

Agenda Item 4:

**City of Blue Lake Strategic Growth Council (SGC) Sustainable Communities
Planning Grant No. 3012-552. Task 2(A) Land Use Element Update.**

GENERAL ISSUES

The Goals and Policies in this section address land-use issues generally and provide the framework for the policies developed for specific land-use types. Throughout the Land Use Element, policies and implementation measure have been arranged to correspond to each goal. Lettered implementation measures are grouped together and follow the related goal and policies.

A. Character

GOAL: TO RETAIN THE RURAL CHARACTER OF BLUE LAKE AS AN IMPORTANT QUALITY AND SOURCE OF COMMUNITY IDENTIFICATION.

POLICIES; Character;

POLICY 1. All ~~new~~ densities shall be considered with respect to the general density of the City and to the neighborhood concerned.

POLICY 2. Open spaces shall be equitably distributed throughout the City; these shall include existing parks, private and group open spaces in residential development, **the old blue lake**, ~~Dave~~ Powers Creek, vegetation buffer zones between different land uses and common open space for clustered housing developments.

POLICY 3. Landscaping **areas** in private developments shall be required to ensure adequate open space on a site by site basis.

POLICY 4. Private developments should be designed to incorporate a maximum of open space area for private and/or public recreational opportunities and aesthetic values.

POLICY 5. Preservation of private open spaces associated with historic properties should be encouraged.

POLICY 6. The City should encourage development of property in accordance with the general density and rural character.

POLICY 7. Rehabilitation of existing residential and commercial structures shall be encouraged as a contributing factor to the City's character.

POLICY 8. The City shall encourage preservation of all historically significant properties.

POLICY 9. Congruous and compatible development shall be encouraged.

IMPLEMENTATION; Character;

- a. ~~Increase~~ Maintain the minimum lot size ~~to~~ at 6,000 sq. ft. and review and alter, as necessary, setback requirements.

General Goals and Policies

- ~~b.~~ The City should develop a system of incentives that will encourage property owners not to build out to the maximum degree possible.
- ~~e.~~ **b.** The City should investigate incentives for rehabilitation of existing residential and commercial structures.
- ~~d.~~ **c.** The City shall **continue to** undertake to identify all historically significant properties.
- ~~e.~~ **d.** The City should investigate incentives for rehabilitation of historically significant properties.
- ~~f.~~ **e.** The City should investigate the development of a historic preservation ordinance **encourage owners of historic structures to apply the City's Historic Overlay Zone (Zoning Ordinance Section 505) to their properties.**
- ~~g.~~ **f.** The Zoning Ordinance shall be reviewed to ensure the following: ~~primary uses~~ **Principally Permitted Uses** in any given zoning district shall be those allowable uses most compatible with adjacent uses including those in adjoining zoning districts. Allowable uses of potential incompatibility ~~in adjoining zones~~ shall be **subject to performance standards for issues normally addressed as conditions of approval or** designated as **Conditionally Permitted Uses**, subject to the public hearing process.

B. Utilities and Services

GOAL: TO PROVIDE THE BASIC CITY SERVICES IN SUCH A WAY AS TO ASSURE A PLEASANT LIVING AND WORK ENVIRONMENT IN BLUE LAKE.

POLICIES; Utilities and Services;

POLICY 1. The City shall make provision of the following services a priority:

police protection
fire protection
water service
sewer service
public transit to ~~Areata~~
garbage service
maintenance of City property
adequate circulation system (streets and trails)

POLICY 2. In budgeting for future improvements, the City should endeavor to implement public service projects which have the lowest long-term or lifetime costs. Proposed public works improvements within the City limits shall have priority over those outside the City.

POLICY 3. Solid waste, whether public or private, shall be properly collected, stored and transported to protect public health and safety and to ensure a clean community appearance.

POLICY 4. The City shall not allow development which would exceed the City's sewage treatment capacity; nor shall the City knowingly allow development which could adversely affect water quality in the Mad River.

POLICY 5. ~~Infill d~~Development should be encouraged as **to achieve the most** efficient use of existing public utilities and services.

POLICY 6. In approving development, the City shall be consistent in requiring street improvements, sidewalks, curbs, gutters, fire protection systems, utility undergrounding and other pertinent improvements.

POLICY 7. The City shall provide adequate supply of good quality water to all current users; new users shall be accommodated without diminishing existing levels of service.

POLICY 8. The City shall reserve sewer capacity for the residential build-out projected in the Housing Element (See Housing Element Table 15. Inventory of Land Available for Residential Development by Land Designation and Zoning District). Any remaining unallocated sewer capacity shall be made available to non-residential uses as approved by the City Manager and/or City Council.

~~POLICY 8.~~ **9.** The City should **apply to the Local Agency Formation Commission (LAFCO) to provide water services (i.e. water and sewer)** to users outside the City limits when determined to be in the best interests of the City.

~~POLICY 9.~~ **10.** The City should develop an integrated service policy with the Blue Lake Rancheria to guide decisions relating to roads, **transit service**, water and sewer lines and other pertinent matters affecting the two entities.

~~POLICY 10.~~ **11. Due to limited remaining sewer capacity**, large water users/strong dischargers shall be ~~encouraged~~ **required** to use alternative ~~discharge~~ **treatment/pre-treatment** methods ~~such as percolation ponds~~, where feasible, rather than the City sewage treatment system.

~~POLICY 11.~~ **12.** Fees shall be charged by the City for water and sewer system users; these fees shall be determined equitably, based on the entire system costs. Multiple uses of the same hookup shall be discouraged; ~~single-user systems shall be required~~ **unless sufficient justification, as determined by Public Works, can be provided to do otherwise.**

~~POLICY 12.~~ **13.** Undergrounding of Utility lines shall, ~~where feasible~~, be required for all new development.

~~POLICY 13.~~ The City should consider developing an alternative energy source such as a small in-line hydro system from Poverty Point Spring.

General Goals and Policies

IMPLEMENTATION; Utilities and Services;

- a. The City Council should make the provision and maintenance of the priority services an annual funding priority (See Policy 1).
- b. The City Council should make it a priority to evaluate the adequacy of the above services and the capacity for serving new development.
- c. The City should develop an annual Capital Improvements program for major **construction**, repair, and replacement of public facilities. During the upcoming period, for instance, the City should consider ~~construction of a new water tank and water line extensions on Taylor Way and Redwood Avenue.~~ the following capital improvements:
 - Improvements to the sewer treatment plant to increase capacity to accommodate new commercial and industrial users
 - Rehabilitation of the water distribution and sewer collection systems to fix structural problems
 - Installation of a scada communication system that would be monitored by the Humboldt Bay Municipal Water District (HBMWD)
 - Road and utility extensions to serve the remaining vacant land in the Business Park
 - Recertification of and structural improvements to the Mad River Levee
 - ADA improvements throughout the City including paving of the main parking area and walkways at Perigot Park
 - Repaving of various road sections throughout the City including the truck route
 - Construction of sidewalks/trails along heavily used pedestrian routes
 - Stormwater improvements to minimize flooding along Powers Creek and other smaller drainages in the City
 - Installation of additional bus stops in centrally located areas of the City
 - Replacement of City street lights with LED bulbs

~~Another capital improvement priority could should be the reconstruction of the sewage collection system and addition of tertiary treatment capability to the wastewater treatment plant.~~

- d. Standard improvement requirements for streets, sidewalks, curbs and gutters, traffic controls, parking, fire protections systems, undergrounding of utilities and other pertinent improvements should be reviewed for consistency with ~~this policy~~ the above policies.
- e. The City should encourage “neighborhood watch”-type programs to augment police protection.
- f. ~~The City should consider developing a Solid Waste Ordinance to provide for the safe and efficient collection and disposal of waste material generated or disposed of within City limits and/or its environs. Special attention should be given to the safe transportation of industrial wastes.~~ **The City should consider requiring commercial and multi-family residential uses to have garbage/recycling services as provided for in Section B(9) – Mandatory Collection of Ordinance 421 (Solid Waste).**
- g. The City should establish a phased development plan, **with an emphasis on the City Center and Business Park**, to implement ~~infill development~~ **the efficient use of existing public utilities and services.**
- h. ~~Pre-treatment of industrial waste water shall be required of large volume users when in the best interest of the City.~~ **Pre-treatment of industrial waste water shall be required for users that discharge large volumes or users that discharge high level BOD wastewater.**

C. Environmental Protection

GOAL: TO PROMOTE AND PROTECT THE QUALITY OF THE NATURAL AND HUMAN ENVIRONMENT IN BLUE LAKE AND ITS ENVIRONS.

POLICIES; Environmental Protection;

POLICY 1. The City shall consider all development with respect to potential impacts on environmental quality.

POLICY 2. ~~All development~~ **Developers** shall be **encouraged to** ~~designed and executed~~ **projects** so as to avoid topography changes and unnecessary stripping of natural foliage. Where feasible, existing trees and terrain shall be preserved by fitting streets and building sites into the landscape with minimum disturbance of the land, its natural vegetation and creekways. **Developers shall be encouraged to use existing natural vegetation and topographic features to provide required open space and landscaping.**

POLICY 3. ~~Developers shall be encouraged to use existing natural vegetation and topographic features to provide required open space and landscaping.~~

General Goals and Policies

POLICY 4.3. The City shall minimize the impacts of flooding, in areas designated by F.E.M.A. to be subject to flooding, by:

- A. Restricting or prohibiting uses which are dangerous to health, safety and property due to water or erosion hazards, or which result in damaging increases in erosion or in flood heights or velocities;
- B. Requiring that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction;
- C. Controlling the alteration of natural flood plains, stream channels, and natural protective barriers, which help accommodate or channel flood waters;
- D. Controlling filling, grading, dredging and other development which may increase flood damage; and
- E. Preventing or regulating the construction of flood barriers which will unnaturally divert flood waters or which may increase flood hazards in other areas.

POLICY 4. The City shall encourage site design that maximizes on-site retention of stormwater and minimizes discharge to the City's storm water system.

IMPLEMENTATION; Environmental Protection;

- a. All development proposals **requiring discretionary approval** shall be subject to the environmental review process. Any given project shall not be approved unless it can be found to have no significant environmental impacts, or potential impacts can be mitigated to a level of insignificance as defined by CEQA and determined by City staff, or findings as to significant effects can be made in accordance with the CEQA Guidelines (as adopted by the City of Blue Lake).
- ~~b. The City should review its CEQA Guidelines and develop and adopt a version appropriate for the City of Blue Lake.~~
- ~~e.~~ **b.** Those trees that have visual or recreational value to the community shall be considered community resource trees. The City should undertake to identify those trees considered to be a community resource and develop a plan for their ~~protection~~ maintenance. ~~The plans shall include provisions for Administrative and/or Planning Commission review.~~ **The plans shall include an exception procedure for the removal of hazard trees that pose an imminent danger to people or structures.**
- ~~d.~~ **c.** **The City shall promote the public health, safety, and general welfare and minimize private and public losses due to flood conditions through development and implementation of a floodplain management ordinance.**

- d. **When reviewing development applications City Staff shall encourage the installation of low impact development (LID) or similar improvements that will minimize site runoff from entering the City's storm water system.**

D. Sense of Community

GOAL: TO ENCOURAGE A SENSE OF COMMUNITY AND CIVIC PRIDE IN BLUE LAKE.

POLICIES; Sense of Community;

POLICY 1. The City shall encourage Citizen participation in matters of community interest and concern.

POLICY 2. The City should promote neighborhood organizations and involvement in improving local services, facilities and living conditions.

~~POLICY 3. The western area of the City shall be encouraged to consider itself an integral part of the central Blue Lake community.~~

POLICY 4. **3.** Future annexations shall be staged to relate physically, socially and economically to the community of Blue Lake.

IMPLEMENTATION; Sense of Community;

- a. The City Council should make an effort to include, in its annual budget, monies for involving the community in City policy development.
- b. The City should provide recreation facilities for all ages.
- c. Events to bring citizens together may be encouraged by means of:
 - ~~City-sponsored~~ **and privately sponsored** events
 - Brochures, for new residents, describing City services and ways to become involved in the community.
 - Public projects including City clean-up, City landscaping and street-tree planting, **and** public building projects.
- d. A community program to keep yards, alleys and vacant properties clean and attractive should be ~~initiated; the Parks and Recreation youth program could include City clean-up activities.~~ **investigated.**

General Goals and Policies

- ~~e. The City should establish a beautification program. This should include strategies for making citizens aware of specific ways they can contribute to the beautification of the City.~~
- f. e. “Neighborhood watch”-type programs should be encouraged to promote citizen involvement and a sense of neighborhood, as well as reducing the impact of limited police services.
- ~~g. Any changes to circulation systems in Blue Lake shall consider how the western area of the City is affected, with respect to its identity as an integral part of the central Blue Lake community.~~
- h. f. ~~An urban limit line shall be established to identify~~ **The City should coordinate with the Local Agency Formation Commission (LAFCO) to develop a Sphere of Influence (SOI) that includes** priority areas for urban development and ~~possible future annexation~~ **protection of resource lands.**

E. Economic Activity

GOAL: DEVELOP A HEALTHY LEVEL OF ECONOMIC ACTIVITY FOR BLUE LAKE.

POLICIES; Economic Activity;

POLICY 1. The City shall encourage development of job opportunities.

POLICY 2. The City shall encourage sufficient commercial services to meet local needs.

POLICY 3. The City shall promote home businesses where consistent with the character of the neighborhood.

IMPLEMENTATION; Economic Activity;

- a. The City should develop a plan for the revitalization of Blue Lake’s downtown area **and development of the Business Park.**
- b. The City should make City funds available to local development corporations or similar organizations to promote economic activity in Blue Lake.
- c. The City should seek funds to promote economic activity in Blue Lake.
- d. The City shall revise existing regulations to allow a more flexible range of home businesses.
- e. **The City should seek funds to prepare the remaining vacant land in the Business Park for development.**

- f. The City should pursue public/private partnerships for development of the Business Park.

F. Cultural Resources

GOAL: PROTECT, PRESERVE, AND ENHANCE CULTURAL RESOURCES, PARTICULARLY THOSE THAT PROVIDE SIGNIFICANT HERITAGE, HISTORIC, SCIENTIFIC, EDUCATIONAL, SOCIAL, OR ECONOMIC VALUES TO BENEFIT PRESENT AND FUTURE GENERATIONS.

POLICIES; Cultural Resources;

POLICY 1. The potential for significant impacts to cultural resources shall be identified, as required by State law, during discretionary project review under the California Environmental Quality Act (CEQA).

POLICY 2. Projects not subject to CEQA shall be required to adhere to an inadvertent discovery protocol for archaeological resources (See Implementation c. below).

IMPLEMENTATION; Cultural Resources;

- a. **Native American Tribes, historical organizations, other interested parties, and applicable agencies shall be consulted, as required by State law during discretionary project review under the California Environmental Quality Act (CEQA), for the identification, protection, and mitigation of adverse impacts to cultural resources.**
- b. **Projects located in areas known or determined to have historic or pre-historic ruins, burial grounds, or archaeological sites shall be conditioned and designed to avoid loss or substantial degradation of these resources, including standard provisions for post-review inadvertent discoveries of archaeological or Native American remains.**
- c. **If archaeological resources are encountered during permitted or non-permitted construction activities, all onsite work shall cease in the immediate area and within a 50 foot buffer of the discovery location. A qualified locally experienced archaeologist will be retained to evaluate and assess the significance of the discovery, and develop and implement an avoidance or mitigation plan, as appropriate.**