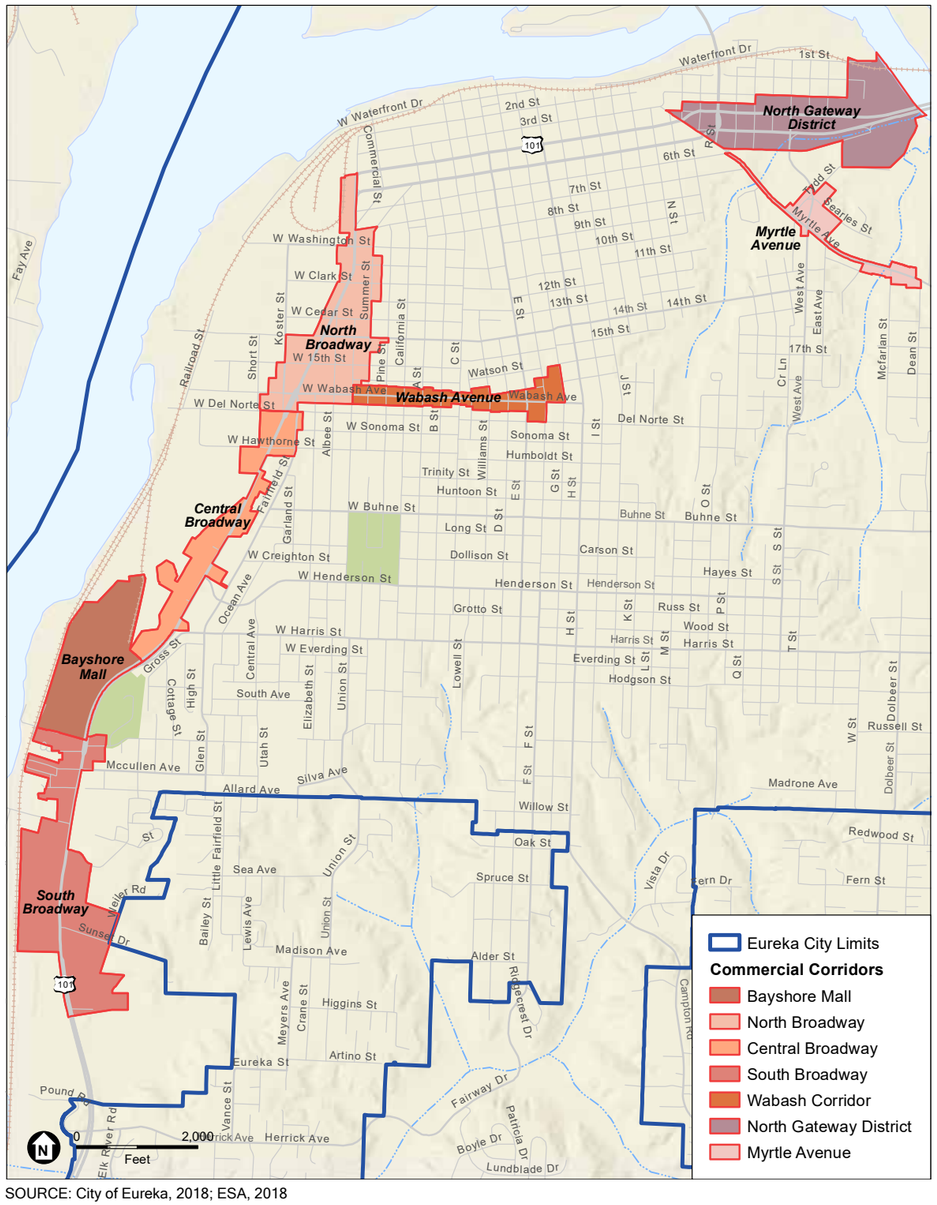
## Commercial Corridors

Eureka contains a number of commercial corridors outlying the Core Area that provide a variety of commercial uses and services along primary arterial roadways, as shown in Figure 2-4. Key commercial corridors include:

- **Broadway Corridor.** Consists of those properties adjacent to Broadway (US 101) from 5th Street to Herrick Avenue. The Broadway Corridor is broken into four sub-corridors: North Broadway, Central Broadway, Bayshore Mall, and South Broadway. The primary entry to the City from the south, the Broadway Corridor includes a mix of strip and larger-scale retail, lodging and other services. This area is envisioned to increase in density with taller buildings, and to become a beautiful and well-coordinated entry-way into the City and a key retail and service-commercial corridor.

- **The North Gateway District.** Located south of the Bridge District (see "Employment Areas" below) and east of Downtown, consisting of those properties adjacent to 4th and 5th Streets between Myrtle Avenue and the Eureka Slough. The North Gateway District includes a diverse mix of service commercial, hotel uses, offices, drive-through fast food, and big box retail. This area is envisioned to continue to grow as an area of diversely intermixed service commercial uses.

**Figure 2-4: Commercial Corridors**




SOURCE: City of Eureka, 2018; ESA, 2018





- **Wabash Avenue.** Encompasses all of the properties along Wabash Avenue from Union Street to F Street and serves as a central neighborhood commercial corridor near the geographic center of residential zones on the western half of the City. This area is envisioned to mature into a more robust neighborhood-oriented and pedestrian-friendly shopping and professional service-related corridor.

- **Myrtle Avenue.** Extends from 5th Street to the City limits at Harrison Avenue and includes two clusters of neighborhood commercial areas, including Burre Center. This area is envisioned to continue to serve the commercial needs of surrounding neighborhoods.

## Other Commercial Centers

In addition to the Core Area and the Commercial Corridors, Eureka contains a few pocket commercial centers that provide a range of retail and service uses, as shown in Figure 2-5. Key centers include:

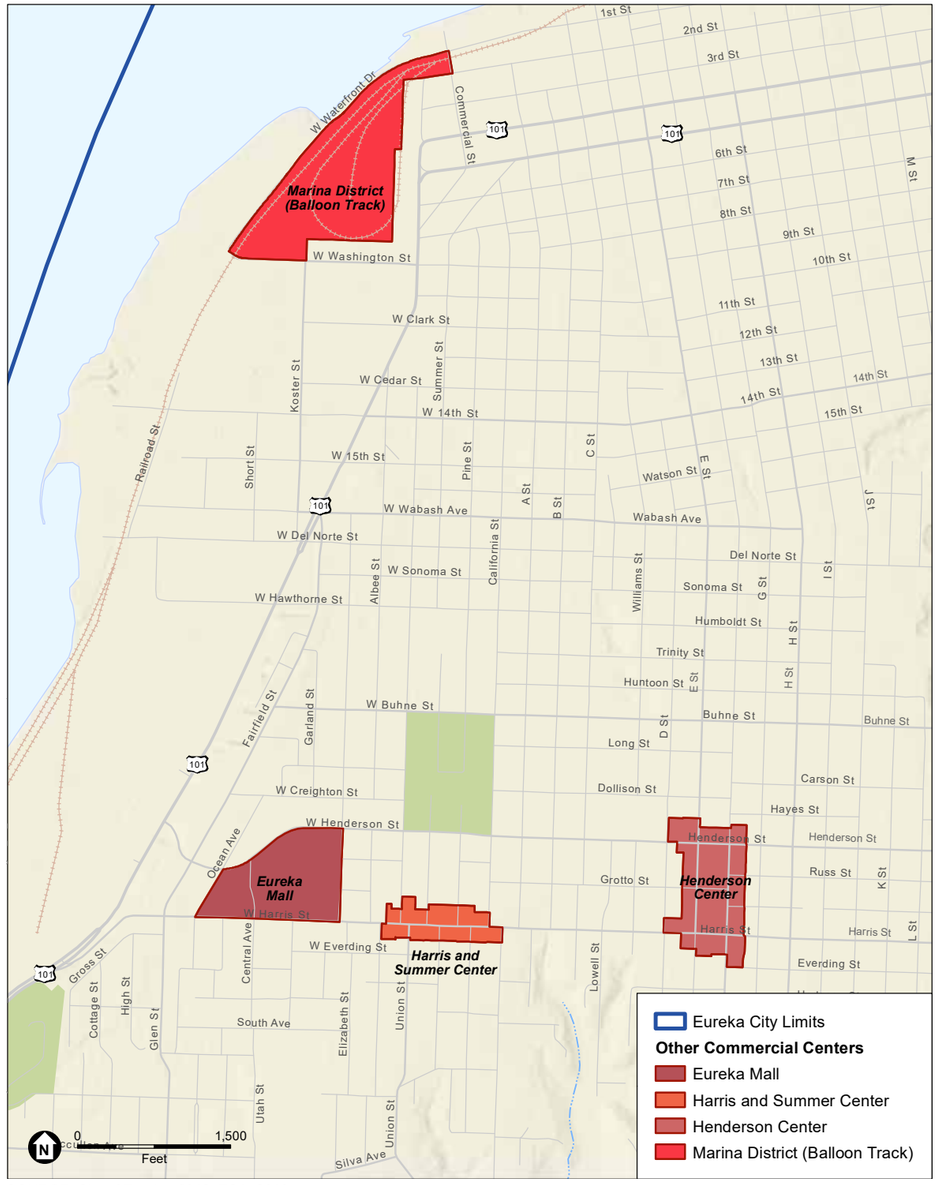
- **Henderson Center.** Encompasses a pedestrian-oriented neighborhood shopping district centrally located within the residential portion of the City. The central part of this area includes traditional storefronts oriented towards the street with limited to no setbacks. The outer edges of Henderson Center consist of single-family residential homes, some of which have been converted to retail and office uses. This area is envisioned to intensify as a pedestrian-oriented, limited scale neighborhood shopping district.

- **The Marina District.** Commonly referred to as the Balloon Track, the Marina District represents the largest undeveloped property within the City. Previously occupied by the Union Pacific Railroad, the site has been unused for over 30 years. This area is envisioned to become a substantial high-quality mixed use commercial district, emphasizing retail shopping and service commercial uses supplemented by upper floor office and residential uses. Development will be driven by the goal of expanding the look and feel of Old Town to the west, instead of expanding the look and feel of Broadway to the north.

- **Harris and Summer Center.** A small neighborhood commercial center that encompasses most of the properties along Harris Street from Albee Street to California Street and serves residential areas to the north and south of Harris. This area is envisioned to mature into a more robust neighborhood-oriented and pedestrian-friendly shopping and professional service-related center.

Photo credit: Marlee Mansfield

**Figure 2-5: Other Commercial Centers**




SOURCE: City of Eureka, 2018; ESA, 2018





- **Eureka Mall.** A small shopping complex that has transitioned over time from a mall with both interior and exterior access to retail stores, to a mall with only exterior access. Current setbacks prescribe building construction toward the center of parcels, with parking lots between street frontages and buildings. Envisioned to continue transitioning to a more neighborhood-oriented and pedestrian-friendly complex.

## Other Employment Areas

Eureka contains a range of employment types spread throughout the City. As shown in Figure 2-6, the vast majority of employment in the City is located within the Core Area, with the Broadway Corridor serving as the second largest employment center. Other major employment areas are shown in Figure 2-7 and include:

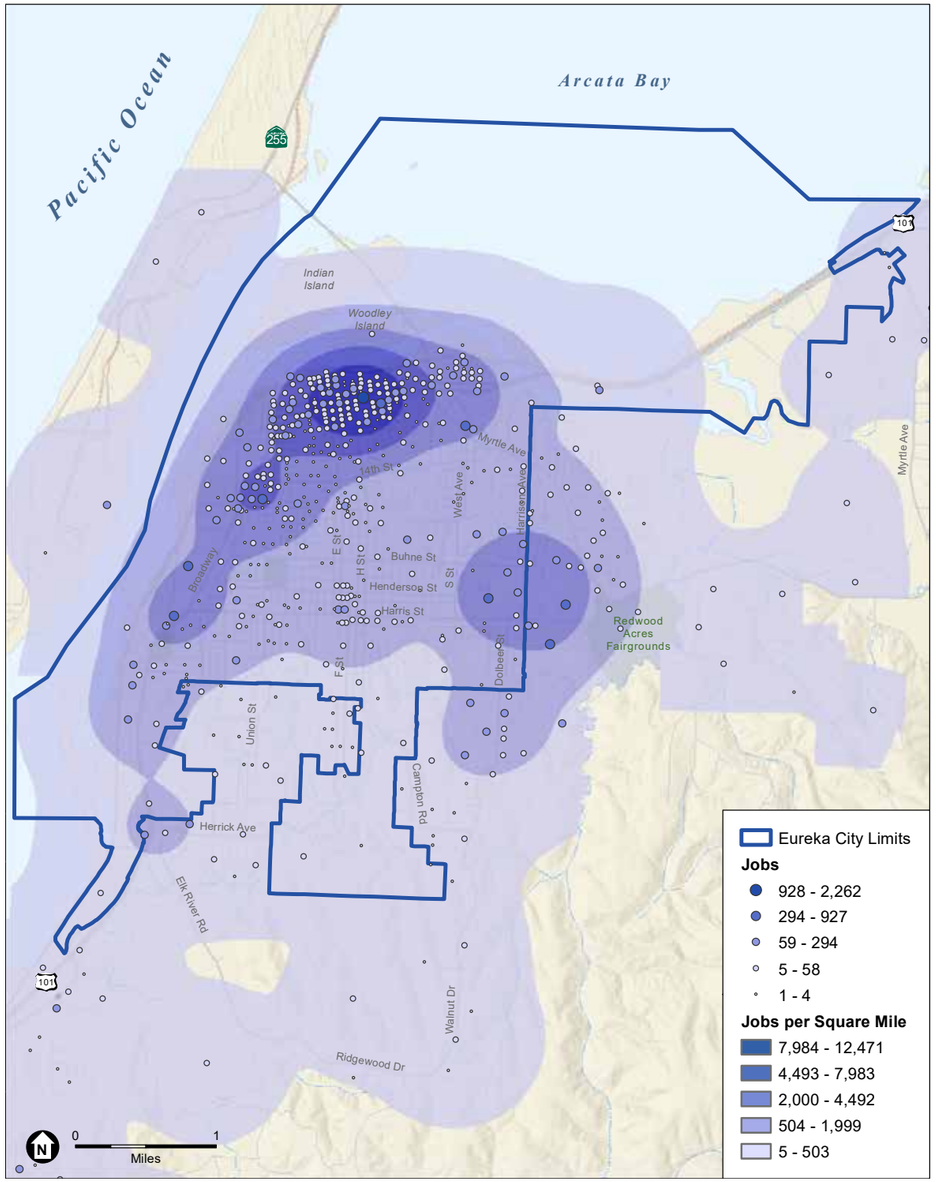
- **Hospital Medical District.** Centered around St. Joseph Hospital on Harrison Avenue (the largest private employer in the County), the Hospital Medical District is home to the majority of Eureka's medical service businesses. This area is envisioned to densify and expand as the regional hub for medical services and to provide space for the continued need for additional medical services in the future.

- **Brainard Industrial Park.** Expected to be annexed into the City in 2018, the Brainard Industrial Park is located between Humboldt Bay and US 101. This area has traditionally accommodated industrial uses and is envisioned to become a major center of employment within the City following the construction of a variety of new buildings.

- **Westside Industrial Area.** Located entirely within the Coastal Zone, the Westside Industrial area is strategically positioned between Broadway and the City's western waterfront in an area historically consisting of port- and railroad-dependent uses. The Westside Industrial Area has become the center of manufacturing in Eureka and is envisioned to expand as a center of non-coastal dependent manufacturing.

- **3rd Street Industrial District.** A center of light manufacturing west of Old Town and north of Downtown, located mostly within the Coastal Zone, the 3rd Street Industrial District is a busy and dense district with a historic development pattern similar to Old Town and includes a range of light manufacturing uses. The 3rd Street Industrial District is envisioned to continue a pattern of dense development for light industrial uses, with the potential for limited upper floor residential uses.

## Figure 2-6: Employment Density

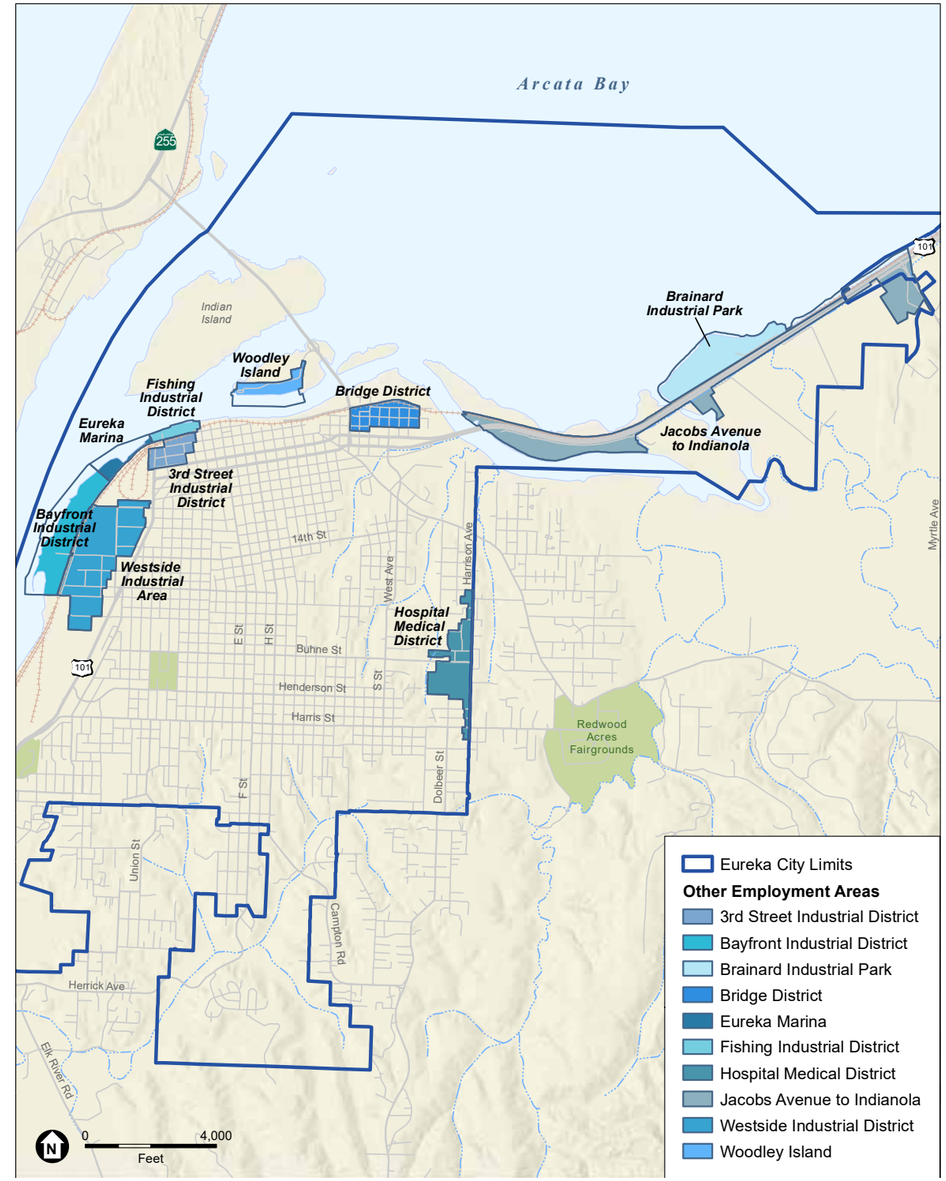



SOURCE: City of Eureka, 2017; US Census Bureau, 2015; ESA, 2018



City of Eureka 2040 General Plan

## Figure 2-7: Other Employment Areas




SOURCE: City of Eureka, 2017; ESA, 2018

- **Fishing Industrial District.** Entirely in the Coastal Zone, west of the Bayfront Commercial District and north of the 3rd Street Industrial District. entirely north of 1st Street/Waterfront Drive, spanning from C Street to just west of Commercial Street, this string of industrial properties along the City's bayfront is currently entirely related to the fishing industry. The Fishing Industrial District includes several City-owned fishing-related facilities, including the Fisherman's Terminal, the former Coast Guard building, the Commercial Street Dock, and the EDA fish plant. The district is the largest employment center for the fishing industry in Eureka. The Fishing Industrial District is envisioned to intensify as the center of the fishing industry.

- **Eureka Marina.** Entirely in the Coastal Zone, northwest of Marina Way between Commercial Street and Marina Way, west of the Marina District, and south of the Fishing Industrial District, the Eureka Marina consists of entirely City-owned property, including a boat launch, parking lot, public marina, boat slips, and the Wharfinger building. The Eureka Marina is envisioned to remain as a high-functioning public marina.

- **Bayfront Industrial District.** Entirely in the Coastal Zone, located west of Waterfront Drive, north of Del Norte Street, south of Marina Way, south of the Eureka Marina, and west of the Westside Industrial District, the Bayfront Industrial District is home to the largest industrial docks and the largest industrially-zoned parcels in the City. The district includes some of the last coastal-dependent industrial uses remaining on Humboldt Bay, and also includes a significant amount of vacant industrial lands. The Bayfront Industrial District is envisioned to become a thriving industrial district that meets ever-changing industrial market demands by providing a mix of heavy industrial, light industrial, and coastal dependent industrial uses.

- **The Bridge District.** Entirely in the Coastal Zone, located to the east of the Library District, south of the Commercial Bayfront district, north of 4th Street, and west of the Eureka Slough, the Bridge District is home to medium-density residential uses as well as a diverse mix of business-serving commercial uses, offices, and light manufacturing. The Bridge District is envisioned to continue to grow as an area of diversely intermixed uses.





- **Jacobs Avenue.** Entirely in the Coastal Zone, between Eureka Slough (to the south and west), US 101 (to the north), and Murray Field Airport (to the east). Jacobs Avenue is a unique combination of service commercial, light industrial, warehousing, and mobile home park uses. The Jacobs Avenue area is envisioned to continue providing a diverse mix of service commercial uses.

- **Woodley Island.** Entirely in the Coastal Zone, Woodley Island includes a marina on Humboldt Bay with full services for commercial and recreational vessels, as well as docking facilities, a restaurant, and offices, including the operations center of the Humboldt Bay Harbor and Recreation District. The remainder of Woodley Island serves as protected wildlife habitat. Woodley Island is envisioned to remain a center of the fishing industry, recreational boating, and natural resource protection.

## Residential Neighborhoods

Eureka contains numerous distinct residential neighborhoods offering a variety of living options. The majority of existing residences are within traditional and historic neighborhoods structured on a grid and block pattern with a variety of building types, architectural styles, and densities. The City also includes a few suburban neighborhoods with non-grid and block patterns with contemporary designs. Schools, parks and neighborhood-market commercial uses are integrated into and dispersed throughout the residential neighborhoods. The City's residential neighborhoods are envisioned to continue historic development patterns, with a variety of sizes, architectural styles, and densities.

Photo credit: Jack Hopkins

## Potential Annexation Areas

Various areas within the Study Area were considered for possible future annexation as part of the general plan update process. An annexation screening analysis was completed to determine the viability for future annexation of these areas. The presence of natural and regulatory constraints, whether adequate municipal infrastructure existed, market considerations, City fiscal considerations, and the ability for Eureka to provide public services in the future was considered. The following areas were determined to have limited constraints: Myrtletown, Cutten, and Rosewood. King Salmon and Ridgewood were considered to have potential constraints, while Samoa, Fairhaven, Samoa Peninsula, Indianola, Walker Point, Bayview, Pine Hill, Fields Landing, McKay Tract, North Ridgewood, Elk River, and Berta Road Area were determined to have significant constraints. Pidgeon Point, Mitchell Heights and Humboldt Hill were eliminated from any analysis. Ultimately, the City decided not to pursue annexation of any of these areas as part of this 2040 General Plan, but may pursue annexation of these areas in the coming years.

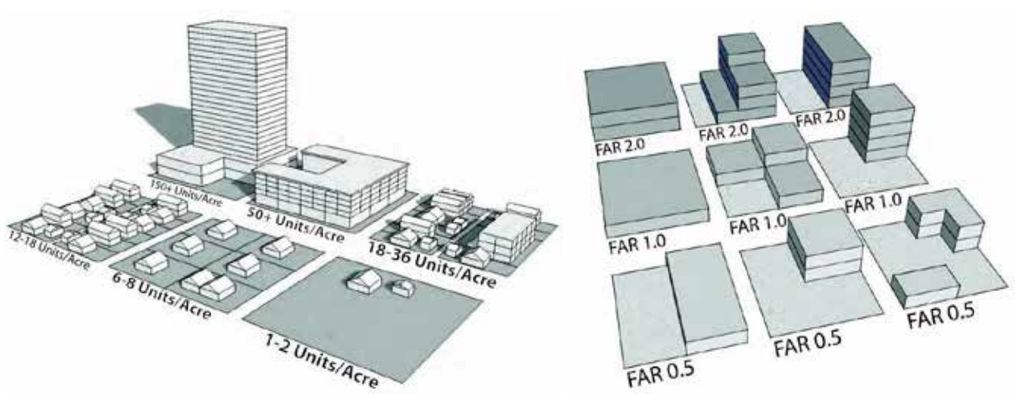
# Land Use Designations

The General Plan designates land uses for all properties within the City limits. Land Use designations are regulatory in nature and generally determine allowable uses and general development standards. Land Use Designations are designed to match, build upon, or be inspired by the "Community Places" outlined above. The land use designations are broadly structured to allow flexibility and account for changes in housing and employment characteristics over time. Typically, a single land use designation will be applied to a given area. However, to encourage a mix of complementary uses and unique development types, two or more land use designations may be combined.

The General Plan establishes density/intensity standards for each land use designation. These standards regulate the maximum amount of development that will be allowed on a site. For residential uses, the density is expressed as a maximum number of dwelling units per acre. For nonresidential uses, intensity is expressed as a maximum Floor Area Ratio (FAR). Permitted uses and specific development standards are established by the City's Zoning Code. Additional density/intensity beyond that allowed by the General Plan may be permitted in unique circumstances as established by the Zoning Code. Examples of typical densities and FARs are illustrated on Figure 2-8.

Eureka's Land Use Diagram is provided as Figure 2-9. Parcel specific land use information is available at City Hall.

**Figure 2-8: Density and Intensity Diagrams**

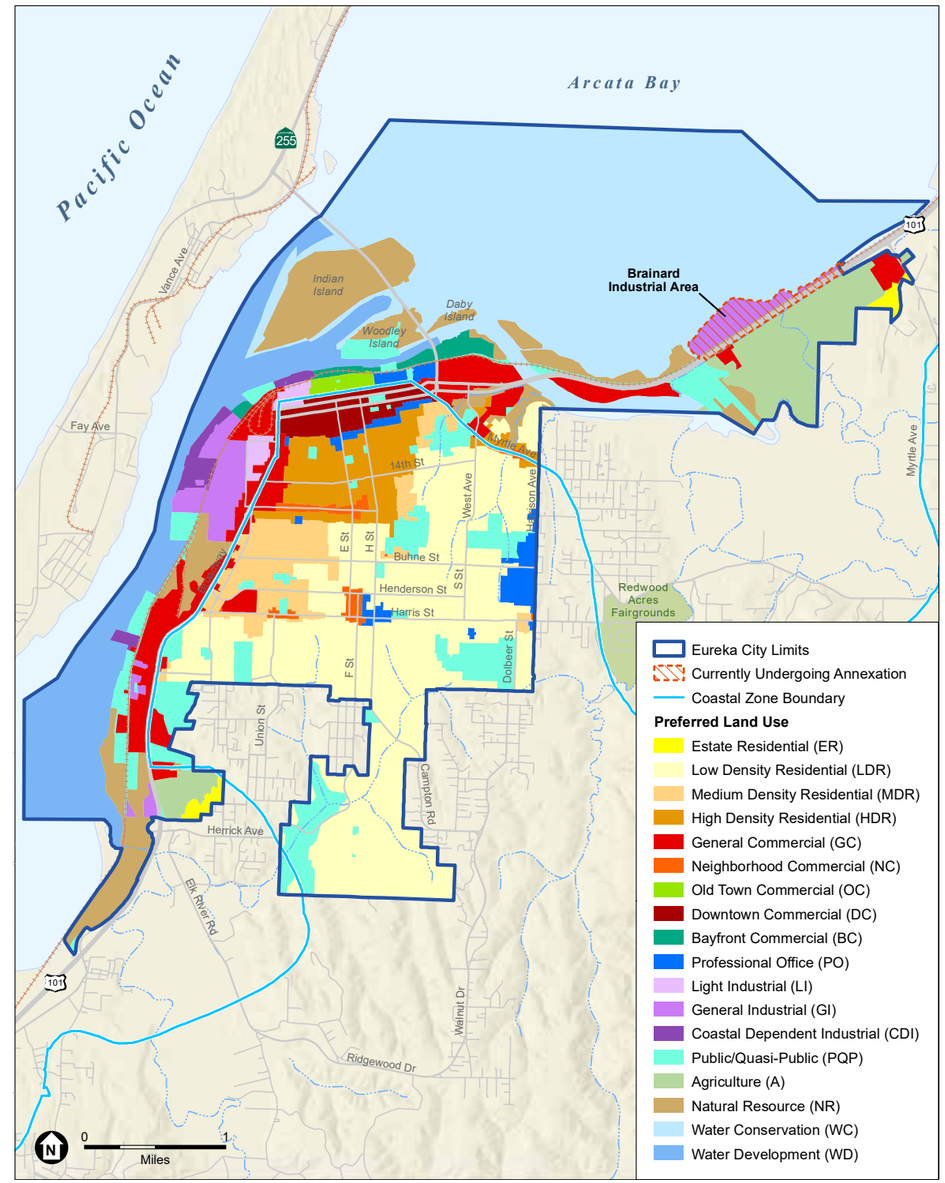



SOURCE: ESA, 2018





**Figure 2-9: Land Use Diagram**




SOURCE: City of Eureka, 2018; ESA, 2018

## Residential Uses

In all residential designations, residential lodging (vacation rentals), limited agricultural uses, and public/quasi-public uses compatible with a residential setting are allowed as established by the Zoning Code.

### Estate Residential (ER)

Single-family detached homes, accessory dwelling units and limited agricultural uses on larger lots. Intended to retain a lower density, rural character compatible with adjacent agriculture, timberland and open space uses. The City may approve the clustering of ER units to preserve significant open space resources.

**Density:** Up to 4.0 dwelling units per gross acre; greater density may be allowed through a special permit as provided by the applied zoning district.

### Low Density Residential (LDR)

Single-family detached and attached homes, accessory dwelling units and compatible public/quasi-public uses. Intended to be suburban in character and located in proximity to parks, schools, and public services. Limited neighborhood serving market-commercial uses may be allowed where they enhance the quality of life of the neighborhood and as provided by the applied zoning district.

**Density:** Up to one primary unit and one accessory dwelling unit per lot; greater density may be allowed through a special permit as provided by the applied zoning district.

### Medium Density Residential (MDR)

Single-family detached and attached homes, multi-family housing, accessory dwelling units, and compatible public/quasi-public uses. Intended to compliment the character of adjacent lower density residential and neighborhood commercial development, and be located in proximity to parks, schools, public services, and employment centers. Limited neighborhood serving market-commercial uses may be allowed where they enhance the quality of life of the neighborhood and as provided by the applied zoning district.

**Density:** Up to 22 dwelling units per gross acre (equivalent to maximum of three units on an average 6,000 square foot City lot); greater density may be allowed through a special permit as provided by the applied zoning district.



City of Eureka 2040 General Plan

### High Density Residential (HDR)

Higher density multi-family housing, accessory dwelling units, and compatible public/quasi-public and related uses. Intended to be urban in character and located in proximity to commercial and employment uses, parks, schools, and public services. Limited neighborhood serving market-commercial uses and limited mixed use development with residential/neighborhood-serving retail may be allowed as provided by the applied zoning district.

**Density:** Up to 44 dwelling units per gross acre (equivalent to maximum of six units on an average 6,000 square foot City lot); greater density may be allowed through a special permit as provided by the applied zoning district.

## Commercial, Office and Mixed Uses

### Downtown Commercial (DC)

Mix of retail, restaurants, lodging, entertainment, cultural, visitor services, offices, and upper floor residential uses. Applied to the bulk of the Core Area, which serves as the traditional business and cultural center for the City. Intended to have a high intensity urban form, retain and enhance Eureka's identity and historic character, and promote a vibrant pedestrian environment. Residential and office uses are primarily allowed only on upper floors and non-street-facing portions of buildings, and only as provided by the applied zoning district.

**Intensity:** Maximum 6.0 FAR

### Neighborhood Commercial (NC)

Limited-scale convenience retail, restaurants, offices, residential, and personal services, including pedestrian-oriented neighborhood retail. Intended to primarily serve nearby neighborhoods, be compatible with the character and form of adjacent residential uses, support a vibrant pedestrian environment, and promote short neighborhood-based trips. Residential and office uses are primarily allowed only on upper floors and non-street-facing portions of buildings, and only as provided by the applied zoning district.

**Intensity:** Maximum 3.0 FAR

### General Commercial (GC)

Broad variety and scale of retail, office, restaurants, lodging, entertainment, outdoor sales, large product retail sales, storage, warehousing, wholesale, and residential uses. Intended to be an intensive auto- and pedestrian-oriented commercial district primarily located in or adjacent to highly visible areas, and provide for local, regional and visitor needs. Residential and office uses are primarily allowed only on upper floors and non-street-facing portions of buildings, and only as provided by the applied zoning district.

**Intensity:** Maximum 2.5 FAR

### Old Town Commercial (OC)

Visitor-related retail, restaurants, lodging, entertainment, recreation, and tourist services, as well as residential and office uses. Intended to emphasize commercial retail and tourism-related uses, recreation, leisure activities, hotels, and upper floor office/residential uses. Primarily caters to local and non-local visitors in historic and multi-story buildings with pedestrian-scaled storefronts lining the sidewalks. Residential and office uses are primarily allowed only on upper floors and non-street-facing portions of buildings, and only as provided by the applied zoning district.

**Intensity:** Maximum 5.0 FAR

### Bayfront Commercial (BC)

Visitor-related retail, restaurants, multi-story lodging, entertainment, recreation, boating, and tourist services, as well as residential, office, and a mix of coastal and non-coastal dependent uses. Intended to emphasize commercial retail and tourism-related uses, leisure activities, hotels, and upper floor office/residential uses along the bayfront. Primarily caters to local and non-local visitors in multi-story buildings with pedestrian-scaled storefronts lining the sidewalks, boardwalk, and waterfront trails. Residential and office uses are primarily allowed only on upper floors or non-street facing portions of buildings, and only as provided by the applied zoning district.

**Intensity:** Maximum 4.0 FAR





### Professional Office (PO)

Customer-serving and non-customer-serving professional offices, clinics, hospitals, and related retail and services, as well as residential uses. Also applied to areas with a mix of single-family and multi-family housing, small scale offices, some converted residential buildings, and lodging where the intent is to generally retain the character, scale and form of the residential neighborhood. Intended to provide a mix of office and residential uses in an environment with a different character and lower intensity than the mixed-use commercial districts of the City. Limited commercial uses may be allowed as provided for by the applied zoning district.

**Intensity:** Maximum 2.5 FAR

## Industrial Uses

### Light Industrial (LI)

Lower-intensity manufacturing, assembly, packaging, processing, wholesaling, warehousing, distribution, research and development, existing offices, and other employment-generating uses. Intended to be able to operate in close proximity to commercial and residential uses with minimum mutual adverse impacts. Small scale retail service uses and office uses that are incidental to primary uses and support employees, may be allowed as provided by the applied zoning district. New office uses and upper floor residential uses may be allowed as provided by the applied zoning district.

**Intensity:** Maximum 2.0 FAR

### General Industrial (GI)

Intensive manufacturing, assembly, packaging, processing, wholesaling, warehousing, distribution, research and development and other employment generating uses. Generally intended to be located away from residential, commercial and visitor serving uses due to the potential to produce loud noise, noxious odors and emissions, vibrations and high volumes of truck traffic. Retail and service uses that support employees and are incidental to the primary use may be allowed as provided by the applied zoning district.

**Intensity:** Maximum 2.0 FAR

### Coastal Dependent Industrial (CDI)

Coastal-dependent and coastal-related manufacturing and processing, fishing, shipping, marine services, aquaculture, oil and gas facilities and other uses that must be located on or adjacent to Humboldt Bay in order to function. Intended to encourage activities related to the shipping and fishing industries and support those uses given priority by the California Coastal Act of 1976. Retail and service uses that are incidental to the primary use, interim non-coastal uses, non-coastal-dependent uses, and non-coastal-related uses may be allowed as provided by the applied zoning district. Offices and other non-coastal-dependent or non-coastal-related uses may be allowed on upper floors as provided by the applied zoning district.

**Intensity:** Maximum 2.0 FAR

## Public/Quasi-Public Use

### Public/Quasi-Public (PQP)

Public and private institutional uses, government facilities and services, schools, courts, cemeteries, fairgrounds, airports, marinas and wharves, and major utility facilities, as well as parks, golf courses and other public recreational facilities. Intended to be applied to uses and facilities that are of a size and intensity that warrant an individual land use designation and/or to accommodate both active/programmable and passive/self-directed recreational facilities. Retail, service uses, and other uses determined to have a public benefit and that are incidental to the primary use may be allowed as provided by the applied zoning district.

**Intensity:** Maximum 4.0 FAR





## Open Space and Resource Related Uses

### Agriculture (A)

Production of crops, livestock grazing, animal and poultry raising, apiaries, dairies, stables and associated residences and farmworker housing. Intended to protect land, including farmed or grazed wetlands, that is primarily suitable for long-term agricultural and wildlife habitat uses and to ensure adequate separation from adjacent development. Compatible commercial and public/quasi-public uses may be allowed as provided by the applied zoning district.

**Density:** Maximum 2 dwelling units per lot plus farmworker housing as allowed by the applied zoning district.

### Timberland (T)

Growing, harvesting, and processing of timber and other forest products, resource management activities, and associated support uses and residences. Intended to protect land that is primarily suitable for long-term timber production and compatible resource related uses. Limited public recreation and agricultural uses may be allowed as provided by the applied zoning district.

**Density:** Maximum 2 dwelling units per lot.

### Natural Resource (NR)

Protection, enhancement, restoration, management, study, and passive recreational use of land-based habitats and natural areas. Intended to protect land that is primarily suitable for permanent habitat preservation, compatible resource related uses, nature study, and natural-resource-related recreation. Public access, passive recreation, active recreation, and visitor-related facilities (such as restrooms, interpretive centers, trailheads, etc.) may be allowed as provided by the applied zoning district.

**Intensity:** Nature-study-related buildings/structures may be constructed at an intensity determined by the applied zoning district.

### Water Conservation (WC)

Protection, enhancement, restoration, management, and study of environmentally sensitive habitat within the estuarine waters of Humboldt Bay. Intended to protect waters that are primarily suitable for permanent habitat preservation, compatible resource related uses, nature study, and natural-resource-related recreation. Public access, passive recreation, active recreation, boat ramps, commercial fishing, aquaculture, commercial outdoor recreation, and other compatible uses may be allowed as provided by the applied zoning district.

**Intensity:** NA

### Water Development (WD)

Port, harbor, commercial fishing, recreation and aquaculture related uses of the estuarine waters of Humboldt Bay. Intended to be carried out consistent with the City's resource protection policies. Coastal dependent industrial, incidental public services, recreational use, nature study, and other compatible uses may be allowed as provided by the applied zoning district.

**Intensity:** NA

## Military Facilities

Compatibility of military land uses must be considered in a general plan per Government Code Section 65302(a). Within the City of Eureka, there is currently a National Guard Armory. The Armory is designated as public/quasi-public use under this general plan, and is considered to be a military installation. No change in land use designations are proposed at or surrounding this site in the 2040 General Plan. In addition, parcels adjacent to the Armory are currently built out with schools, parks, and residential and municipal uses; thus, it is anticipated that there will be no impacts to the Armory or its activities as a result of this general plan.





## Development Potential

Eureka is largely "built out" with much of its remaining undeveloped land located in areas that contain natural, regulatory or other constraints that limit development potential. There are, however, some remaining vacant and underutilized lands suitable for development within the City. Other substantial opportunities for development can be created by allowing for greater densities, intensities, and building heights than have been allowed by the previous three General Plans (going back to 1965). Much of Eureka's future growth can be achieved through building intensively within the urban framework that already exists and by promoting development styles and patterns akin to the development that occurred in Eureka between the 1870s and the 1940s.

General Plan land uses have been allocated considering projected future housing and employment demands. For planning purposes, the General Plan establishes a horizon year of 2040. The horizon year is not an end point, but rather provides a long-term perspective to guide comprehensive planning and inform shorter-term decisions. The General Plan provides development capacity beyond projected 2040 needs in order to maximize opportunities for new job and revenue generating uses, and in recognition that not all lands will be available for development at a given time.

The estimated development potential allocated by the General Plan is illustrated on Figure 2-10 and summarized on Table 2-1. Given typical variations in the intensity of individual projects, assumed "average" density and FAR are applied for purposes of calculating a realistic development potential.

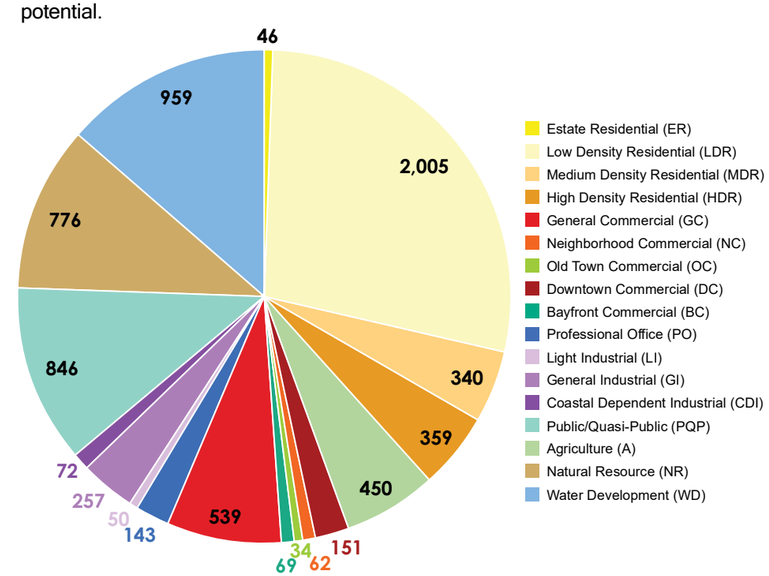



**Figure 2-10: Estimated Area of Land Use Designation Types**

City Limits

SOURCE: ESA, 2018

## Table 2-1: Eureka General Plan Estimated Development Potential

| Land Use | Gross Acres | Density/Intensity | | Maximum Allowed Incremental Growth[1] | Anticipated Incremental Growth[2, 3] | Estimated Increase in Residents/Jobs |
|---|---|---|---|---|---|---|
| | | Allowed Range | Assumed Average | | | |
| Residential | | | | | | |
| Estate Residential (ER) | 46 | 4.0 or less du/ac | 2.0 du/ac | 164 du | 9 du | 21 residents |
| Low Density Residential (LDR) | 2,005 | 1 primary unit and 1 accessory dwelling unit per lot | 8.0 du/ac | 2,872 du | 314 du | 722 residents |
| Medium Density Residential (MDR) | 340 | 22.0 or less du/ac | 14.0 du/ac | 4,884 du | 119 du | 224 residents |
| High Density Residential (HDR) | 359 | 44.0 or less du/ac | 24.0 du/ac | 9,636 du | 130 du | 244 residents |
| Agricultural (A) | 450 | 2 or less du/lot | 1 du/lot | 142 du | 2 du | 5 residents |
| Commercial, Office, and Mixed Use Units | NA | NA | 18.0 du/ac | NA | 1,290 du | 2,425 residents |
| Industrial Use Units | NA | NA | - | NA | 20 du | 37 residents |
| Public/Quasi Public (PQP) Units | NA | NA | - | NA | 2 du | 5 residents |
| **Total Residential** | **3,200** | **NA** | **NA** | **17,698 du** | **1,886 du[4]** | **3,683 residents** |
| Non-Residential | | | | | | |
| Downtown Commercial (DC) | 151 | 6.0 FAR | 0.45 FAR | 20,124,720 sf | 283,894 sf | 1,136 employees |
| Neighborhood Commercial (NC) | 62 | 2.5 FAR | 0.35 FAR | 3,920,400 sf | 83,111 sf | 166 employees |
| Old Town Commercial (OC) | 34 | 5.0 FAR | 0.35 FAR | 3,484,800 sf | 88,665 sf | 355 employees |
| Bayfront Commercial (BC) | 69 | 4.0 FAR | 0.40 FAR | 8,189,280 sf | 260,373 sf | 521 employees |
| General Commercial (GC) | 539 | 2.5 FAR | 0.40 FAR | 48,678,300 sf | 406,400 sf | 813 employees |
| Professional Office (PO) | 143 | 2.5 FAR | 0.60 FAR | 10,781,100 sf | 122,499 sf | 245 employees |
| Light Industrial (LI) | 50 | 2.0 FAR | 0.30 FAR | 3,397,680 sf | 89,385 sf | 89 employees |
| General Industrial (GI) | 257 | 2.0 FAR | 0.30 FAR | 18,730,800 sf | 230,679 sf | 231 employees |
| Coastal Dependent Industrial (CDI) | 72 | 2.0 FAR | 0.30 FAR | 2,874,960 sf | 22,627 sf | 23 employees |
| Public and Quasi-Public (PQP) | 846 | 4.0 FAR | 0.01 FAR | 81,892,800 sf | 16,261 sf | 16 employees |
| Natural Resources (NR) | 776 | Intensity Based on Zoning District | NA | NA | NA | NA |
| Water-Development (WD) | 959 | NA | NA | NA | NA | NA |
| Water-Conservation (WC) | 3,201 | NA | NA | NA | NA | NA |
| **Total Non-Residential[5]** | **7,160** | **NA** | **NA** | **181,950,120 sf** | **1,603,894 sf [6]** | **3,595 employees** |

NOTES:

1. The assumed average density/intensity factors were applied to the remaining undeveloped parcels within the City. As the City is largely developed, the amount of undeveloped land is significantly lower than the gross acreage of land designated for urban uses under the General Plan. Much of the land designated for Single Family Residential is located within greenways and gulches, which contain steep terrain. It would be highly unlikely these areas would develop and it is assumed would not contain housing in the future.
2. It is anticipated that the City of Eureka will provide approximately 1.6 million square feet of possible non-residential space by 2040, which is consistent with projections made by the California Employment Devel opment Department, the California Department of Transportation, Claritas, Inc., and BAE.
3. The 2040 Eureka General Plan allows for a greater capacity to be developed but the General Plan anticipates that no more than 1.6 million square feet of non-residential space and 1,886 housing units will be built by 2040. This is consistent with projections made by the California Employment Development Department, the California Department of Transportation, Claritas, Inc., and BAE.
4. There are 11,961 existing dwelling units in Eureka. With an anticipated growth of 1,886 dwelling units, there will be a total of 13,847 dwelling units in 2040.
5. Under Non-Residential, office uses are allowed as permitted uses for a variety of commercial and industrial land use designations. As such, the "Office" square footage may also be included as part of other land use designations, in addition to the Professional Office designation.
6. There is approximately 11.75 million sf of existing non-residential uses in Eureka. With an anticipated growth of 1,603,894 sf, there will be a total of 13,353,248 sf in 2040.

# GOALS AND POLICIES 3

# 3

# GOALS AND POLICIES

The General Plan establishes goals and policies to guide the City's short-term and long-term decision making.

**3.1 Our Community**

Land Use, Housing (provided under separate cover), Economy, and Historic and Cultural Preservation

**3.2 Our Environment**

Natural Resources and Open Space, Agriculture and Timberlands and Air Quality and Climate Change

**3.3 Our Civic Resources**

Arts and Culture, Parks and Recreation, and Community Services

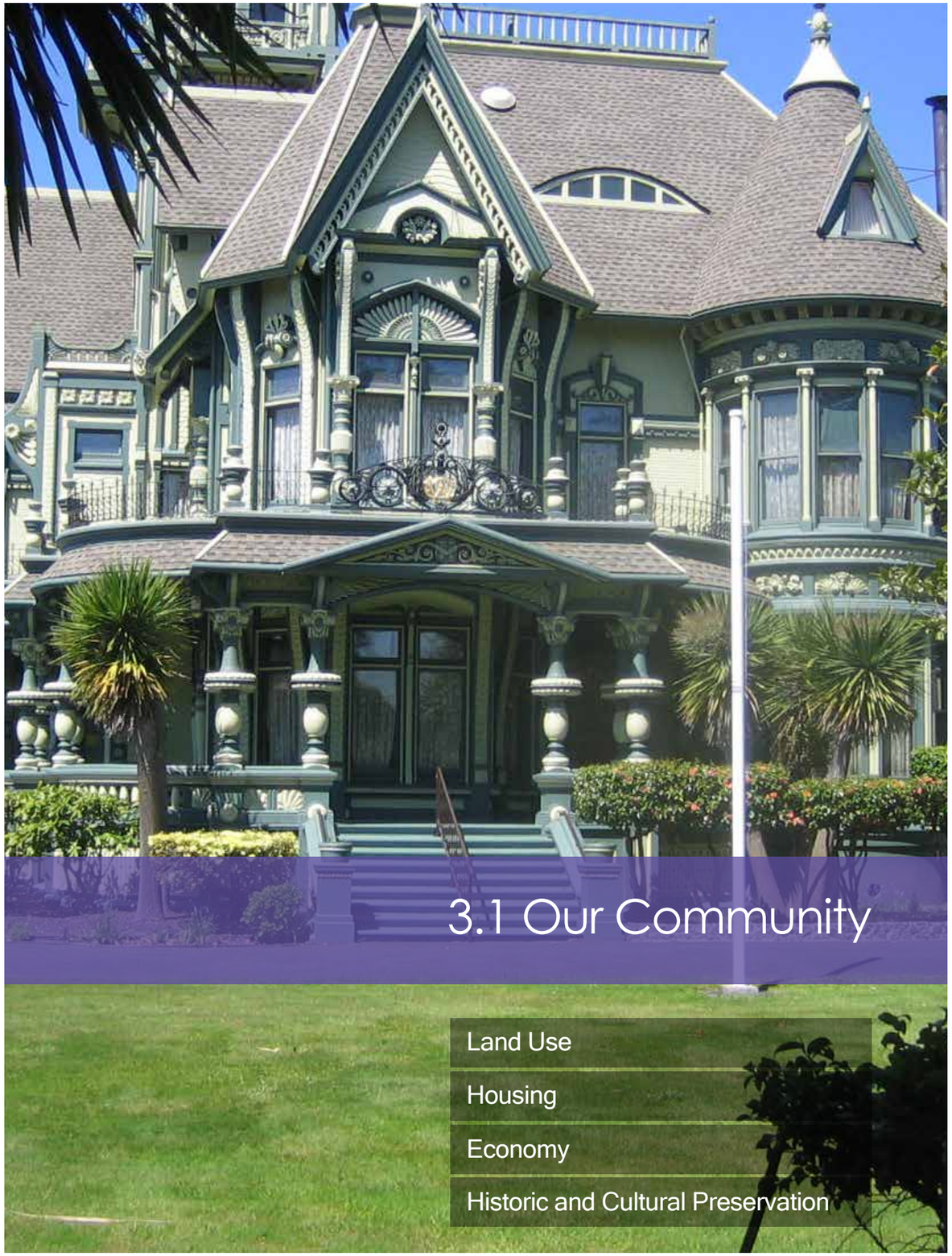
**3.4 Our Infrastructure**

Mobility
Utilities

**3.5 Our Well Being**

Health and Safety
Noise

An empowering "vision" is one that inspires and challenges, but also feels achievable



# 3.1 Our Community

Land Use

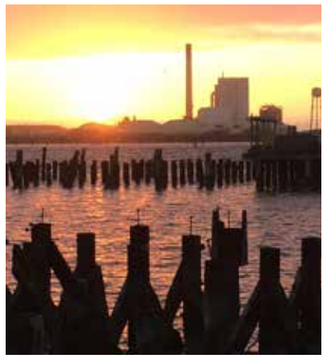
Housing

Economy

Historic and Cultural Preservation

This chapter describes the elements of the City that contribute to the growth, preservation, and prosperity of the community. Specifically, this chapter provides an outline for the City's future land uses, housing strategies, and economic development initiatives, as well as guidance for historic and cultural preservation which make up Eureka's community character.

## Land Use



The Land Use Element establishes the desired pattern of long-term development, revitalization, and conservation for the City, and includes guidance on the community form, character, growth, and expansion of commercial corridors, employment areas, and residential neighborhoods. The goals and policies provide the structure to guide day-to-day decision making, and the flexibility to adapt to changing conditions of the City. As a healthy, sustainable city, Eureka's focus is on how to facilitate and promote growth while preserving and enhancing the qualities and characteristics that make Eureka a wonderful place to live, work, do business, and visit. The City recognizes that the quality of life in Eureka is dependent on both creating and preserving attractive buildings, streets, and public spaces that facilitate and enrich the life of the community, and on creating a compatible and complementary mix of residential, employment, commercial, and service uses that can sustain a vibrant economy, a healthy environment, and a creative and social community. In recognition of their interdependence, policies addressing land use and community form are combined in this element.

### Community Form and Character

**GOAL LU-1**

**A Community that values its unique small town charm and livability while thoughtfully advancing new prospects for growth and economic vitality.**

**LU-1.1** **Diverse Uses.** Maintain a diverse range of compatible land uses that offer adequate flexibility to quickly respond to evolving market opportunities over time. (RDR)

**LU-1.2** **Compact Form.** Provide for a compact pattern of mixed land uses at densities/intensities consistent with the development patterns Eureka experienced from the 1870s to the 1940s and at densities/intensities that are higher than were allowed in the past three general plan updates. Focus this compact pattern of land uses to radiate out from the Core Area, Employment Areas, Commercial Corridors, and Commercial Centers to make efficient use of the City's limited remaining developable lands and to promote walkability and urban growth. (RDR)

See Chapter 1, Introduction for information on how to use the General Plan and definitions of Implementation Tools. Also see Chapter 4, Implementation for additional information on tools and programs.

**LU-1.3** **Beneficial Development.** Support development that affords benefits to all segments of the community that:

a. Offers varied housing choices.

b. Provides for mixed use development.

c. Develops underutilized or vacant parcels.

d. Reuses and expands upon underutilized or dilapidated buildings.

e. Furthers the attraction and/or retention of businesses targeted in the Eureka Economic Development Strategic Plan.

f. Enhances the City's tax base.

g. Encourages people to walk, bike, or use transit.

h. Integrates development with public rights- of- way, parks, open spaces, plaza's, boardwalks, trails, and other public spaces.

i. Preserves and/or enhances valuable natural, historic, or cultural resources.

j. Applies practices that help to reduce development's carbon footprint.

k. Develops intersection corners and street frontages with buildings instead of parking lots.

l. Advances other City goals. (RDR, MP)

**LU-1.4** **Incompatible Uses.** Facilitate the relocation of nonconforming industrial and other incompatible uses that create potential conflicts with and/or otherwise detract from the character of adjacent uses. (RDR)

**LU-1.5** **Nonconforming Uses, Site Conditions and Structures.** Allow existing nonconforming uses, site conditions, and structures to remain unless specifically targeted in the Zoning Code. When new development occurs, encourage non-conforming uses that are incompatible with surrounding conforming uses or are not in conformance with the General Plan or Zoning Code to become conforming, and in some cases, require non-conforming uses to relocate as specified in the Zoning Code. Consider offering incentives for some nonconforming uses to either relocate or modify to become more compatible with the surrounding neighborhood. (RDR)



City of Eureka 2040 General Plan

**LU-1.6** **Flexible Zoning.** Allow for performance-based concessions, planned use developments, and other flexible zoning incentives and standards. (RDR)

**LU-1.7** **Parcel Specific Considerations.** Provide for potential variation in the application of City regulations and standards in consideration of unique parcel specific characteristics and/or limitations when new development and/or uses are proposed. Such variations may include: (1) further restricting General Plan and Zoning Code uses, policies, and standards when determined necessary to protect public health and safety and/or ensure compatibility with adjacent uses; or (2) relaxing such uses, policies, and standards when appropriate to enhance the feasibility of the proposed new development or use. (RDR)

**LU-1.8** **Planned Development.** Apply the City's Planned Development overlay zone as appropriate to encourage varied and unique residential, commercial, office, mixed use, public/quasi-public and/or open space uses and designs within a comprehensively planned area. The Planned Development overlay zone allows for flexibility in the application of General Plan and Zoning Code policies, standards and incentives to promote more creative and flexible uses, development types, amenities and natural resource protection than would otherwise be provided under the strict application of the City's standard zoning and land use requirements. (RDR)

**LU-1.9** **Existing Buildings and Sites.** Support economic investment in and incentives for improvements to existing buildings and sites including facade improvements, new paint and signage, retrofitting, adaptive reuse, and upgraded landscaping and paving. (RDR, JP)

**LU-1.10** **Parking Standards for Existing Buildings.** Allow developed sites to change uses without requiring more parking than can adequately be provided on-site, even if the number of parking spaces is below the minimum required for the use. (RDR)

**LU-1.11** **Prior Development.** Encourage the new use/development of properties that have been previously used for industrial and commercial purposes and have since become vacant, overgrown with vegetation or fallen into disrepair. Where it has been determined that "wetland" characteristic have formed or other constraints exist on these properties, allow modified development standards such as variable lot widths, reduced or zero setbacks, and reduced wetland setbacks to be implemented in order to maximize the allowable areas for new use and development. (RDR)

**LU-1.12** **Attractive Design.** Preserve Eureka's unique charm and character by applying design guidance that promotes attractive and well maintained development that carefully integrates the new with the best of the old. (RDR, MP)

**LU-1.13** **Lighting.** Minimize obtrusive light by limiting outdoor lighting that is misdirected, excessive, or unnecessary, and requiring light for development to be directed downward to minimize spill-over onto adjacent properties and reduce vertical glare. (RDR)

**LU-1.14** **Public Realm.** Provide safe, clean and pedestrian friendly streetscapes and public spaces through careful design and active maintenance of sidewalks, street trees, landscaping, street furnishings, lighting, public art and other elements. (RDR, MP, OFB)

**LU-1.15** **Private Maintenance of Public Realm.** Establish programs that encourage and incentivize businesses and private land owners to take pride in and to maintain the public streetscape. (RDR, MP, JP)

**LU-1.16** **Public Access.** Maintain and improve physical linkages from the community to the coastline, gulches, forests and Eureka's other distinct recreational resources where feasible by creating/preserving view corridors, enhancing trail and roadway connections, and providing signage and other wayfinding cues. (MP, OFB)

**LU-1.17** **Parking.** Support coordinated "park once" strategies and allow flexibility in meeting required parking. Support coordinated, tandem, and shared parking facilities that allow users to park in one location and visit multiple destinations. Establish context-based mechanisms in the Zoning Code that allow for parking reductions for new development. (RDR, MP, JP)

**LU-1.18** **Parking Access.** Where feasible and desirable, require off-street parking to be accessed from alleys. (RDR)

**LU-1.19** **Pedestrian-oriented Design.** In the downtown, commercial core, mixed use, and neighborhood commercial areas, promote the creation of a strong and appealing pedestrian environment by requiring the use of transparent commercial storefronts (i.e., windows and doors) and continuous and compatible building facades, while prohibiting the creation of blank walls and discontinuity in building facades. (RDR)





**LU-1.20** **Incentives.** Establish incentives to support the types of uses, development, and investments promoted by the General Plan. (RDR, MP)

**LU-1.21** **Remove Obstacles.** Monitor Eureka's development regulations (e.g., zoning and subdivision ordinance) to ensure that these regulations support the goals of the General Plan and do not create barriers to the implementation of the City's development objectives. (RDR, MP)

**LU-1.22** **Airport Compatible Land Uses.** Comply with the building intensity and height requirements in the Airport Land Use Compatibility Plan for the Humboldt County Airports, for projects located within the airport land use compatibility zones. (RDR, MP)

See the Community Places section of the Chapter 2, Land Use Plan

## Core Area

### GOAL LU-2

A thriving, compact, and pedestrian oriented Core Area that serves as the heart of Eureka's civic, cultural, business and visitor activity and is appealing to new investment.

**LU-2.1** **Core Area Uses and Activities.** Support the following uses and activities within the Core Area:

a. Mixed-use emphasizing a highly-interactive retail and service environment at the street level with office and residential uses primarily above the first floor and in portions of buildings that do not have street frontage;

b. Evening Uses and activities that extend the hours of activity in the Core Area;

c. Housing including the rehabilitation and conversion of vacant upper floors of buildings and portions of buildings that do not have street frontage;

d. Incentivized live-work and mixed use spaces that allow for joint living and working quarters that are promoted through reduced or eliminated parking requirements and other incentives;

e. Neighborhood markets and other services needed to serve the residents and employees of the district;

Photo credit: Jeannie Breslin

f. Specialty and boutique shops, restaurants, and other locally-owned storefront businesses (see Figure LU-1) with particular focus on the creation of a distinct pedestrian oriented shopping district from C Street to I Street, and the Waterfront to 3rd Street;

g. Cultural and art related facilities and events that attract patrons with particular focus on the creation of a cultural arts/theater district and renovation of the Ingomar Theater and other historic facilities;

h. Visitor serving uses and recreational activities on street frontages;

i. Waterfront hotel(s) to draw new visitors to businesses in the Core Area and throughout the City.

j. Vacation rentals that draw new visitors to businesses in the Core Area and throughout the City.

k. Professional and business services, such as attorneys, realtors, architects, engineers, investment specialists, and other professional fields that provide a daily customer base for the retail and food-related uses in the area.

l. Craftsman shops where items such as baked goods, glass, pottery, small furniture, clocks, and other specialized items are made and sold onsite .

m. Public spaces such as plazas, squares, parks, pocket parks, parklets, small community gardens, trails, boardwalks, piers, and public and private recreational uses including the redesign and retrofit of the Gazebo and Clark Plaza to increase their usefulness, safety and comfort;

n. Government facilities and services consolidated into a regional center of civic offices, services, and functions. (RDR, MP, IGC, JP)



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**Figure LU-1: Pedestrian-Oriented Shopping District**

SOURCE: City of Eureka, 2017; ESA, 2018

**LU-2.2** **County 2nd and J Street Facilities.** Work with Humboldt County to relocate the County's 2nd and J Street maintenance facilities outside of the Core Area and to redevelop the site with appropriate residential, office, commercial, cultural and/or visitor serving uses. (IGC)

**LU-2.3** **County Jail.** Coordinate with Humboldt County to define and implement measures to beautify the site and minimize the physical and visual barrier between Old Town and Downtown created by the County Jail, and to reduce loitering and criminal activities within its proximity. (IGC)

**LU-2.4** **Non-Coastal-Dependent Uses.** Promote compatible, non-coastal-dependent mixed uses along Eureka's commercial waterfront as a mechanism to make development of these high maintenance properties viable. (RDR, JP)

**LU-2.5** **Parking Analyses and Fundraising.** Study the concept of expanding the Parking Assessment District to cover the entirety of the Core Area and collecting an assessment in the district. Initiate periodic parking studies to assess potential parking needs, capacities, and recommended actions. Actively manage public parking facilities, including the raising of funds for the development, maintenance, and operation of parking facilities as appropriate. (RDR, MP, OFB, JP) (Imp LU-2)

**LU-2.6** **Parking for Urban Uses.** Eliminate or reduce parking requirements, including for residential uses, in the Core Area, in order to increase the feasibility of new development. (RDR)

**LU-2.7** **Incentives for Relocation.** Encourage and provide incentives, where feasible, for the relocation of privately-owned industrial and automotive facilities that are non-conforming and not conducive to the City's vision for the Core Area. (RDR, MP)

**LU-2.8** **Homeless Services.** Discourage the development of new services or facilities that promote the concentration of homeless services in the Core Area. The City supports the dispersal of homeless related services and facilities throughout Humboldt County. (MP, JP)

**LU-2.9** **Unreinforced Masonry Buildings.** Encourage and provide incentives, where feasible, for retrofit and rehabilitation of unreinforced masonry buildings that pose an earthquake risk. (RDR, JP)



City of Eureka 2040 General Plan

**LU-2.10** **Gateways and wayfinding signage.** Work with the community and Caltrans to design, construct and maintain strategically placed wayfinding signage and gateway entries to the Core Area to announce arrival, welcome visitors to, and guide visitors throughout the Waterfront, Old Town and Downtown. Explore concepts to enhance and/or replace existing entries and signage. (OFB, IGC, JP)

**LU-2.11** **Core Area Specific Plan.** Initiate a specific plan for the Core Area to create a framework to focus community efforts and enhance the ability to attract funding for reinvestment. The specific plan should solicit the active participation of property owners, investors, local business owners, and residents and address:

a. Specific strategies to attract the types of users and activities identified in Policy LU-2.1;
b. Use of vacant buildings and unused upper story space;
c. Historic resource preservation;
d. Improvements to streetscapes and other public spaces including pedestrian scale lighting;
e. Land use strategies for key properties along the waterfront including Halverson Park and lands east of the Samoa Bridge, the waterfront properties between C and F Streets, and the property north of First Street between G and I Streets;
f. Enhanced pedestrian, bicycle, and transit connectivity and safety, including transitioning south to 5th Street between Old Town and Downtown;
g. Parking;
h. Increased public safety and security;
i. Incentives, branding, and promotional strategies; and
j. Identification of grants, associations, partnerships, financing districts and other public and private funding mechanisms to implement defined actions, improvements, and maintenance. (RDR, MP, JP)

**LU-2.12** **Building Intensity.** Encourage new development in core areas to achieve the maximum allowable building intensity to the extent compatible with the surrounding context. (OFB, IGC, JP)

**LU-2.13** **Residential as Permitted Use.** Allow residential uses as a permitted use in all Core Area zoning districts. (RDR, MP, OFB)

**LU-2.14** **Housing Expansion and Integration.** Expand the supply of housing in the Core Area through the vertical and horizontal integration of residential uses with other uses. (RDR, MP, OFB)

## Commercial Corridors and Centers

### GOAL LU-3

Active, attractive, and prosperous corridors and centers that boost Eureka's role as the regional hub of retail, professional/business services, and tourism.

See the Community Places section of the Chapter 2, Land Use Plan.

**LU-3.1** **Variety of Commercial Uses.** Provide sufficient land for a broad range of viable commercial, office and mixed uses to meet the needs of the community, capture local and visitor spending, and contribute to the City's economic vitality. (RDR, JP)

**LU-3.2** **Reinvestment.** Support public and private efforts to reinvest in, renovate and maintain existing commercial areas to improve aesthetic appearance, elevate community image, increase economic competiveness, and integrate mixed uses. (RDR, JP)

**LU-3.3** **Gateways.** Support efforts to create gateways at the City's southern entry along Broadway and at the north end of southbound US 101 (4th Street) west of the Eureka Slough Bridge to announce arrival and welcome visitors to Eureka. Consider other "internal" gateways, such as at the far west end of 5th Street. (IGC, JP)

**LU-3.4** **Corridor Plan.** Coordinate with Caltrans to initiate a corridor plan for the Broadway Corridor to create a framework to focus community efforts and enhance the ability to attract funding for reinvestment. The corridor plan should solicit the active participation of local business owners and residents and address:

a. Upgrades to the visual quality and cohesiveness of development;

b. Improvements to the streetscape and other public spaces;

c. Integration of complete streets standards including enhancement of pedestrian, bicycle and transit connectivity and safety;





d. Improved access, visibility and parking for businesses;

e. The development of underutilized, dilapidated or vacant properties;

f. Uses, activities and strategies to encourage visitors and pass-through traffic to stop in Eureka;

g. Incorporation of residential uses and mixed use nodes;

h. Disposition and adaptive reuse of older hotels;

i. Increased public safety and security;

j. Incentives, unique branding, and promotional strategies that give each district/corridor a unique image and sense of identity; and

k. Identification of grants, associations, partnerships, financing districts and other public and private funding mechanisms to implement defined actions, improvements and maintenance. (RDR, MP, IGC, JP)

**LU-3.5** **Henderson Center.** Support the continued vitality and upgrading of Henderson Center as a unique neighborhood shopping district. As part of this effort explore establishment of a parking assessment district and initiate periodic parking studies to assess potential parking needs, capacities and recommended actions and encourage the addition of pedestrian scale lighting. (RDR, JP)

**LU-3.6** **Henderson Center Visioning.** Support the Henderson Center Merchant's Association efforts to solidify a Henderson Center "brand"; enhance the look and feel of the district; strengthen Henderson Center as a prime retail shopping district; boost the district's status as a neighborhood commercial center; address the real and perceived traffic safety issues of the district; and stimulate economic growth within the district. (RDR, JP)

**LU-3.7** **Small Neighborhood Commercial Centers.** Support the growth and revitalization of the small neighborhood commercial centers on Wabash Avenue, Harris Street, and Myrtle Avenue. (RDR, JP)

**LU-3.8** **Marina District.** Support the activities necessary to expedite the comprehensive planning, restoration, remediation and development of the Marina District (formerly known as the Balloon Track) with an integrated mix of uses and associated infrastructure that act as an extension of the Core Area, link to the waterfront, and enrich Eureka's economy. (RDR, JP)

**LU-3.9** **Measure N.** Consider supporting a ballot measure to repeal ballot Measure N (November 2010) should Measure N become an impediment to the desired development of the Marina District (formerly known as the Balloon Track). (IGC, PI)

## Other Employment Areas

### GOAL LU-4

A wide range of quality industries that provides job opportunities for Eureka's residents.

See the Community Places section of the Chapter 2, Land Use Plan.

**LU-4.1** **Variety of Industrial Uses.** Provide sufficient land for a broad range of viable Industrial uses to attract new industries and retain and expand existing uses. (RDR, JP)

**LU-4.2** **Protect Industrial Lands.** Protect industrially-designated lands from encroachment by incompatible uses and activities that could conflict with or limit industrial activities. (RDR)

**LU-4.3** **Westside Industrial Area.** Maximize development potential and intensity within the Westside Industrial Area to accommodate new industrial growth and the relocation of non-conforming industrial uses from elsewhere in the City. (RDR, JP)

**LU-4.4** **3rd Street Industrial District.** Encourage development of an industrial park in the 3rd Street Industrial District roughly defined by Broadway and C Streets, making individual parcels and rehabilitated buildings available for small-scale industrial users. (RDR, JP)

**LU-4.5** **Hospital Medical District.** Modify the district's zoning and development regulations as needed to expand the healthcare sector and establish Eureka as a destination for healthcare. (RDR, JP)

**LU-4.6** **Brainard Industrial Park.** Create custom zoning, development standards, and/or overlay zones that would facilitate the development of a high-end industrial park, auto-mall, and/or other job-creating uses and facilitate small business incubation in the Brainard Annexation Area. (RDR, JP)





**LU-4.7** **Woodley Island.** Support uses and activities that enhance the long-term economic vitality of Woodley Island in a manner that is compatible with and enhances the commercial fishing industry. (RDR, JP)

**LU-4.8** **Fishing Industry.** Support the fishing industry and other related and compatible uses north of Waterfront Drive between Commercial Street and C Street. (RDR, JP)

**LU-4.9** **Military Related Uses.** Protect and support existing land uses associated with the National Guard and Coast Guard through zoning regulations and planning for accessibility to and mobility from such uses. (RDR)

## Residential Neighborhoods

### GOAL LU-5

Safe, walkable, and well maintained neighborhoods that provide a diversity of quality housing choices.

See the Community Places section of the Chapter 2, Land Use Plan.

**LU-5.1** **Range of Densities.** Provide sufficient land in a range of residential densities to enable citizens from a wide array of economic levels and stages of life to live in Eureka, and to accommodate the existing and future workforce. (RDR)

**LU-5.2** **Parking Access for Residential Uses.** Where feasible and desirable, require off-street parking for residential uses to be accessed from alleys and in the rear of the parcel. (RDR)

**LU-5.3** **High Density Housing.** Support increased development of high density housing to balance the City's housing inventory and enhance affordability. (RDR, JP)

**LU-5.4** **Location.** Encourage the location of high density housing in proximity to commercial and community services, employment opportunities, major transportation corridors, and where City infrastructure can accommodate increased densities. (RDR, JP)

**LU-5.5** **Existing Neighborhoods.** Protect and enhance the integrity of Eureka's existing neighborhoods by:

a. Retaining unique and/or historic residences and architecture;

b. Supporting efforts to improve and maintain neighborhood appearance and the existing housing stock;

c. Promoting and supporting the development of Accessory Dwelling Units, while striving to ensure that such development does not deteriorate the quality of life or home values in any single-family residential neighborhoods;

d. Promoting/requiring the infilling of sidewalk gaps, upgrading of substandard sidewalks and streetscapes where needed and including pedestrian scale lighting on private property and public sidewalks, where feasible;

e. Implementing traffic calming as appropriate; and

f. Ensuring that new or renovated structures are compatible with the established character, development form, and function of the neighborhoods.

g. Encouraging solar powered systems and lighting. (RDR, MP, JP, PI)

**LU-5.6** **New Residential Neighborhoods.** Encourage, support, and look for ways to incentivize new residential neighborhoods that incorporate the following:

a. A variety of lot sizes, housing types, and alternating architectural styles;

b. A pedestrian friendly scale with interconnected streets, sidewalks, pedestrian scale lighting, and pedestrian and bicycle facilities linking multiple destinations within and between neighborhoods;

c. Integrated parks, playgrounds, open space, schools, neighborhood markets, community gardens, and other gathering and activity areas within convenient walking and bicycling distance of residents;

d. Units oriented to the primary street frontage with extensive tree canopies, attractive landscaping and designs that minimize the visual prominence of garages to enhance neighborhood character;





e. Preservation of significant topography, drainages, gulches, biological, visual and other resources as appropriate;

f. Solar powered systems and lighting; and

g. Encourage parking to be accessed from an alley or rear of the residence. (RDR, MP)

**LU-5.7** **Neighborhood Services.** Support the retention, upgrading and expansion of small neighborhood markets, restaurants and services that are compatible with the residential environment and provide for the daily needs of nearby neighborhoods. (RDR, JP)

**LU-5.8** **Safety and Empowerment.** Seek incentives to improve neighborhood safety and empower residents. (RDR, JP, PI)

## Growth and Expansion

### GOAL LU-6

New growth and annexation areas that are carefully planned, efficient, and contribute positively to the community.

**LU-6.1** **Development Regulations and Standards.** Modify City regulations and standards in commercial zones to allow for greater intensities and building heights than have been allowed in the past and create zoning standards that allow for context-based flexibility of intensities, densities, building heights, and other standards. Provide adequate flexibility in the City's development regulations to accommodate unique circumstances and innovative development ideas. (RDR)

**LU-6.2** **Infill First.** Promote development of vacant infill properties and redevelopment/reuse of economically underutilized sites and buildings to accommodate new growth and internal densification prior to considering potential annexation. (RDR, JP)

**LU-6.3** **Zoning Incentives.** Consider a "Zoning Incentives, Concessions, and Community Benefits Program" (which may include flexible development standards, shared parking, fast-track processing, specific plans, and pre-permitting, etc.) to facilitate development or re-use of chronically vacant, underutilized, or other key sites by high-employment generating uses, uses that generate significant city revenue, and/or high value-added businesses and development projects. (RDR, MP, JP)

**LU-6.4** **Pre-Annexation Development Proposals.** Coordinate with Humboldt County to ensure that land use and development proposals considered by the County within the City's SOI prior to annexation by Eureka do not conflict with the City's long term plans and development standards. (RDR, IGC)

**LU-6.5** **Annexation proposals.** Support only those annexation proposals that:

a. Are contiguous to and provide for the orderly and logical expansion of the City;

b. Provide for the efficient extension and upgrading of City infrastructure, services and capacities; and

c. Contribute positively to the City's fiscal viability and quality of life. (RDR, IGC)

**LU-6.6** **Fiscal Impact Analysis.** Require all annexation proposals to prepare a fiscal impact analysis documenting short-term or long-term cumulative impacts on the City's fiscal condition. It is the City's objective that all annexations generate the revenue required to fully fund the urban services and infrastructure necessary to serve the area with no added costs, or decline in service levels, to existing residents and businesses within the City. (RDR, IGC)

**LU-6.7** **Regional Planning.** Participate in regional planning efforts with surrounding jurisdictions, the Harbor District, Humboldt County Association of Governments, and other local and regional agencies to ensure that the City's issues and interests are represented. (RDR, IGC)

**LU-6.8** **Project Review.** Review, comment, and coordinate on plans and projects of overlapping and neighboring agencies to ensure compatibility with the City's General Plan, and to ensure that impacts on the City are fully mitigated. (RDR, IGC)





**LU-6.9** **Streamlined Permitting.** Maintain a streamlined permitting process that reduces time and expense required to approve desired forms of development. (RDR, IGC)

**LU-6.10** **City Control.** Maintain local control over land use and development decisions to the maximum extent possible. (RDR, IGC)

## Food Access

### GOAL LU-7

Convenient access to fresh and healthy foods for all segments of the community.

**LU-7.1** **Nutrition Education.** Promote nutrition education and access to healthy foods. (PI, JP) (Imp LU-1)

**LU-7.2** **Underserved Communities.** Review locations of healthy food sources and promote equal access to healthy foods in all neighborhoods. (Imp LU-1)

## Community Engagement

### GOAL LU-8

Improve and promote community engagement and participation in the public process for all segments of the community.

**LU-8.1** **Collaboration.** Encourage and empower members of the public from all segments of the community to participate in public decision making processes and to collaborate with City leaders in planning decisions. (PI)

Photo credit: Holly Yashi

## Implementation

**Imp LU-1** Conduct a study to review locations of grocery stores and other fresh food sources to ensure all neighborhoods in the City have equal access.

**Implements Policy(ies):** LU-7.1 and LU-7.2

**Responsible Department:** Development Services

**Imp LU-2** Consider using parking funds for facilities and services that encourage people to use non-single occupancy vehicles to travel to the Core Area (e.g., public transit, shuttles, bikeshare, walking, carshare).

**Implements Policy:** LU-2.5

**Responsible Department:** Development Services, Public Works

## Fringe Communities

Senate Bill 244 (Wolk, 2011) found that hundreds of unincorporated communities in California lack access to basic community infrastructure like sidewalks, safe drinking water, and adequate waste processing. These communities range from remote settlements throughout the state to neighborhoods that have been surrounded by, but are not part of, California's fast-growing cities. This lack of investment threatens residents' health and safety and fosters economic, social, and education inequality. Moreover, when this lack of attention and resources becomes standard practice, it can create a matrix of barriers that is difficult to overcome.

SB 244 was enacted to begin to address the complex legal, financial, and political barriers that contribute to regional inequity and infrastructure deficits within disadvantaged unincorporated communities. According to, and as required by SB 244, including these communities in the long range planning of a city or county will result in a more efficient delivery system of services and infrastructure including but not limited to sewer, water, and structural fire protection. In turn, investment in these services and infrastructure will result in the enhancement and protection of public health and safety for these communities.

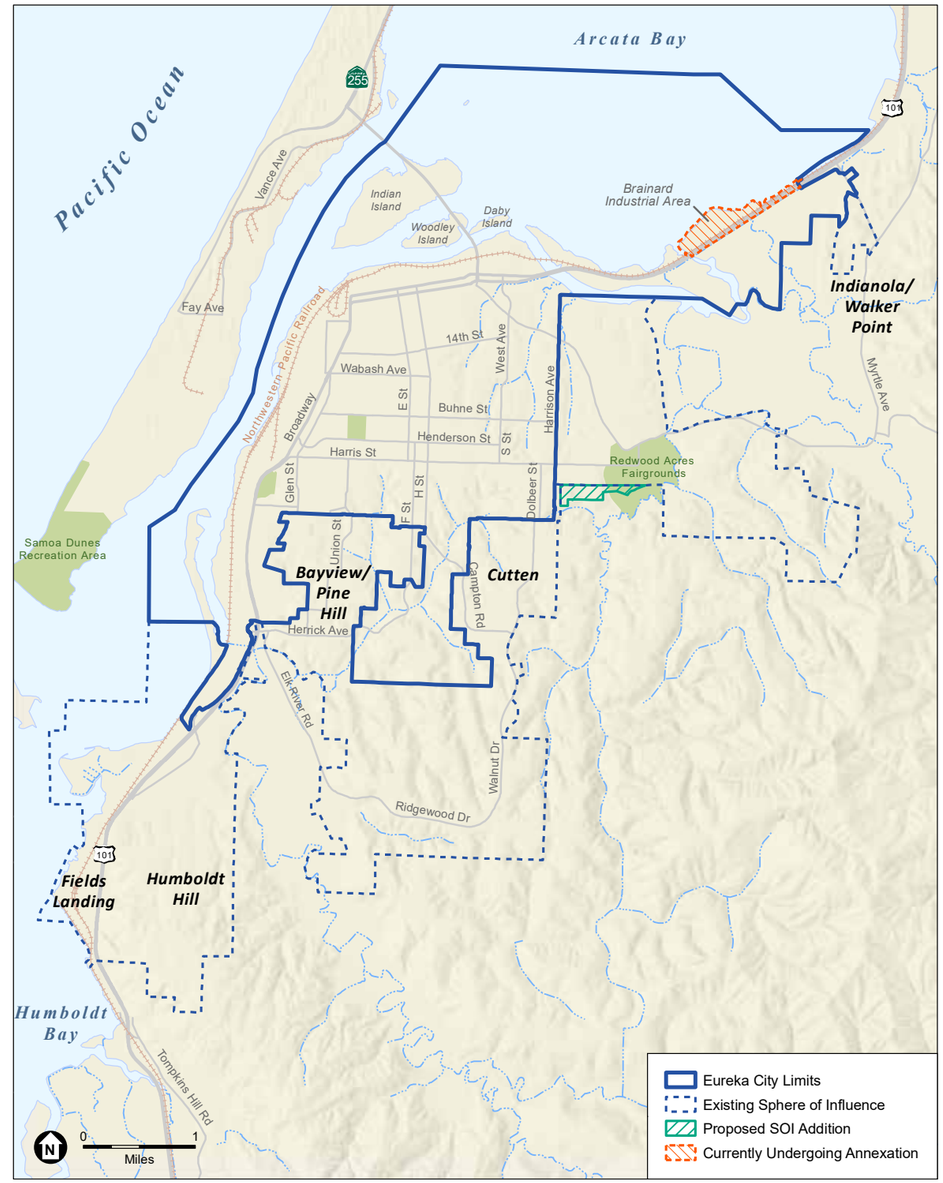
Government Code Section 65302.10 (SB 244) defines disadvantaged unincorporated communities (DUCs), or "fringe communities" as inhabited and unincorporated territory within a city's SOI, with a median household income of 80% or less than the statewide median household income. SB 244 requires procedural steps be taken to ensure the identification, consideration, and protection of DUCs in general plans. Several unincorporated neighborhoods located within Eureka's SOI are considered fringe communities, as shown on Figure LU-2.

At this time, it is not anticipated that annexation of these fringe communities into the City of Eureka would occur; however, if future annexation were considered, such annexation requests would be subject to the approval of the Humboldt County Local Agency Formation Commission (LAFCO), and involve an evaluation and determination of the City's ability to serve the lands proposed for annexation.





**Figure LU-2: Fringe Communities**




SOURCE: City of Eureka, 2017; ESA, 2018

The general feasibility, limitations, and opportunities for the potential extension of utilities, infrastructure, and services are described for each of the fringe communities. This includes the potential need for new or upgraded water and/or sewer service, or storm drainage facilities to accommodate existing or future development in these fringe communities should they be annexed into the City. While all fringe communities are physically capable of being annexed and integrated into the City infrastructure systems, it may be too costly to build the required infrastructure for some of these communities based on geography, ownership patterns, or limited development potential. In general, if the City were to annex any of these fringe communities, the City has three options for serving these communities: 1) Allow for existing services to remain, whereby the current service systems and providers (or lack thereof) would remain the same following annexation; 2) Enact a memorandum of understanding (MOU) with an outside agency (e.g., Humboldt Community Services District) for certain services, which could feature a variety of possibilities with regard to timing, financing, and ownership; and/or 3) Assume all responsibilities for the given services and existing facilities. It should be noted that upon annexation, the City would typically provide the full range of services to an annexed area, but there may be instances where a MOU with another provider exists or would be appropriate.

Consistent with State law, the following provides a general analysis of water, wastewater, stormwater drainage, and structural fire protection needs or deficiencies for each of the unincorporated fringe communities, along with an analysis of potential funding mechanisms that could make the extension of facilities and services to identified communities financially feasible if annexation were to occur. This analysis is intended as a starting point for potential future LAFCO study.

**All fringe communities:**

- **Storm Drainage.** Existing drainage systems within the Study Area outside existing City limits consist primarily of natural drainage or facilities installed in conjunction with roadway development. Roadways, along with installed culverts, piped systems, etc., are typically under the jurisdiction (operation and maintenance) of Humboldt County.

- **Fire Protection.** Humboldt Bay Fire (HBF) currently provides emergency and fire protection services to the SOI, as well as within the City itself.





**Indianola.** Indianola is an unincorporated community northeast of the Eureka City limits, and partially within the existing SOI where the City boundaries extend northeast along U.S. 101 to the edge of the Indianola area. The portion of the Indianola community contained within the City's SOI is located on the west side of Myrtle Avenue/Old Arcata Road and is bisected by the Indianola Cutoff road. This community contains 150 parcels, ranging from 0.03 acres to 14.6 acres and consisting mostly of single-family residences.

- **Water.** There is no consistent authorized provider of municipal drinking water in Indianola, and this community relies almost exclusively on private water sources with poor water quality and quantity, though some parcels in Indianola are connected to the City's water system. The Mad River Pipeline water transmission line passes by the Indianola area, and the City has allowed water line extensions from the main transmission line on Myrtle Avenue heading west on Indianola Road. Thus, City water services are adjacent but would need to be expanded to connect to the existing system. The City has investigated and concluded that it can extend water service further along Walker Point Road from an existing city-owned waterline. This connection would provide service to residential parcels that have frontage on this road. It may be more physically feasible to provide City water service in this community if annexed through direct connections to the existing City system. In addition, HCSD has expressed an interest in providing water service to these areas, including recently expanding its SOI to include the areas.

- **Wastewater.** Indianola has no public wastewater services; all development is served by individual, onsite disposal systems. In order to provide municipal wastewater services, infrastructure would need to be extended two miles to Indianola in order to connect to the City's wastewater collection system.

**Humboldt Hill.** Humboldt Hill is an unincorporated community south of the Eureka City limit, but within the existing SOI. The population was 3,414 at the 2010 census, and includes a total area of 4.2 square miles. Humboldt Hill is located east of U.S. 101 and consists primarily of large-lot single-family residential land uses, surrounded by natural areas, and some agricultural uses.

- **Water/Wastewater.** Water services are provided through HCSD, and according to the District, the water system in this area is generally in good condition. The HCSD collection system is also reportedly in good condition and serves Humboldt Hill with sewer infrastructure consisting of sewer service connections, wastewater pumping stations, and sewer mains. HCSD has an agreement with the City of Eureka to use a portion of the City's WWTP capacity.

It may be feasible to connect services in Humboldt Hill with Eureka through annexation, as this community is contiguous with the City. The City should consider preparing an MOU to allow for HCSD to continue providing water and wastewater to the community, as the main line for water comes through much of the HCSD system within this community.

- **Fire Protection.** The nearest HBF station to this community is Station #2, located outside the City limits at 755 Herrick Avenue.

**Bayview.** Bayview is located at the southern edge of the Eureka City limits on the east side of U.S. 101. The neighborhood encompasses approximately 750 acres with over 90 percent of the land dedicated to residential land uses. The population was 4,340 at the 2010 census, with 1,860 residential units. There is the potential for additional development in this area, primarily in the southern portion.

- **Water/Wastewater.** Water service is provided through HCSD, and the water system in this area is generally in good condition. Wastewater service is also provided by HCSD's collection system. It may be feasible to connect services to Bayview with Eureka through annexation, as this community is contiguous with the City and has existing water and wastewater services. However, the City should consider preparing an MOU to allow for HCSD to continue providing water and wastewater to the community upon annexation, as HCSD has already established water facilities and some wastewater facilities in the area.

- **Fire Protection.** The nearest HBF station to this community is Station #2 located outside the City limits, at 755 Herrick Avenue.

**Fields Landing.** Fields Landing is located on Humboldt Bay, approximately 6 miles south-southwest of Downtown Eureka, west of U.S. 101. The population was 276 at the 2010 census. Fields Landing consists of primarily single-family residential uses, with some commercial and industrial uses near the highway, and the Fields Landing Boat Ramp Park located on Humboldt Bay to the west.

- **Water/Wastewater.** Fields Landing receives its water and wastewater services through HCSD, and both systems within the community are in a good condition. While services for water and wastewater do exist in Fields Landing, it may be infeasible to connect services in this community with Eureka through annexation, as this community is not currently contiguous with Eureka. However, pending annexation of other communities to make Fields Landing contiguous with Eureka, this fringe community may become feasible to annex in the future. The City should consider preparing an MOU to allow for HCSD to continue providing water and wastewater to the community, as the main line for water comes through much of the HCSD system located here.

- **Fire Protection.** The nearest HBF station to this community is Station #2 located outside the City limits at 755 Herrick Avenue.

**Cutten.** Cutten is located approximately 2.5 miles south-southeast of Downtown and encompasses a total area of 1.3 square miles. The population was 3,108 at the 2010 census. The primary land use in Cutten is single-family residential, with a small area offering commercial services along the northern end of Walnut Drive, and some multi-family residential developments flanking either side of Walnut Drive.

- **Water/Wastewater.** Water service is provided through HCSD, and the water system in this area is generally in good condition. HCSD also provides wastewater service.

  It may feasible to connect water services in this fringe community with Eureka through annexation, as this community is contiguous with the City and currently has water and wastewater services. However, it may be more feasible and cost-effective to establish an MOU with HCSD for the provision of water and wastewater, due to the fact that Cutten already has a well-integrated system with HCSD that is fully developed, and the transition to City ownership may prove costlier.

- **Fire Protection.** The nearest HBF stations to this community are Station #2 located at 755 Herrick Avenue, or Station #5 located at 3455 Harris Street, both of which are outside the City limits.

## Financing

While the fringe communities described may have limited issues relating to water and sewer services, the location of these communities may not provide substantial opportunities for potential annexation in the future, and if annexed could occur as part of a larger application, which would then be submitted for approval by the Humboldt County LAFCO. For the Bayview, Humboldt Hill, and Cutten fringe communities, the property and sales tax base may be sufficient to offset the costs associated with extending City service. For the Indianola, and Fields Landing fringe communities, it is unlikely that sufficient development would occur to generate new revenues adequate to offset the substantial costs to extend City services to these areas.

Potential financing mechanisms to improve water, wastewater, and storm drainage infrastructure, and to provide fire protection services, to City standards in these communities include: city impact fees; developer financing; and/or a community facilities district (CFD). The City of Eureka currently does not have an adopted set of development impact fees to finance capital improvements. However, if adopted, such fees could be collected for water, wastewater, storm drainage, and fire protection prior to issuance of a building permit. Developer financing is another mechanism that may be utilized to fund backbone infrastructure and facilities for shortfall financing for future development in areas to be annexed. A community facilities district (CFD) or other assessment district may also be established to help pay for improvements. The 1982 Mello-Roos Community Facilities Act enables cities to establish a CFD to fund various facilities and services. The proceeds from a CFD bond sale can be used for direct funding of improvements. Other fee, assessment or alternative funding mechanisms focused on improvements associated with the mentioned fringe communities may be implemented, as negotiated with the impacted landowners.



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## Housing

The Housing Element establishes the strategy to address Eureka's identified housing needs. The Housing Element is required by state law to be updated every eight years, necessitating a different review process and implementation programs than the remainder of the General Plan. As a result, the City's Housing Element is provided under separate cover.

Photo credit: Larry Lage

# Economy

The City of Eureka recognizes the importance of creating employment opportunities for residents while at the same time generating sufficient revenue for the City. This means working to develop and maintain City facilities, as well as continuing to provide services and community amenities to the people of Eureka. The Economy Element provides policies that work towards improving the City's quality of life, incentivizing and stimulating new development, reshaping the City's economy, and enhancing its role as a great place to work and do business. This element focuses on policies that provide for business development, infrastructure, tourism, and on strengthening the City role as an economic center for the region. Policies also highlight the importance of fiscal resilience and efficiency while working to retain and expand existing businesses and increasing investment in job opportunities in Eureka.

## Business Environment

### GOAL E-1

A welcoming and supportive environment for businesses to grow, thrive and continue to contribute positively to Eureka's economy.

**E-1.1** **Business Friendly Environment.** Work to remove both real and perceived barriers to development and continually reinforce a business friendly reputation by ensuring:

a. Helpful, well-trained, knowledgeable, and accountable staff;

b. Clear and understandable requirements;

c. Flexibility to adjust to unique circumstances;

d. Reasonable and fair fees;

e. Streamlined City administrative and regulatory processes that reduce inefficiencies, overlap, and time delays;

f. Simplified development review processes for small-scale changes to in-process or previously approved site/building plans;

g. Continuous evaluation and modernization of City regulations and procedures;

h. Consistent implementation of a philosophy where projects are evaluated based on intent of a policy or standard and not just on strict interpretation;

i. Permits are reviewed and processed in a manner that is time sensitive and considers development seasons, schedule, and expense of continuing hearings; and

j. Consistent interpretation and implementation of City rules and regulations. (RDR, JP, PI) (Imp E-1, Imp E-2, Imp E-5, and Imp E-6)

**E-1.2** **Predictability and Engagement.** Ensure that the City's regulations and processes provide for predictable, fair, efficient and cost effective development decisions that encourage collaborative community engagement. (RDR) (Imp E-1, Imp E-2, Imp E-5, and Imp E-6)

**E-1.3** **Fee Competitiveness.** Annually evaluate City fees, special assessments and taxes, user charges, and utility rates for new and existing businesses to maintain competitiveness with other communities in the region. (RDR, OFB) (Imp E-1 through Imp E-3)

**E-1.4** **Targeted Development Incentives.** Establish procedures to allow modifications to Zoning Code development standards as incentives to facilitate development or re-use of chronically vacant, underutilized, or other key sites. (RDR) (Imp E-1 and Imp E-2)

See Policy LU-1.6 for additional direction on zoning incentives to facilitate desired development.

**E-1.5** **Incentives.** Provide incentives for private reinvestment in underutilized commercial areas where adequate infrastructure exists. (RDR, OFB) (Imp E-1 and Imp E-2)

**E-1.6** **Loan Programs.** Expand and Improve Revolving Loan Fund and other business loans, micro loans, and other measures to support entrepreneurs and new business development. Encourage staff training and strengthened relationships between the City and professional small-business lending institutions (e.g. Arcata Economic Development Council and, Redwood Region Economic Development Commission) to ensure that Economic Development Staff can choose successful businesses, administer loans effectively, and provide excellent ongoing support. (OFB, JP) (Imp E-1 through Imp E-3, and Imp E-5)

**E-1.7** **Image Management and Quality of Life.** Collaborate with community stakeholders to encourage the ongoing beautification of Eureka's visitor serving areas and to address issues such as blight, homelessness, drug abuse, and vagrancy that adversely affect quality of life, the City's image, and the local business environment. (JP, PI) (Imp E-1, Imp E-2, and Imp E-4)

**E-1.8** **Business Improvement Districts.** Assist local merchants and property owners, when requested, in forming and maintaining business improvement districts to promote economic development through marketing, special events, physical improvements, enhanced maintenance, and other activities which benefit the businesses within the district. (JP) (Imp E-1 and Imp E-2)

**E-1.9** **Support Local Business Organizations.** Build long-term partnerships with organizations and programs that assist local businesses, disseminate information, and emphasize buying local. Encourage these organizations to provide input on City services and development review/permit processes, collaborate on economic development activities, and promote Eureka as a great place to do business. (RDR, JP, PI) (Imp E-1 and Imp E-2)

**E-1.10** **Regional Organizations.** Continue to actively participate in and support regional economic development programs and organizations to promote local businesses, leverage City resources, and maximize regional collaboration for economic development. (MP, IGC, JP) (Imp E-1 and Imp E-2)





**E-1.11** **Training.** Collaborate with Humboldt County and nearby cities, Humboldt State University, College of the Redwoods, local school districts, trade organizations, the Chamber of Commerce, industry leaders, and other workforce development partners to provide advanced education, vocational training, retraining, and continuing education to enhance workforce job readiness. (IGC, JP) (Imp E-1 and Imp E-2)

**E-1.12** **Funding Sources.** Identify and pursue grants and other federal, state, and local funding sources to support economic development planning, programs, and projects. (OFB) (Imp E-1 and Imp E-2)

**E-1.13** **Revitalization.** The Zoning Code may establish a Community Revitalization and Investment Authority, Enhanced Infrastructure Financing District, or other similar mechanisms to facilitate the planning and financing of infrastructure improvements, economic development activities, brownfield redevelopment, and affordable housing. The Zoning Code may authorize these mechanisms to offer flexible zoning incentives. (RDR) (Imp E-1, Imp E-2, and Imp E-4)

**E-1.14** **Front Counter Coordination.** Improve coordination between front counter planning staff and economic development staff by referring potential new and expanding business opportunities to the economic development programs available in the City. (MP, PI) (Imp E-1 and Imp E-2)

**E-1.15** **Economic Development Strategic Plan.** Regularly revisit and revise the City-wide Economic Development Strategic Plan. (MP) (Imp E-1 and Imp E-2)

Photo credit: Dick Taylor

## Business Development

### GOAL E-2

Robust and well-coordinated communication and outreach system to business and industry leaders.

Also see Chapter 3.4, Our Infrastructure.

**E-2.1** **Relationships.** Host regular meetings with major employers to discuss current operations and to provide information on City services. Maintain close links between City Manager, Director of Development Services, and business and industry leaders to monitor business conditions and identify issues in which the City may be of assistance. (JP) (Imp E-2)

**E-2.2** **Recognition Program.** Create a program to recognize employers that create high-quality jobs and/or make significant contributions to the quality of life in the community. (MP, JP) (Imp E-2)

**E-2.3** **Communication.** Use the best available technology for communication, such as social media, newsletters and websites as a means of communicating economic development goals, initiatives, incentives, and successes to local businesses and the community at-large. (PI) (Imp E-2)

## GOAL E-3

Abundant opportunities to facilitate the establishment and expansion of key job and revenue generating uses within the City.

**E-3.1** **Targeted Industries.** Promote the retention, expansion, establishment, and recruitment of businesses and high quality jobs in key industries that build on Eureka's competitive advantages and community assets as identified in the City's Economic Development Strategic Plan. Use the Humboldt County "Targets of Opportunity" industry clusters and other targeted industries to inform City areas of focus. (MP) (Imp E-1, Imp E-2, and Imp E-6)

**E-3.2** **Potential Development Inventory.** Coordinate with local realtors and other stakeholders to regularly conduct a thorough inventory of vacant and underutilized land designated for commercial and industrial uses and identify opportunities for predevelopment studies (i.e., Phase I analysis, site assembly, right-of-way improvements), and pre-permitting of preapproved development plans that could be completed by the City or the private sector to facilitate development of key sites. (MP, JP) (Imp E-1, Imp E-2, and Imp E-6)

**E-3.3** **Business Retention Program.** Maintain an open dialog with businesses that are at risk or are considering relocation; provide assistance when feasible such as development and implementation of an on-going proactive business retention program that addresses issues affecting all business sectors, supports existing businesses, and fosters expansion. (JP) (Imp E-1, Imp E-2, and Imp E-6)



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**E-3.4** **Business Incubators.** Facilitate the establishment of both public and private business incubator facilities and/or a business incubator program through public-private partnerships and through collaborative partnerships between Humboldt County, local economic development organizations, the Chamber of Commerce, Humboldt State University, College of the Redwoods, and other similar entities. Allow zoning incentives to encourage development of Business Incubators that target start-up businesses. (IGC, JP) (Imp E-1, Imp E-2, and Imp E-6)

**E-3.5** **Business Attraction Program.** Create a Business Attraction Program that identifies optimal markets on which to focus, assists businesses in locating in or relocating to Eureka, and attracts development that diversifies the local economy and produces higher-wage jobs. (MP) (Imp E-1, Imp E-2, and Imp E-6)

**E-3.6** **Data Management.** Complete an annual analysis of suitable growth industries that will diversify and strengthen the local economy. Also conduct annual inventory of existing industries and businesses in order to provide early warning of businesses that are at risk and/or are considering relocating outside of the City. (MP) (Imp E-1, Imp E-2, and Imp E-6)

**E-3.7** **Interim Uses.** Support pop-up businesses, phantom galleries, community displays and other temporary uses in vacant or underutilized buildings to reduce vacancy rates, incubate new businesses, and enhance activity. Allow shorter term building and land uses, including interim uses on sites located in the coastal zone and areas potentially affected by sea level rise and combine or reconfigure properties not appropriate for development. (RDR) (Imp E-1, Imp E-2, and Imp E-6)

**E-3.8** **Expanded Office-Based Business Sector.** Maintain and expand the City's role as the region's primary center of professional and business services such as attorneys, realtors, architects, engineers, investment specialists, and other office-based businesses and institutions. (RDR) (Imp E-1, Imp E-2, and Imp E-6)

**E-3.9** **Regional Industrial Center.** Strengthen Eureka's role as a regional manufacturing and industrial center for a variety of industries, such as niche manufacturing, water-based manufacturing, aquaculture, mariculture, seafood processing, artisan and craft manufacturing, and specialty food and beverage manufacturing. (RDR) (Imp E-1, Imp E-2, and Imp E-6)

**E-3.10** **Expanded Healthcare.** Identify and implement strategies to expand the healthcare sector and establish Eureka as a destination for healthcare and support efforts to create physician residences and training programs. (RDR) (Imp E-1, Imp E-2, and Imp E-6)

**E-3.11** **Expanded Arts Economy.** Promote the establishment, development, and expansion of arts-based and arts-related businesses, and periodically update the City's Strategic Arts Plan to include incentives for art-based/related businesses as well as art-based projects. (RDR) (Imp E-1, Imp E-2, and Imp E-6)

**E-3.12** **Regional Co-Packing and Bottling Facility.** Explore options for facilitating the creation of a regional co-packing and bottling facility that would support and expand the specialty food and beverage manufacturing sector. (RDR) (Imp E-1, Imp E-2, and Imp E-6)

**E-3.13** **Non-Coastal Dependent Industrial Land.** Continue to explore locations to provide a supply of sites for by-right industrial development located outside of the Coastal Zone with access to necessary transportation routes and infrastructure. (RDR) (Imp E-1, Imp E-2, and Imp E-6)

**E-3.14** **Development of Contaminated Properties.** Work with property owners, regulatory agencies, and other stakeholders to facilitate the cleanup, remediation, and containment of environmental contamination on properties and the subsequent redevelopment of those underutilized properties that are hindered by contamination. Give special emphasis to waterfront properties. (IGC, JP) (Imp E-1, Imp E-2, and Imp E-6)

**E-3.15** **Targeted Revitalization Areas:** Allow Targeted Revitalization Areas in the zoning code, which are comprised of chronically blighted, vacant, or underutilized sites, or nonconforming sites or uses incompatible with planned surrounding uses. Targeted Revitalization Areas are intended to be small focused areas that comprise one or more parcels that are scattered throughout the City. Zoning Incentives may be authorized to facilitate the rapid conversion of these areas to planned uses. Larger Revitalization Areas may be established through the Specific Plan and overlay zone process as outlined in the Zoning Code. (RDR) (Imp E-1, Imp E-2, and Imp E-6)





**E-3.16** **A Well-Regulated Cannabis Industry.** Maintain regulations for an evolving cannabis market; protect health and safety while allowing cannabis commerce that is consistent with our community vision. (RDR) (Imp E-1, Imp E-2, and Imp E-6)

**E-3.17** **Opportunity Zone.** Utilize and promote Eureka's federal designation as an Opportunity Zone to promote new investment and development. (RDR) (Imp E-1, Imp E-2, and Imp E-6)

## GOAL E-4

Abundance of thriving industries operating on well-utilized waterfront industrial lands and bayfront facilities.

Also see Goal E-5 in the Infrastructure section below, and Chapter 3.4, Our Infrastructure.

**E-4.1** **Coastal Zone.** Maintain flexibility to accommodate a range of long-term and interim uses within the coastal zone reflective of the regional overabundance of undeveloped coastal dependent land, Eureka's limited inventory of remaining non-coastal developable lands, market opportunities, and economic needs. (RDR) (Imp E-1, Imp E-2, and Imp E-6)

**E-4.2** **Port Coordination.** Coordinate land use planning and economic development activities in the vicinity of the Port of Humboldt Bay with the Humboldt Bay Harbor, Recreation, and Conservation District (HBHRCD) and Humboldt County. (RDR, IGC, JP) (Imp E-1, E-2, and Imp E-6)

**E-4.3** **Cold Storage Facility.** Work with the Humboldt Bay Harbor Recreation, Conservation District, private land owners, and other stakeholders to secure a site and funding for the construction and operation of a commercial cold storage facility. (IGC, JP) (Imp E-1, Imp E-2, and Imp E-6)

**E-4.4** **Dock A and Dock B at Marina Way.** Redevelop and promote the city-owned docks at Marina Way as modern multiple-purpose facilities that could combine a cruise ship terminal with a break-bulk/container cargo terminal and fishing facilities. (OFB, IGC) (Imp E-1, Imp E-2, and Imp E-6)

**E-4.5** **Research Facilities and Vessels.** Promote and support new development or redevelopment of dock facilities and adjacent shoreline sites to facilitate marine-related scientific research. (JP) (Imp E-1, Imp E-2, and Imp E-6)

## Infrastructure

### GOAL E-5

Infrastructure to meet the needs of existing and future businesses and industries.

**E-5.1** **Access, Infrastructure and Services.** Ensure that convenient access to major transportation facilities, adequate utility and telecommunications infrastructure, high speed broadband, and sufficient public services are available and/or programmed to support commercial and industrial areas. (MP, OFB, IGC, JP) (Imp E-1, Imp E-2, and Imp E-6)

**E-5.2** **Alternative Goods Movement.** Support the expansion of a range of transportation options for goods movement, including heavy rail connectivity, highway improvements, port and maritime shipping facilities, and air passenger and freight facilities and services. (MP, IGC, JP) (Imp E-1, Imp E-2, and Imp E-6)

**E-5.3** **Port of Humboldt Bay.** Work with the HBHRCD to preserve and, where feasible, improve and expand upon existing port facilities and infrastructure, including consideration of programs that may expand demand for port facilities. (IGC) (Imp E-2 and Imp E-6)

**E-5.4** **Dredging:** Continue to dredge and take other appropriate measures to maintain channel depths adequate to support a vibrant working waterfront and recreation uses along the bay. Dredging should maintain access to CDI zoned lands, docks, marinas, and boat ramps. (IGC) (Imp E-2 and Imp E-6)

**E-5.5** **Fishing and Boating Facilities.** Protect and, where feasible, upgrade facilities serving the commercial fishing, recreational boating, and aquaculture industries. Provide the commercial fishing industry with priority use of maritime docking, fueling, storage and related infrastructure west of C Street and on Woodley Island. (IGC, JP) (Imp E-2 and Imp E-6)

**E-5.6** **Tide Land Leases.** Periodically re-evaluate the terms of tide land leases to promote reinvestment in waterfront infrastructure and amenities. (MP) (Imp E-2 and Imp E-6)





**E-5.7** **Wastewater Treatment Capacity.** Ensure that the City's Wastewater Treatment Plant has sufficient capacity to meet the needs of industrial and agricultural users. Wastewater capacity shall be sufficient to support the planned growth of breweries, dairy manufacturing, and other high impact users. (MP, OFB) (Imp E-6)

**E-5.8** **Investment in Facilities.** Invest in and/or promote key facilities to support economic growth. (OFB) (Imp E-1, Imp E-2, and Imp E-6)

**E-5.9** **Support for Open Broadband.** Encourage and support the expansion and delivery of redundant, open broadband internet service throughout the City, and support the use of public resources to serve as community anchors such as court houses, schools, libraries, civic and media access centers, public safety and health care facilities. (OFB) (Imp E-1, Imp E-2, and Imp E-6)

## Tourism and Regional Visitation

### GOAL E-6

Highly-effective, Eureka-centric marketing and branding strategies that maximize return on investment, increase visitation and visitor spending, and thereby increase Transient Occupancy Tax revenue and sales tax revenue.

**E-6.1** **The Eureka Brand.** Develop and strategically market the Eureka brand and coordinate with regional and statewide marketing efforts to promote a positive image of Eureka to prospective visitors and businesses. (IGC, JP, PI) (Imp E-1)

**E-6.2** **North Coast Eco-Tourism Gateway.** Brand Eureka as a gateway to north coast ecotourism destinations such as Redwood National Park, the rugged north coast beaches, wild and scenic river rafting, mountain biking, and other similar eco-tourism opportunities. (IGC, JP, PI) (Imp E-1)

**E-6.3** **Year-Round Tourism Destination.** Encourage increased year-round and multi-day tourism by promoting Eureka as a cultural-tourism destination rich in local architecture, history, dining, arts, and entertainment and by promoting and developing Eureka as an ecotourism and adventure tourism destination with activities such as bay kayaking, the Eureka waterfront coastal trail, Zoo, and forested city-parks. (IGC, JP, PI) (Imp E-1)

Also see policies in the "Pedestrian-oriented Design", and "Existing Buildings and Sites" portion of the Land Use section in Chapter 3.1, Our Community.

Photo credit: Evan Wish

**E-6.4** **Visitor's Center.** Promote and partially fund a cutting-edge and innovative Visitor's Center that generates some of its own revenue while simultaneously increasing the number of days that visitors and tourists stay in Eureka as well as increasing spending and sales tax generation. (PI) (Imp E-1)

**E-6.5** **Visitation by Local and Regional Residents.** Combat the trend of on-line shopping and increase spending in Eureka through the development of "shop local" campaigns and other related marketing efforts targeted at residents that live in Eureka, nearby cities, and the surrounding region. For residents of the other population centers in Humboldt County, promote Eureka as a family-friendly destination for weekend day-trips and holiday shopping excursions. (JP, PI) (Imp E-1)

**E-6.6** **HSU and CR Student Spending.** Identify and implement strategies aimed at attracting significantly greater visitation to Eureka businesses by HSU and CR students living outside the City. (JP, PI) (Imp E-1)

## GOAL E-7

Photo credit: Don Forthuber

Well-funded and maintained tourism-related assets, infrastructure, and events that provide year-round and multi-day activities for visitors and tourists.

**E-7.1** **Tourism Assets.** Protect and maintain existing recreation and tourism assets (such as the Waterfront Trail and Boardwalk), and encourage the development of additional recreation and tourism businesses and industries. (OFB, IGC)

**E-7.2** **Parks and Recreation Funding.** Commit to stable funding for the Community Services Department with the intent of keeping the City's parks, trails, landscaping, street trees, and other related facilities modern and well-maintained. (OFB)

**E-7.3** **Events.** Solicit, encourage, support, expand, and promote a diversity of major multi-day events and minor special-interest events in order to showcase Eureka and increase tourism. (IGC, JP, PI)

**E-7.4** **Strategic Street Closures.** Explore the feasibility of temporary closures of block-long streets to vehicular traffic in order to facilitate vibrant pedestrian plazas; eventually explore permanent closures based on results of temporary closures. (RDR)





**E-7.5** **Manufacturing Tours.** Promote and expand the burgeoning market of "Manufacturing Tours" as exemplified by breweries, chocolate makers, and other similar facilities. (JP, PI)

**E-7.6** **US 101 through Eureka.** Work with Caltrans to beautify and enhance the physical infrastructure of Broadway, 4th Street, and 5th Street, to create gateways and corridors that create a sense of place that matches Eureka's brand, and work with property owners and businesses to create attractive buildings and storefronts on these same streets in order to make these primary thoroughfares more vibrant and visually appealing to tourists and visitors. (IGC)

Also see policies in the "Pedestrian-oriented Design", and "Existing Buildings and Sites" portion of the Land Use section in Chapter 3.1, Our Community.

**E-7.7** **Wayfinding Signage and Digital Wayfinding.** Provide widespread, user-friendly wayfinding systems that direct visitors to various mobility options, parking locations, and local destinations. Explore range of creative wayfinding systems that are delivered through a variety of traditional signage formats and non-traditional formats such as technology-based mobile applications. (PI)

**E-7.8** **Zoo Expansion.** Identify and pursue funding sources to implement the Sequoia Park Zoo Master Plan, including the envisioned Canopy Walk. (MP, OFB) (Imp E-4)

**E-7.9** **Old Town Alleys.** Work with property owners and business owners to fund and implement the Opera Alley Visioning Plan and other similar projects in Opera Alley, Snug Alley, and Pioneer Alley. (JP)

**E-7.10** **Strategic Arts Plan.** Regularly update and pursue funding sources to implement the projects prioritized in the Strategic Arts Plan. (MP) (Imp E-4)

**E-7.11** **Arts and Culture.** Expand and promote performing and visual arts through programs, facilities, and arts-based infrastructure that will support tourism and otherwise contribute to the retention and creation of job opportunities. (MP, JP, PI)

**E-7.12** **Murals.** Encourage and assist in the development and maintenance of murals to enliven blank walls in the Core Area. (OFB)

**E-7.13** **Tourist Activities.** Promote the development and expansion of tourist activities such as boat tours, carriage rides, and trolleys in the Core Area. (JP, PI)

Photo credit: VisitRedwoods.com

**E-7.14** **Cruise Ships.** Evaluate the market for commercial cruise ship visitation and assess in relation to the anticipated cost of required infrastructure improvements. (JP)

**E-7.15** **Waterfront Hotel.** Attract and facilitate the development of a regionally-significant hotel on the waterfront that will draw new visitors to businesses in the Core Area and throughout the City. (JP)

**E-7.16** **Tourism Data Management.** Work with local businesses and tourism-related organizations to establish a data management system that tracks and monitors tourism-related data with the intent of informing tourism-related investments and tourism-related policy decision-making. (JP)

**E-7.17** **TOT Reinvestment.** Establish a data-driven revenue reinvestment program for transient occupancy tax (TOT) generated revenue. Program would reinvest some TOT revenue back into tourism-related assets, infrastructure, events, and marketing with the intent of continually increasing TOT revenue. (OFB)

Photo credit: Larry Lage

## Fiscal Resilience and Efficiency

### GOAL E-8

Sustainable fiscal management practices that strengthen the City's ability to provide essential public services and a high quality of life.

**E-8.1** **Fiscal Impact Analysis.** Where appropriate, consider a fiscal impact analysis be conducted in conjunction with the review of proposed zoning and General Plan amendments to document effects on the City's economic and fiscal condition. Incorporate project mitigation as appropriate to maximize benefits, minimize costs and ensure the City's long-term fiscal health. (RDR, MP, OFB) (Imp E-1 through Imp E-3, and Imp E-5)

**E-8.2** **Equitable Cost Sharing.** Develop and maintain an up-to-date development impact fee program to ensure that new development pays for its fair share of infrastructure, public and community facilities, and the incremental operating costs it imposes on the City, while encouraging continuing development in the City. (MP, OFB) (Imp E-1 through Imp E-3, and Imp E-5)



City of Eureka 2040 General Plan

**E-8.3** **Public Facilities Financing and Phasing.** Update the multi-year Capital Improvement Program that links General Plan and Economic Development Strategic Plan priorities with the annual budget process. (MP, OFB) (Imp E-1 through Imp E-3, and Imp E-5)

**E-8.4** **Revenue Generation.** Encourage the establishment and expansion of local businesses and development of commercial uses and other types of property with high assessed valuation and those that generate new sales, use, and transient occupancy tax revenues. (JP) (Imp E-1 through Imp E-3, and Imp E-5)

**E-8.5** **Financial Assets.** Manage the City's financial assets in a sound and prudent manner, and establish systems to monitor the City's fiscal performance through financial controls, audits, and budgeting. (OFB) (Imp E-1 through Imp E-3, and Imp E-5)

**E-8.6** **Revenues and Services.** Balance projected revenues with sustainable levels of public services, including adequate reserves and replacement funds. (OFB) (Imp E-1 through Imp E-3, and Imp E-5)

**E-8.7** **Balanced Sales Tax Revenue Strategy.** Strive to maintain a balanced sales tax revenue strategy. (OFB) (Imp E-1 through Imp E-3, and Imp E-5)

**E-8.8** **Development Agreements.** Use development agreements as appropriate to secure required financing, improvements, and other benefits from proponents of large-scale development projects. (RDR, JP) (Imp E-1, Imp E-2, and Imp E-5)

## Implementation

**Imp E-1** Maintain an up-to-date Economic Development Strategic Plan to guide near term (i.e., 0-5 years) economic development activities and decision making.

**Implements Policies:** E-1.1 through E-1.15, E-3.1 through E-3.17, E-4.1 through E-4.5, E-5.1, E-5.2, E-5.8, E-5.9, E-6.1 through E-6.6, E-8.1 through E-8.8

**Responsible Department:** Development Services

**Imp E-2** Allocate staff resources to economic development activities based upon available funding.

**Implements Policies:** E-1.1 through E-1.15, E-2.1 through E-4.5, E-5.1 through E-5.6, E-5.8, E-5.9, and E-8.1 through E-8.8

**Responsible Department:** Development Services

**Imp E-3** Review and update, as appropriate, the City's fees, user charges, utility rates, special assessments and taxes, and other exactions to ensure they are adequate, equitable, and competitive. Develop and maintain an up-to-date development impact fee program to ensure that new development contributes equitably to the development of necessary public facilities.

**Implements Policies:** E-1.3, E-1.6, E-8.1 through E-8.7

**Responsible Department:** Development Services, Finance and Public Works.

**Imp E-4** Identify and pursue federal, state, and local funding sources, as well as other alternative financing tools and mechanisms, to support economic development planning, programs, and projects.

**Implements Policies:** E-1.7, E-1.13, E-7.8, E-7.10

**Responsible Department:** Development Services

**Imp E-5** Review and update, as appropriate, the City's policies, programs, and procedures to ensure they are adequate, equitable, consistent, helpful and responsive to the needs of residents, property owners and businesses.

**Implements Policies:** E-1.1, E-1.2, E-1.6, E-8.1 through E-8.8

**Responsible Department:** Development Services, City Manager

**Imp E-6** Prioritize project review and permitting for key economic development projects and designate an economic development coordinator.

**Implements Policies:** E-1.1, E-1.2, E-3.1 through E-4.5, E-5.1 through E-5.8

Photo credit: VisitRedwoods.com

## Historic and Cultural Preservation

California has a rich and diverse historic legacy. Preservation planning ensures that resources are identified, protected and celebrated for their history and their valuable role in California's economy, environment and quality of life. The community of Eureka is fortunate to possess a wide range of historic and cultural resources. These resources include sites, buildings, structures, places, objects, districts, and traditional cultural properties that were created by the people who have lived and worked in this area.

Eureka has had an enduring and significant relationship with Humboldt Bay, from the earliest human settlements during the Native American period through the European and American period to the present day. Sloughs and waterways that drain into the Bay served as transportation routes for indigenous peoples, Wiyot villages encircled the Bay. Immigrant settlers shipped supplies and later floated logs on these waterways. Development expanded from the original tract near the waterfront, with new streets adjacent to these sloughs. The isolated Bay and difficult overland access shaped the development of the region, as maritime transportation routes became the primary means of access for both commerce and local residents.

The town site of "Eureka" was a planned development, established in the 1850's by a land company that divided the land into lots, delineated streets and roads and managed the land for members and investors. Today, many neighborhoods in Eureka contain intact remnants of these early lots and divisions formed by settlers. This historic residential and commercial development pattern has created blocks of buildings and structures that retain their architectural integrity to this day.

More than 600 historic resources or structures have been identified as potentially eligible for the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and/or the City's Local Register of Historic Places (LRHP). In addition, numerous previously recorded archaeological sites have been identified. Given the long history of prehistoric and historic-period human occupation, the City is considered sensitive for the presence of subsurface prehistoric, Native American, and historic-period cultural resources and human remains. The City of Eureka recognizes these resources as an asset to the community, and is furthering its preservation efforts through the preparation of this Historic Preservation Element and its detailed goals and policies.

## Historic Preservation

### GOAL HCP-1

A comprehensive preservation program that identifies, recognizes, protects, and assists in the preservation of Eureka's historic resources.

Also see the Chapter 2, Land Use Plan for information regarding historic resource preservation incentives.

**HCP-1.1** **Preservation.** Encourage and support the identification, preservation, rehabilitation, and restoration of historically significant buildings, landscape features, significant trees and plantings, hardscapes, fountains, lighting, sculptures, signs and other natural or designed features through incentives such as reduction of Historic Preservation application fees and programs such as the Local Register of Historic Places and the Mills Act. (RDR, MP) (Imp HCP-1 through Imp HCP-7, Imp HCP-9 and Imp HCP-10)

**HCP-1.2** **City-owned Resources.** Maintain City-owned historic buildings and resources, such as structures, objects, monuments, cemeteries, landscapes, rights-of-way improvements, retaining walls, granite curbs, entry monuments, light standards, street trees, and the scoring, dimensions, and patterns of sidewalks, driveways, curbs and gutters in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. (OFB) (Imp HCP-1) (Imp HCP-4 through Imp HCP-7, Imp HCP-9 and Imp HCP-10)





**HCP-1.3** **Adaptive Reuse.** Promote the adaptive reuse of historic buildings for both public and private uses when the original use is no longer feasible. (RDR, JP) (Imp HCP-4 through Imp HCP-7, Imp HCP-9 and Imp HCP-10)

**HCP-1.4** **Discourage Demolition.** Consider demolition of Eligible Historic Resources as a last resort, to be permitted only if rehabilitation is not feasible; demolition is necessary to protect health, safety, and/or welfare; or the public benefit of demolition outweighs the loss of the structure consistent with City regulations. (RDR, JP) (Imp HCP-4 through Imp HCP-6, Imp HCP-9, Imp HCP-10, and Imp HCP-12)

**HCP-1.5** **Heritage Tourism.** Work with local Native American Tribes, agencies, organizations, property owners, and business interests to develop and promote Heritage Tourism opportunities, in part as an economic development strategy. (IGC, JP, PI) (Imp HCP-2, Imp HCP-4, Imp HCP-9 and Imp HCP-10)

**HCP-1.6** **Certified Local Government.** Maintain adequate staffing for the continuance of the California State Office of Historic Preservation's Certified Local Government Historic Preservation Program. (OFB) (Imp HCP-8 through Imp HCP-10)

## Archaeological and Tribal Cultural Resources

### GOAL HCP-2

A comprehensive program that identifies, preserves, and assists in the protection of archaeological and Tribal Cultural resources.

**HCP-2.1** **Protection.** Continue to identify, protect, and preserve significant archaeological sites and conduct good-faith government-to-government consultation with local Tribes to identify and protect Tribal Cultural Resources. (MP, OFB, IGC) (Imp HCP-1, Imp HCP-6, and Imp HCP-11)

**HCP-2.2** **Coordination with Tribes.** Continue to solicit input from local Native American Tribes, and/or a qualified cultural resource professional early in project planning and review processes in areas known or believed to contain buried archaeological or cultural resources. (IGC) (Imp HCP-11)

Photo credit: HLA Todoroff

**HCP-2.3** **Consultation with Tribes.** For projects subject to CEQA, initiate formal consultation as early as feasible with local Tribes to identify and protect Tribal Cultural Resources in their respective areas of traditional and cultural affiliation. Topics to discuss during consultation include project alternatives, recommended mitigation measures, and significant effects; other topics may include type of environmental review, resource significance, impact significance, and tribal alternatives for mitigation. (IGC, PI) (Imp HCP-11)

**HCP 2.4** **Confidentiality.** Protect confidential Tribal information, such as by preparing a separate appendix that is not included in the environmental document or disclosed to the general public, in consultation with each Tribe. (IGC)

**HCP-2.5** **Construction Monitoring.** Condition permit approval with inadvertent discovery language and/or require monitoring of ground-disturbing activities in areas known or believed to contain buried archaeological or cultural resources. (RDR) (Imp HCP-6)

**HCP-2.6** **Coordination.** Coordinate with Humboldt County and local Tribes to promote the preservation of archaeological and cultural resources in the Study Area. (IGC) (Imp HCP-11)

**HCP-2.7** **Discretionary Projects.** Require discretionary development projects be designed to avoid potential impacts to significant archaeological and cultural resources whenever feasible, reduce unavoidable impacts to the maximum extent feasible, and comply with mitigation measures as agreed upon during formal consultation. Make determinations of significance, impacts, and mitigation in conjunction with a qualified cultural resources professional and/or local Tribes. (RDR) (Imp HCP-6, and Imp HCP-7)

**HCP-2.8** **Repatriation of Tribal Cultural Resources.** On a case by case basis, support efforts to return human remains and cultural objects unlawfully obtained from prehistoric and historic Native American sites to proven lineal descendants, or culturally related Native American tribes. (IGC)

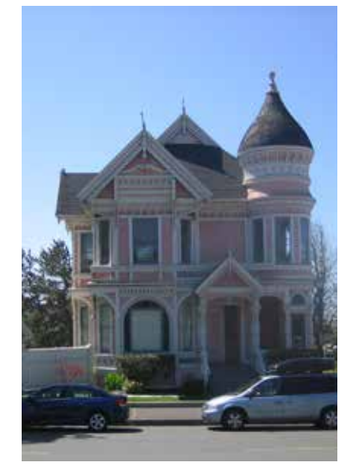
**HCP-2.9** **Zoning,** Conservation Easements, and Acquisition of Resources. In consultation with local Tribes, governments, and landowners, protect Tribal Cultural Resources in open spaces, under conservation easements, and/or restricted development recorded on deeds, and consider zoning changes, conservation easements, and acquisition programs as a means of preserving-in-place significant archaeological and cultural resources. (RDR, IGC)





**HCP-2.10** **Public Display of Resources.** Encourage local universities, cultural museums, learning and interpretive centers, libraries, and curation facilities to preserve, store, protect, and/or make artifacts available for public display and study, when appropriate. (IGC, JP, PI)

## Implementation



**Imp HCP-1** Pursue grant funding to periodically update the City's existing inventory of existing cultural and historic resources (Eureka, An Architectural Review; also known as the "Green Book").

**Implements Policies:** HCP-1.1, HCP-1.2, and HCP-2.1

**Responsible Department:** Development Services

**Imp HCP-2** Develop interpretive programs, such as street signage and walking tours, as historic districts and historic structures are listed.

**Implements Policies:** HCP-1.1 and HCP-1.5

**Responsible Department:** Development Services

**Imp HCP-3** Provide training to City staff on State Historic Building Code and other available preservation incentives and regulations.

**Implements Policy:** HCP-1.1

**Responsible Department:** Development Services, Public Works (Building)

**Imp HCP-4** Establish procedures for the creation of Historic Recognition Areas, which identify, highlight, and promote areas of historic, architectural, and/or cultural significance, but do not require design standards or guidelines.

**Implements Policies:** HCP-1.1 through HCP-1.5

**Responsible Department:** Development Services

Photo credit: VisitRedwoods.com

**Imp HCP-5** Establish procedures for the creation of Designated Historic Districts, which shall include design standards or design guidelines.

**Implements Policies:** HCP-1.1 through HCP-1.4

**Responsible Department:** Development Services

**Imp HCP-6** Prepare, adopt, and implement procedures for review and approval of all discretionary projects involving ground disturbance and all building and/or demolition permits that will affect buildings, structures, or objects identified as historically significant.

**Implements Policies:** HCP-1.1 through HCP-1.4, HCP-2.1, HCP-2.5, and HCP-2.7

**Responsible Department:** Development Services

**Imp HCP-7** Develop and promote other incentives for restoration, rehabilitation and adaptive reuse of historic resources that include fee reductions and low interest, revolving loan funds for preservation and maintenance of properties on the Local Register of Historic Places.

**Implements Policies:** HCP-1.1 through HCP-1.3, and HCP-2.7

**Responsible Department:** Development Services

**Imp HCP-8** Apply for CLG grant funds and pursue other public and private grants to support preservation programs, rehabilitation efforts, and heritage tourism activities.

**Implements Policy:** HCP-1.6

**Responsible Department:** Development Services

**Imp HCP-9** Work with community groups and other local governments to organize preservation-related trainings and workshops. Identify preservation resources, and inform property owners and developers about the benefits of designation and rehabilitation of historic resources.

**Implements Policies:** HCP-1.1 through HCP-1.6

**Responsible Department:** Development Services

Photo credit: Marlee Mansfield

**Imp HCP-10** Work with the building industry, Humboldt Waste Management Authority and preservation groups to create a program for effectively, salvaging, storing and recycling historic building materials and architectural elements obtained from demolished or altered historic buildings.

**Implements Policies:** HCP-1.1 through HCP-1.6

**Responsible Department:** Development Services

**Imp HCP-11** Continue cooperative process with the Table Bluff Reservation Wiyot Tribe and other interested groups to protect and preserve archaeological and cultural sites.

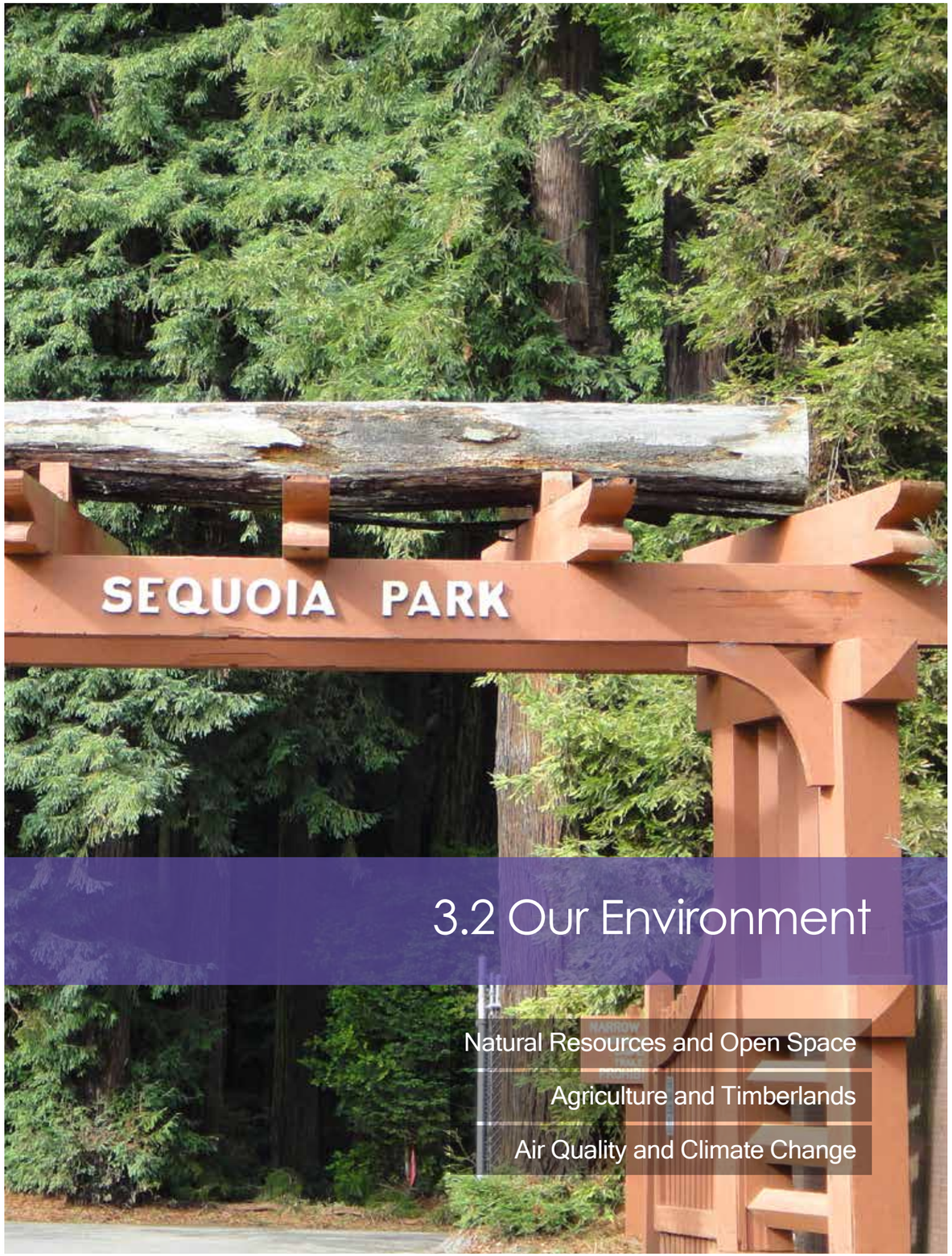
**Implements Policies:** HCP-2.1 through HCP-2.3, and HCP-2.6

**Responsible Department:** Development Services

**Imp HCP-12** Develop a ministerial process to determine when a structure is an "Eligible Historic Resource," which may include qualifications such as: being listed in EUREKA An Architectural View (Architectural Resources Group, 1987), also known as "the Green Book"; identified as contributing in the 2009 Clark District application; inventoried by CalTrans for the former Eureka Freeway project; on the local, State, or National register of historic places; and/or eligible for listing on the local, State, or National register of historic places. Develop a ministerial process to determine when a structure is eligible for listing.

**Implements Policies:** HCP-1.4

**Responsible Department:** Development Services




# 3.2 Our Environment

Natural Resources and Open Space

Agriculture and Timberlands

Air Quality and Climate Change



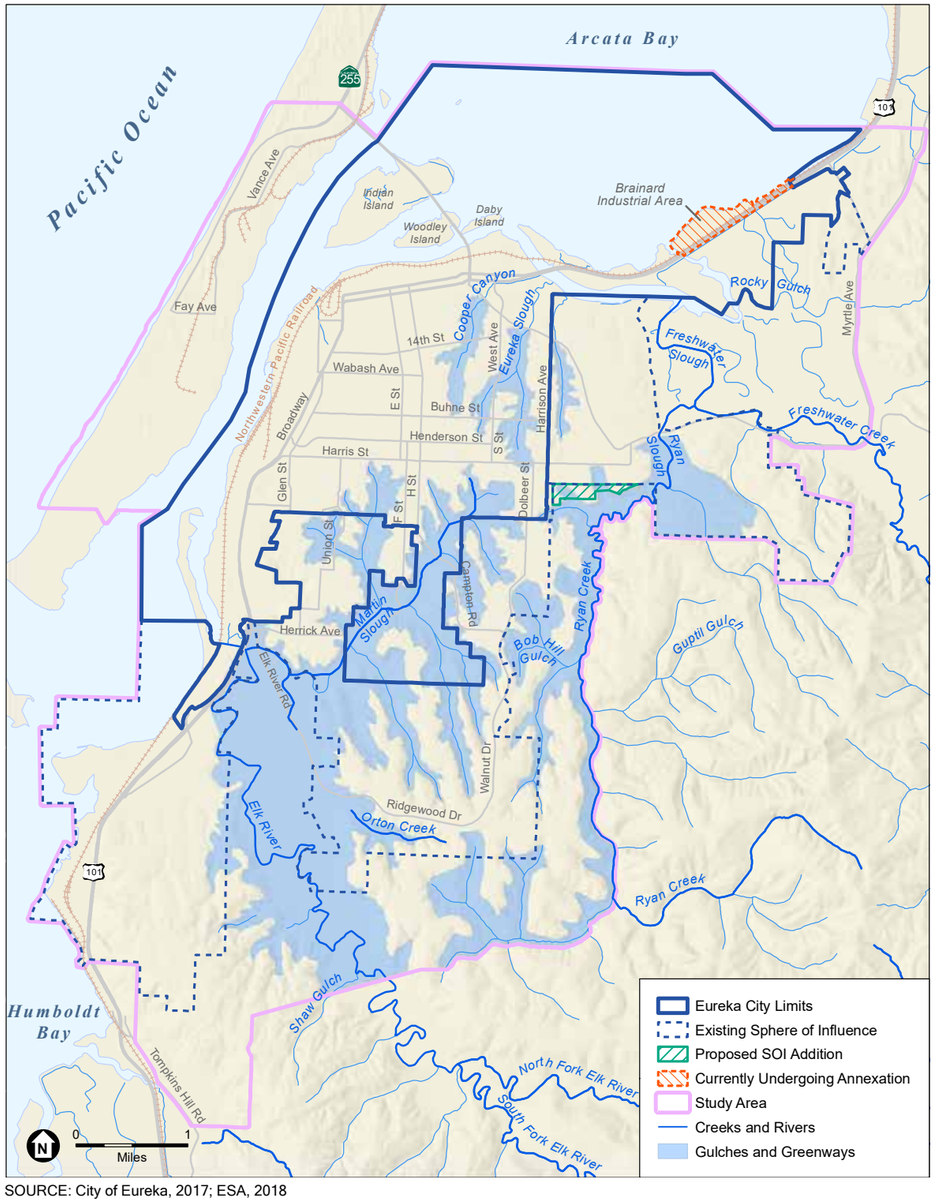
The City of Eureka values environmental resources and is committed to the protection of water, biological species and their habitats, open spaces, scenic amenities, agricultural land, forests, and air. Preservation of these environmental resources and maintenance of their quality is not only beneficial, but paramount to the successful growth, sustainability, and welfare of Eureka for future generations.

Photo credit: Aldaron Laird

## Natural Resources and Open Space

Proper management and protection of Eureka's natural resources is essential in sustaining the resources for present and future generations. Due to the City's location on Humboldt Bay and the natural forests to the east, Eureka has an expansive system of water resources consisting of rivers, creeks, gulches, sloughs, and groundwater basins, as well as a diverse ecosystem of plants, animals and fisheries. In addition, valuable open space and visual resources are located throughout the City, contributing to Eureka's unique character. The surface water resource system and its channels serve as flood corridors, riparian habitats, and land that may accommodate floodwater for purposes of groundwater recharge and stormwater management as shown in Figure NR-1.

**Figure NR-1: Groundwater Recharge**




SOURCE: City of Eureka, 2017; ESA, 2018





The Natural Resources Element provides goals and policies for the protection, enhancement, restoration, and management of important environmental resources within the City, including: water resources and quality, biological resources, open space, and visual resources.

# Water Resources and Water Quality

## GOAL NR-1

Protection, enhancement and restoration of surface water resources, and their associated riparian habitats, and groundwater, as well as improvement of water quality.

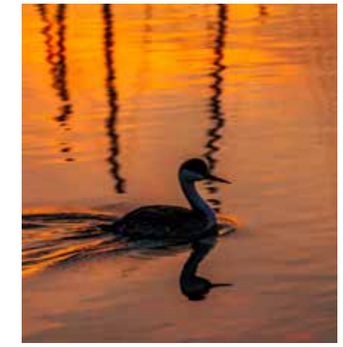


Photo credit: Alan Workman

### Water Resources

**NR-1.1** **Surface Water.** Preserve, protect, and restore all surface water resources (including bays, rivers, streams, wetlands, and sloughs) to their natural state, to the maximum extent feasible. (RDR, IGC) (Imp NR-1)

**NR-1.2** **Groundwater Recharge Areas.** Regularly review and update Figure NR-1 to identify, map, protect, and preserve important groundwater recharge areas. (IGC)

**NR-1.3** **Natural Open Space Areas.** Preserve undeveloped natural open space areas that provide important groundwater recharge, stormwater management, and water quality benefits, such as undeveloped open spaces, gulches, natural habitat, riparian corridors, wetlands, and other drainage areas. (RDR)

**NR-1.4** **Watershed Management.** Manage water resources at the watershed level, to maintain high ground and surface water quality. (RDR, IGC)

**NR-1.5** **Best Management Practices.** Require the implementation of Best Management Practices (BMPs) to minimize erosion, sedimentation, and water quality degradation resulting from the construction of new impervious surfaces. (RDR)

Also see the Utilities section of Chapter 3.4, Our Infrastructure.

### Water Quality

**NR-1.6** **Water Quality.** Regulate construction and operational activities to incorporate stormwater protection measures and Best Management Practices in accordance with the City's National Pollution Discharge Elimination System to minimize adverse effects of wastewater and stormwater discharges. (RDR, MP)

**NR-1.7** **Groundwater Protection.** Continue to encourage septic system users to connect to City services, and prevent onsite disposal of toxic substances per local and State regulations to reduce groundwater contamination. (RDR)

**NR-1.8** **Biological Productivity.** Maintain and, where feasible, restore the biological productivity and quality of rivers, streams, and wetlands to maintain optimum populations of aquatic organisms and protect human health. (MP, OFB)

**NR-1.9** **Alterations to Rivers and Streams.** Require channelization or other substantial alterations that could significantly disrupt the habitat or hydrologic values of rivers and streams to incorporate all feasible Best Management Practices. Limit such activities to trails, bridges, flood control projects, and fish and wildlife habitat restoration projects. (RDR)

**NR-1.10** **Regional Coordination.** Coordinate and collaborate with agencies in the region and within the watershed to address water quality issues. (IGC)

**NR-1.11** **Pervious Pavement.** Encourage the installation of pervious pavement and surfaces. (RDR)





## Biological Resources

### GOAL NR-2

Protection of sensitive biological resources on a sustainable basis to generate long-term public, economic, and environmental benefits.

**NR-2.1** **Development in Gulches and Greenways.** Allow limited development within Eureka's gulches and greenways and permit private property owners adjacent to gulch and greenway areas to develop, provided sensitive species habitat, fish and wildlife corridors, and the hydrologic capacity of the resource are protected, and vegetation removal does not occur below the high water mark or in areas subject to flooding, consistent with local, State, and federal regulations. (RDR)

**NR-2.2** **Gulch Greenway Preservation and Management Guidelines.** Prepare and adopt Gulch Greenway Preservation / Management Guidelines that identify and protect sensitive species habitat and the hydrologic capacity of Eureka's gulches and greenways. Include provisions in these guidelines for defining the boundaries of gulches and greenways, as generally indicated in Figure NR-1, identifying the boundaries of all affected parcels lying wholly or partly within the gulches and greenways, ensuring new development is compatible with the environmental and public safety values of the gulches and greenways, and restoring gulch vegetation, wetlands, and sensitive species habitat as appropriate. (RDR)

**NR-2.3** **Trails in Gulches and Greenways.** Work with private landowners and Humboldt County to establish a publicly-accessible trail network in and along Eureka's gulches and greenways that would not adversely impact sensitive species habitats. (MP, IGC, JP)

**NR-2.4** **Wetlands Preservation.** Require appropriate public and private preservation and restoration of wetlands, and/or rehabilitation through compensatory mitigation in the development process for impacts to wetlands, consistent with State and federal permitting requirements. (Imp NR-1)

**NR-2.5** **Sensitive Species Habitat.** Require development in or adjacent to sensitive species habitats that may contain special-status species to be compatible with the long-term sustainability of the habitat, and (in discretionary projects) be conditioned to prevent significant habitat degradation or harm to rare, threatened, or endangered species. (RDR)

**NR-2.6** **Buffers.** Require the provision and maintenance of reasonably-sized buffers between sensitive habitat and adjacent urban uses to minimize disturbance of the resources, as appropriate. Buffers need not be larger than is recommended by a qualified professional ecologist (such as an ecologist, biologist, or wetland scientist). (RDR)

**NR-2.7** **Tree and Native Vegetation Preservation and Use.** Encourage preservation of existing healthy trees and native vegetation through site planning and maintenance, promote the use of low-maintenance, low water-use native plants and trees, prohibit the use of highly invasive plants, and discourage the use of invasive species in landscaping. (RDR)

**NR-2.8** **Non-native Invasive Species on Public Lands.** Maintain a program to identify, evaluate, and eradicate non-native invasive species on public lands where they are displacing native species. (MP) (Imp NR-2)

**NR-2.9** **Regional Coordination.** Maintain an active relationship with adjacent communities and government agencies to encourage cooperative management of natural resources and ecosystems in the Eureka Study Area. (IGC)

## Open Space

### GOAL NR-3

Protection and enhancement of valuable open space resources in and around Eureka.

Also see the Parks and Recreation section of Chapter 3.3, Our Civic Resources, for information on open space areas used as parks, and recreation facilities that do not have native vegetation.

**NR-3.1** **Preserve Open Space.** Preserve unique and valuable areas within and around the city that provide visual and physical relief to the cityscape, as well as critical habitat, natural drainage, farming opportunities, timber extraction, passive recreation or outdoor education in their natural state to define and enhance the city's distinct character and heritage. (MP)

**NR-3.2** **Wildlife Movement.** Preserve, enhance, and create interconnected open space and natural areas along sloughs, rivers, creeks, gulches and greenways, and other naturalized areas to provide for wildlife movement and protect biodiversity. (MP)

**NR-3.3** **Separate Incompatible Land Uses with Open Space.** Retain open-space needed to separate potentially conflicting land uses and to act as a noise barrier between noise-sensitive and excessive noise-generating uses. (RDR)

**NR-3.4** **Funding.** Pursue available funding sources for open space acquisition, management, and enhancement. (MP, OFB)

**NR-3.5** **Recreational Use and Nature Study.** Within open space areas, develop compatible recreational uses and opportunities for nature study, such as trails, canopy walks, interpretive centers, viewing platforms, and other compatible uses, especially when such uses provide enhanced opportunities for acquisition, management, and enhancement of the City's public recreation and nature-study opportunities. (MP)

**NR-3.6** **Coordination.** Coordinate open space planning, acquisition, and development efforts with those of Humboldt County and regional and State agencies. (MP, IGC)

**NR-3.7** **Trails in Gulches and Greenways.** Encourage and stimulate the development of public trails within Eureka's gulches and greenways (as shown on Figure NR-1). (MP, JP)

**NR-3.8** **Community Gardens.** Allow the development of community gardens and edible landscapes in open spaces. (RDR)

## Visual Resources

### GOAL NR-4

**Preservation of significant visual resources that serve as scenic amenities and contribute to Eureka's character.**

**NR-4.1** **View Corridors.** Preserve view corridors on public streets that lead to prominent visual resources, such as Humboldt Bay, the waterfront, landmark buildings, gulches and greenways, and surrounding agricultural and timberlands. Such views include the views of the waterfront while looking north along G Street and the views of the Carson Mansion while looking east along 2nd Street. Properly maintained street trees are not considered to obscure view corridors. (RDR)

**NR-4.2** **Lighting.** Require new lighting be designed and configured to minimize light pollution, glare, and spillage. (RDR)

## Implementation

**Imp NR-1** Support and promote acquisition of fee title and/or easements for wetland protection from willing property owners.

**Implements Policy:** NR-1.1 and NR-2.4

**Responsible Department:** Development Services, Community Services

**Imp NR-2** Prepare and implement a vegetative maintenance plan for City-owned properties to maintain views into and through vegetated areas, and to remove invasive species.

**Implements Policy:** NR-2.8

**Responsible Department:** Public Works

# Agriculture and Timberlands

The City of Eureka supports preservation of Eureka's agriculture and timberlands, as well as the enrichment of the City's coastal ecosystems. Policies in this element promote improving access to locally grown, fresh, healthy foods through viable local food sources which contribute to the long-term sustainability of Eureka by supporting local farms and operations, improving public health, and providing food security in a future challenged by global climate change and uncertain energy supplies. Agricultural land and timberlands also provide other benefits such as habitat, open space, and flood protection, as well as adding aesthetic value.

# Agriculture and Timberlands Preservation

## GOAL AG-1

Preservation of agricultural and timber lands and aquaculture and fishing operations within and surrounding Eureka, enhanced forest ecosystems, reduced land use conflicts, and a sustained yield of forest, agricultural, and fisheries products.

**AG-1.1** **Agricultural Lands within Coastal Zone.** Protect and conserve designated agricultural lands within Eureka's Coastal Zone consistent with the California Coastal Act and the Local Coastal Program. (RDR, MP)

**AG-1.2** **Aquaculture and Fishing Operations as Contributors to Local Economy.** Recognize aquaculture and commercial fishing operations and on-shore support facilities in Eureka as important contributors to the local and regional economy. (JP)

**AG-1.3** **Limit Aquaculture Impacts.** Ensure that aquaculture does not adversely impact natural ecological processes or native wildlife or fisheries or their habitat in Humboldt Bay. Require applicants for new aquaculture uses to demonstrate that adequate precautions will be taken to prevent new adverse impacts to natural ecological processes. (RDR)

**AG-1.4** **Fishing Operations.** Promote development or rehabilitation of on-shore facilities that support the commercial fishing industry. (RDR, JP)

**AG-1.5** **Farmer's Markets.** Continue to support the operation of and provide venues for farmer's markets to allow sales of locally made, grown, and/or processed products, including beer, wine, cider, and other locally-made products. (RDR)





**AG-1.6** **Productive Use of Timberlands.** Continue to work with Humboldt County and the California Department of Forestry and Fire Protection (CDF) to encourage the sustained productive use of timberland as a means of providing open space, conserving other natural resources, and preventing urban conversions. (IGC)

**AG-1.7** **Discourage Conflicts with Timberland Management.** Continue to work with Humboldt County and the California Department of Forestry and Fire Protection (CDF) to discourage development that conflicts with timberland management. (IGC)

**AG-1.8** **McKay Tract Community Forest.** Collaborate with Humboldt County to establish public transit, non-motorized access routes, and public access points to the McKay Tract Community Forest for use by Eureka's residents. (IGC)

**AG-1.9** **Setbacks.** Set back development adjacent to the McKay Tract Community Forest boundary to a sufficient distance to prevent exposure to potential hazards and to maintain forest integrity. (RDR)

**AG-1.10** **Timber Harvest Plans.** Request review of all Timber Harvest Plans (THP) within Eureka's sphere of influence in cooperation with California Department of Forestry. THPs should be reviewed for measures that protect water quality, control erosion and flooding, and preserve the forested character surrounding the City of Eureka. (IGC)

**AG-1.11** **Wood Waste.** Encourage and promote the productive use of wood waste generated in the Eureka area. (MP)

**AG-1.12** **Timber Management in Residential Zones.** Allow management of timberlands and hazardous trees, including removal of trees on residentially zoned properties, balanced with protection of timber as a resource. (RDR)

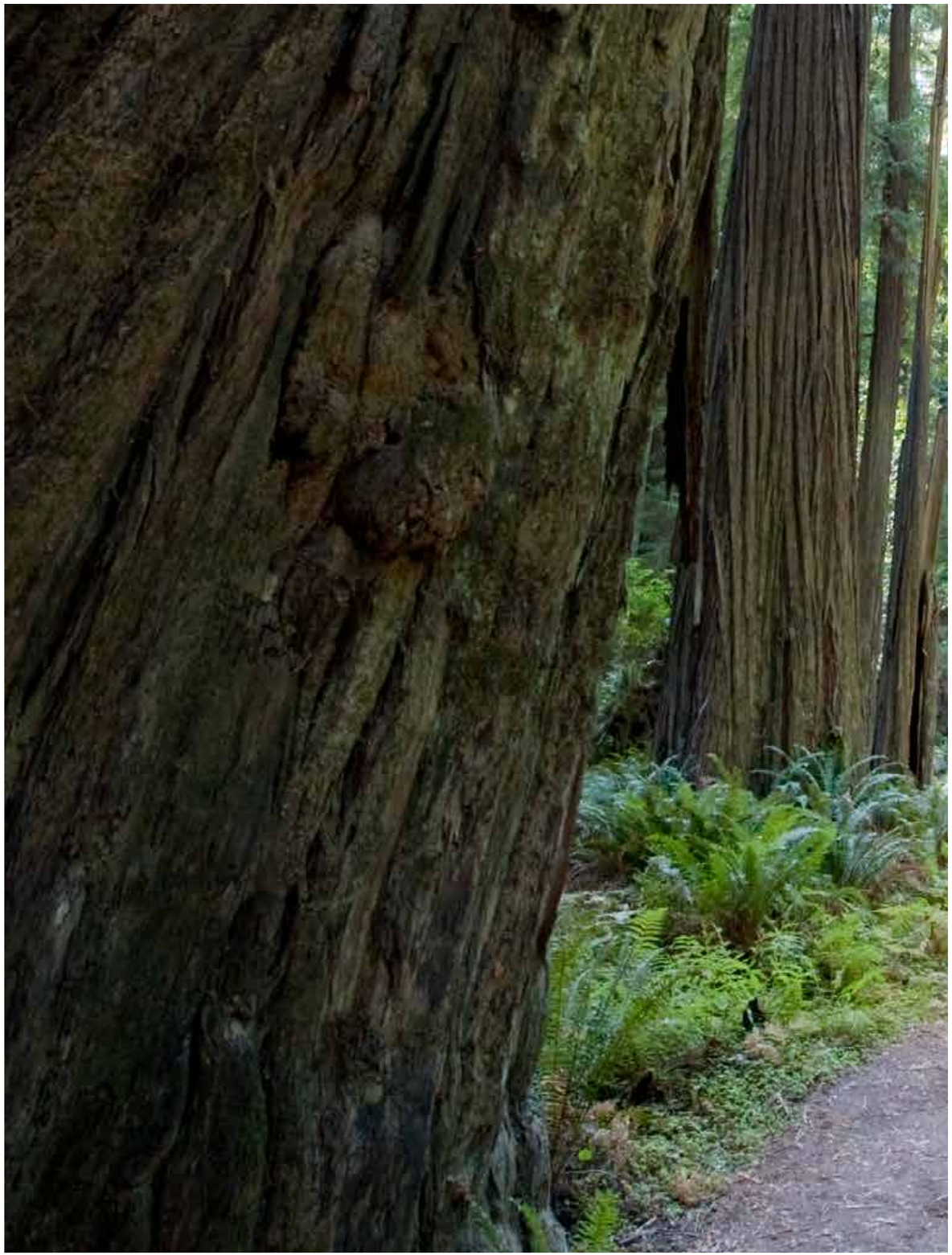


Photo credit: Jeannie Breslin

# Air Quality and Climate Change

## Air Quality

Air quality is affected by both the rate and location of pollutant emissions and by meteorological conditions that influence movement and dispersal of pollutants. Atmospheric conditions such as wind speed, wind direction, and air temperature gradients, along with local topography, provide the link between air pollutant emissions and air quality. The City of Eureka lies within the North Coast Air Basin (NCAB), which includes all of Humboldt County, Del Norte County, Mendocino County, Trinity County, and the northern portion of Sonoma County. Eureka is located on the northern California coast, generally characterized by cool summers with frequent fog and mild winters with substantial rain. The ocean helps to moderate temperatures year round, with the average temperature in Eureka between 48 and 50 degrees Fahrenheit in the winter and between 55 and 57 degrees in the summer. The predominant winds in Eureka are from the north-northwest at an average speed of 8 to 10 miles per hour. Due to the location along the coast and the relatively low temperatures, the potential for air pollutant accumulation in Eureka is low. Air pollutant emissions within the NCAB are generated by stationary and mobile sources, with emissions from stationary sources including household fireplaces, gas stations, dry cleaners, road dust, and lawn mowers, accounting for the majority of the air pollutant emissions within the NCAB.





Policies in the Air Quality and Climate Change Element establish many of the fundamental objectives that underscore policies throughout many other elements in the 2040 Eureka General Plan. The policies provide for air quality improvements, the reduction of greenhouse gases, land use strategies, connectivity and better mobility, energy conservation, and similar approaches that aim to reduce automobile trips, energy consumption, and pollution. Air quality and climate change policies also provide for the management of commercial and industrial uses as well as human activities to reduce emissions and pollution, while improving human health, and minimizing impacts on the environment.

## Climate Change Impacts and Adaptation

As the City looks forward to the next 20 years and more, climate change and the possible repercussions of this phenomena will gain in importance. As the global temperature heats up, there are additional stressors on the natural environment. One result of climate change that may affect Eureka in the future is flooding from sea level rise. This is addressed in some detail, below. In addition to sea level rise, climate change is expected to result in less snow pack in the mountains outside of Eureka, more frequent high temperature days, greater frequency and severity of storm events, and changes in precipitation.

While climate change would not create new types of disasters in Eureka, it may instead make existing hazards more severe or more frequent. Many of the City's existing disaster and emergency preparedness policies and programs are already in place to address disasters like coastal flooding, heat events, or severe weather. For instance, the City of Eureka is a participant in the Humboldt Operational Area Hazard Mitigation Plan which addresses many of the hazards that would be made more severe through climate change, including flooding, wildfire, and drought. The plan is updated every five years to maintain its effectiveness to serve as a coordinating document for the risk reduction efforts of participating planning partners.

In general, there are two sets of strategies to cope with climate change: mitigation and adaptation. Mitigation strategies attempt to stop future warming by lowering the level of greenhouse gases in the atmosphere, or capturing emitted greenhouse gases prior to release into the atmosphere. Examples of mitigation strategies include planting trees to absorb carbon dioxide from the air, increasing vehicle fuel efficiency to reduce the amount of carbon dioxide emitted per mile driven, and conserving electricity to lower greenhouse gas emissions from energy production. While mitigation efforts may curb some greenhouse gas emissions, these efforts are unlikely to halt climate change entirely, requiring some adaptation to a changing environment.

Adaptation strategies adjust the physical environment and/or implement regulatory requirements to reduce the vulnerability of social and biological systems to the potential impacts of climate change and to increase the resilience of a system to change.

Policies that address mitigation and/or adaptation are included in various chapters of this General Plan, and are described below:

### Mitigation of Climate Change Impacts

Reducing emissions that would lead to further climate change is a large part of mitigation strategies. This general plan includes policies in this section and other elements that would reduce greenhouse gas emissions, including:

- **Our Civic Resources, Parks and Recreation:** Policies address reduction in and/or sequestration of greenhouse gas emissions through providing for parks and open space, improving public lands, and incorporating energy efficient and water conservation measures into park design.

- **Our Environment, Air Quality:** Policies address reduction in greenhouse gas emissions through requirements for new developments, encouraging non-single occupancy vehicle use, encouraging employers to provide for alternative commuting techniques, securing transit funding, and providing for non-motorized transportation.

- **Our Infrastructure, Mobility:** Policies address reduction in and/or sequestration of greenhouse gas emissions through providing for alternative modes, providing for development that is more walkable, encouraging shared transportation, considering vehicle miles traveled as a metric to measure impacts to the transportation system, planting trees, creating the infrastructure for greater bicycle and pedestrian connectivity and use, providing for transit services, making it easier to use transit, decreasing parking requirements, and providing alternative vehicle parking.

- **Our Infrastructure, Utilities:** Policies address reduction in greenhouse gas emissions through energy conservation requirements, encouraging passive cooling/heating building and site design, requiring energy efficiency measures, incentivizing green buildings and businesses, and educating the public on renewable energy and energy efficiency.



City of Eureka 2040 General Plan

### Adaptation to Future Hazards

- **Our Well-Being, Health and Safety:** Policies address responses to hazards which could be exacerbated by climate change through appropriate design for developments within floodplains, providing for flood protection structures, protecting floodplain capacity, monitoring changes in flooding characteristics due to climate change, participating in the national flood insurance program, participating in an integrated water management plan, participating in the Humboldt Operational Area Hazard Mitigation Plan, identifying and maintaining evacuation routes, locating critical facilities out of hazard zones, preparing for wildland fires, and developing and strengthening health care facilities.

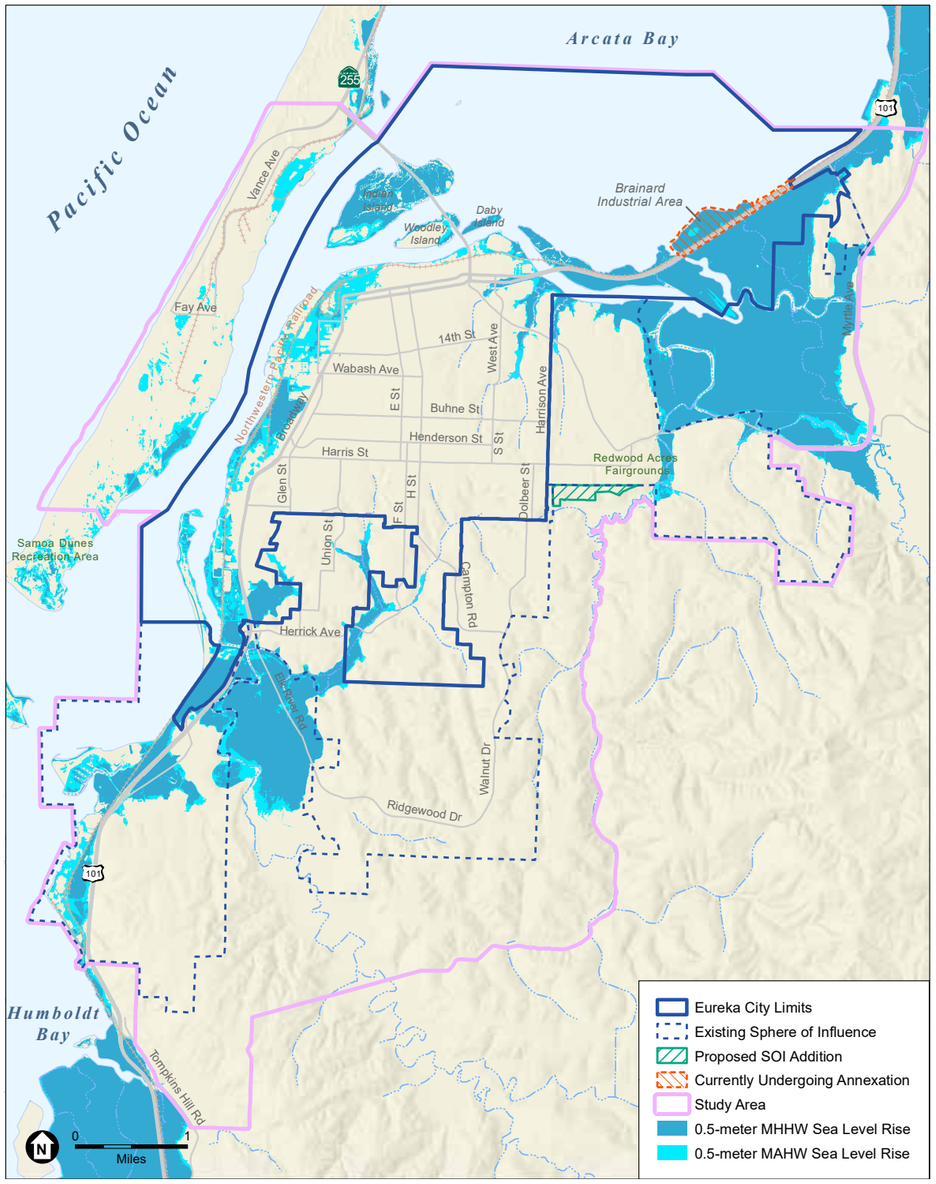
- **Our Infrastructure, Utilities:** Policies address responses to hazards which could be exacerbated by climate change through updating the urban water management plan, requiring demonstration of adequate water supply, monitoring groundwater, using water-conserving green infrastructure, providing for water conservation, updating stormwater infrastructure, reviewing and updating the storm drain master plan, using natural stormwater drainage systems, incentivizing low impact development, and reducing potential negative impacts of stormwater runoff.

## Sea Level Rise

Future sea level rise is expected to increase the vulnerability of portions of the City that are lower in elevation to periodic inundation events. As the FEMA FIRM maps do not take into consideration estimated impacts of future projected sea level rise, Figure SL-1 provides projected regional sea level rise information as determined through sea level rise analysis and hydrologic modeling prepared as part of the 2040 General Plan. It is predicted that additional areas of the City may be inundated under a 100-year high water event when including predicted 2050 sea levels, particularly along the western edge of the City along the waterfront and, to a lesser extent, areas in the northern portion of the City near Eureka Slough.

Sea level rise policies address shoreline protective structures, requirements for new and existing development along the shoreline, and preservation of natural shoreline areas. Sea level rise adaptation policies cover protection of key coastal assets, establishment of a coordinated protection strategy, relocation of development where shoreline structures can no longer be maintained, and consideration of sea level impacts when designing City projects. Lastly, there are policies that cover disclosure and education of residents on potential sea level rise impacts.

**Figure SL-1: 2040 Sea Level Rise**




SOURCE: City of Eureka, 2017; ESA, 2018

This figure conservatively assumes the complete failure of all existing tidal and coastal infrastructure and does not factor into consideration future infrastructure improvements that will prevent sea level rise inundation. The City intends to take preventative measures to protect large areas of the City and does not intend on allowing sea level rise to inundate any residential, commercial, or industrial portions of the City within the General Plan 2040 timeframe.





## Additional Climate Change Impacts

Climate change may create a variety of changes for California and have direct or indirect effects on Eureka, including[1]:

- **Heat:** Since the early 20th Century, average surface temperatures worldwide have risen. Historically (1961 to 1990), Eureka's mean temperature was 58.7°F. It is anticipated that the mean temperature in 2040 will rise to 60.8°F. As defined by Cal-Adapt, extreme heat day or warm night is defined as a day in a year when the daily maximum/minimum temperature exceeds the 98th historical percentile of daily maximum/minimum temperatures based on observed historical data from 1961-1990 between April and October. In Eureka, this is 76.6 °F and historically, there was an average of 4 days a year that exceeded that threshold. By 2040, this is anticipated to average as 6 days a year. While increases in heat are unlikely to cause local issues with health and well-being, statewide increases in heat and extreme heat days may have greater repercussions for wildfire, forest resiliency, and snow pack.

- **Wildfire:** In addition to threatening lives, destroying homes, damaging forests and wildlife habitat, wildfires emit large quantities of carbon dioxide (CO2), as well as other greenhouse gases and air pollutants such as methane (CH4) and nitrous oxide (N2O). Up to three percent of annual U.S. greenhouse gas emissions come from wildfires. Climate change worsens fires by altering precipitation and decreasing forest health which make forests more susceptible to severe fires, and releasing more carbon into the atmosphere and destroying areas of forest that may be unable to regenerate under changing climate conditions[2].

- **Precipitation:** As climate changes, there is no clear signal how precipitation accumulations may change for California. Although precipitation changes are uncertain, climate models agree that California will become warmer. The increased temperatures will mean more of the precipitation will fall as rain instead of snow which will change the timing of river flows in the state. Efforts are underway to develop a metric to track the rain versus snow percentages and identify regions that are vulnerable to this transition that is already beginning[3]. Models suggest that precipitation may increase in Eureka.

- **Public health:** Climate change is expected to exacerbate some forms of air pollution, increase extreme heat days, affect the timing or severity of allergens, and potentially increase incidences of infectious disease, particularly vector-, water-, and food-borne illness.

1 Unless otherwise specified, the data presented are from Cal-Adapt, a website devoted to providing access to climate data. The site was developed by UC Berkeley's Geospatial Innovation Facility (GIF) with funding and advisory oversight by the California Energy Commission's Public Interest Energy Research (PIER) Program, and advisory support from Google.org.

2 Forest Foundation. 2018. Wildfires and Climate Change. Available: https://www.forestfoundation.org/wildfires-and-climate-change. Accessed: August 16, 2018.

3 DWR. 2018. California Precipitation. Available: https://water.ca.gov/Legacy-Files/floodmgmt/hafoo/csc/docs/CA_Precipitation_2pager.pdf. Accessed: August 16, 2018.6

- **Water:** Statewide population growth is likely to increase water demand as temperatures rise, while sea level rise threatens aging coastal water infrastructure.
- **Biological resources:** Much of California's native flora may experience a reduction in suitable climate range.
- **Agriculture:** May see significantly declining yields due to warming and/or increasing drought events.
- **Marine resources:** Marine biological systems are strongly influenced by climate conditions such as currents, winds, and temperatures, as well as ocean acidification. Changes to climatic and environmental conditions affect the specific ranges of plants and animals threatening the ability of species to survive.
- **Energy:** Higher temperatures are expected to increase demand for energy. Energy generation at hydroelectric plants may be reduced with changes in snow pack and precipitation.

Photo credit: Jeannie Breslin

## Air Quality

### GOAL AQ-1

Improved air quality and reduced greenhouse gas emissions throughout Eureka.

**AQ-1.1** **Regional Coordination.** Cooperate with the North Coast Unified Air Quality Management District, Redwood Coast Energy Authority, and other agencies to develop a consistent and effective approach to air quality planning and management, as well as to reduce greenhouse gas emissions and air quality impacts in the region. (IGC)

**AQ-1.2** **GHG Reduction.** Continue to work with Redwood Coast Energy Authority to implement appropriate measures to reduce regional greenhouse gas emissions in Eureka, such as incentivizing the use of alternative energy sources, and periodically update the City's greenhouse gas inventory and reduction plan, consistent with State reduction targets and regulations. (IGC) (Imp AQ-1)

**AQ-1.3** **New Development.** Require new discretionary developments to incorporate mitigation measures that utilize Best Management Practices and reduce emissions from both construction and operational activities, consistent with the North Coast Unified Air Quality Management District requirements and State regulations. (RDR)

See the Land Use Designation section of the Chapter 2, Land Use Plan for information on densities.





**AQ-1.4** **Off-Street Parking.** Encourage and incentivize premium parking spaces for carpool, vanpool, and alternative energy vehicles, and encourage the development and addition of electric vehicle charging stations in parking lots. (RDR, JP)

**AQ-1.5** **NCUAQMD Consultation.** Require consultation and coordination with the North Coast Unified Air Quality Management District for any projects that may have a potential health risk or may expose the public to hazardous air pollutants, as well as determining compliance with adopted rules and regulations. (IGC)

**AQ-1.6** **Buffering Land Uses.** Require buffering of uses, facilities, and operations that may produce toxic or hazardous air pollutants and/or odors (e.g., commercial and industrial uses, highways, etc.) to provide an adequate distance from sensitive receptors (e.g., housing and schools), consistent with California Air Resources Board recommendations. (RDR)

**AQ-1.7** **Large Employers.** Encourage large employers to allow for flexibility in the work schedule that would reduce emissions of air pollutants, such as more alternative schedules and telecommuting, in addition to providing incentives for non-single occupancy vehicle commuting modes including public transit, electric vehicles, carpooling, and non-motorized transportation. (RDR, JP)

**AQ-1.8** **Localized Concentrated Air Pollution.** Strive to reduce the number and generation of localized points of concentrated automobile emissions, or "hot spots," such as by synchronizing traffic signals. (MP)

**AQ-1.9** **Transit Funding.** Strive to secure adequate funding for transit, autonomous vehicle, mobility on-demand, and ridesharing services to provide viable transportation alternatives to help reduce greenhouse gas emissions. Require new development to contribute its fair share of the transit service costs to serve new projects. (RDR, OFB)

**AQ-1.10** **Non-Motorized Transportation.** Continue to plan for and secure adequate funding for interjurisdictional non-motorized transportation facilities to help reduce greenhouse gas emissions. (MP, OFB, IGC)

**AQ-1.11** **City Employee Incentives.** Explore incentives for City employees to promote and utilize alternative modes of transportation, such as public transit, carpooling, walking, bicycling, and telecommuting. (OFB)

**AQ-1.12** **City Vehicle Fleet.** Continue to purchase low-emission and zero-emission vehicles for the City's non-emergency fleet and use only clean fuel sources for trucks and heavy equipment, where feasible. (OFB)

**AQ-1.13** **Reducing the City's Operation Emissions.** Continue to promote strategies aimed at lowering the City's operation emissions, including exploring the feasibility of purchasing 100% renewable power through a Community Choice Aggregation program. (MP, OFB)

**AQ-1.14** **Education and Outreach.** Provide educational opportunities, and assist in engaging with the public regarding air quality, its health impacts, and potential actions that people can take to improve air quality and minimize greenhouse gas emissions. (PI)

## Sea Level Rise

### GOAL SL-1

Anticipated effects of sea-level rise are understood, prepared for, and successfully mitigated.

#### Development

**SL-1.1** **Maintain and Enlarge Shoreline Protective Structures.** Maintain and enlarge existing shoreline protective structures to protect development from sea-level rise related hazards, including storm events, wave run-up and coastal erosion. (MP) (Imp SL-2)

**SL-1.2** **Design of Shoreline Protective Structures.** Require shoreline protective structures be designed for multiple urban purposes, connect to the public access system, ensure shore and structural stability, limit impacts on coastal resources, incorporate soft coastal protection, minimize aesthetic impacts and neither create nor contribute significantly to erosion, or cause geologic instability. (MP) (Imp SL-2)

**SL-1.3** **New Development.** Require new development along the shoreline to assure stability and structural integrity, neither create nor contribute significantly to erosion, not cause geologic instability or destruction of the site and surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs, and ensure that risks to life and property are minimized and that new development is safe from and does not contribute to flooding. (RDR) (Imp SL-2)





**SL-1.4** **Raise Structures.** Require new development and substantial improvements to existing development that are located in areas not protected from coastal flooding to have raised structures to minimize risks to life and property. (RDR, MP) (Imp SL-2)

**SL-1.5** **Natural Shoreline Areas.** Encourage the preservation and habitat enhancement of natural shoreline areas as identified in the most recent shoreline mapping assessment. (MP) (Imp SL-2)

#### Adaptation Measures

**SL-1.6** **Protect Key Coastal Assets.** Prioritize the development and implementation of adaptation measures to protect key coastal assets. (MP) (Imp SL-2)

**SL-1.7** **Coordinated Protection System.** Establish and maintain a coordinated Sea Level Rise protection system for low lying areas. Consider establishing an Assessment District to fund the maintenance and improvement of coastal flood protection measures. (RDR, MP) (Imp SL-2)

**SL-1.8** **Protection Management Strategy.** Protect developed areas and areas designated for urban uses by maintaining and enlarging existing shoreline structures, addressing gaps in the City's coastal flooding lines of defense, and periodically updating and amending sea-level rise vulnerability assessment, adaptation plans, and mapping based on best available science until such time as the magnitude of sea-level rise is such that the protection management strategy can no longer be achieved. (MP) (Imp SL-2)

**SL-1.9** **Fill Material in the Bay.** Place safe fill material in the Bay to protect existing and planned development from flooding and erosion, consistent with requirements of the Coastal Act. (MP, RDR) (Imp SL-2)

**SL-1.10** **Relocate Development.** Abandon developed areas if it is determined that it is no longer feasible to construct and maintain shoreline structures from the effects of sea-level rise. Modify or remove shoreline protective structures if currently developed areas are abandoned and development is relocated outside the coastal hazard areas. (MP, RDR) (Imp SL-2)

**SL-1.11** **Reduce Damage from Peak Tidal and Storm Events.** Explore and encourage innovative solutions to reduce damage from peak tidal and storm events, including the installation of hard engineered tidal barriers, installation of temporary sea gates, pump stations and off-shore structures, construction of soft engineered islands, reefs, marshes, and living shorelines, utilization of safe local waste material to implement adaptation measures, and construction of stormwater detention basins. (MP) (Imp SL-2)

**SL-1.12** **City Projects.** Integrate resilience to anticipated sea level rise impacts into City project designs when repairing and replacing aging infrastructure. (MP, OFB) (Imp SL-2)

### Disclosure, Education, and Collaboration

**SL-1.13** **Disclose Sea-level Rise Impacts.** Disclose the potential for sea-level rise impacts with the use of the following tools: zoning code requirements, sea-level rise hazard maps based on best available science, and risk disclosure requirements. (RDR) (Imp SL-2)

**SL-1.14** **Education.** Work with community partners, property owners, and managers of assets at risk to enhance local understanding of sea-level rise and identify best management practices that reduce vulnerability and risk from sea-level rise hazards. (Imp SL-1) (Imp SL-2)

**SL-1.15** **Collaboration.** Collaborate with stakeholder groups, other agencies, local tribes, and the public to develop local and regional strategies that collectively improve the community's ability to adapt to sea-level rise in ways that advance or maintain economic prosperity, social equality, and environmental protection. (PI, JP) (Imp SL-2)

## Climate Change Impacts and Adaptation

### GOAL CC-1

A community that adapts to and is resilient to climate change impacts.

**CC-1.1** **Hazard Mitigation Planning.** Continue to collaborate with the County of Humboldt and other participating jurisdictions, and participate in the regular updates to the Humboldt Operational Area Hazard Mitigation Plan, to address natural hazards, including addressing resilience and adaptation to climate change. (MP, Imp CC-1)





## Implementation

**Imp AQ-1** Prepare a Climate Action Plan (CAP) that provides the framework for the City to reduce greenhouse gas emissions to meet the State targets identified for 2040 through City operations, and existing and future development. Greenhouse gas emission reductions related to land use, mobility, energy, and solid waste will be addressed in the CAP.

**Implements Policy:** AQ-1.2

**Responsible Department:** Development Services in collaboration with Redwood Coast Energy Authority

**Imp SL-1** Promote low-cost educational opportunities to inform the Eureka community about sea-level rise hazards through City website updates, newsletter updates, informational handouts, and partnerships with real estate and building trade industry groups, neighborhood organizations, and the Greater Eureka Chamber of Commerce.

**Implements Policy:** SL-1.14

**Responsible Department:** Development Services, Community Services

**Imp SL-2** Create and maintain a citywide sea level rise adaptation strategy to ensure the resiliency of Eureka in the future. The strategy will lay out a long-term plan for critical assets that are vulnerable to climate change now and in the future. The plan will also identify tidally-influenced areas, which will continue to be diked as has been done for the past 100+ years.

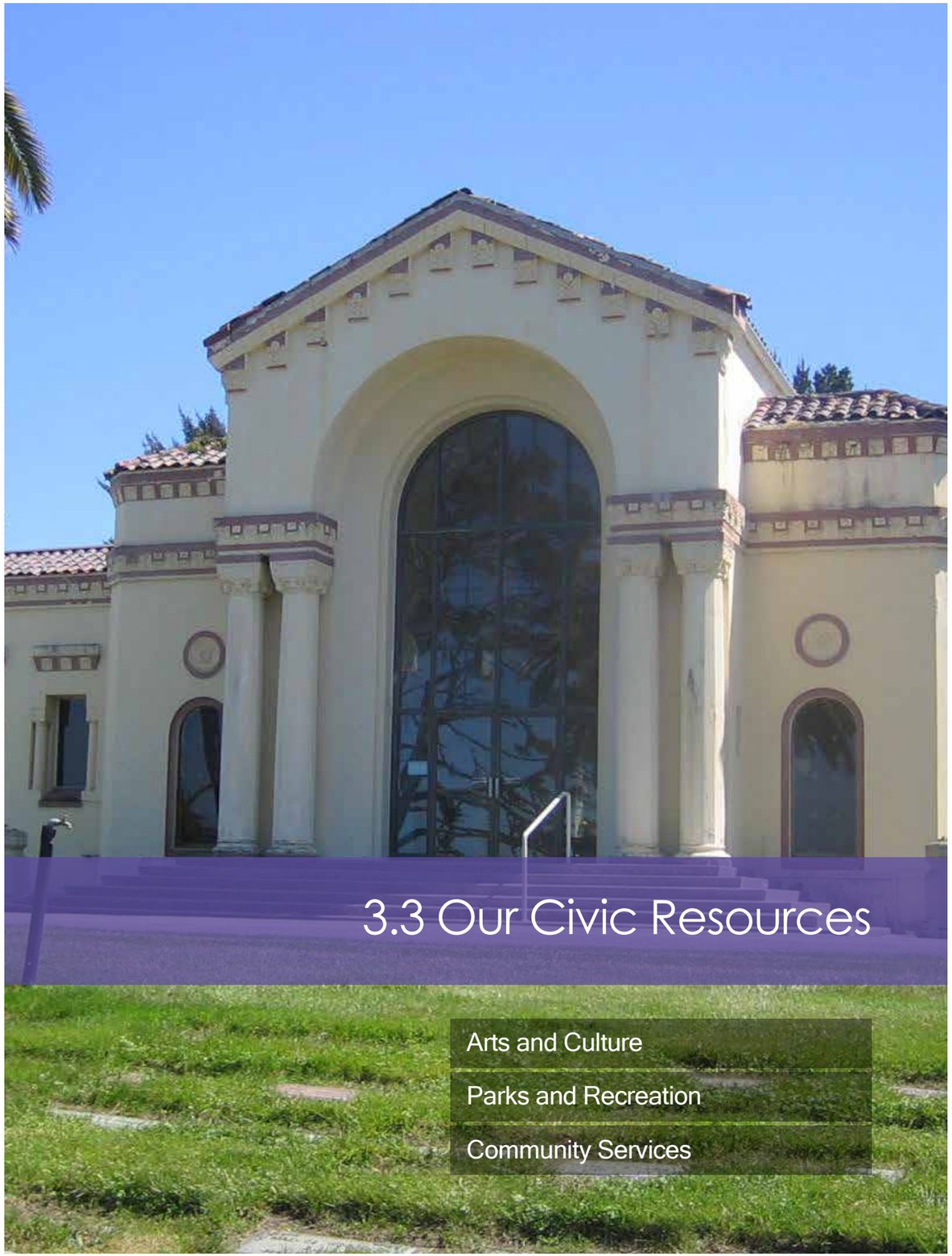
**Implements Policies:** SL-1.1 to SL-1.15

**Responsible Department:** Development Services

**Imp CC-1** Prepare a long-term climate change adaptation and resilience plan to address climate change-related hazards.

**Implements Policies:** CC-1.1

**Responsible Department:** Development Services



# 3.3 Our Civic Resources

Arts and Culture

Parks and Recreation

Community Services



Eureka values civic resources and is committed to the protection and promotion of these resources. Eureka recognizes that providing quality civic resources that include the arts, recreational opportunities, parks, and community services is an important component of making Eureka a great place to live and do business, while enhancing the city's livability. In addition, an engaging cultural environment is important for attracting a skilled workforce and new industries to the community to keep the economy healthy. The promotion and preservation of these civic resources is not only beneficial, but a direct reflection of how Eureka wants to be seen, with a civic and cultural legacy established for future generations.

## Arts and Culture

The Arts and Culture Element establishes a plan to facilitate growth and cultivate a culture of creativity. Art programs and exhibitions, galleries and local shops, musical and dramatic performances, and similar businesses or events provide opportunities for the attendance of residents and visitors, as well as their participation and appreciation. The inclusion of art in public places broadens the exposure and awareness, and enhances and enriches the community culture and quality of life. The City of Eureka is Humboldt County's hub for artistic and cultural activities, and the home of many vibrant and engaged arts communities. Eureka is a culturally diverse representation of many different communities throughout the region, and hosts multiple art and entertainment events throughout the year. Goals and policies in this element support the diversity of arts, cultural facilities, and strategic development of a civic environment in Eureka that is attentive to creativity.

### GOAL AC-1

Provision of diverse programs and partnerships that meet the artistic and cultural needs of the Eureka community.

**AC-1.1** **Strategic Arts Plan.** Continue to work with the Eureka Arts and Culture Commission to regularly update the Strategic Arts Plan that supports the arts and cultural development of the City and conduct surveys and studies, hold stakeholder meetings, or utilize other forms of analysis to understand the arts and cultural needs and interests of the community. (MP, IGC)

**AC-1.2** **Funding.** Apply for grant funding opportunities, consistent with the adopted Strategic Arts Plan, for the development of a wide range of high-quality arts and educational programs and projects that are accessible to all. (MP)

**AC-1.3** **Cultural Tourism.** Develop programs that invest in and contribute to the enhancement of arts and cultural programs, services, organizations, and artists to foster ongoing cultural tourism efforts and creative economic development in the city. (MP, IGC, JP, PI)

**AC-1.4** **Art and Education.** Partner with Humboldt State University and other educational institutions, libraries, arts and cultural organizations, and creative individuals and proponents to strengthen the network of arts and cultural resources in the City and region. (JP, PI)

**AC-1.5** **Coordination of Arts Community.** Encourage coordination among local arts and cultural groups and events to expand their appreciation by the community. (JP, PI)

**AC-1.6** **Supporting Local Arts.** Continue to support the local arts community and programs associated with arts, culture, music and theater, and organizations such as Eureka Main Street and the Ink People Center for the Arts, and others. (JP)

**AC-1.7** **Youth Engagement.** Continue to encourage the development of entertainment, recreational, and cultural activities for youth. (PI)

**AC-1.8** **Museum Development.** Collaborate with local museums, such as the Clarke Museum, the Morris Graves Museum, the Discovery Museum, and others, and support expanded educational opportunities at these sites. (JP, PI)

**AC-1.9** **Artist Live-Work Spaces.** Support the rehabilitation and conversion of buildings to expand and develop artist live-work spaces. (RDR)

**AC-1.10** **Renovation Feasibility.** Participate in studies to determine the feasibility of renovating cultural facilities and historic buildings throughout the City but namely within the Core Area to provide additional spaces for art and cultural programs. (MP)

**AC-1.11** **Public Art Guidelines and Policies.** Create and periodically evaluate/update the City's Public Art Guidelines and Policies to ensure the City has a clear strategic vision regarding these matters. (MP)

**AC-1.12** **Accessibility to All.** Work to ensure that the arts and culture are accessible to all Eureka residents and all visitors to Eureka. (PI)





## GOAL AC-2

Effective utilization of arts and culture to stimulate events and projects that will increase City revenues and enhance Eureka's image.

**AC-2.1** **Cultural Arts District.** Establish and maintain a City-designated Cultural Arts District registered with the California Arts Council. (RDR, JP)

**AC-2.2** **Wayfinding, Banner, and Signage Program.** Develop and implement a wayfinding, banner, and signage program that communicates the various arts and culture activities and options to local and regional travelers. (MP)

**AC-2.3** **Marketing and Outreach.** Engage in marketing and outreach efforts designed to increase knowledge about and to enhance the attendance of arts and culture-related venues, programs, and events. (JP, PI)

**AC-2.4** **Cultural Focal Points.** Develop several cultural focal points across the City, in addition to strengthening the Core Area, for entertainment, cultural, and community activities. Promote the development of a cultural arts/theater district within the Core Area, with particular emphasis on F Street, C Street, and Opera Alley. (MP, RDR)

**AC-2.5** **Private Investment in Public Spaces.** Remove or minimize any City-based regulatory restrictions that would prevent private investment into public spaces, such as phantom art galleries, parklets, neighborhood-based mini-libraries, and murals on privately-owned buildings. (RDR)

**AC-2.6** **Public Art.** Continue to support public art that is consistent with the City's Public Art Guidelines and emphasizes art as an interactive pedestrian experience, allowing for a more inclusive and engaging public realm, including landscape buffers, parklets, parking lots, and other small public spaces. (MP, OFB)

Photo credit: Kinectic Universe

**AC-2.7** **Joint Public-Private Partnerships.** Promote cooperative arrangements with public and private agencies that allow for temporary or permanent displays of art on public or private land, such as murals on blank walls and create a City Phantom Art Gallery Program. (JP)

**AC-2.8** **Community Events.** Continue to support and/or host community events such as Arts Alive, the Farmers Market, the Summer Concert Series, the Redwood Coast Music Festival, and the Humboldt Makers Street Fair, among other events, to foster civic pride and affirm the City's identity as an inclusive and creative community. (JP, PI)

**AC-2.9** **Community Centers.** Continue to maintain existing community centers and actively support the establishment of community centers in underserved areas of Eureka to meet both the civic and cultural needs of the community. (OFB, RDR)

Photo credit: Jeannie Breslin

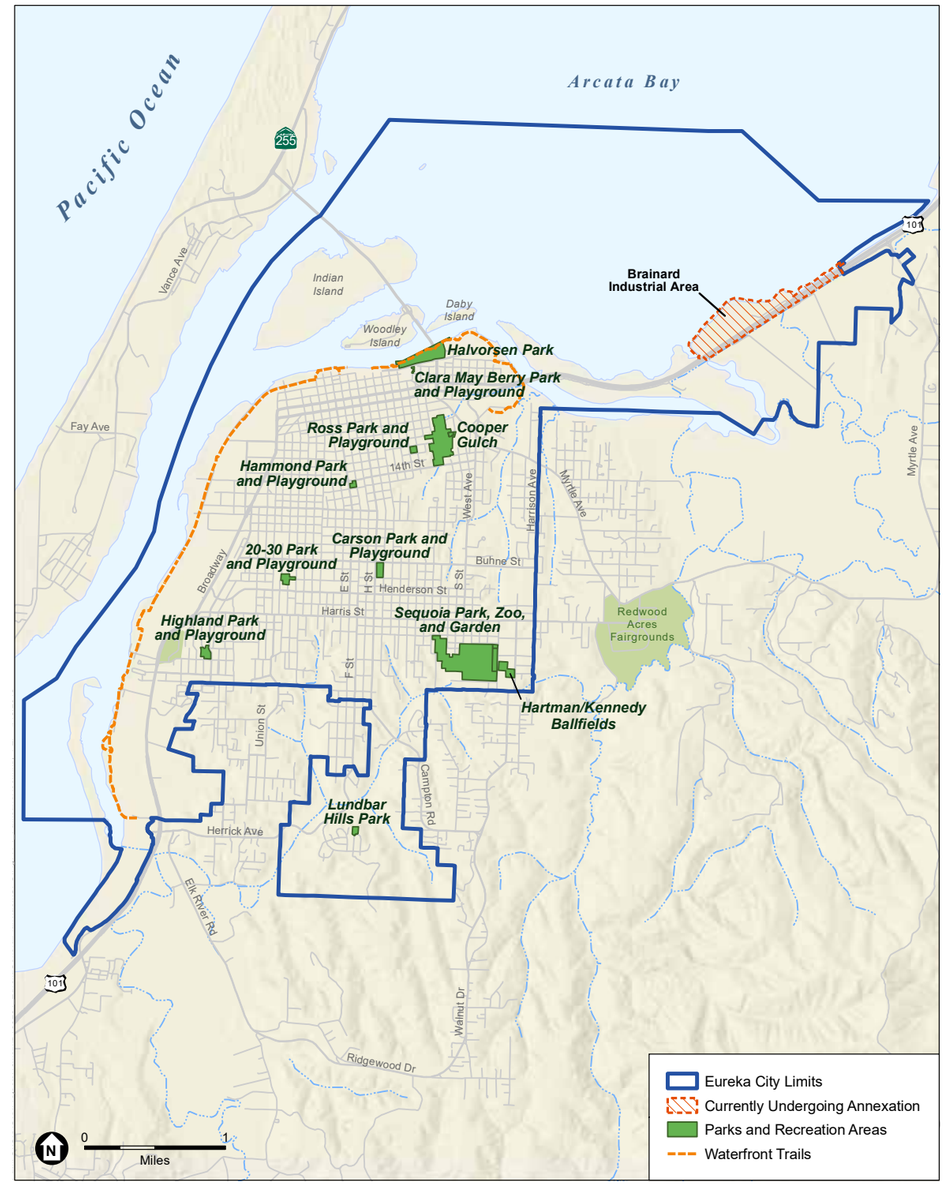
## Parks and Recreation

Equitable and adequate access to parklands and recreational opportunities for residents is important to Eureka as it improves the quality of life and public health through physical activity, while creating a desirable place to live, work and visit. Eureka's coastal setting, and natural surroundings contribute to the recreational opportunities in the area. Within the City limits there are approximately 121.5 acres of City maintained parks, including seven neighborhood parks and six community park facilities as shown in Figure PR-1. The City of Eureka's Community Services Department oversees both the Parks Division and the Recreation Division, and is responsible for Facility Maintenance, as well as the Harbor and Public Marina. These divisions are responsible for providing and maintaining the services of the City's parks, the Sequoia Park Zoo, environmental programs, waterfront trails, and recreational programs.





**Figure PR-1: Parks and Recreation Areas**




SOURCE: City of Eureka, 2017; ESA, 2018

Goals and policies in this element provide for the preservation, maintenance, and development of parkland, facilities, and programs throughout the City to promote physical activity and enable access from all neighborhoods. The policies also direct the City to embrace and build upon its location on Humboldt Bay and its relationship to surrounding natural open spaces in order to enhance opportunities for walking, bicycling, and active lifestyles. Parklands also help to sustain natural environmental resources by providing landscapes that absorb greenhouse gases, produce oxygen, and filter pollutants. In addition, the location of schools and associated recreational facilities serve as a focal point of neighborhood identity and activity.

## GOAL PR-1

A well-maintained park and recreation system that includes sufficient facilities to effectively serve the diverse needs and interests of all members of Eureka's population, while protecting environmentally sensitive resources.

**PR-1.1** **OSPRC Strategic Plan.** Continue to work with the Eureka Open Space, Parks, and Recreation Commission (OSPRC) to regularly update the OSPRC Strategic Plan to manage facilities, programs, and funding for parks and recreation. (MP)

**PR-1.2** **Parkland Standards.** Encourage a diverse and accessible parkland system through a combination of active and passive parks and recreational facilities, in accordance with the definitions and standards provided in Table PR-1. Retain flexibility in applying parks standards to best meet the existing and future needs of the community. (RDR)

Photo credit: VisitRedwoods.com





### Table PR-1: Open Space and Recreation Standards

| Type of Facility | Radius of Service (miles) | Service Population | Site Size (Acres) | Acres per Thousand Persons | Location | Purpose(s) |
|---|---|---|---|---|---|---|
| Pocket Park | ½ to ½ | | Less than 1 | | In dense urban areas on small parcels near major streets and public transportation routes | Provide space for passive recreation and maintain green space in built urban areas |
| Neighborhood Park | ½ to ¾ | 3,000 to 8,000 | 1 to 5 | 1 | Near Center of Neighborhood, Access from Collector Street | Include both active and passive recreational uses and community gardens in order to serve as a multi-activity neighborhood recreational center. |
| Community Park | ¾ to 2 | 8,000 to 20,000 | 30 to 50+ | 3 | Near Boundary of Residential Area, Access from Arterial Street | Provide for popular forms of recreation which require more space than would be available in the residential neighborhood park. Provide active and passive recreational facilities for all age groups while being compatible with surrounding development. |
| Greenways and Trails | ¾ to 2 to access point | 25,000 to 35,000 | One Trail System | 10 | Within Residential Areas and/or Scenic Areas, Access from community Parks and Schools | Connect to community parks and schools via access points and avoid crossing arterial streets often. Provide as many interesting vistas and viewpoints as possible. |

NOTE: Develop new parks and recreational facilities to minimize impacts on environmentally sensitive areas such as wetlands and riparian habitat.
(Table based on Table 5-1 and Policy 5.A.1)

**PR-1.3** **Park Enhancement.** Continue to upgrade and enhance the existing park system with a diverse and accessible range of parks and recreational facilities to better serve park users of all abilities. (OFB)

**PR-1.4** **Funding.** Adopt funding mechanisms for the development and ongoing maintenance and operation of parks and recreational facilities and services. (OFB)

**PR-1.5** **Joint Use.** Coordinate with local school districts to encourage combined school and park facilities where feasible. Enter into joint use agreements to maximize the provision of community services, minimize the duplication of services, and facilitate shared financial and operational responsibilities. (IGC)

**PR-1.6** **Multi-agency Collaboration.** Coordinate with the County and other agencies to provide park and recreation facilities and programs where appropriate, including within the Study Area outside of City limits. (IGC)

Photo credit: VisitRedwoods.com

**PR-1.7** **Recreation Equity.** Support parks and recreation services that consider the diverse needs of citizens of all ages and abilities, including youth, adult, senior, disabled, and under-represented populations. (OFB, IGC)

**PR-1.8** **Recreation for Disadvantaged Communities.** Expand outreach efforts to ensure recreational and educational opportunities for economically disadvantaged and under-represented families and individuals. (OFB, IGC, PI)

**PR-1.9** **Youth Engagement.** Continue to provide positive educational and social influences for youth, including at risk youth, and collaborate with other organizations in Eureka to expand the range of positive opportunities. (OFB, PI)

**PR-1.10** **Public Engagement.** Provide opportunities for citizen input and active participation throughout the planning and development process for parks, recreational programs, and community service programs and activities. (PI)

**PR-1.11** **Park Design and Landscaping.** Incorporate energy efficiency and water conservation measures into park design, development, and upgrading. (RDR)

**PR-1.12** **Sequoia Park Zoo.** Continue to collaborate with the Sequoia Park Zoo Foundation to implement and regularly update the Zoo Master Plan. (MP, JP)

**PR-1.13** **Resource Areas.** Where possible, improve public lands and work with private landowners to provide additional accessibility and views within the gulches and greenways system, forests, coastline and Eureka's other distinct visual and natural resource areas. (OFB, IGC, JP)

**PR-1.14** **Park Safety.** Collaborate with the Eureka Police Department and local agencies to ensure safe parks, trails, and public open spaces. (IGC)

**PR-1.15** **Contaminated Properties.** Encourage the remediation and reuse of contaminated properties for Parks and Recreation purposes. Where appropriate, consider City acquisition of private properties when the City has the ability to attract specific funding for remediation and when such a purchase is in the best interest of the City. (OFB)





# Community Services

The City of Eureka is committed to providing exceptional and effective community services that create a healthy and safe environment for its residents, labor force, and visitors. Eureka recognizes that such civic resources are essential for sustaining a high-quality of life and are important in achieving the City's vision to provide safety, and protect the community from crime and the risks of natural and man-made hazards, as well as to provide educational opportunities for student populations. This is a significant consideration, not only for the well-being of residents, but also for attracting new businesses to the City that will provide quality jobs. The policies provided in this element focus on enhancing law enforcement, fire protection, and educational services to ensure a healthy, safe, and sustainable future for the City of Eureka.

Photo credit: VisitRedwoods.com

## Law Enforcement

The Eureka Police Department (EPD) provides law enforcement for residents living within the City of Eureka. EPD is headquartered in downtown Eureka and two Service Areas, each of which are managed by a Police Captain: Service Area 1 consists of the south and west portions of Eureka, and Service Area 2 consists of the north and east sections of Eureka. EPD has four major divisions: Field Operations commanded by the Captain who oversees Service Area 2; Investigations/Community Oriented Policing (which includes the Criminal Investigations Section [CIS], Problem-Oriented Policing Unit [POP], and the Community Safety Enhancement Team [CSET]) commanded by the Service Area 1 Captain; Communications led by the Communications Manager; and Records supervised by the Records Manager. The Law Enforcement goals and policies focus on effective and equitable policing as well as the provision of adequate staffing of facilities to promote a safe civic environment for Eureka. In addition, policies focus on crime prevention, education, forming relationships with the community, and the expansion of personnel and facilities commensurate with population growth to serve and protect the long-term health, safety, and well-being of all areas of the city.

## Fire Protection

Humboldt Bay Fire (HBF) provides fire protection services to the City of Eureka. HBF is a full service department which provides emergency response and non-emergency public safety services from five fire stations located in and around Eureka. HBF was founded in 2011 through a Joint Powers Authority (JPA), which consolidated the former Eureka Fire Department with the Humboldt Fire District to provide service to the City of Eureka and Greater Eureka area. These goals and policies address fire protection services to ensure a safe and healthy community through the expansion of fire personnel and facilities commensurate with population growth. In addition, fire protection policies promote the education of residents and businesses regarding potential risks and fire prevention techniques, while policies for existing and new development continue to focus on the incorporation of fire prevention and suppression measures, as well as code enforcement.

EUREKA BOOKS
VINTAGE ANTIQUES RETRO
BUZZARDS NEST
ANTIQUES & UNIQUES
GLASSWARE LINENS
POTTERY

## Schools

The City of Eureka is served by several school districts, offering programs from preschool and kindergarten through 12th grade, as well as adult education courses. Eureka City Schools is the largest school district, operating several elementary schools in the City, two middle schools, and Eureka Senior High. In addition to Eureka City Schools, there are several school districts offering programs for elementary and middle school children, who generally transfer into the Eureka City Schools District to attend high school. The goals and policies regarding school facilities provide for the development of new schools commensurate with population growth and accessibility from every neighborhood. The City of Eureka encourages the location and design of schools to serve as a centerpiece of neighborhood identity and activity, as well as provide opportunities for life-long learning.

## Libraries

The Eureka Main Library is considered the main branch of the eleven branches of the Humboldt County Library System which operates throughout the County. The Library goals and policies support library resources and facilities in an effort to promote accessibility to civic resources for all communities and to encourage an environment for cultural and academic enrichment. In addition to providing books, music, ebooks, computer access and other resources, library facilities can also serve as multi-functional gathering places for programs, cultural centers for performances, and spaces for community events.

# Law Enforcement

## GOAL CS-1

A safe and secure Eureka, and responsive and equitable law enforcement to effectively meet the demands of an increasing population and workforce.

**CS-1.1** **Police Master Plan.** Prepare and routinely maintain a Police Master Plan or Strategic Plan to identify needs, goals, and priorities for police staffing, services, facilities, and funding. (MP)

**CS-1.2** **Chief's Advisory Panel.** Establish and maintain an advisory panel of community stakeholders appointed by the City Manager and the Chief of Police to give counsel, support, and recommendations to the Chief for the purpose of improving transparency and fostering strong relationships with the community by promoting fair and humane policing to ensure the safety of citizens and police officers, recommending improvements in budget, policy, procedures and training of police personnel, acting as a sounding board regarding community needs and concerns, and providing feedback on proposed police programs and priorities. (MP)

**CS-1.3** **Staffing and Equipment.** Within the City's overall budgetary constraints, strive to maintain a police staffing ratio of 2.8 personnel per 1,000 residents (1.0 non-sworn and 1.8 sworn), and maintain adequate supporting staff, volunteers, technology, and training capabilities, as funding allows. (MP, OFB)

**CS-1.4** **Response Time.** Strive to maintain an average response time of three (3) minutes for calls for service for critical life-threatening emergencies. (MP, OFB)

**CS-1.5** **Annual Assessment.** Annually assess police facilities and equipment needs and develop strategies that, at a minimum, maintain the police staff and response time standards. (MP, OFB)

**CS-1.6** **Funding.** Explore the possibility of adopting and maintaining a funding mechanism for new and existing development projects to assist in funding Eureka Police Department operations and facilities to maintain adequate levels of police protection. (MP, OFB)

**CS-1.7** **CPTED Principles.** Promote the implementation of strategies, such as Crime Prevention Through Environmental Design (CPTED) principles, in new development projects and public improvements to minimize criminal activity and anti-social behavior. (RDR)

**CS-1.8** **Development Review.** Include Eureka Police Department in the development review process (when appropriate) to ensure that projects adequately address crime and safety. (RDR)

**CS-1.9** **Supporting Crime Prevention.** Continue to support creative approaches to crime prevention and problem solving and use tools such as the Eureka Police Department's Community Oriented Policing and Problem Solving division, the EPD and County of Humboldt Mobile Intervention and Services Team (MIST), diversion programs or other strategies, by working with the community and local organizations. (MP, IGC)

**CS-1.10** **Crime in Neighborhoods.** Continue to work with the community to establish neighborhood watch programs, encourage public safety and other improvements by property owners, and utilize other community diversion programs to reduce crime and blight. (JP, PI)

**CS-1.11** **Mutual Aid.** Coordinate efforts with appropriate law enforcement agencies to promote regional cooperation and provide mutual aid during emergency situations. (IGC)

**CS-1.12** **Graffiti.** Continue to remove graffiti that is in public view and continue to develop and implement programs that prevent graffiti. (OFB)

## Fire Protection

### GOAL CS-2

Protection of Eureka residents, visitors, property, and natural resources from injury and loss of life from fire hazards.

**CS-2.1** **Fire Master Plan.** Work with Humboldt Bay Fire to prepare and routinely maintain a Fire Master Plan or Strategic Plan to resolve needs, goals, and priorities for fire staffing, services, facilities, and funding. (MP)

**CS-2.2** **Facility Standards.** Ensure that water main size, water flow, fire hydrant spacing, and other fire facilities meet City standards. (MP)

**CS-2.3** **ISO Rating.** Work with Humboldt Bay Fire to strive to maintain an Insurance Service Organization (ISO) rating of 3, which accounts for fire suppression, prevention, water distribution, and dispatch call handling capabilities. (IGC)

**CS-2.4** **Response Time.** Work with Humboldt Bay Fire to strive to maintain an average response time of three (3) minutes for all service calls, including emergency medical service (EMS) calls. (OFB, IGC)

**CS-2.5** **Funding Strategy.** Explore the possibility of adopting and maintaining a fire-related development impact fee or an alternate funding mechanism for new and existing development projects to assist in funding Humboldt Bay Fire operations and facilities and to maintain adequate levels of fire protection. (OFB)





**CS-2.6** **Code Enforcement.** Enforce and require compliance with all relevant codes and ordinances for existing buildings and new construction to reduce the risk of fire hazards. Require installation and continued use of automatic fire detection, control, early warning, and suppression systems as required by applicable code. (RDR)

**CS-2.7** **Development Review.** Include Humboldt Bay Fire in the development review process (when appropriate) to ensure that projects adequately address fire hazards. (RDR, IGC)

**CS-2.8** **Weed Abatement.** Continue to enforce the City's weed/hazard abatement program, while enforcing other relevant codes and ordinances designed to reduce fire hazards on private property, and continue to remove excessive/overgrown vegetation from City-owned properties. (MP)

**CS-2.9** **Urban/Wildland Interface.** Design and construct new development proposed within or adjacent to fire hazard zones, such as the gulches and greenways, to minimize exposure to fire hazards and facilitate fire suppression efforts in the event of a wildfire. (RDR)

**CS-2.10** **Wildland Fire Education.** Educate the public about wildland fire prevention techniques that include site design, landscaping, and defensible space vegetation management practices to minimize potential wildland fire hazards. (PI)

**CS-2.11** **Mutual Aid.** Coordinate efforts with appropriate fire protection agencies to promote regional cooperation and provide mutual aid during emergency situations. (IGC)

## Schools

### GOAL CS-3

Excellent educational opportunities and facilities throughout Eureka.

**CS-3.1** **Quality Education.** Continue to support local school districts, charter schools, private schools, and higher education institutions in providing quality education and equitably distributed facilities. (IGC)

**CS-3.2** **Joint Use.** Coordinate with local school districts, charter schools, private schools, and higher education institutions to encourage joint use agreements to collocate schools with parks and other facilities. These agreements should aim to maximize the provision of community services, minimize the duplication of services, and facilitate shared financial and operational responsibilities. (IGC)

**CS-3.3** **Facility Needs.** Cooperate with local school districts in monitoring housing, population, and school enrollment and capacity trends, planning for existing and future school facility needs, and assisting in identifying and acquiring appropriate sites for new schools, if necessary. (IGC)

**CS-3.4** **Accessible School Sites.** Plan and approve residential uses in areas that are most accessible to school sites in order to enhance neighborhoods and reduce automobile trips. (RDR, IGC)

**CS-3.5** **New Residential Development.** Ensure that new residential development, to the extent permissible under State law, fully mitigates its impact on school facilities through the payment of fees or other negotiated methods, as agreed between the developer and affected school district. (RDR)

**CS-3.6** **Funding Sources.** Cooperate with school districts in identifying and pursuing funding sources to rehabilitate, improve, and expand existing schools. (IGC)

**CS-3.7** **School Site Reuse.** Encourage reuse of former schools, and consider reopening schools when warranted by student generation. (MP, IGC)





**CS-3.8** **Safe Routes to Schools.** Continue to coordinate with local school districts, Humboldt County, and the Humboldt County Association of Governments to install infrastructure improvements and traffic calming measures, as well as pursue funding, to ensure safe pedestrian and student travel to and from schools. (IGC)

**CS-3.9** **Vulnerable Youth:** Encourage school districts to develop and provide programs to support vulnerable (at-risk) youth. (MP, PI)

**CS-3.10** **Higher Education.** Continue to support the development and expansion of higher education and vocational education facilities in the City and in the region. (IGC)

**CS-3.11** **Linkage to Higher Education.** Support existing higher education institutions such as Humboldt State University and College of the Redwoods, to strengthen their links with local K-12 school districts to facilitate the transfer of students into these institutions. (IGC)

## Libraries

### GOAL CS-4

Library facilities that continually provide cultural and academic enrichment for the community.

**CS-4.1** **Adequate Services, Facilities, and Programs.** Continue to support Humboldt County Public Library in its efforts to modernize and provide adequate and equitably distributed library services, facilities, and programs that meet the needs of all residents. (IGC)

**CS-4.2** **Accessibility.** Continue to coordinate with Humboldt County Public Library to ensure accessibility of all library facilities for pedestrians, bicyclists, transit riders, and users of other modes of transportation. (IGC)

**CS-4.3** **Multi-Functional Uses.** Support the use of libraries as multi-functional facilities, acting as gathering places, cultural centers, and venues for community events and programs throughout the City. (OFB, IGC)

# 3.4 Our Infrastructure

Mobility

Utilities

Photo credit: Alan Workman

Eureka recognizes that an adequate, efficient, high quality, and reliable infrastructure system is critical to meeting the existing and future needs of residents and employees, as well as attracting new industries and retaining existing businesses. This chapter is intended to facilitate the movement of people, goods, and services, and efficient utility use through the proper development, operation of, and maintenance of Eureka's community infrastructure. Specifically, this chapter identifies the location and extent of major mobility systems and addresses the City's existing and future transportation, water, wastewater, stormwater, solid waste, energy, and telecommunication systems.

## Mobility

The Mobility Element guides the improvement, operation and maintenance of the City's mobility network. The ability to efficiently, safely and conveniently travel within and through Eureka is critical to the City's economic growth, health, character, and sustainability. The term "mobility" acknowledges that the transportation needs of the community are defined by a range of travel options. The attractiveness of certain travel options is directly influenced by the type and pattern of land uses, as well as the availability of transportation facilities and services. While it is acknowledged that the automobile is currently and will likely continue to be the primary mode of travel, the General Plan Land Use and Mobility elements work together to promote increased accessibility and use of alternative transportation modes, as well as provide a more comprehensive design for all modes of transportation. The City of Eureka's mobility system includes the following components: Complete Streets; Streets and Highways; Pedestrian and Bicycle Systems;

Transit (Bus) Systems; Parking Systems; Goods Movement; and Water Transportation. Specifically, the Mobility element provides goals and policies that integrate improvements to create more complete streets, and promote efficient use of streets and highways, connected pedestrian and bicycle paths to encourage the use of alternative transportation modes, coordinated transit service, adequate parking, efficient goods movement, and adequate water transportation service.

## Streets and Highways

The City of Eureka's streets and highways are organized in a hierarchy according to their functional classification. The hierarchy recognizes the type, volume, and character of intended traffic service. Classifications of roadways maintained by the City of Eureka as well as the freeways and expressways maintained by Caltrans within the City Limits are described below.

- **Expressway** - Provide for intra- and inter-regional mobility, and typically has two lanes in each direction divided by a large unpaved median. Characterized by lack of access from abutting properties.
- **Arterial - Major and Minor** - Two to four lane high-speed, high-capacity roadways that connect regional facilities, and accommodate regional, intra-city and sub-regional travel. The primary difference between major and minor arterials is the relative importance of the roadway in serving through traffic.
- **Collector (Major and Minor)** - Two lane medium-speed, medium-volume roadways that connect arterials to local streets and accommodate intra-city travel. Provide access within and between neighborhoods.
- **Local Street** - Two lane low-speed, low-volume roadways that provide direct access to adjacent properties. Typically serve the interior of neighborhoods. Not intended for through traffic.
- **Alley** - Low-speed, low-volume routes that provide rear access to residential and commercial uses, avoiding street side access. Not intended for general circulation.

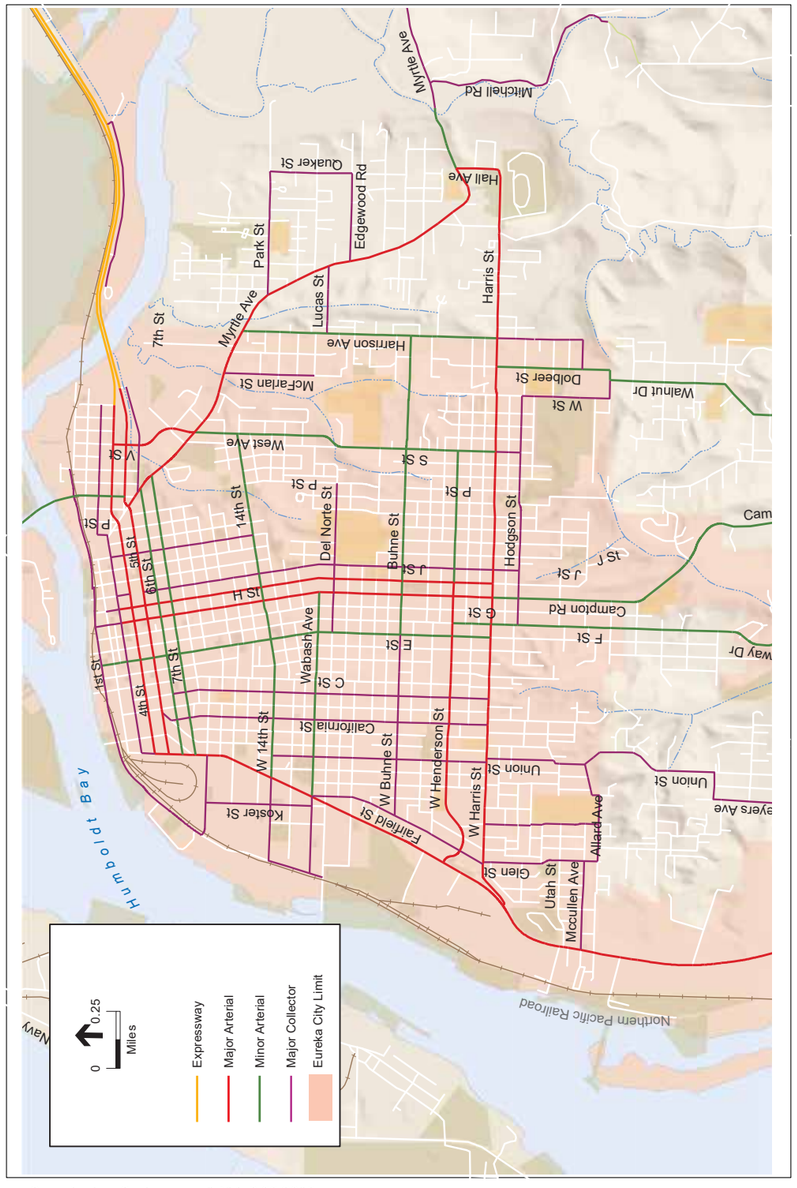
Eureka's existing roadway system (arterials and collectors) is illustrated on the Circulation Diagram, Figure M-1. As part of the General Plan, new traffic signals, roadway improvements and roadway configurations are planned to implement the Circulation Diagram in order to support the Land Use Diagram. Future roadway improvements planned for the City of Eureka are described below.

- Signalized intersection conversions are identified for traffic signal installations at the following intersections that are currently without a signal:





**Figure M-1: Circulation Diagram**




SOURCE: Functional Classification System Map 1D14, 3/30/2016

- E Street / Buhne Street
- Broadway / Hawthorne Street
- Lundblade Drive / Fairway Drive
- I Street / Harris Street
- Walnut Drive / Hemlock Street
- Elk River Road / Herrick Avenue
- US 101 NB Ramps / Herrick Avenue
- US 101 SB Ramps / Herrick Avenue
- F Street / Hodgson Street
- H Street / Hodgson Street
- Elk River Road / Ridgewood Drive
- E Street / Wabash Avenue
- Walnut Drive / Campton Road

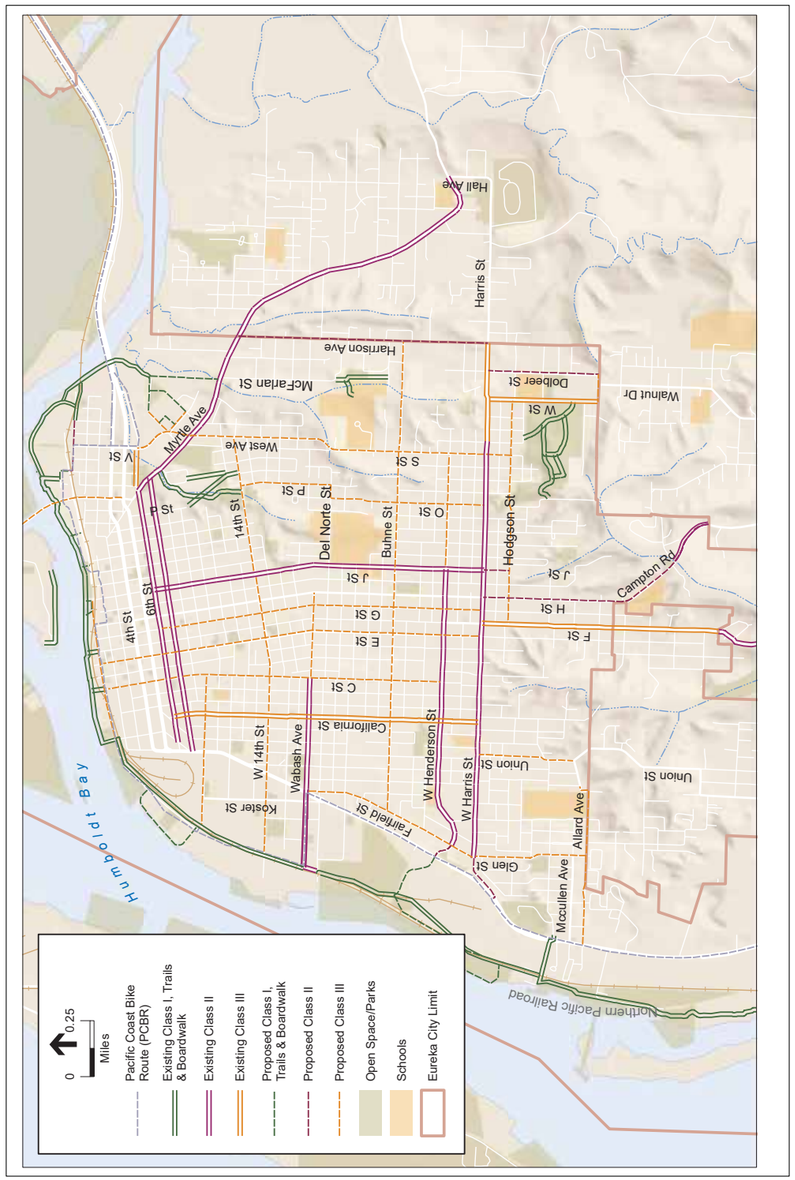
- Street improvements at Broadway, Fairfield Street, and Wabash Avenue to convert the five-legged intersection to a four-legged intersection by closing the Fairfield Street leg. In addition, a new traffic signal will be installed at Broadway/Hawthorne Street to accommodate the expected redistribution of vehicles.
- Street couplet extensions may be implemented at Henderson Street from Fairfield Street to Broadway and both Harris and Henderson Streets from I Street to S Street.
- Street reconfiguration and intersection geometry at Buhne and S Streets to include left-turn lanes along Buhne Street and traffic signal modification for protected left-turn phasing.
- Street reconfiguration and intersection geometry at Harris and S Streets to include left-turn lanes along S Street, but with no modifications to the traffic signal phasing.
- Roadway improvements on Harrison Avenue between Lucas Street and Harris Street including re-striping the roadway to add center turn lanes (Two-Way Left Turn Lane), Class II bike lane construction, and improvements to accommodate off-street parking.

Photo credit: Kinetic Universe

## Bike and Pedestrian Facilities

The use of the bicycle as an alternate, energy efficient mode of transportation within the City is encouraged, as well as walking. Bicycle facilities in Eureka consist of Class I bikeways, Class II bike lanes, and Class III bike routes. The majority of Eureka's bikeway system is comprised of Class II bike lanes, which are present throughout the City and provide mostly east-west connections. A number of Class I, II, and III bikeways are planned throughout Eureka, which aim to continue providing bicycle access throughout the City. Figure M-2 illustrates both the existing and planned bicycle facilities in the City of Eureka. Many of the roadways in the City provide sidewalks and crossings for pedestrians and policies focus on providing a continuous network of facilities to encourage walking.

**Figure M-2: Bike Facilities**




SOURCE: Humboldt Bay Area Bike Map, 2017





The following briefly describes the different classifications of bikeways:

- **Class I Bikeway (Bicycle Path)** - Provides a completely separate right-of-way and is designated for the exclusive use of bicycles and pedestrians with vehicle and pedestrian cross-flow minimized.
- **Class II Bikeway (Bicycle Lane)** - Provides a restricted right-of-way and is designated for the use of bicycles with a striped lane on a street or highway. Vehicle and pedestrian cross-flow are permitted.
- **Class III Bikeway (Bicycle Route)** - Provides for a right-of-way designated by signs and/or pavement markings for shared use with pedestrians and motor vehicles.

## Public Transit

Eureka Transit Service (ETS) provides fixed bus route systems within and around the City of Eureka, operating several routes in a circular pattern. All ETS buses are wheelchair lift-equipped, can accommodate electric scooters, and for the visually impaired, ETS provides audio indicators for inserting bus tickets. City of Eureka Dial-A-Ride, or paratransit, is available through certification, for those who are unable to use a fixed route bus system due to a physical or mental disability. Two regional fixed bus route systems within Humboldt County are the Redwood Transit System (whose Mainline route is along the US-101 corridor) and the Southern Humboldt Intercity Route. Both routes are operated by Humboldt Transit Authority. Both routes provide service to Eureka and surrounding communities.

## Goods Movement

Currently, US-101 and SR 255 have been designated by the City of Eureka as truck routes. The Municipal Code allows truck drivers to use other City streets as well, provided the streets comprise the most direct route between the nearest truck route and the freight origin or destination, unless such movements are expressly prohibited by posted signs.

Although there is a rail line in Eureka owned by North Coast Railroad Authority (NCRA), referred to as the Northwestern Pacific Railroad, it is not currently in use. While reactivation of the line with routine freight use has not yet occurred, it is possible that some level of freight and passenger activity could resume through Eureka in the future.

Humboldt Bay Harbor is the only deep-water port in northern California. With railroad service not available, cargo loads must be transported by truck from the harbor. Much of the gasoline and diesel fuel used in Humboldt and the surrounding counties comes through the port, and the port can accommodate international and Panama Canal class vessels.

## Airport

Murray Field is a County-owned public airport located within the City limits, about three miles northeast of downtown Eureka. Most of its use is general aviation, but FedEx Express flights stop for package delivery. The County's Airport Land Use Compatibility Plan (ALUCP) provides methods, policies, and procedures for working with the County or City to assess compatibility of airport operations with nearby land uses, and identifies the Airport Influence Area (AIA) and the Safety Zones associated with the airport.

## Complete Streets

### GOAL M-1

A model City for multi-modal transportation.

**M-1.1** **Complete Streets.** Design and construct both new and reconstructed streets with adequate rights-of way and facilities to support the full range of locally available travel modes, compliant with the City of Eureka Design/Complete Streets Design Guide and the California Complete Streets Act (AB 1358). Consider a layered transportation network approach that distributes a range of facility types across neighborhoods and districts. (RDR, MP)

**M-1.2** **Investment in Alternative Modes.** Emphasize investment in alternative travel modes to provide a realistic and cost-effective balance between modes. (OFB) (Imp M-1)

**M-1.3** **Multimodal Options.** Establish an interconnected transportation network that offers safe and convenient mobility options including adequate streets, transit services, pedestrian walkways, bike routes, commercial rail connections, aviation services, and trucking and shipping. (MP, OFB, IGC) (Imp M-1)

**M-1.4** **Public Outreach.** Use public outreach to educate and encourage alternative modes of travel and inform the community about the benefits of participation in new programs, approaches and strategies that support Mobility Element goals and policies. (PI) (Imp M-1)

**M-1.5** **Range of Users.** Ensure that the transportation network meets the needs of a variety of users by eliminating barriers, where feasible, to allow access by people of all abilities. Implement the Americans with Disabilities Act when designing, constructing, or improving transportation facilities. (MP, OFB) (Imp M-1)

**M-1.6** **Dense Development.** Integrate transportation and land use decisions to enhance opportunities for development that is compact, walkable and transit friendly. (MP)

**M-1.7** **Consider all Users of Transportation System.** Consider applying a multimodal level of service standard in order to ensure that projects do not result in degraded facilities/services for transit, bicyclists, and pedestrians. (MP) (Imp M-1)

**M-1.8** **Slowing Traffic.** Employ a range of measures to reduce speeds and "calm" traffic in various commercial districts, in front of schools, and in residential neighborhoods. Measures may include education as well as the installation of physical infrastructure, such as street trees, speed bumps, speed humps, narrowing streets, mid-block crossings, and bulb-outs, in appropriate circumstances, while ensuring that the techniques employed have the effect of slowing through-traffic without compromising safety, emergency access, or reasonable flows. (MP) (Imp M-2)

**M-1.9** **Aesthetic Design.** Improve the appearance of existing transportation rights-of-way and incorporate high standards of aesthetic design when designing and constructing new transportation facilities, including streets, street trees, bikeways, walkways, and other related rights-of-way. (MP)

**M-1.10** **Shared Transportation.** Develop guidelines and incentives to direct how transportation sharing (e.g., bikeshare, carshare, rideshare, e-scooters, bike rentals) would be accommodated in the City, including where docking would be required, what amount and type of parking (e.g., automobile spaces, bike parking, docking stations) would be required, passenger loading zones, and other considerations. (MP)

## Streets and Highways

### GOAL M-2

Safe and efficient movement of people and goods with sufficient access to new development.

**M-2.1** **Street Classifications.** Expand and maintain the street and highway system according to the most current version of the Caltrans Road System Maps. Classifications as of 2016 are depicted in Figure M-1. (MP)

**M-2.2** **Traffic Management.** Address traffic operations, including congestion, intersection delays, and travel speeds, while balancing neighborhood livability and safety concerns. (MP, OFB)

**M-2.3** **Level of Service Standard.** Strive to manage streets and highways to maintain Level of Service (LOS) C operation on all roadway segments and signalized intersections, except for along any portion of US 101, where LOS D is acceptable. For evaluation purposes, determine service levels using methodologies and thresholds as set forth in the most up-to-date version of the Highway Capacity Manual, Institute of Transportation Engineers. For purposes of evaluating development proposals, impacts of a project are less than significant if an intersection is operating at LOS E or F without project-generated traffic added, and the project does not cause operation to fall from LOS E to LOS F and average delay for the intersection as a whole increases by no more than 5 seconds. Where LOS for multiple modes including vehicles, bikes, pedestrian and transit conflict, the project will be taken to the City's Transportation Safety Commission for recommendation to staff. (RDR, MP)





**M-2.4** **Vehicle Miles Traveled.** Consider the applicability of using transportation performance metrics such as Vehicle Miles Traveled (VMT) and associated thresholds for measuring transportation system impacts consistent with the California Environmental Quality Act (CEQA) guideline and State law, as well as for making General Plan consistency determinations and developing transportation financing programs. (RDR, MP) (Imp M-4)

**M-2.5** **Design Standards.** Unless otherwise approved by the Transportation and Safety Commission (or equivalent body), require that all new and improved streets in Eureka be designed, developed, and maintained in accordance with the roadway cross-sections standards shown in the City of Eureka Design/Complete Streets Design Guide. (RDR) (Imp M-1)

**M-2.6** **Funding for Infrastructure Improvements.** Identify, develop, and prioritize transportation projects that are eligible for Federal and State funds and continue to pursue all available options for funding new and improved street and highway facilities. (OFB) (Imp M-5)

**M-2.7** **Traffic Studies for Development Projects.** At the discretion of the City Engineer or when a project is expected to generate 50 or more peak hour trips or that could result in any vehicle trip increase in an area already operating below the established standards, require the preparation of site-specific traffic studies. Any project that is anticipated to generate significant traffic impacts will be required to mitigate such impacts. (RDR)

**M-2.8** **Traffic Impact Fee.** Coordinate with Humboldt County Public Works to determine the feasibility, impacts, and benefits of establishing a Traffic Impact Fee that requires all new development to pay its fair share contribution of the cost of any local or regional transportation improvements. (RDR) (Imp M-5)

**M-2.9** **Multi-modal Access.** Promote the provision of multi-modal access to activity centers such as commercial and employment uses, Downtown, Old Town, schools, and parks. (MP, OFB, IGC)

**M-2.10** **Congestion Relief.** Continue to work with the Humboldt County Association of Governments (HCAOG), Caltrans, and Humboldt County on options for long-term solutions to reduce congestion on U.S. 101, thereby reducing diversion of traffic through residential neighborhoods, and improving access in and out of Humboldt County. (IGC)

**M-2.11** **Street Maintenance.** Provide street maintenance to maintain high quality roads. (MP, OFB)

**M-2.12** **Pavement Maintenance.** Continue to seek funding to provide street maintenance to sustain or obtain high Pavement Condition Index (PCI) levels. (MP, OFB)

**M-2.13** **New Roads in Gulches.** Require that streets developed in steep gulch areas result in as little disruption of the natural topography as feasible. Do not allow new roads to be constructed in such areas unless there is no feasible, less environmentally damaging alternative and the impacts can be adequately mitigated. (RDR)

**M-2.14** **Street Trees.** Continue to work with local service and volunteer organizations, and property owners to plant, maintain, and expand the street tree plan for public streets. (MP, OFB, JP)

Photo credit: HLA Todoroff

## Pedestrians and Bicyclists

### GOAL M-3

A system of walkways, bikeways and bicycle parking facilities which will safely and effectively serve those wishing to walk and bicycle for commute, basic services, or recreational trips.

**M-3.1** **Bicycle and Pedestrian Master Plan.** Develop, maintain and implement a Bicycle and Pedestrian Master Plan to set forth the long-range plans to provide a complete system of walking and bicycling facilities, building on the existing plan as depicted in Figure M-2 (Existing and Future Bicycle Facilities). Review and, if necessary, update the plan every five years at a minimum. (MP) (Imp M-3 and Imp M-6)

**M-3.2** **Extend Facilities.** Provide for the extension of sidewalks, trails, and walking/bicycling facilities throughout the City to allow for convenient and safe pedestrian and cyclist movement and to promote walking and bicycling as viable modes of transportation for all types of trips. (MP, OFB) (Imp M-6)

**M-3.3** **Continuous Networks.** Provide continuous pedestrian and bicycle systems that link neighborhoods, parks, schools, commercial centers, major employers, and other frequently-visited destinations and expand access to the gulches and greenways consistent with the City's Bicycle Plan and street design guidelines. (MP) (Imp M-6)





**M-3.4** **Regional Connectivity.** Provide a bicycle system that is interconnected with the regional bikeway system. (MP, IGC) (Imp M-6)

**M-3.5** **Street Design.** Consider the needs of pedestrians and bicyclists in the design of all new or reconstructed streets, with improvements to be provided consistent with the street design guidelines. (OFB) (Imp M-1)

**M-3.6** **Maintain Bikeways.** Maintain designated bikeways and other local streets and bicycle parking facilities in a condition favorable to use by bicyclists. (OFB)

**M-3.7** **Bicycle Signage Infrastructure.** Install wayfinding signage, markers, and stencils on off-street paths, on-street bikeways, local roads, and State Routes to improve way-finding for bicyclists, assist emergency personnel, and heighten motorist awareness. (OFB)

**M-3.8** **Bike Parking.** Prioritize the installation of secure bicycle parking and other supporting facilities in areas generating substantial bicycle traffic and at major public facilities. Install, and encourage the installation by other entities of, bike parking throughout the city. (OFB)

**M-3.9** **Facilities at New Developments.** Where applicable, require new development to provide bicycle access to and through projects, as well as properly and securely installed bicycle parking and/or storage, and to construct, dedicate and/or pay its equitable share contribution to the citywide system. (RDR) (Imp M-8)

**M-3.10** **Enhanced Crossings.** Evaluate need for enhanced crossing treatments, new signals or modified signal operations to promote safety for pedestrians and bicyclists. Coordinate with Caltrans to effect change along the U.S. 101 corridor. (OFB, IGC) (Imp M-7)

**M-3.11** **Safe Routes to School.** Coordinate with local school districts to plan for safe routes to schools and to access funding opportunities to ensure that safe routes to schools are available to all students. (IGC)

**M-3.12** **Infill Sidewalk Gaps.** Create a plan to infill sidewalk gaps. (MP, OFB)

Photo credit: Larry Lage

## Transit

### GOAL M-4

Coordinated transit service within Eureka and surrounding areas as an alternative to automobiles.

**M-4.1** **Transit Services.** Work with local and regional transit providers to maintain and expand services within the City that meet the needs of residents, and are accessible, timely, and responsive to growth patterns, and design routes with transit stops linking to trails and recreation areas. (IGC)

**M-4.2** **Accessible Transit Services.** Support efforts to increase accessible transit services and facilities for the elderly, economically disadvantaged, disabled, school aged children, college students, and other transit-dependent persons. (IGC, PI)

**M-4.3** **Intermodal Transportation Center.** Work with Humboldt Transit Authority to explore the development of an intermodal transportation center that would provide a central focal point for all transportation modes serving Humboldt County, including buses, cabs and limousines, rideshare, railroad passenger service, bay excursion services, horse-drawn carriages, and possibly cruise ships, trolleys, and carshare. (MP, IGC)

**M-4.4** **Developer Improvements.** Require new development to dedicate easements for and provide sheltered public stops for transit patron access where consistent with transit agency plans, and/or pay its equitable share contribution to the Citywide transit system. (RDR) (Imp M-5)

**M-4.5** **Transit Use.** Work with Core Area employers, workers, residents, and visitors to encourage public transit use, thereby reducing traffic congestion and parking demand in the Core Area. (IGC, JP, PI)

**M-4.6** **Bus Stops.** Design new bus stops and improve existing bus stops with appropriate amenities and features to increase rider comfort and feelings of safety and encourage walking and bicycling, including shelters, benches, lighting, shade trees, signs, information kiosks, waste receptacles, paved surfaces, and secure bicycle parking. Where appropriate, add either bus stop lanes or bus turnouts. (OFB, IGC)





**M-4.7** **Bus Stop Maintenance.** Consistently maintain and clean bus stops, including vandalism repair and graffiti removal. (OFB, IGC)

**M-4.8** **Safe Routes to Transit.** Implement and maintain a safe routes program that prioritizes pedestrian and bicycle access to transit stops and stations. (MP, OFB, IGC)

## City-wide Circulation, Parking Supply and Management

### GOAL M-5

A circulation and parking system that serves the diverse needs of the City.

Also see the Chapter 2, Land Use Plan for additional policies related to parking standards.

**M-5.1** **City-wide Parking Management.** Conduct analysis to better understand the City's non-residential parking needs on a broad scale and then develop a City-wide Parking Management Plan. (MP)

**M-5.2** **Parking Management Program.** Continue to work with Core Area business and property owners to develop a parking management program, such as a parking permit program, to balance the long and short-term parking needs of residents, employees, business patrons, and tourists. Include a curb zone management program that defines users/uses of curb zone space to include delivery trucks, buses, taxis, ride share companies, bike parking, bike share, and parklets. (MP, JP)

**M-5.3** **Enhance Safety.** Continue to enhance and maintain parking lot safety as necessary through improved lighting in lots and accessways and increased visibility of parking areas through removing/pruning high shrubs and overgrown landscaping, relocating dumpsters, and removing other obstacles to visibility and surveillance of lots. (MP, OFB)

**M-5.4** **Parking Lot Location.** Discourage placement of parking lots along major commercial, high pedestrian-use street frontages, and corners in the interest of maintaining continuous building frontages along the primary commercial streets and improving walkability in the Core Area. (RDR, OFB)

**M-5.5** **Alternative Fuel Vehicle Parking.** Support parking for Electric Vehicles (EVs), carpools, and hybrids, including the development of local charging stations in both public and private parking lots and large commercial parking lots. (MP, OFB, JP)

**M-5.6** **Self-driving vehicle strategies.** Begin planning for integration of self-driving vehicles into the City's planning strategies, including reduction of parking lot and space requirements, impacts on public transportation, and revenue reductions from parking fines and fees. (RDR, MP, OFB)

**M-5.7** **Paid Parking.** Explore removing free parking in the Core Area and evaluating how paid parking may be used to promote a shift to non-single occupancy vehicle travel. (MP)

**M-5.8:** **Unbundling Parking Costs.** Support the separation of parking costs for multi-family residential developments such that parking for residents or building occupants is available for an additional price thereby reducing existing parking requirements and promoting other modes of travel. (RDR)

## Goods Movement

### GOAL M-6

Transportation facilities that ensure goods can be moved to and from industrial and commercial sites in Eureka in a safe and efficient manner while ensuring that heavy trucks remain on freeways and major arterial streets except when accessing sites within the city.

**M-6.1** **Delivery Schedules.** Encourage business owners to schedule deliveries during off-peak traffic periods in residential, commercial, or mixed-use areas. (JP)

**M-6.2** **Air Service.** Work with the County of Humboldt to plan for a full range of aviation services and promote airline services that meet the present and future needs of residents and the business community, while mitigating impacts to residents and businesses. (JP)

**M-6.3** **Truck Route.** Continue to study the feasibility and necessity of a truck route. (MP)





## Water Transportation

### GOAL M-7

Water transportation facilities that serve the needs of commercial fishing and recreational boating operations, short sea shipping, and a maritime highway.

**M-7.1** **Fishing Facilities.** Protect and, where feasible, upgrade facilities serving and supporting the commercial fishing and recreational boating industries. Participate in the design and construction of new or improved facilities to support commercial fishing and recreational boating and seek funding sources to maintain and enhance existing facilities. Such facilities should not be reduced unless the demand for the 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. (OFB, JP)

**M-7.2** **Berthing Facilities.** Limit new or expanded berthing facilities to sites at the Woodley Island Marina, the Eureka Small Boat Basin, or the Eureka Channel Inner Reach. When practical, provide facilities supporting party- or charter-fishing boat operations at these sites to meet demand for them. (RDR, OFB, JP)

**M-7.3** **Shipping.** Promote Eureka as a port City including options such as short sea shipping. (MP, OFB)

## Implementation

**Imp M-1** Adopt Complete Streets Design Guidelines that set forth appropriate configurations and geometrics to accommodate all modes, including number of lanes and their widths, inclusion of bicycle facilities, sidewalk widths, bus stop amenities and other street furniture as appropriate for the intended use and character of each street type. Include guidance on appropriate treatments to support safe crossings for pedestrians.

**Implements Policies:** M-1.2 through M-1.5, M-1.7, M-2.5, M-3.5

**Responsible Department:** Development Services, Public Works

Photo credit: HLA Todoroff

**Imp M-2** Develop traffic calming guidelines that provide a toolbox of measures designed to reduce traffic speeds and limit diversion of traffic together with policies providing guidance on determining what measures are most appropriate for specific conditions. The guidelines should provide a method for residents to request measures that meet traffic calming criterion.

**Implements Policy:** M-1.8

**Responsible Department:** Public Works

**Imp M-3** Develop a Master Plan to evaluate feasibility of limiting access in specific areas to accommodate pedestrians and bicyclists only. The impacts on all modes of transportation should be evaluated to determine if the diversion of vehicle trips would significantly impact the anticipated alternative route(s).

**Implements Policy:** M-3.1

**Responsible Department:** Development Services, Public Works

**Imp M-4** Consider application of vehicle miles traveled as a metric for evaluating impacts of new development at such time as a methodology is available that is suitable for use in Eureka. Work with Humboldt County Association of Governments (HCAOG) when evaluating potential regional applications both to evaluate and to reduce vehicle miles traveled. Support HCAOG if they develop a regional methodology or program as a part of their annual Overall Work Program.

**Implements Policy:** M-2.4

**Responsible Department:** Public Works, Development Services

**Imp M-5** Establish and maintain a traffic impact fee to assess an equitable share of costs associated with cumulative traffic impacts to all development projects on facilities for all modes of travel.

**Implements Policies:** M-2.6, M-2.8, M-4.4

**Responsible Department:** Development Services, Public Works





**Imp M-6** Develop a Pedestrian and Bicycle Master Plan that identifies the type and location of future bicycle facilities, as well as pathways for use by pedestrians and bicyclists. Coordinate plan development with Humboldt County and Caltrans, where appropriate, to link the City to the surrounding region. The Pedestrian and Bicycle Master Plan shall: establish mode share targets for bicycling and walking that would be used to evaluate new and existing projects; include a level of stress analysis of existing bikeways; develop level of stress targets for all bikeways to help the City to prioritize and redesign appropriate bikeways to accommodate more bicyclists; use mode share data to evaluate the effectiveness of other activities meant to increase pedestrian or bicycle use; and develop a report that captures the activities accomplished during the year that may have affected mode share.

**Implements Policies:** M-3.1 through M-3.4

**Responsible Department:** Public Works/Development Services

**Imp M-7** Evaluate need for enhancements to pedestrian facilities through a study of existing crossing treatments along major routes, especially U.S. 101, and their adequacy. Implement enhanced crossing treatments where warranted, as funding becomes available.

**Implements Policy:** M-3.10

**Responsible Department:** Development Services, Public Works

**Imp M-8** Update guidance to require new projects to analyze parking requirements for bicycles as well as automobiles and develop metrics which allow for the reduction of automobile parking spaces if certain findings are met.

**Implements Policy:** M-3.9

**Responsible Department:** Public Works/Development Services

Photo credit: Larry Lage

# Utilities

Also see Chapter 3.2, Air Quality and Climate Change for policies related to Sea-Level Rise.

The City of Eureka is committed to providing adequate infrastructure and services to support the needs of residents and businesses and recognizes the importance of infrastructure in ensuring a high quality of life. Emphasis is placed on improving existing infrastructure, the development of management plans, and the implementation of Best Management Practices to support development consistent with the vision for Eureka. Policies in this section provide for high-quality and efficient utility services throughout the City and updating of water, wastewater, stormwater drainage, solid waste, energy, and telecommunications systems as deemed necessary, concurrent with new development, population, and employment growth. Utility policies promote sustainability and seek to limit impacts to environmentally sensitive areas.



City of Eureka 2040 General Plan

## Water Supply and Delivery

The City of Eureka provides water to customers within its jurisdictional boundaries. The City is one of several Public Water Systems that obtains water from a regional wholesale water provider, the Humboldt Bay Municipal Water District (HBMWD), and water supplied to customers in the City consists entirely of water supplied by HBMWD. The District disinfects the water via chlorination before distributing by pipeline to the City's water treatment complex in Eureka. Policies in this section focus on ensuring existing and future residents have reliable water supplies by utilizing the City's water rights and maintaining long-term water supply plans. Existing water infrastructure will be maintained and priority given to fund critical infrastructure in need of improvements, while new supply and delivery infrastructure will be added as required by future development demand.

## Wastewater Treatment Collection and Disposal

The City of Eureka provides wastewater services to customers within its jurisdictional boundaries, and in a few rare instances, to customers outside of the City boundary. The City of Eureka owns and operates a wastewater collection system. All of the wastewater from the City (excluding storm water runoff) is collected and treated at the Elk River Wastewater Treatment Plant (WWTP) to secondary treatment standards. Goals and policies in this section provide for adequate and reliable wastewater service for the City of Eureka by requiring system facilities plans for infrastructure, regarding collection, treatment, and disposal of sewage. In addition, new developments must demonstrate the availability of sufficient facilities to connect to the City's wastewater system. Plans, financing programs, and Best Management Practices will be deployed for areas where services are or anticipated to be deficient.

## Stormwater Drainage

The existing stormwater management for the City is generally maintained by the City Public Works Department, and the City Planning and Building Department. Both are responsible for implementation of a Storm Water Management Plan (SWMP). Goals and policies in this section require construction and maintenance of adequate storm drainage facilities and services for the City of Eureka. Policies has been included to ensure new drainage facility infrastructure is adequate, and sized properly. In addition, policies for stormwater drainage facilities should support coordinated efforts in the development of regional stormwater facilities, and require developers to prepare watershed drainage plans. Discussion related to sea-level rise can be found in Section 3.5, Our Well-Being, Sea-level Rise.

### Solid Waste Disposal and Collection

Recology Humboldt County is the sole provider of solid waste collection and removal services for residents living in the City of Eureka, as well as those living in the unincorporated communities adjacent to the City. Humboldt Waste Management Authority (HWMA) is a Joint Powers Authority that provides solid waste processing and disposal for Eureka, as well as other cities and unincorporated communities throughout Humboldt County. Goals and policies in this section support a wide range of programs targeted at reducing waste, using recycled building materials, and supporting the recycling of construction and landscaping waste. These policies are consistent with Eureka's vision and reputation as a sustainable community; and consistent with generating energy savings from recycling that can reduce greenhouse gas emissions. In addition, policies aimed at reducing solid waste can result in less land devoted to landfills. Policies support reduction of the use of disposable, toxic, or non-renewable products in City operations, and education of residents on the benefits of waste diversion and recycling. Solid waste and recycling collection and facilities will be maintained throughout the City and will be designed compatible with surrounding land uses.

### Energy

Existing energy resources available to the City of Eureka are owned and maintained by Pacific Gas and Electric (PG&E). Goals and policies in this section require conservation of energy usage through reducing peak electric load for City facilities, improving energy efficiency of City facilities, implementing energy conserving land use practices for compact mixed used development, and encouraging City residents to consume less energy. Goals and policies developed by the City of Eureka also support an increasing reliance on renewable energy to reduce Eureka's dependence on nonrenewable energy sources. Policies support recruitment of businesses that promote energy efficiency and renewable technologies will be recruited. In addition, to further increase the City's environmental sustainability, policies require that new buildings be designed and sited to maximize energy generation opportunities (e.g., solar) and promote public education about resource conservation.





### Telecommunications

Several companies offer telephone service in the City of Eureka. AT&T and Suddenlink provide high speed data communications, 911 service, and local and long distance telephone service to the City. In addition, multiple cellular phone companies offer wireless phone services to Eureka. Goals and policies in this section focus on providing better telecommunication access to all residents, and facilitating economic development by providing high quality service to businesses. Policies encourage incorporation of telecommunication systems into public buildings and services, as well as into large-scale planned communities and office and commercial projects, to increase the accessibility of information. Telecommunication infrastructure will be designed to be compatible with adjacent uses and to minimize visual impacts.

## Water Supply and Delivery

### GOAL U-1

Availability of an adequate, safe, and sustainable water supply and maintenance of an efficient water system for all residents and visitors.

**U-1.1** **Water Access and Distribution.** Continue to provide high quality water through a cost-effective distribution system, satisfying both normal and emergency water demands, for all segments of the community. (MP, OFB, IGC)

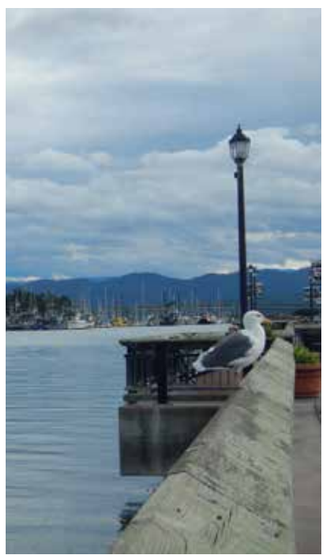
**U-1.2** **Adopted Plans.** Regularly review and update the City's Urban Water Management Plan, along with capital improvement plans, to ensure adequate provision of water supply, infrastructure, maintenance, rehabilitation, funding and conservation strategies. (MP, OFB)

**U-1.3** **New Development.** Require new development to demonstrate the availability of a long-term, reliable water supply (either an existing supply or provision of a new water source) and adequate infrastructure, in accordance with City standards, and to connect to the City's water system. New development in Natural Resource and Agricultural lands may not be required to connect to the City's water system if the requisite infrastructure is not reasonably available. Require new development to be responsible for constructing, dedicating, and/or paying its fair-share contribution for any water system upgrades necessary to serve the development. (RDR)

**U-1.4** **Groundwater.** Continue to monitor and protect the quality and quantity of groundwater. (OFB, IGC)

**U-1.5** **Green Infrastructure.** Continue to encourage the use of green infrastructure that promotes efficient water use and reduced water demand by requiring water-conserving design and equipment in new construction and encouraging the retrofitting of existing development with water-conserving devices. (RDR)

**U-1.6** **Water Conservation Programs.** Collaborate with federal, State, and local water agencies and providers to create and enhance long-term water conservation programs as necessary to address drought conditions affecting the Mad River watershed. (IGC)



## Wastewater Collection, Treatment and Disposal

### GOAL U-2

Sustainable and adequate wastewater collection, treatment, and disposal for existing and future development.

**U-2.1** **Adequate Infrastructure.** Continue efforts to maintain and improve the City's wastewater collection and treatment system capacity for all segments of the community to satisfy dry and wet weather conditions while also detecting and correcting infiltration/inflow (I/I) issues, in accordance with applicable discharge standards. Continue to explore the feasibility of relocation of the wastewater outfall. (MP, OFB, IGC)

**U-2.2** **Sewer System Management Plan.** Regularly review and update the City's Sewer System Management Plan and other wastewater planning tools and capital improvement plans to ensure adequate wastewater collection, treatment, infrastructure, maintenance, rehabilitation, and funding. (MP)





**U-2.3** **New Development.** Require new development to demonstrate the availability of sufficient wastewater facilities, in accordance with City plans and standards, and to connect to the City's wastewater treatment system. New development in Natural Resource and Agricultural lands may not be required to connect to the City's wastewater system if the requisite infrastructure is not reasonably available. Require new development to be responsible for constructing, dedicating, and/or paying its fair-share contribution for any wastewater treatment and collection system upgrades necessary to serve the demands generated by the development. (RDR)

**U-2.4** **Commercial and Industrial Waste Pretreatment.** Continue to require pretreatment of commercial and industrial wastes prior to their entering the city collection and treatment system, consistent with applicable discharge requirements. (OFB, IGC)

**U-2.5** **On-Site Sewage Treatment.** Except in Natural Resource and Agricultural lands, continue to prohibit the development of new on-site sewage treatment and disposal systems within the City limits, but encourage the development of on-site pre-treatment systems, especially for industrial facilities. (RDR)

**U-2.6** **Extension of Sewer Services.** Prohibit extension of sewer service outside of the City limits or sphere of influence, except in limited circumstances to resolve a public health hazard resulting from existing development, or where there is a substantial overriding public benefit. (RDR, IGC)

**U-2.7** **Best Management Practices.** Identify and implement, where feasible, best practices and technologies for wastewater collection and treatment, including strategies that reduce wastewater demand, maintain maximum energy efficiency, and reduce costs and greenhouse gas emissions. (RDR, MP)

Chapter 3.2, Air Quality and Climate Change for policies related to Sea-Level Rise.

## Stormwater Drainage

### GOAL U-3

A comprehensive stormwater collection and conveyance system that reduces or prevents flooding, and protects public safety and the environment.

**U-3.1** **Adequate Infrastructure.** As funding allows, continue efforts to maintain and improve the City's storm drainage system throughout Eureka to adequately accommodate stormwater runoff and prevent flooding. (MP, OFB, IGC)

**U-3.2** **Storm Drain Master Plan.** Regularly review and update the City's Storm Drain Master Plan and capital improvement plans to ensure adequate capacity, infrastructure, treatment, maintenance, and, as available, funding. (MP)

**U-3.3** **Funding.** Consider establishing a funding mechanism for storm drainage improvements, including replacement, repair, or relocation of storm drain facilities. (RDR, OFB)

**U-3.4** **Natural Drainage.** Encourage and maintain the use of natural stormwater drainage systems in a manner that preserves and enhances natural features such as the sloughs, greenways and gulches, and along the rivers and creeks, while also allowing for maximum water reclamation and reuse. (MP, OFB)

**U-3.5** **Manmade Drainage.** Allow manmade drainage systems to be dredged, cleared, and maintained to preserve the drainage capacity for which they were designed, even those classified as wetlands, consistent with State and federal regulations. (RDR, OFB)

**U-3.6** **Recreation Opportunities.** Continue to consider recreational opportunities and aesthetics in the design of stormwater/ retention and conveyance facilities. (MP, IGC)

**U-3.7** **Stormwater Flows along the Waterfront.** Continue to use best available information to identify any necessary improvements to drainage or water control structures to effectively manage stormwater flows and quality in Old Town and along the waterfront. (MP)





**U-3.8** **New Development.** Require new development to prepare drainage studies and to retain and infiltrate stormwater runoff in compliance with City and regional regulations, plans and standards. Ensure that new development constructs, dedicates and/or pays its fair share contribution to the storm drainage system necessary to serve the demands created by the development. (RDR)

**U-3.9** **Low Impact Development.** Encourage and incentivize opportunities to incorporate Low Impact Development in both new construction and remodeling/renovation of existing structures and sites. (RDR)

**U-3.10** **Land Allocation and Mitigation for New Project Runoff.** Require new projects to allocate land as necessary for the purpose of detaining post-project flows and consider establishing a mitigation fund to fund off site stormwater detention areas. (RDR, OFB)

**U-3.11** **Stormwater Quality.** Require new development and redevelopment to minimize stormwater runoff and pollutants entering drainage facilities and drainage courses by incorporating Low Impact Development (LID) measures and appropriate Best Management Practices (BMPs) consistent with the City's NPDES permit and the North Coast Regional Quality Control Board regulations. (RDR, IGC)

**U-3.12** **Minimize Drainage Through Design.** Encourage new project designs that minimize impervious surfaces and maintain, to the extent feasible, natural site drainage conditions, while also employing techniques aimed at retaining and reusing runoff and other water used onsite. (RDR)

**U-3.13** **Runoff Damage Management.** Cooperate with Humboldt County, affected landowners, and other stakeholders to minimize potential damage and economic loss arising from stormwater runoff, consistent with other policies of this General Plan. (IGC, JP)

## Solid Waste Collection and Disposal

### GOAL U-4

Safe and efficient disposal or recycling of solid waste generated in Eureka.

**U-4.1** **Adequate Services.** Continue to support solid waste facility operators and service providers in local solid waste collection, disposal, and recycling efforts. (IGC)

**U-4.2** **Illegal Dumping.** Continue to work towards eliminating illegal dumping. (RDR, IGC)

**U-4.3** **Increase Waste Diversion.** Promote maximum use of solid waste source reduction, recycling, composting, and environmentally-safe transformation of wastes, maximizing solid waste diversion opportunities. (MP, IGC, JP, PI)

**U-4.4** **Composting Programs.** Support programs and facilities that divert residential, commercial, and industrial food, vegetation, and other organic waste from the landfill and continue to work with regional composting facilities to continue and increase composting services for residents and businesses. (MP, IGC, JP, PI)

**U-4.5** **Solid Waste Management per State Mandated Diversion Goals.** Continue to partner with Humboldt Waste Management Authority and City-designated franchise hauler to further plan for and document compliance with State-mandated source reduction, diversion, and recycling requirements. (IGC)

**U-4.6** **Recycling for Residential Uses.** Continue to encourage residential uses to increase the solid waste diversion from landfills through participation in recycling programs and organic waste diversion, consistent with State-mandated diversion goals and the City's goals to reduce greenhouse gas emissions. (JP, PI)

**U-4.7** **Recycling for Commercial and Industrial Uses.** Continue to encourage the development of regional and community-based recycling facilities in heavy industrial areas while also establishing more waste reduction requirements for commercial and industrial uses. (RDR, IGC, JP)





**U-4.8** **Reduced Materials Consumption.** Conserve natural resources through reduced materials consumption and regularly update the City's Zero Waste Action Plan. (MP, OFB)

**U-4.9** **Waste Education.** Collaborate with Humboldt Waste Management Authority and City-designated franchise hauler to inform residents and businesses about methods to increase recycling and waste diversion, namely composting and organics diversion. (PI)

## Energy

### GOAL U-5

Increased renewable energy provision and overall energy efficiency and conservation throughout the City.

**U-5.1** **Energy Conservation.** Promote energy conservation, and development of alternative, nonpolluting, renewable energy sources for community power in both the public and private sectors. (MP, IGC, JP)

**U-5.2** **Energy Conserving Land Use Practices.** Implement energy conserving land use practices that include compact and mixed use development, provision of bikeways and pedestrian paths, and the incorporation and enhancement of transit routes and facilities. (RDR, MP, PI)

**U-5.3** **Design Process.** Engage with property owners and developers early in the design process to incorporate energy saving strategies into appropriate projects. (PI)

**U-5.4** **Building Orientations.** Encourage building orientations and landscape designs that promote the use of natural lighting, take advantage of passive summer cooling and winter solar access, and incorporate other techniques to reduce energy demands. (RDR)

**U-5.5** **Renewable Energy.** Encourage new development to install renewable energy systems and facilities (e.g., solar and wind energies) consistent with the City's greenhouse gas emission reduction goals. (RDR, MP)

**U-5.6** **Community Energy Efficiency.** Identify and promote programs, funding opportunities, and rebates from utility providers to increase energy conservation in existing buildings and require new buildings to implement additional energy efficient measures that are consistent with the City's greenhouse gas emission reduction goals. (RDR, MP, JP, PI)

**U-5.7** **Community Aggregation.** Encourage property owners and residents to participate in Community Choice Aggregation programs to allow lower electric rates and local control of energy sources. (MP, JP, PI)

**U-5.8** **City Energy Efficiency.** Promote energy conservation for all City-owned facilities, vehicles, and equipment, and implement additional energy efficient measures that are consistent with the City's goal of reducing greenhouse gas emissions. (MP, IGC)

**U-5.9** **Green Buildings and Businesses.** Explore providing incentives for development that generates renewable energy and uses sustainable and energy-efficient technologies that result in minimized carbon footprints. (RDR)

**U-5.10** **Underground Utilities.** Continue promoting the undergrounding of overhead utility lines whenever feasible, particularly in recreational facilities, the Core Area, and new residential development, working closely with electricity and telecommunication providers. Identify new Underground Utility Districts, evaluate the feasibility of undergrounding utilities during street and road construction projects, and continue to require the undergrounding of overhead utility lines in existing Underground Utility Districts. (RDR, JP)

**U-5.11** **Energy Education and Outreach.** Encourage a public understanding of the importance of renewable energy and energy efficiency through partnerships with energy-related organizations. (JP, PI)



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# Telecommunications

## GOAL U-6

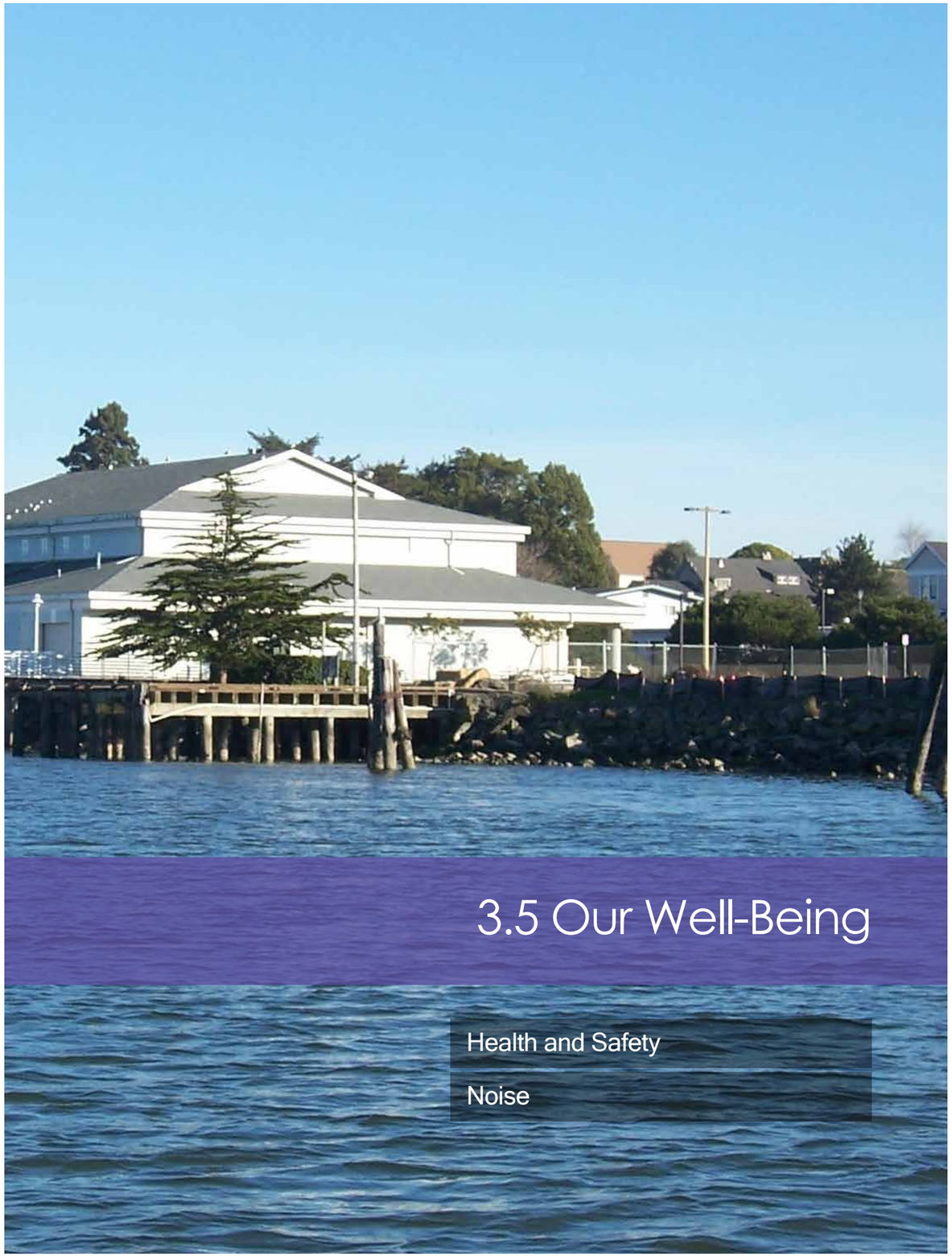
Safe, efficient, and accessible communication systems that help catalyze economic development, government services, and an informed citizenry.

**U-6.1** **Access.** Coordinate with local internet, cellular, and other telecommunications service providers to ensure access to and availability of a wide range of high quality telecommunication systems and services, including internet redundancy within the City and County. (JP)

**U-6.2** **Service Equity.** Work with local telecommunications service providers to retrofit areas currently lacking telecommunication technologies and pursue strategic long-range planning of facilities for new development. (JP)

**U-6.3** **New Development.** Establish requirements for the installation of high quality telecommunications technologies in new planned office, commercial, industrial, and residential developments. (RDR)

**U-6.4** **Co-location.** Require co-location of telecommunication facilities in a manner that maximizes compatibility and minimizes visual impacts on surrounding uses. (JP)



# 3.5 Our Well-Being

Health and Safety

Noise



This chapter addresses the elements of the community that contribute to the overall quality of life of residents, employees and visitors, including health and safety, and noise. Protection from the risks of natural and man-made hazards are essential in establishing a sense of well-being for residents and is an important consideration for attracting new businesses to the City that will provide quality jobs.

## Health and Safety

The City of Eureka is committed to sustaining the health and safety of its residents, labor force, and visitors and recognizes their importance in maintaining the City's quality of life. Eureka can be subject to hazards related to geologic characteristics and seismic activity, flooding, as well as hazardous materials and toxic contamination. Emergency response to potential exposure of these hazards is discussed, along with healthcare and homelessness.

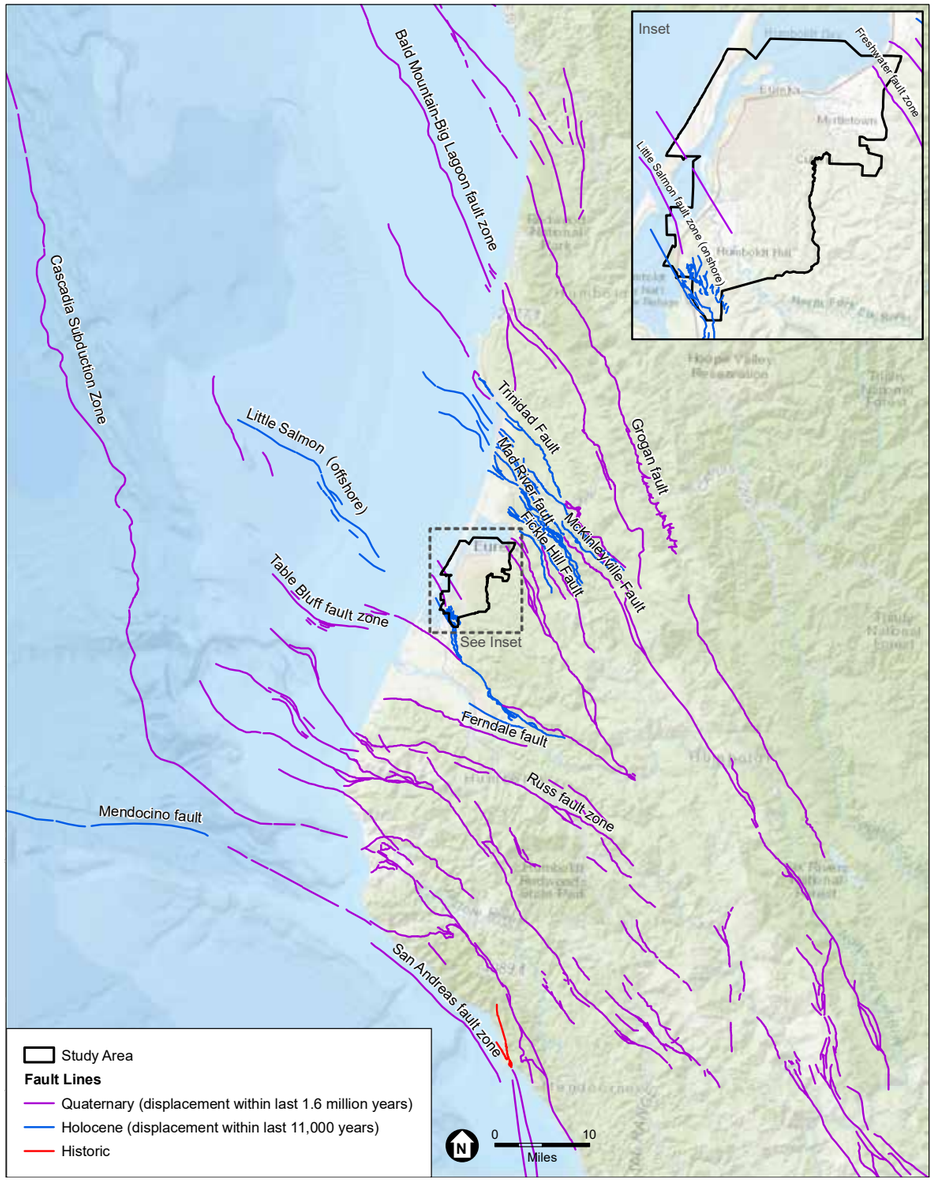
Photo credit: Wikimedia Commons

The Health and Safety Element includes goals and policies related to the protection of residents and businesses from natural disasters, and promotion of cooperative agreements with adjoining jurisdictions and State and Federal agencies that prescribe procedures for preparedness, response, and disaster recovery. Goals and policies related to hazardous materials and sites focus on the documentation, monitoring, clean up, and safe re-use of such materials. Finally, the goals and policies in this section also support health and human service facilities and services though the backing of programs that address the special needs of disabled, homeless, and senior populations.

### Seismic and Geological Hazards

Eureka is located in a region that has numerous active onshore and offshore faults, with the active Little Salmon fault intersecting the southwestern edge of the City. Figure HS-1 presents fault locations relative to the City based on information from the U.S. Geological Survey (USGS). Earthquake recurrence intervals along the Little Salmon Fault are estimated at between 400 and 800 years with the last major earthquake along the fault having occurred approximately 415 years ago. Throughout the region, there is the potential for damage resulting from movement along any one of a number of the active faults, seismic shaking, and seismically induced ground failures (e.g., liquefaction). In general, liquefaction hazards within the City coincide roughly with coastal areas and floodplain areas of the drainages that flow through Eureka, as shown on Figure HS-2.

## Figure HS-1: Regional Faults




SOURCE: City of Eureka, 2018; USGS, 2010; ESA, 2018



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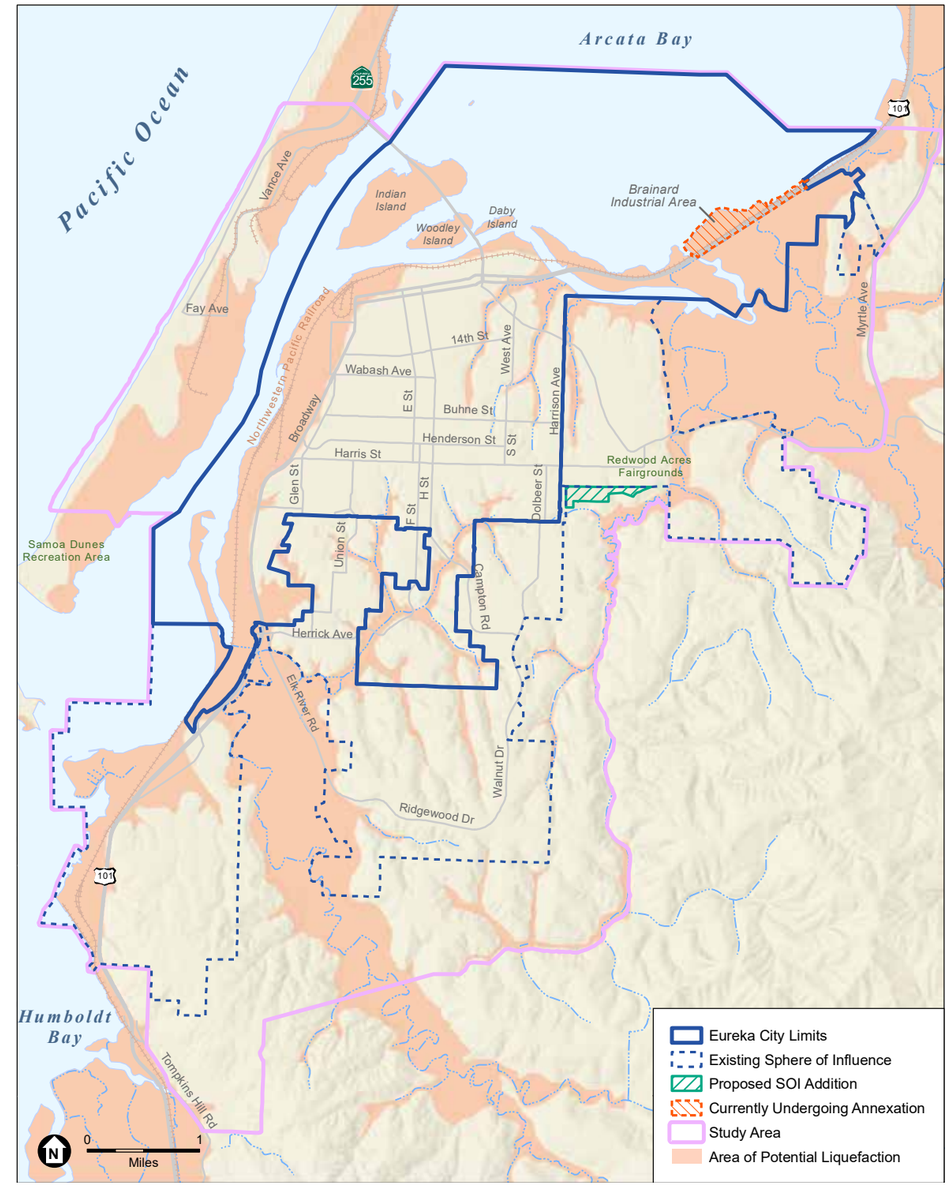
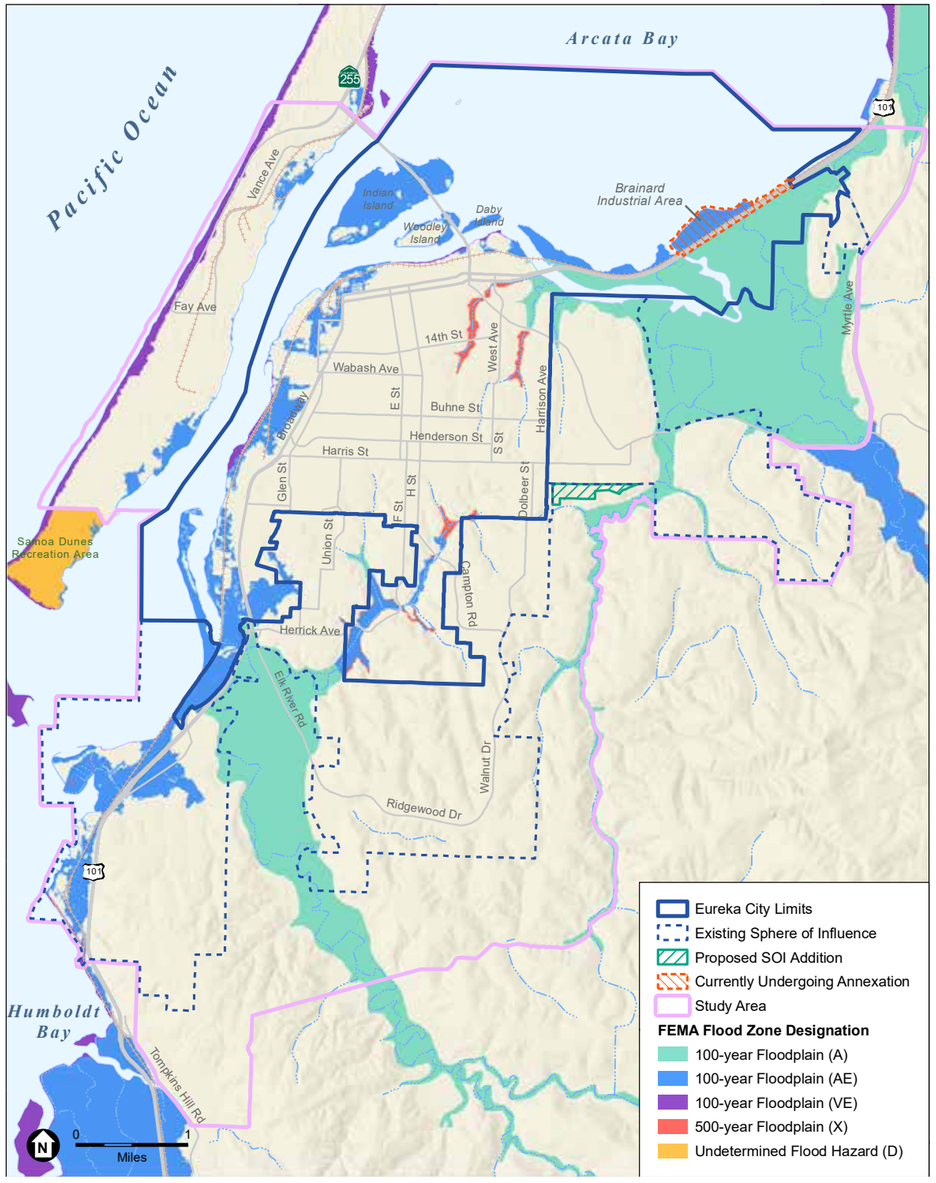
## Figure HS-2: Liquefaction Hazards




SOURCE: City of Eureka, 2018; Humboldt County Community Development Services, 2003; ESA, 2018

**Figure HS-3: FEMA Flood Zones**




SOURCE: City of Eureka, 2018; FEMA, 2017; ESA, 2018



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## Flooding

The Federal Emergency Management Agency (FEMA), through its Flood Insurance Rate Mapping (FIRM) program, designates areas where urban flooding could occur during 100-year and 500-year flood events (see Figure HS-3). Various areas throughout the City are mapped as being located within a designated 100-year flood zone, including the lower reaches of Elk River, reaches of Martin Slough (tributary to Elk River), the northeastern portion of the City around Eureka Slough and the lower reaches of Freshwater Creek, and areas in the northwestern portion of the City along the Waterfront. Information available from the U.S. Army Corps of Engineers (USACE) and Department of Water Resources (DWR) was reviewed and the City was not found to be subject to flooding or dam inundation in these databases or documents.

## Hazardous Materials and Toxic Contamination

Hazardous materials are routinely used, stored, and transported in and out of Eureka, and are associated with a variety of uses including industrial, commercial, hospitals, medical/dental facilities, and residential. However, there are a number of federal, State and local laws that regulate the management of hazardous materials. Emergency response for potential exposure to hazardous materials, are provided by the City of Eureka Police Department and Humboldt Bay Fire.

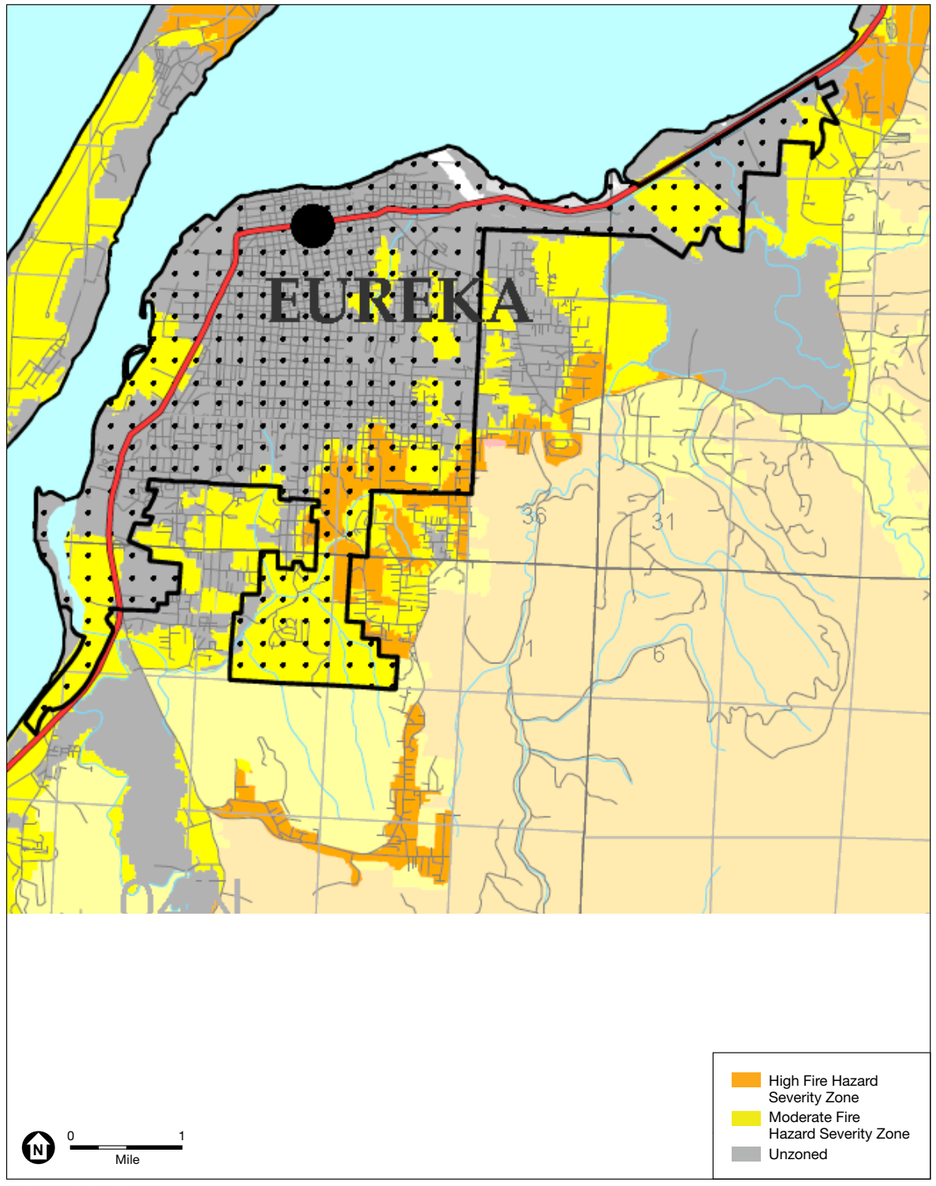
## Emergency Response

Humboldt Bay Fire (HBF) is a full service department through a Joint Powers Authority (JPA) with the former Eureka Fire Department and the Humboldt Fire District to provide fire and emergency response service to the City of Eureka and Greater Eureka area. HBF provides emergency response and non-emergency public safety services to residents in its service area from five fire stations located in and around Eureka. The Humboldt County Office of Emergency Services is the primary local coordination agency for emergencies and disasters affecting residents, public infrastructure, and government operations in the County.

Photo credit: Jeannie Breslin

Eureka and its surrounding area are also subject to potential fire hazards. The California Department of Forestry and Fire Protection (Calfire) maps identify fire hazard severity zones in state (SRA) and local (LRA) responsibility areas for fire protection. The LRA fire severity map designates some areas within the City limits as moderate to high fire hazard severity zones, as shown on Figure HS-4. The SRA area does not extend into the City limits.

Figure HS-4: Fire Hazard Severity Map




SOURCE: Calfire, 2007





### Health Care and Homelessness

The City works with a number of public and private health care providers that serve Eureka residents, as well as the Humboldt County Department of Health and Human Services and private entities who provide services to the homeless.

## Seismic and Geological Hazards

### GOAL HS-1

Protection of property, critical facilities, and human life from seismic and geological hazards.

**HS-1.1** **Appropriate Siting and Design.** Ensure all new structures intended for human occupancy including new development and redevelopment of existing uses are sited and designed consistent with limitations imposed by seismic and geological hazards, constructed to minimize seismic risk, and constructed in compliance with the safety standards included in the Uniform Building Code. (RDR)

**HS-1.2** **Shoreline Protection.** Ensure that development on or near the shoreline of Elk River, Humboldt Bay, and Eureka Slough does not create, contribute significantly to, or is subject to, high risk of damage from shoreline erosion or geologic instability over the life span of the development. (RDR, IGC)

**HS-1.3** **Retrofit Program.** Encourage property owners to seismically retrofit buildings that do not meet current building and safety code requirements, especially critical facilities (e.g., fire stations, police stations, and hospitals) susceptible to damage during seismic events. When funding allows, develop assistance programs. (RDR, MP)

**HS-1.4** **Unreinforced Masonry Buildings.** Ensure that all unreinforced masonry buildings that are used for public purposes are retrofitted to be earthquake safe; and if retrofit is not feasible, require a notice for patrons be provided indicating the building is constructed of unreinforced masonry. (RDR, JP, PI)

**HS-1.5** **Historic Buildings.** Consider giving special structural consideration and flexibility to officially identified structures of historic and architectural significance when performing seismic retrofitting. (RDR, JP)

**HS-1.6** **Water and Wastewater Provisions.** Identify provisions for water supply and delivery, and wastewater treatment and disposal, in cases where services are interrupted as a result of damage caused by seismic activity. (MP, OFB)

**HS-1.7** **Paleontological Resource Protection.** Protect paleontological resources by ensuring compliance with standard protocols during construction activities and accidental discovery of a resource. (RDR) (Imp HS-1)

## Flooding

### GOAL HS-2

Reduced risk of loss of life, injury, damage to property and economic and social dislocations resulting from flood hazards.

**HS-2.1** **Development within 100-Year Floodplain.** Require the construction of new residential uses, critical facilities, and large gathering places within the 100-year floodplain to be consistent with State and local regulations unless the structure and subsequent road access is elevated above the base flood elevation. (RDR)

**HS-2.2** **Flood Protection Structures.** Maintain and enlarge existing flood protection structures to protect development and sensitive habitat or species from flood hazards. (MP, OFB)

**HS-2.3** **Floodplain Capacity.** Continue to preserve stream and river corridors to maintain existing floodplain capacity. (MP, OFB)

**HS-2.4** **Flood Data and Information.** Utilize the most recent flood hazard data from local, regional, State, and federal sources when updating floodplain mapping and plans pertaining to land use and emergency response to facilitate informed investment and land use decisions. (MP, IGC)

**HS-2.5** **Climate Change.** Monitor, assess, and adapt to changes in stream, river and coastal flooding characteristics that may occur due to a global climate change induced rise in sea level. (MP)





**HS-2.6** **National Flood Insurance Program.** Continue to be a participating member of the National Flood Insurance Program and the Community Rating System. (MP, IGC)

**HS-2.7** **Integrated Water Management.** Continue to cooperate in the implementation of regional flood management facility improvements that will promote regional self-reliance and sustainability, and will contribute to the development and implementation of an integrated water management plan, in collaboration with surrounding jurisdictions and Humboldt County. (MP, IGC)

## Hazardous Materials and Toxic Contamination

### GOAL HS-3

Safe production, use, storage, transport, treatment, and disposal of hazardous materials and hazardous waste.

**HS-3.1** **Regulatory Compliance.** Ensure that the use and disposal of hazardous materials in Eureka complies with local, State, and federal safety standards. (RDR)

**HS-3.2** **Site Identification.** Participate in efforts to identify former and current sites involving hazardous materials storage and disposal to reduce the risk of exposure. (MP)

**HS-3.3** **Remediation.** Continue to work with property owners affected by toxic contamination to identify cost-effective approaches to remediation of contaminated soils and develop unified strategies to address the cleanup of large areas (e.g., the Westside Industrial Area). (JP)

**HS-3.4** **Known Areas of Contamination.** Require the development of projects near or within known hazardous waste disposal or handling facilities, or known areas of contamination to perform comprehensive soil and groundwater contamination assessments. If contamination exceeds regulatory levels, require remediation procedures consistent with county, regional, State, and federal regulations prior to any site disturbance or development. (RDR)

**HS-3.5** **Buffering.** Require new industries that store and process hazardous materials to provide an adequate buffer, as determined by the City, between the installation and the property boundaries sufficient to protect public safety. (RDR)

**HS-3.6** **Disclosure.** Require applications for discretionary development projects that will generate hazardous wastes or utilize hazardous materials to include detailed information on hazardous waste reduction, recycling, and storage, consistent with local, regional, and State regulations. (RDR, PI)

**HS-3.7** **Best Management Practices.** Encourage industries, businesses, and residents to incorporate best management practices and technologies to minimize the hazardous material use and hazardous waste generation. (RDR, JP)

**HS-3.8** **Disposal.** Collaborate with Humboldt Waste Management Authority, other local agencies, businesses, and residents to encourage household hazardous waste and E-waste disposal at special events and the Eureka Recycling Center. (IGC, JP, PI)

**HS-3.9** **Public Education.** Promote education efforts regarding the proper use, storage, and disposal of hazardous materials. (PI)

**HS-3.10** **Financial Support.** Continue to provide financial assistance for the Humboldt/Del Norte Hazardous Material Response Team (HMRT), as a member agency of the Humboldt/Del Norte Hazardous Materials Response Authority, to ensure adequate countywide response capability to hazardous materials emergencies. (OFB, IGC)

**HS-3.11** **Safe Homes.** Promote and improve the quality of residential properties by ensuring compliance with housing and property maintenance standards including the use and removal of hazardous materials such as lead based paint, and asbestos. (OFB)



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## Emergency Response

### GOAL HS-4

Adequate community response to effectively prepare for, respond to, recover from, and mitigate the effects of natural or technological disasters and emergencies.

**HS-4.1** **Emergency Services Planning.** Regularly review and update all documents which relate to emergency services planning within Eureka and adjacent areas. (MP)

**HS-4.2** **Emergency and Disaster Preparedness.** Continue to cooperate with Humboldt County and other relevant agencies in conducting disaster-preparedness exercises, and developing and operating a coordinated response program for major emergencies or disasters. (IGC)

**HS-4.3** **Humboldt Operational Area Hazard Mitigation Plan.** Continue to participate in, and ensure that new development and infrastructure are consistent with, the Humboldt Operational Area Hazard Mitigation Plan. (MP, IGC)

**HS-4.4** **Tsunami Readiness.** Continue to enhance the City's tsunami awareness program, in coordination with Humboldt County and other local agencies, to ensure that Eureka residents and visitors are informed about the threat of tsunami and inundation. (MP, IGC, PI)

**HS-4.5** **Evacuation Routes.** Continue to work with Humboldt County, and appropriate state and federal agencies, to identify major emergency transportation corridors for use during disasters and emergencies. In particular, the City should ensure safe access routes to communication centers, hospitals, airports, staging areas, and fuel storage sites. (IGC, PI)

**HS-4.6** **Critical Facilities.** Ensure the continued function of critical facilities such as hospitals, fire stations, police stations, and emergency command centers following a major disaster to facilitate post-disaster recovery. Locate such facilities outside of identified hazard areas. (IGC, JP)

**HS-4.7** **Emergency Access.** Require adequate road standards, driveway widths, and road clearances around structures consistent with local and State requirements to ensure adequate emergency access. (RDR)

**HS-4.8** **Emergency Communication.** Ensure government has the ability to communicate with each critical facility and level of government. (IGC, JP)

**HS-4.9** **Alternative Energy Sources.** Identify alternative sources of energy (i.e., fueled generators, solar, wind) for use in the event energy supplies are interrupted as a result of an emergency. (OFB)

**HS-4.10** **Wildland Fire Preparedness.** Continue to work with Humboldt County, CALFIRE, the U.S. Forest Service, and other regional cooperators to plan for and mitigate the potential for wildland fire. (JP) (Imp HS-2)

## Health Care and Homelessness

### GOAL HS-5

A consistent and well-maintained relationship with the Humboldt County Department of Health and Human Services to advocate that the County efficiently and effectively implement funding and programs dedicated to ensuring that Eureka has healthy communities and adequate human services to combat homelessness.

**HS-5.1** **Health Care Facilities.** Continue to coordinate with public and private health care providers to develop new, and strengthen existing, health care facilities within the City in order to continue providing adequate health care services for Eureka and the surrounding communities of Humboldt Bay. (IGC, JP)

**HS-5.2** **Education for Healthy Communities.** Promote opportunities for health education and awareness throughout the City, emphasizing the importance of not smoking, regular exercise, walking, nutrition, and regular check-ups as a preventive measure against cardiovascular and other diseases. (PI)



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**HS-5.3** **Community Gardens.** Encourage and incentivize the development of community gardens throughout the City, including in new subdivisions and low-income or underserved neighborhoods. (PI)

**HS-5.4** **Site Location.** Work with Humboldt County and local organizations to identify adequate sites for health and human services facilities within the City to ensure that such facilities are easily accessible and equitably distributed throughout the City in a manner that makes the best use of existing facilities and ensures compatibility with adjoining uses. (IGC, JP)

**HS-5.5** **Support Services.** Continue to collaborate with public and private agencies to best serve health care needs, including mental health services, for the City's population, including homeless persons. (IGC, JP)

**HS-5.6** **Housing and Housing Support Services.** Work with Humboldt County and local organizations to develop additional opportunities for the homeless population in the City to secure needed services, and emergency and interim shelter, as well as low cost housing, consistent with the City's Homeless Strategy. (IGC, JP, PI)

**HS-5.7** **Advocacy for Dispersion of Housing and Homelessness Support Services.** Work with Humboldt County and local organizations to disperse support services for homelessness and housing throughout the County instead of concentrating them in Eureka. (JP)

## Implementation

**Imp HS-1** Require that if any paleontological resources are discovered during construction, all earthwork or other types of ground disturbance within 50 feet of the find stop immediately until a qualified professional paleontologist meeting the standards of the Society of Vertebrate Paleontology can assess the nature and importance of the find. Based on the scientific value or uniqueness of the find, the paleontologist may record the find and allow work to continue, or recommend salvage and recovery of the fossil. If treatment and salvage is required, recommendations are to be consistent with current Society of Vertebrate Paleontology guidelines and currently accepted scientific practice. If required, treatment for fossil remains may include preparation and recovery of fossil materials so that they can be housed in an appropriate museum or university collection, and may also include preparation of a report for publication describing the finds.

**Implements Policy:** HS-1.7

**Responsible Department:** Development Services, Public Works, Community Services

**Imp HS-2** Update the City's Zoning Code, in consultation with area stakeholders, to require defensible space and other wildland fire mitigation strategies in fire prone areas. Explore implementation of fire resistant building codes in fire prone areas.

**Implements Policy:** HS-4.10

**Responsible Department:** Development Services, Public Works, Humboldt Bay Fire



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# Noise

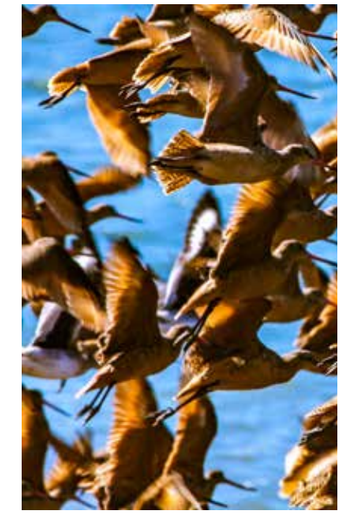


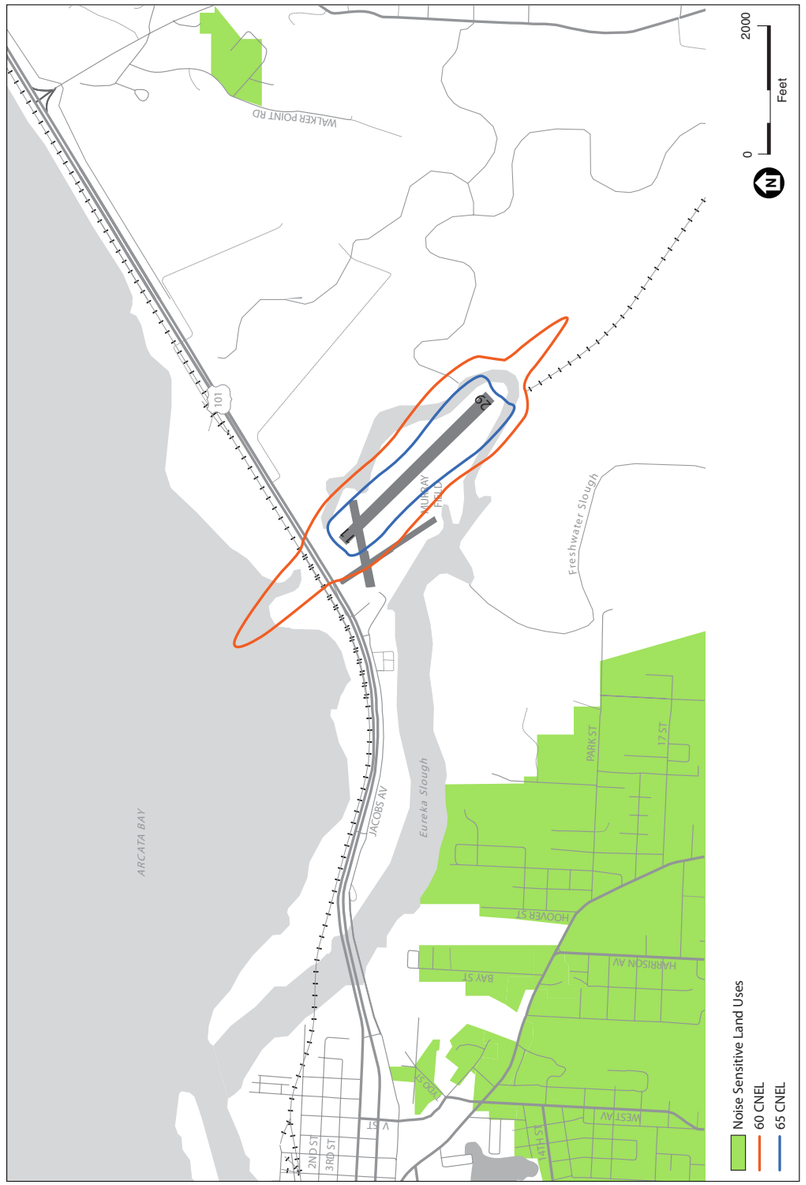
Photo credit: Alan Workman

The City of Eureka recognizes the relationship between noise and the well-being of the community. However, the City also recognizes that overly restrictive noise policies can unnecessarily hinder development and economic growth. Policies in this section provide reasonably balanced protection for residents, businesses, and visitors from noise hazards by establishing exterior and interior noise standards. Higher exterior noise standards are allowed for residential infill projects and mixed-use developments, as long as the interior noise standard is maintained. Mixed use projects will be required to mitigate for on-site noise sources to ensure compatibility of uses. These policies also require construction noise impacts to be mitigated and promote the reduction of noise from vehicles and aircraft to protect residents, businesses, and visitors.

Sensitive land uses exist throughout the City and include residences, schools, daycares, hospitals, nursing homes, hotels, and recreational uses. Noise sources are also located throughout Eureka and can generally be classified as either stationary or a mobile/transportation source. Stationary noise sources contribute to the ambient noise environment in the City and includes fixed equipment such as heating and cooling equipment, landscape maintenance activities, heavy industrial systems, and shipping and loading facilities.

Mobile/transportation noise sources can be generated from traffic, trains and aircraft. One of the primary contributors to the ambient noise environment in Eureka is vehicular traffic. Existing roadway noise exposure and contour distances are presented in Table N-1. Future roadway noise exposure and contour distances based on the amount of assumed development allowed under the 2040 General Plan are presented in Table N-2. Murray Field and Samoa Field are located within two miles of the City. Murray Field is a County-owned public airport located in the northeast corner of Eureka, and noise contours for the airport are shown in Figure N-1. Samoa Field Airport is located outside of the City limits on Samoa Peninsula, and is a City-owned, public airport. There is no adopted airport land use compatibility plan and noise contours have not been developed for the Samoa Field Airport.

### Figure N-1: Murray Field 2025 Noise Contours




SOURCE: Murray Field Airport Master Plan Report, 2006; and ESA, 2006



City of Eureka 2040 General Plan

### Table N-1: Existing (2016) Traffic Noise Levels and Distances to Roadway Contours

| Roadway Segment | $L_{dn}$ from 50 feet | Distance to $L_{dn}$ Contours (feet) | | | |
|---|---|---|---|---|---|
| | | 75 dBA | 70 dBA | 65 dBA | 60 dBA |
| Broadway, from Henderson St to Wabash Av | 68 | 10 | 35 | 110 | 350 |
| Broadway, from Wabash Av to 14th St | 68 | 10 | 30 | 95 | 305 |
| Broadway, north of 14th St | 68 | 10 | 30 | 95 | 310 |
| H St, from Hodgson St to Harris St | 64 | <5 | 10 | 40 | 125 |
| H St, from Harris St to Henderson St | 62 | <5 | 10 | 25 | 75 |
| H St, from Henderson St to Buhne St | 64 | <5 | 10 | 35 | 120 |
| H St, from Buhne St to 14th St | 64 | <5 | 10 | 35 | 115 |
| H St, from 14th St to 7th St | 62 | <5 | 10 | 25 | 85 |
| H St, from 7th St to 6th St | 62 | <5 | 10 | 25 | 80 |
| H St, from 6th St to 5th St | 62 | <5 | 5 | 25 | 70 |
| H St, from 5th St to 4th St | 62 | <5 | 10 | 25 | 80 |
| H St, south of Hodgson St | 64 | <5 | 10 | 40 | 120 |
| I St, from Harris St to Henderson St | 67 | 5 | 25 | 75 | 235 |
| I St, from Henderson St to Buhne St | 66 | 5 | 20 | 65 | 200 |
| I St, from Buhne St to 14th St | 66 | 5 | 20 | 65 | 200 |
| I St, from 14th St to 7th St | 65 | 5 | 15 | 55 | 170 |
| I St, from 7th St to 6th St | 64 | <5 | 15 | 45 | 140 |
| I St, from 6th St to 5th St | 64 | <5 | 10 | 40 | 120 |
| I S, from 5th St to 4th St | 60 | <5 | 5 | 15 | 55 |
| S St, south of Harris St | 63 | <5 | 10 | 30 | 100 |
| S, St, from Harris St to Buhne St | 65 | <5 | 15 | 50 | 155 |
| S St/West Av, from Buhne St to Myrtle Av | 66 | 5 | 20 | 60 | 190 |
| Dolbeer St, from Walnut Dr to Harris St | 64 | <5 | 10 | 35 | 115 |
| Harrison Av, from Harris St to Myrtle Av | 65 | 5 | 15 | 50 | 160 |
| *Myrtle Av, east of Harrison Av | 67 | 5 | 25 | 70 | 225 |
| Myrtle Av, from West Av to Harrison Av | 68 | 10 | 30 | 95 | 300 |
| Myrtle Av, from West Av to 5th St | 66 | 5 | 20 | 60 | 190 |
| Harris St, west of Union St | 64 | <5 | 15 | 45 | 135 |

### Table N-1: Existing (2016) Traffic Noise Levels and Distances to Roadway Contours

| Roadway Segment | $L_{dn}$ from 50 feet | Distance to $L_{dn}$ Contours (feet) | | | |
|---|---|---|---|---|---|
| | | 75 dBA | 70 dBA | 65 dBA | 60 dBA |
| Harris St, from Union St to E St | 66 | 5 | 20 | 60 | 195 |
| Harris St, from E St to F St | 66 | 5 | 20 | 65 | 200 |
| Harris St, from F St to H St | 67 | 5 | 25 | 75 | 235 |
| Harris St, from H St to I St | 68 | 10 | 30 | 100 | 315 |
| Harris St, I St to S St | 67 | 5 | 25 | 75 | 235 |
| Harris St, from S St to Dolbeer St | 67 | 5 | 20 | 70 | 225 |
| Harris St, from Dolbeer St to Harrison Av | 66 | 5 | 20 | 65 | 200 |
| Henderson St, from Broadway to Spring St | 66 | 5 | 20 | 70 | 215 |
| Henderson St, from Spring St to E St | 63 | <5 | 10 | 35 | 110 |
| Henderson St, from E St to F St | 64 | <5 | 15 | 45 | 140 |
| Henderson St, from F St to H St | 64 | <5 | 15 | 45 | 140 |
| Henderson St, from H St to I St | 64 | <5 | 10 | 35 | 115 |
| Wabash Av, from Broadway to California St | 62 | <5 | 10 | 25 | 85 |
| Wabash Av, east of California St | 62 | <5 | 5 | 25 | 75 |
| 7th St, from E St to H St | 62 | <5 | 10 | 25 | 80 |
| 7th St, from H St to I St | 62 | <5 | 5 | 20 | 70 |
| 7th St, east of I St | 62 | <5 | 5 | 25 | 70 |
| 6th St, E St to H St | 62 | <5 | 10 | 25 | 85 |
| 6th St, H St to I St | 63 | <5 | 10 | 35 | 110 |
| 6th St, east of I St | 65 | <5 | 15 | 45 | 145 |
| 5th St, west of H St | 64 | <5 | 15 | 40 | 125 |
| 5th St, from H St to I St | 65 | <5 | 15 | 50 | 155 |
| 5th St, from I St to R St | 66 | 5 | 20 | 60 | 185 |
| 4th St, west of H St | 67 | 10 | 25 | 80 | 250 |
| 4th St, from H St to I St | 66 | 5 | 20 | 60 | 195 |
| 4th St, from I St to R St | 67 | 10 | 25 | 80 | 255 |
| 4th St, from R St to V St | 68 | 10 | 30 | 90 | 285 |

SOURCE: Traffic Noise Modeling by ESA, 2018
* This roadway segment is located next to but outside the City limit boundary. Noise contours extend into the City limits





### Table N-2: 2040 General Plan Traffic Noise Levels and Distances to Roadway Contours

| Roadway Segment | $L_{dn}$ from 50 feet | Distance to $L_{dn}$ Contours (feet) | | | |
|---|---|---|---|---|---|
| | | 75 dBA | 70 dBA | 65 dBA | 60 dBA |
| Broadway, from Henderson St to Wabash Av | 69 | 15 | 40 | 130 | 405 |
| Broadway, from Wabash Av to 14th St | 69 | 10 | 35 | 115 | 360 |
| Broadway, north of 14th St | 69 | 10 | 35 | 115 | 355 |
| H St, from Hodgson St to Harris St | 64 | <5 | 15 | 45 | 140 |
| H St, from Harris St to Henderson St | 62 | <5 | 10 | 25 | 80 |
| H St, from Henderson St to Buhne St | 64 | <5 | 15 | 40 | 130 |
| H St, from Buhne St to 14th St | 64 | <5 | 15 | 45 | 135 |
| H St, from 14th St to 7th St | 63 | <5 | 10 | 35 | 110 |
| H St, from 7th St to 6th St | 62 | <5 | 10 | 30 | 90 |
| H St, from 6th Street to 5th St | 62 | <5 | 10 | 30 | 90 |
| H St, from 5th St to 4th St | 63 | <5 | 10 | 35 | 105 |
| H St, south of Hodgson St | 65 | <5 | 15 | 45 | 140 |
| I St, from Harris St to Henderson St | 67 | 10 | 25 | 85 | 270 |
| I St, from Henderson St to Buhne St | 67 | 10 | 25 | 75 | 240 |
| I St, from Buhne St to 14th St | 67 | 5 | 25 | 75 | 230 |
| I St, from 14th Street to 7th St | 66 | 5 | 20 | 65 | 210 |
| I St, from 7th St to 6th St | 65 | 5 | 15 | 50 | 160 |
| I St, from 6th St to 5th St | 64 | <5 | 15 | 45 | 140 |
| I S, from 5th St to 4th St | 62 | <5 | 10 | 25 | 85 |
| S St, south of Harris St | 63 | <5 | 10 | 35 | 105 |
| S, St, from Harris St to Buhne St | 65 | 5 | 15 | 50 | 165 |
| S St/West Av, from Buune St to Myrtle Av | 66 | 5 | 20 | 60 | 195 |
| Dolbeer St, from Walnut Dr to Harris St | 64 | <5 | 15 | 40 | 125 |
| Harrison Av, from Harris St to Myrtle Av | 65 | 5 | 15 | 50 | 165 |
| *Myrtle Av, east of Harrison Av | 67 | 10 | 25 | 75 | 240 |
| Myrtle Av, from West Av to Harrison Av | 68 | 10 | 30 | 100 | 320 |
| Myrtle Av, from West Av to 5th St | 66 | 5 | 20 | 65 | 210 |
| Harris St, west of Union St | 65 | <5 | 15 | 50 | 155 |
| Harris St, from Union St to E St | 66 | 5 | 20 | 65 | 215 |

### Table N-2: 2040 General Plan Traffic Noise Levels and Distances to Roadway Contours

| Roadway Segment | $L_{dn}$ from 50 feet | Distance to $L_{dn}$ Contours (feet) | | | |
|---|---|---|---|---|---|
| | | 75 dBA | 70 dBA | 65 dBA | 60 dBA |
| Harris St, from E St to F St | 66 | 5 | 20 | 70 | 215 |
| Harris St, from F St to H St | 67 | 5 | 25 | 75 | 235 |
| Harris St, from H St to I St | 68 | 10 | 35 | 105 | 330 |
| Harris St, I St to S St | 67 | 5 | 25 | 75 | 235 |
| Harris St, from S St to Dolbeer St | 67 | 5 | 25 | 75 | 230 |
| Harris St, from Dolbeer St to Harrison Av | 66 | 5 | 20 | 65 | 205 |
| Henderson St, from Broadway to Spring St | 67 | 5 | 20 | 70 | 225 |
| Henderson St, from Spring St to E St | 64 | <5 | 10 | 35 | 115 |
| Henderson St, from E St to F St | 65 | <5 | 15 | 50 | 150 |
| Henderson St, from F St to H St | 65 | <5 | 15 | 50 | 150 |
| Henderson St, from H St to I St | 64 | <5 | 15 | 40 | 130 |
| Wabash Av, from Broadway to California St | 62 | <5 | 10 | 25 | 85 |
| Wabash Av, east of California St | 62 | <5 | 10 | 25 | 85 |
| 7th St, from E St to H St | 62 | <5 | 10 | 25 | 80 |
| 7th St, from H St to I St | 64 | <5 | 10 | 40 | 120 |
| 7th St, east of I St | 63 | <5 | 10 | 35 | 105 |
| 6th St, E St to H St | 64 | <5 | 15 | 45 | 140 |
| 6th St, H St to I St | 64 | <5 | 15 | 40 | 130 |
| 6th St, east of I St | 65 | <5 | 15 | 50 | 155 |
| 5th St, west of H St | 64 | <5 | 15 | 45 | 135 |
| 5th St, from H St to I St | 65 | 5 | 20 | 55 | 175 |
| 5th St, from I St to R St | 66 | 5 | 20 | 65 | 215 |
| 4th St, west of H St | 68 | 10 | 30 | 95 | 300 |
| 4th St, from H St to I St | 67 | 5 | 25 | 70 | 230 |
| 4th St, from I St to R St | 68 | 10 | 30 | 95 | 305 |
| 4th St, from R St to V St | 68 | 10 | 35 | 105 | 335 |

SOURCE: Traffic Noise Modeling by ESA, 2018

* This roadway segment is located next to but outside the City limit boundary. Noise contours extend into the City limits.





## NOISE DEFINITIONS

**Decibel (dB):**
A logarithmic unit of sound intensity where 0 dB is the threshold of normal hearing and 130 dB is the threshold of pain.

**Decibel (dBA):**
Measurement unit for A-weighted decibels, which are commonly used for measuring environmental and industrial noise and the potential hearing damage associated with noise health effects.

**Leq:**
The energy-equivalent sound level is used to describe noise over a specified period of time, typically one hour, in terms of a single numerical value. The Leq is the constant sound level, which would contain the same acoustic energy as the varying sound level, during the same time period (i.e., the average noise exposure level for the given time period).

**Lmax:**
The instantaneous maximum noise level for a specified period of time.

**Ldn:**
A 24-hour day and night A-weighted noise exposure level, which accounts for the greater sensitivity of most people to nighttime noise by weighting noise levels at night ("penalizing" nighttime noises). Noise between 10:00 p.m. and 7:00 a.m. is weighted (penalized) by adding 10 dB to take into account the greater annoyance of nighttime noises.

**CNEL:**
Similar to Ldn, the Community Noise Equivalent Level (CNEL) adds a 5-dB "penalty" for the evening hours between 7:00 p.m. and 10:00 p.m. in addition to a 10-dB penalty between the hours of 10:00 p.m. and 7:00 a.m.

# Noise and Land Use Compatibility

## GOAL N-1

Economic vitality while limiting residential and business exposure to harmful noise and vibrations.

**N-1.1** **Fishing Industry Uses.** Give priority to and continue to support and allow fishing-related noise along the waterfront. (RDR)

**N-1.2** **Protect Existing Industries.** Protect established agricultural, fishing and industrial uses from incompatible adjacent uses to reduce the potential for noise complaints and allow their routine operations to continue. (RDR)

**N-1.3** **Land Use Compatibility.** Consider the compatibility of new development with the existing noise environment when reviewing discretionary proposals. (RDR)

**N-1.4** **New Noise-Sensitive Development.** Require development of new noise-sensitive land uses (such as hospitals, convalescent homes, schools, churches, and wildlife habitat) that are proposed in areas exposed to existing or projected exterior noise levels in Figure N-2 or interior noise levels exceeding the levels specified in Table N-3 or the performance standards of Table N-4 to mitigate noise impacts. (RDR)

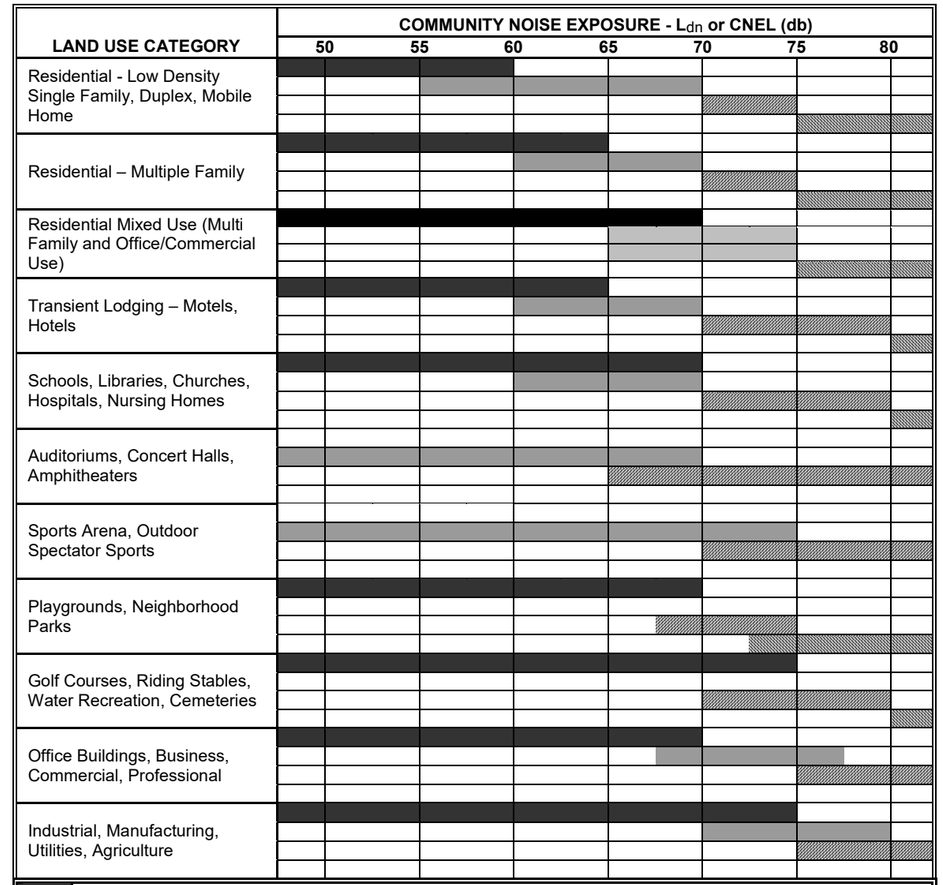
**N-1.5** **New Stationary Noise Sources.** Require new stationary noise sources to mitigate noise impacts on noise-sensitive uses in which exterior level noises exceed the standards in Table N-4. (RDR)

**N-1.6** **Noise Mitigation.** Emphasize site planning and project design for all development requiring noise mitigation measures. Consider noise barriers only following the integration of all other practical design-related noise mitigation measures into the project. (RDR)



City of Eureka 2040 General Plan

**Figure N-2: Noise Compatibility**




| | | |
|---|---|---|
| | **Normally Acceptable** | Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements. |
| | **Conditionally Acceptable** | New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features are included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning will normally suffice. |
| | **Normally Unacceptable** | New construction or development should be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirement must be made and needed noise insulation features included in the design. |
| | **Clearly Unacceptable** | New construction or development generally should not be undertaken. |

SOURCE: ESA, 2018

### Table N-3: Maximum Allowable Interior Noise Exposure

| Land Use | Interior Spaces | |
|---|---|---|
| | Ldn / CNEL, dBA | Leq / CNEL, dBA1 |
| Residential (Single Family) | 45 | -- |
| Residential (Multi Family) | 45 | -- |
| Residential Mixed Use (Multi Family and Office/Commercial Use) | 45 | -- |
| Transient Lodging (Hotels, Motels) | 45 | -- |
| Hospitals, Nursing Homes | 45 | -- |
| Theaters, Auditoriums, Music Halls | -- | 35 |
| Churches, Meeting Halls | -- | 45 |
| Office, Commercial | -- | 45 |
| Schools, Libraries, Museums | -- | 45 |
| Playgrounds, Neighborhood Parks | -- | -- |
| Industrial, Manufacturing | -- | -- |

Source: Office of Planning and Research, State of California General Plan Guidelines, Appendix D: Noise Element Guidelines, 2017; City of Eureka, 2018.

1. As determined for a typical worst-case hour during periods of use.

### Table N-4: Noise Level Performance Standards for Stationary Noise Sources

| Noise Level Descriptor | Daytime (7 a.m. to 10 p.m.) | Nighttime (10 p.m. to 7 a.m.) |
|---|---|---|
| Hourly Leq, dBA | 55 | 45 |
| Maximum level, dBA | 70 | 65 |

Lower each of the noise levels specified above by five dB for simple tone noises, noises consisting primarily of speech or music, or for recurring impulsive noises. These noise level standards do not apply to residential units established in conjunction with industrial or commercial uses (e.g., caretaker dwellings).

**N-1.7** **Frequent, High-Noise Events.** Require development of noise-sensitive uses proposed in areas subject to frequent, high-noise events (such as aircraft overflights, or truck traffic) to adequately evaluate and mitigate the potential for noise-related impacts. Implement mitigation to ensure noise-related annoyance, sleep disruption, speech interference, and other similar effects are minimized using metrics and methodologies appropriate to the effect(s) to be assessed and avoided. See Figure N-2. (RDR)

**N-1.8** **Acoustical Analysis.** Require an acoustical analysis as part of the environmental review process for development of noise-sensitive land uses proposed in noise contour areas that are above the acceptable noise standard or for new development in noise contours shown in Table N-2 that produce noise above those standards identified in Figure N-1. This analysis shall meet the following requirements:

a. Be the financial responsibility of the applicant.

b. Be prepared by a qualified person experienced in the field of acoustics.

c. Include representative noise level measurements with sufficient sampling periods and locations to adequately describe local conditions.

d. Estimate projected future (20-year) noise levels in terms of the Standards of Tables N-1 and N-2, and compare those levels to the adopted policies of the Noise Element.

e. Recommend appropriate mitigation to achieve compliance with the adopted policies and standards of the Noise Element.

f. Estimate interior and exterior noise exposure after the prescribed mitigation measures have been implemented. (RDR)

**N-1.9** **Mixed Use Development.** Require new mixed use developments and other uses that generate high noise levels to locate potentially incompatible noise sources away from the residential portion of the development where feasible and desirable. (RDR)

**N-1.10** **High Noise Generating Uses.** Locate new industrial uses or other high noise generating uses away from noise-sensitive land uses and minimize excessive noise through project design features that include noise control and landscape buffers. (RDR)



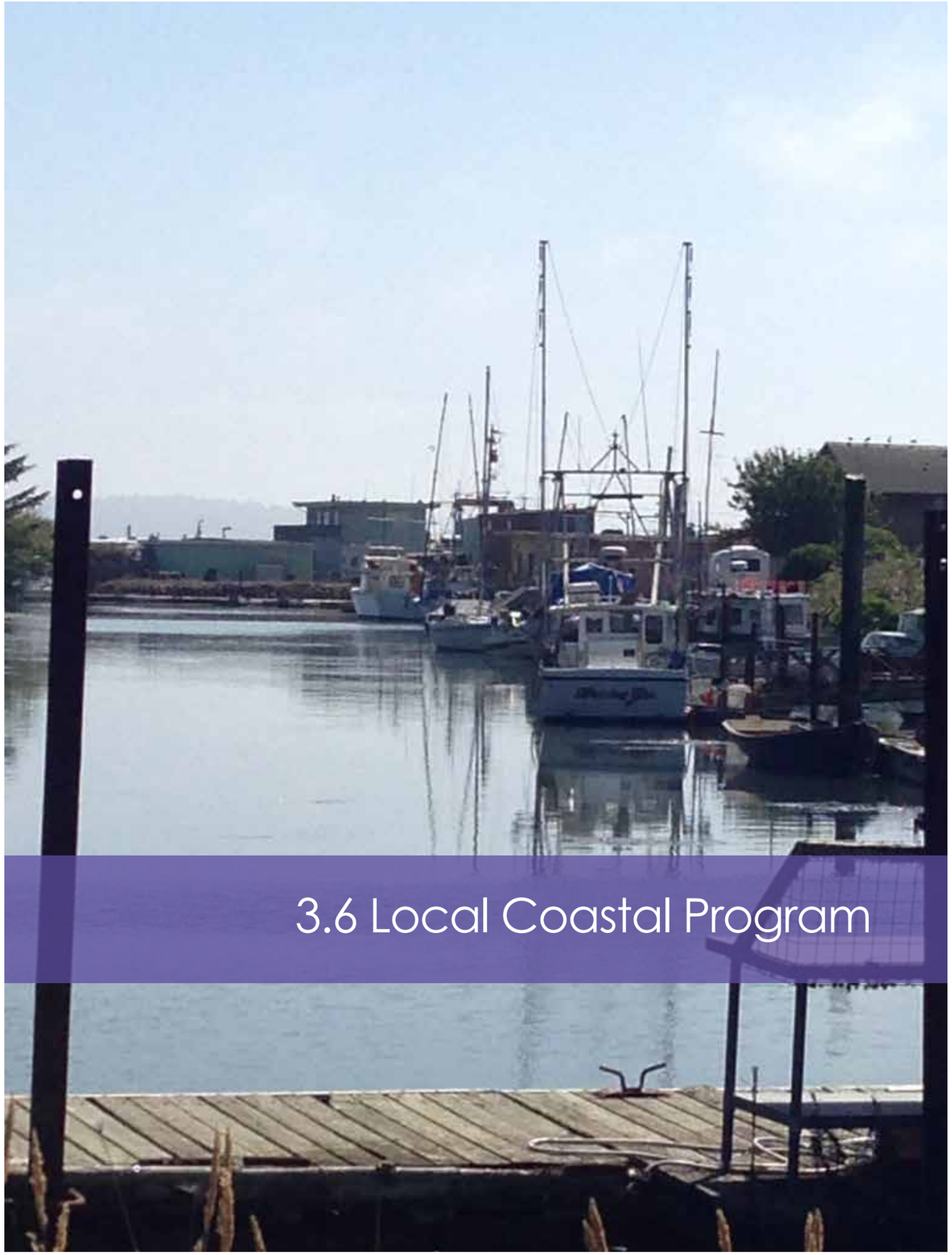
City of Eureka 2040 General Plan

**N-1.11** **Roadway Mitigation Measures.** Include noise mitigation measures in the design of any improvements along existing streets and highways. When feasible, measures should consider natural buffers or the use of setbacks between roadways and adjoining noise sensitive uses. (RDR)

**N-1.12** **Airport Noise Compatibility.** Work with airport operators and the Humboldt County Public Works Department to ensure development of sensitive uses occurs outside of the 60 dBA CNEL airport noise contour, and in accordance with adopted airport land use compatibility plans. (RDR, IGC)

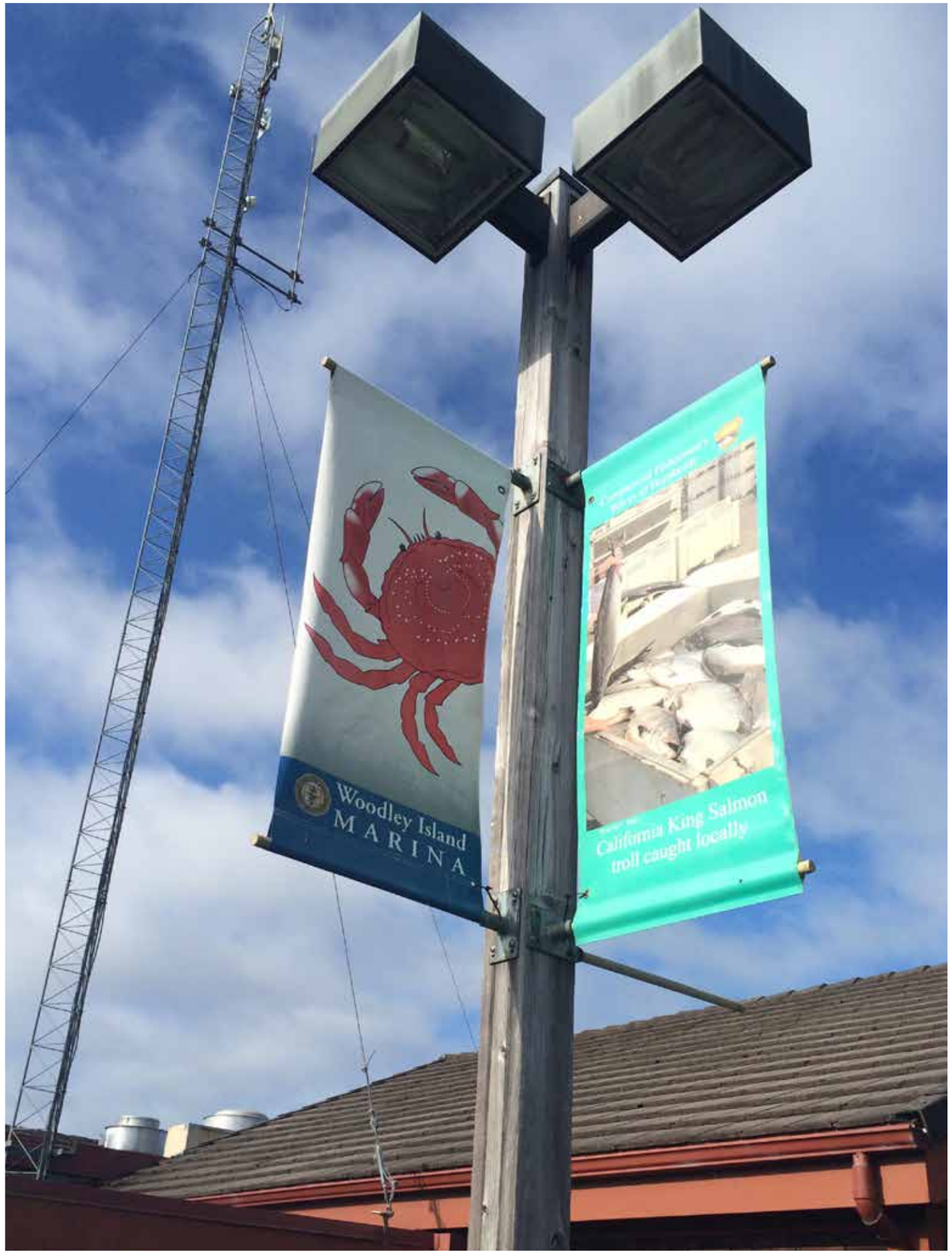
**N-1.13** **Construction Noise.** Minimize construction-related noise and vibration by limiting construction activities within 500 feet of noise-sensitive uses to between 7:00 a.m. to 7:00 p.m., unless further restricted through permitting. (RDR)

**N-1.14** **Vibration.** Require an assessment of vibration-induced construction activities and development near highways and rail lines, in close proximity to historic buildings and archaeological sites, to ensure no damage occurs. (RDR)



# 3.6 Local Coastal Program

Under the California Coastal Act, each local jurisdiction lying partly or wholly within the coastal zone is required to prepare a Local Coastal Program (LCP). An LCP is comprised of a Land Use Plan (LUP) and Implementation Plan (IP). The Eureka LUP contains land uses, goals, policies and programs that guide conservation and development decisions within the coastal zone, augmenting applicable General Plan requirements. The IP consists of the zoning regulations required to implement the LUP. Within the Coastal Zone both the LCP and General Plan apply. While the LUP was integrated in the last General Plan, there is no requirement that the LUP and General Plan be included as one document. Therefore, the City is currently updating the LUP consistent with the requirements of the Coastal Act, and when complete, will be provided under separate cover.



# IMPLEMENTATION STRATEGY 4

# 4

# IMPLEMENTATION

The ultimate measure of an adopted general plan is how effectively its policies are carried out to achieve the community's vision and goals. This part of the General Plan describes the actions the City of Eureka will undertake to achieve the city's vision of its future. It also discusses monitoring, amending, and maintaining consistency with the General Plan.

Photo credit: Larry Lage

# General Plan Administration

## Review and Monitoring

The City of Eureka will regularly review the 2040 General Plan to evaluate progress in implementing its goals and policies. Since issues the General Plan addresses will continue to evolve over time, a regular review and reporting of implementation will help ensure the City is moving forward in achieving the General Plan's vision. Such reviews will report on the status of each implementation tool and program, and consider the need for any new planning tools, policy approaches, funding sources, and feedback from monitoring activities. The findings of the review will be sent to the Governor's Office of Planning and Research, as required by Government Code Section 65400.





## General Plan Amendments

As conditions and needs change, the City may want to consider amendments to the General Plan. Some of these amendments may consist of changes to the Land Use Diagram, while others may implement policy changes. Each of these changes will need to be carefully evaluated for merit, potential impacts, and for consistency with the remainder of the General Plan. State law requires that the General Plan be an integrated and internally consistent set of goals, policies, and implementation programs. All proposed General Plan Amendments are to be processed consistent with the City's standard review requirements.

## General Plan Consistency

The City of Eureka will use the General Plan to guide a variety of actions. All actions and decisions made by the City should be consistent with the adopted General Plan to ensure that its policies are systematically implemented. City actions that must be consistent with the General Plan include, but are not limited to: master plans; capital projects; subdivision approvals; zoning regulations; specific plans; development projects; and development agreements.

Photo credit: VisitRewoods.com - Douglas Smith

# Implementation Tools and Programs

The City will implement a majority of the 2040 General Plan's goals and policies through a number of routine actions, regulations, and operations. These "Standard Implementation Tools" can be grouped into the following six categories:

1. City Regulations and Development Review; (RDR)
2. City Master Plans, Programs and Other Documents; (MP)
3. City Operations, Financing and Budget; (OFB)
4. Intergovernmental Coordination; (IGC)
5. Joint Partnerships; and (JP)
6. Public Information (PI)

Where a particular policy is not implemented, or fully implemented, by the standard tools above, a limited number of "Specific Implementation Programs" have been identified. The Specific Implementation Programs are focused actions to implement individual policies or a series of related policies. Each Specific Implementation Program includes identification of City departments responsible for implementation. Timing of Implementation Programs will be determined by the City based upon the availability of funding and prioritization of resources.

Every policy within the 2040 General Plan is linked to one or more implementation tool or program. Identifiers (in parentheses) are shown after each policy, indicating the tools or programs that will implement the policy.

## Standard Implementation Tools

### City Regulations and Development Review (RDR)

The City's Zoning Code is one of multiple central tools for the implementation of the General Plan. The Zoning Code provides permitted uses, development standards, and other regulations that direct development and support implementation of General Plan policies. In addition to the Zoning Code, there are other City regulations, plans and policies in place to ensure growth and change occur in a consistent manner that furthers the direction of the General Plan. The City's Zoning Code and other regulations also establish development review processes that provide for City review of individual project proposals and authorize the City to approve, deny, or condition projects based on their consistency with the General Plan and other considerations.





Regulatory plans and ordinances commonly used by the City of Eureka to implement General Plan policies include, but are not limited to:

- Zoning Code (and other chapters of the City's Municipal Code)
- Local Coastal Land Use Plan
- Specific Plans
- Subdivision Ordinance
- Building and Safety Codes
- Engineering Standard Details
- Development Review, Design Review and other zoning permits
- California Environmental Quality Act
- National Environmental Protection Act

The City will continue to review and update regulatory plans, ordinances, and processes, as appropriate, to be consistent with and further implement the 2040 General Plan.

### City Master Plans, Programs, and Other Documents (MP)

Eureka has adopted various master plans, programs, and other documents that direct City services and facilities. Central among these plans is the City's Capital Improvement Program, which is the primary mechanism for scheduling and funding improvements that provide citywide benefit. Master plans, programs, and other documents commonly used by the City of Eureka to implement the General Plan include, but are not limited to:

- Capital Improvement Program
- Greenhouse Gas Inventory and Reduction Plan
- Murray Field Airport Master Plan
- Urban Water Management Plan
- Wastewater System Facilities Plan
- Storm Drain Master Plan
- Humboldt Operation Area Hazard Mitigation Plan

- Open Space, Parks, and Recreation Commission Strategic Plan
- Street Tree Plan
- Strategic Arts Plan
- Sequoia Park Zoo Master Plan
- Economic Development Strategic Plan
- Housing First Strategic Plan

The City will continue to review, update, and develop master plans such as the utility master plans/studies/programs, programs such as the Capital Improvement Program, and other documents, as appropriate, to be consistent with and further implement the 2040 General Plan.

## City Operations, Financing and Budget (OFB)

The City provides a broad range of services to its residents, businesses, and visitors and manages and operates public facilities to meet community needs. The type, quantity and quality of services and facilities provided by the City should account for General Plan policy, and can make a significant difference in how effectively the General Plan is implemented. Services and facilities require financial resources from a variety of sources. The City's projected revenues and recommended spending are accounted for in its annual budget.

Revenue sources that have been or are available to the City of Eureka to support development, maintenance, or operation of public facilities and services consistent with the General Plan include, but are not limited to:

- Property tax revenue
- Sales tax revenue
- User fees
- Capital Facilities Fee/Development fees
- Quimby Act (Park) dedications
- School impact fees
- County impact fees
- Public-private partnerships





- Community facilities and special assessment districts
- Municipal bonds
- Special taxes
- County, state, and federal funding

The City will continue to review and update its fee and other revenue-generating programs, to be consistent with and further implement the services, facilities and programs identified in the 2040 General Plan.

## Intergovernmental Coordination (IGC)

For a number of policies, implementation of the General Plan will depend upon or be enhanced through coordination with and potential actions by other agencies. Decisions made by the City can affect the region, and activities outside of Eureka have varying impacts on the City. Implementing General Plan policies necessitates intergovernmental coordination and collaboration in order to achieve wide-ranging goals. The City must coordinate with numerous local, regional, state, and federal agencies that provide services, facilities, funding and/or administer regulations that directly or indirectly affect General Plan implementation.

Public agencies that the City of Eureka commonly coordinates with to implement General Plan policies include, but are not limited to:

- Local agencies such as Humboldt County; the City of Arcata; special districts; Humboldt Bay Fire (HBF); Redwood Coast Energy Authority (RCEA); Humboldt County Library System (HCLS); and Eureka City School Districts

- Regional agencies, such as Humboldt Local Agency Formation Commission (LAFCO); North Coast Unified Air Quality Management District; Regional Water Quality Control Board; Humboldt County Association of Governments (HCAOG); Humboldt Waste Management Authority (HWMA); Humboldt Bay Municipal Water District (HMWD); and Humboldt County Airport Land Use Commission

- State agencies such as Caltrans and Native American Heritage Commission (NAHC); California Coastal Commission; State Lands Commission (SLC); California State Fire Department (Cal Fire); California Highway Patrol (CHP); California Department of Water Resources (DWR); California Department of Fish and Wildlife (CDFW); California Environmental Protection Agency (CalEPA); California Department of Transportation (CalTrans); California State Water Resources Board (SWRCB); California Office of Historic Preservation (OHP)

- Federal agencies such as U.S. Fish and Wildlife Services (USFWS); U.S. Army Corps of Engineers; and Federal Emergency Management Agency (FEMA)

### Joint Partnerships (JP)

Partnering with non-governmental public and private organizations provides additional opportunities to implement the General Plan in an effective and efficient manner. A coordinated approach to addressing various General Plan policies with agencies and organizations that have expertise in specific areas allows Eureka to better serve its residents. Non-governmental agencies and organizations that the City may coordinate and partner with include, but are not limited to, utility companies, transit providers, solid waste services, private schools, higher education institutions, healthcare providers/hospitals, chamber of commerce, development interests, and businesses.

### Public Information (PI)

The City can use a wide range of tools to keep Eureka residents informed of City services, activities and issues that directly relate to implementation of General Plan policies. The City of Eureka may distribute public information through media such as brochures, pamphlets, the city's website and/or newsletter, workshops, seminars, public access television, radio, newspapers, public hearings, neighborhood and community meetings, customer service hotlines, and similar.

## Implementation Programs Table

The following Table 4-1 provides a list of all implementation programs included in the Eureka 2040 General Plan, with a listing of the responsible departments as well as the estimated timing for implementation.





### Table 4-1: Implementation Programs

| Implementation Programs | | Responsible Departments | Timing |
|---|---|---|---|
| Imp LU-1 | Conduct a study to review locations of grocery stores and other fresh food sources to ensure all neighborhoods in the City have equal access. | Development Services | *TBD |
| Imp LU-2 | Consider using parking funds for facilities and services that encourage people to use non-single occupancy vehicles to travel to the Core Area (e.g., public transit, shuttles, bikeshare, walking, carshare). | Development Services, Public Works | Ongoing |
| Imp E-1 | Maintain an up-to-date Economic Development Strategic Plan to guide near term (i.e., 0-5 years) economic development activities and decision making. | Development Services | Ongoing |
| Imp E-2 | Allocate staff resources to economic development activities based upon available funding. | Development Services | Ongoing |
| Imp E-3 | Review and update, as appropriate, the City's fees, user charges, utility rates, special assessments and taxes, and other exactions to ensure they are adequate, equitable, and competitive. Develop and maintain an up-to-date development impact fee program to ensure that new development contributes equitably to the development of necessary public facilities. | Development Services, Finance and Public Works | Ongoing |
| Imp E-4 | Identify and pursue federal, state, and local funding sources, as well as other alternative financing tools and mechanisms, to support economic development planning, programs, and projects. | Development Services | Ongoing |
| Imp E-5 | Review and update, as appropriate, the City's policies, programs, and procedures to ensure they are adequate, equitable, consistent, helpful and responsive to the needs of residents, property owners and businesses. | Development Services, City Manager | Ongoing |
| Imp E-6 | Prioritize project review and permitting for key economic development projects and designate an economic development coordinator. | Development Services | Ongoing |
| Imp HCP-1 | Pursue grant funding to periodically update the City's existing inventory of existing cultural and historic resources (Eureka, An Architectural Review; also known as the "Green Book"). | Development Services | Ongoing |
| Imp HCP-2 | Develop interpretive programs, such as street signage and walking tours, as historic districts and historic structures are listed. | Development Services | Ongoing |
| Imp HCP-3 | Provide training to City staff on State Historic Building Code and other available preservation incentives and regulations. | Development Services, Public Works (Building) | Ongoing |
| Imp HCP-4 | Establish procedures for the creation of Historic Recognition Areas, which identify, highlight, and promote areas of historic, architectural, and/or cultural significance, but do not require design standards or guidelines. | Development Services | *TBD |
| Imp HCP-5 | Establish procedures for the creation of Designated Historic Districts, which shall include design standards or design guidelines. | Development Services | *TBD |
| Imp HCP-6 | Prepare, adopt, and implement procedures for review and approval of all discretionary projects involving ground disturbance and all building and/or demolition permits that will affect buildings, structures, or objects identified as historically significant. | Development Services | *TBD |
| Imp HCP-7 | Develop and promote other incentives for restoration, rehabilitation and adaptive reuse of historic resources that include fee reductions and low interest, revolving loan funds for preservation and maintenance of properties on the Local Register of Historic Places. | Development Services | *TBD |

## Table 4-1: Implementation Programs

| Implementation Programs | | Responsible Departments | Timing |
|---|---|---|---|
| Imp HCP-8 | Apply for CLG grant funds and pursue other public and private grants to support preservation programs, rehabilitation efforts, and heritage tourism activities. | Development Services | Ongoing |
| Imp HCP-9 | Work with community groups and other local governments to organize preservation-related trainings and workshops. Identify preservation resources, and inform property owners and developers about the benefits of designation and rehabilitation of historic resources. | Development Services | Ongoing |
| Imp HCP-10 | Work with the building industry, Humboldt Waste Management Authority and preservation groups to create a program for effectively, salvaging, storing and recycling historic building materials and architectural elements obtained from demolished or altered historic buildings. | Development Services | Ongoing |
| Imp HCP-11 | Continue cooperative process with the Table Bluff Reservation Wiyot Tribe and other interested groups to protect and preserve archaeological and cultural sites. | Development Services | Ongoing |
| Imp HCP-12 | Develop a ministerial process to determine when a structure is an "Eligible Historic Resource," which may include qualifications such as: being listed in EUREKA An Architectural View (Architectural Resources Group, 1987), also known as "the Green Book"; identified as contributing in the 2009 Clark District application; inventoried by CalTrans for the former Eureka Freeway project; on the local, State, or National register of historic places; and/or eligible for listing on the local, State, or National register of historic places. Develop a ministerial process to determine when a structure is eligible for listing. | Development Services | *TBD |
| Imp NR-1 | Support and promote acquisition of fee title and/or easements for wetland protection from willing property owners. | Development Services | Ongoing |
| Imp NR-2 | Prepare and implement a vegetative maintenance plan for City-owned properties to maintain views into and through vegetated areas, and to remove invasive species. | Development Services, Community Services | *TBD |
| Imp AQ-1 | Prepare a Climate Action Plan (CAP) that provides the framework for the City to reduce greenhouse gas emissions to meet the State targets identified for 2040 through City operations, and existing and future development. Greenhouse gas emission reductions related to land use, mobility, energy, and solid waste will be addressed in the CAP. | Development Services in collaboration with Redwood Coast Energy Authority | 2019-2022 |
| Imp SL-1 | Promote low-cost educational opportunities to inform the Eureka community about sea-level rise hazards through City website updates, newsletter updates, informational handouts, and partnerships with real estate and building trade industry groups, neighborhood organizations, and the Greater Eureka Chamber of Commerce. | Development Services, Community Services | *TBD |
| Imp SL-2 | Create and maintain a citywide sea level rise adaptation strategy to ensure the resiliency of Eureka in the future. The strategy will lay out a long-term plan for the City's critical assets that are vulnerable to climate change now and in the future. The plan will also identify areas in which the City will continue to dike tidally-influenced water as the City has done for the past 100+ years. | Development Services | Per California Government Code Section 65302 (g)(4) |



City of Eureka 2040 General Plan

## Table 4-1: Implementation Programs

| Implementation Programs | | Responsible Departments | Timing |
|---|---|---|---|
| Imp CC-1 | Prepare a long-term climate change adaptation and resilience plan to address climate change-related hazards. | Development Services | Per California Government Code Section 65302 (g)(4) |
| Imp M-1 | Adopt Complete Streets Design Guidelines that set forth appropriate configurations and geometrics to accommodate all modes, including number of lanes and their widths, inclusion of bicycle facilities, sidewalk widths, bus stop amenities and other street furniture as appropriate for the intended use and character of each street type. Include guidance on appropriate treatments to support safe crossings for pedestrians. | Development Services, Public Works | *TBD |
| Imp M-2 | Develop traffic calming guidelines that provide a toolbox of measures designed to reduce traffic speeds and limit diversion of traffic together with policies providing guidance on determining what measures are most appropriate for specific conditions. The guidelines should provide a method for residents to request measures that meet traffic calming criterion. | Public Works | *TBD |
| Imp M-3 | Develop a Master Plan to evaluate feasibility of limiting access in specific areas to accommodate pedestrians and bicyclists only. The impacts on all modes of transportation should be evaluated to determine if the diversion of vehicle trips would significantly impact the anticipated alternative route(s). | Development Services, Public Works | *TBD |
| Imp M-4 | Consider application of vehicle miles traveled as a metric for evaluating impacts of new development at such time as a methodology is available that is suitable for use in Eureka. Work with Humboldt County Association of Governments (HCAOG) when evaluating potential regional applications both to evaluate and to reduce vehicle miles traveled. Support HCAOG if they develop a regional methodology or program as a part of their annual Overall Work Program. | Public Works, Development Services | *TBD |
| Imp M-5 | Establish and maintain a traffic impact fee to assess an equitable share of costs associated with cumulative traffic impacts to all development projects on facilities for all modes of travel. | Development Services, Public Works | *TBD |
| Imp M-6 | Develop a Pedestrian and Bicycle Master Plan that identifies the type and location of future bicycle facilities, as well as pathways for use by pedestrians and bicyclists. Coordinate plan development with Humboldt County and Caltrans, where appropriate, to link the City to the surrounding region. The Pedestrian and Bicycle Master Plan shall: establish mode share targets for bicycling and walking that would be used to evaluate new and existing projects; include a level of stress analysis of existing bikeways; develop level of stress targets for all bikeways to help the City to prioritize and redesign appropriate bikeways to accommodate more bicyclists; use mode share data to evaluate the effectiveness of other activities meant to increase pedestrian or bicycle use; and develop an report that captures the activities accomplished during the year that may have affected mode share. | Public Works, Development Services | *TBD |
| Imp M-7 | Evaluate need for enhancements to pedestrian facilities through a study of existing crossing treatments along major routes, especially U.S. 101, and their adequacy. Implement enhanced crossing treatments where warranted, as funding becomes available. | Development Services, Public Works | *TBD |

## Table 4-1: Implementation Programs

| Implementation Programs | | Responsible Departments | Timing |
|---|---|---|---|
| Imp M-8 | Update guidance to require new projects to analyze parking requirements for bicycles as well as automobiles and develop metrics which allow for the reduction of automobile parking spaces if certain findings are met. | Public Works, Development Services | Ongoing |
| Imp HS-1 | Require that if any paleontological resources are discovered during construction, all earthwork or other types of ground disturbance within 50 feet of the find stop immediately until a qualified professional paleontologist meeting the standards of the Society of Vertebrate Paleontology can assess the nature and importance of the find. Based on the scientific value or uniqueness of the find, the paleontologist may record the find and allow work to continue, or recommend salvage and recovery of the fossil. If treatment and salvage is required, recommendations are to be consistent with current Society of Vertebrate Paleontology guidelines and currently accepted scientific practice. If required, treatment for fossil remains may include preparation and recovery of fossil materials so that they can be housed in an appropriate museum or university collection, and may also include preparation of a report for publication describing the finds. | Development Services, Public Works, Community Services | Ongoing |
| Imp HS-2 | Update the City's Zoning Code, in consultation with area stakeholders, to require defensible space and other wildland fire mitigation strategies in fire prone areas. Explore implementation of fire resistant building codes in fire prone areas. | Development Services, Public Works, Humboldt Bay Fire | 2019 |

* TBD - Timing to be established by City Council as funding and staffing becomes available.

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