

Exhibit E-5: Land Use Plan Policies Comparison Matrix – Public Access, Recreation, and Visitor Serving Facilities

CURRENTLY-CERTIFIED POLICY	PROPOSED AMENDED POLICY	SUGGESTED MODIFIED POLICY
PA-1: The County shall work actively towards the attainment of maximum coastal access for the public, where it is consistent with public safety, property owner rights and the protection of fragile coastal resources.	5.E.1: The County shall <u>continue to</u> work actively towards the attainment of maximum coastal access for the public, where it is consistent with public safety, property owner rights and the protection of fragile coastal resources.	5.E.1. The County shall continue to work actively towards the attainment of maximum Maximum coastal access for the public shall be provided , where it is consistent with public safety, property owner rights, and the protection of fragile coastal resources.
PA-2: The rights of private property owners shall be protected in all considerations of public access.	5.E.2: The <u>County shall strive to protect the rights</u> of private property owners shall be protected in all considerations of public access.	[Relocated to COASTAL ZONE PUBLIC ACCESS – Other Initiatives]
PA-3: The County shall require funding assistance to improve and maintain existing access and to acquire and develop any new access and facilities.	5.E.3: The County shall require funding assistance to improve and maintain existing access and to acquire and develop any new access and facilities.	[Relocated to COASTAL ZONE PUBLIC ACCESS – Other Initiatives]
PA-4: The design and construction by any public entity of shoreline access facilities (e.g., parking, trails, stairways, etc.) shall consider public safety potentials for vandalism and the protection of fragile coastal resources.	5.E.4: The <u>County shall ensure that the</u> design and construction by any public entity of shoreline access facilities (e.g., parking, trails, stairways, etc.) shall considers public safety potentials for vandalism and the protection of fragile coastal resources.	5.E.4. 5.E.2. The County shall ensure that the design and construction by any public entity of shoreline access facilities (e.g., parking, trails, stairways, etc.) considers shall consider public safety potentials for vandalism and the protection of fragile coastal resources.
PA-5: Agricultural lands shall be protected from adverse affects resulting from public access. Priority consideration shall be given to the maintenance of agricultural productivity.	5.E.5: Agricultural <u>The County shall ensure that agricultural</u> lands shall be are protected from adverse affects resulting from public access. Priority consideration shall be given to the maintenance of agricultural productivity.	5.E.5. 5.E.3. The County shall ensure that Agricultural agricultural are shall be protected from adverse effects resulting from public access. The County shall give priority to the maintenance of agricultural productivity over new development projects .
PA-6: Shoreline access should be clearly signed on adjacent major highways and streets. A uniform shoreline access signing system should be developed.	5.E.6: Shoreline <u>The County shall continue to support the shoreline</u> access should be clearly signed program on adjacent major highways and streets roads . A uniform shoreline access signing system should be developed.	[Relocated to COASTAL ZONE PUBLIC ACCESS – Other Initiatives]
PA-7: The County will encourage through implementing zoning ordinance the private sector to develop and maintain existing shoreline access facilities.	5.E.7: The County will encourage through <u>shall continue</u> implementing <u>Coastal Access</u> zoning ordinance the private sector to develop and maintain existing shoreline access facilities.	[Relocated to COASTAL ZONE PUBLIC ACCESS – Other Initiatives]
PA-8: Development along the	5.E.8: Development <u>The County</u>	5.E.8. 5.E.4. The County shall ensure that

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<p>immediate shoreline shall provide public access to the shoreline except where:</p> <p>a. Findings are made consistent with Section 30212 of the Coastal Act that access is inconsistent with public safety or that agriculture would be adversely affected; or</p> <p>b. Access would have unavoidable adverse impacts on environmentally sensitive habitat areas as designated in the LUP; or</p> <p>c. An existing vertical accessway, adequate to meet anticipated access needs, is located one-half mile or less from the development; or</p> <p>d. The parcel is too small to allow for an adequate vertical access corridor without passing within twenty- five feet of a proposed dwelling; or</p> <p>e. Project site is too small for the proposed development and the access with improvement related to its use (i.e. parking).</p>	<p>shall ensure that the development along the immediate shoreline shall provide public access to the shoreline except where:</p> <p>a. Findings are made consistent with Section 30212 of the Coastal Act that access is inconsistent with public safety or that agriculture would be adversely affected; or</p> <p>b. Access would have unavoidable adverse impacts on environmentally sensitive habitat areas as designated in the LUP <u>Land Use Policy</u>; or</p> <p>c. An existing vertical accessway, adequate to meet anticipated access needs, is located one-half mile or less from the development; or</p> <p>d. The parcel is too small to allow for an adequate vertical access corridor without passing within twenty- five feet of a proposed dwelling; or</p> <p>e. Project site is too small for the proposed development and the access with improvement related to its use (i.e. parking).</p>	<p>the development <u>Development</u> along the immediate shoreline provides <u>shall provide</u> public access to the shoreline except where:</p> <p>a. Findings are made consistent with Section 30212 of the Coastal Act that access is inconsistent with public safety or that agriculture would be adversely affected; or</p> <p>b. Access would have unavoidable adverse impacts on <u>fragile coastal resources and/or</u> environmentally sensitive habitat areas as designated in the Land Use Policy; or</p> <p>c. An existing vertical accessway, adequate to meet anticipated access needs, is located one-half mile or less from the development; or</p> <p>d. The parcel is too small to allow for an adequate vertical access corridor without passing within twenty-five feet of a proposed dwelling; or</p> <p>e. Project site is too small for the proposed development and the access with improvement related to its use (i.e., parking).</p>
<p>PA-9: Priority for vertical access, when recommended by other policies, shall be restricted to sandy beach areas. Accessways for rocky beaches will not be required for areas where public safety is of concern or where increased visitor pressure on biological areas or areas of unique character, sensitive to visitor pressure, will be degraded.</p>	<p>5.E.9: Priority for <u>Where other coastal public access policies recommend</u> vertical access, when recommended by other policies, <u>the County shall be restricted such access</u> to sandy beach areas. Accessways for <u>The County shall discourage accessways to</u> rocky beaches will not be required for <u>in</u> areas where public safety is of concern or where increased visitor pressure on biological areas or areas of unique character, sensitive to visitor pressure, will</p>	<p>5.E.9, 5.E.5. Where other coastal public access policies recommend vertical access, the County shall restrict such access <u>shall be directed</u> to sandy beach areas. The County shall discourage development of accessways to rocky beaches shall be <u>restricted as necessary</u> in areas where public safety is of concern or where increased visitor pressure on biological areas or areas of unique character, sensitive to visitor pressure, will be degraded.</p>

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<p>PA-10: The existing quality of the County's lateral access shall be maintained by seeking lateral access easements, inland of the mean high tide line to the first line of vegetation or to the crest of the paralleling bluff in areas of coastal bluffs, for the immediate shoreline.</p>	<p>be degraded.</p> <p>5.E.10: The <u>County shall ensure that</u> existing quality of the County's lateral access shall be maintained by seeking lateral access easements, inland of the mean high tide line to the first line of vegetation or to the crest of the paralleling bluff in areas of coastal bluffs, for the immediate shoreline.</p>	<p>5.E.10, 5.E.6. The County shall ensure that existing <u>Existing</u> lateral access <u>shall</u> be maintained by seeking lateral access easements, inland of the mean high tide line to the first line of vegetation or to the crest of the paralleling bluff in areas of coastal bluffs, for the immediate shoreline.</p>
<p>PA-11: No permit shall be issued for a project which obstructs lateral access on the immediate shoreline, inland of the mean high tide line to the first line of vegetation, or the crest of the paralleling bluff. The exception would be for the placement of navigational aids or shoreline protective devices to protect existing structures, i.e., houses, road-ways and parking areas.</p>	<p>5.E.11: No <u>The County shall issue no</u> permit shall be issued for a project which obstructs lateral access on the immediate shoreline, inland of the mean high tide line to the first line of vegetation, or the crest of the paralleling bluff. The <u>County will, however, grant</u> exceptions would be for the placement of navigational aids or shoreline protective devices to protect existing structures; (i.e., houses, road-ways <u>main residences, commercial and industrial buildings,</u> and parking areas <u>public owned facilities</u>).</p>	<p>5.E.11, 5.E.7. The County shall issue no <u>No</u> permit <u>shall be issued</u> for a project that obstructs lateral access on the immediate shoreline, inland of the mean tide line to the first line of vegetation, or the crest of the paralleling bluff. The County will, however, grant exceptions <u>Exceptions may be granted</u> for the placement of navigational aids or shoreline protective devices to protect existing structures (i.e., main residence commercial and industrial buildings, and public owned facilities) <u>only if lateral access that is equivalent in time, place, or manner is provided.</u></p>
<p>PA-12: The County shall not allow any development between the mouth of the Smith River and Prince Island Court and from Marhoffer Creek north to the east line of Section 14 at Point St. George, that would preempt any prescriptive rights that may exist on a parcel.</p> <p>Upon a determination by the County that prescriptive rights may exist, the County shall pursue a legal determination of the existence of the access easements, consistent with the availability of staff and funds.</p> <p>Any new development shall, when feasible, be sited in such away that it will not infringe on any existing prescriptive rights accessways; if it is not feasible</p>	<p>5.E.12: The County shall not allow any development between the mouth of the Smith River and Prince Island Court and from Marhoffer Creek north to the east line of Section 14 at Point Pt. St. George, that would preempt any prescriptive rights that may exist on a parcel. Upon a determination by the County that prescriptive rights may exist, the County shall pursue a legal determination of the existence of the access easements, consistent with the availability of staff and funds. Any new development shall, when feasible, be sited in such a way that it will not infringe on any existing prescriptive rights accessways; if it is not feasible.</p>	<p>5.E.12, 5.E.8. The County shall not allow any <u>No</u> development <u>shall be authorized</u> between the mouth of the Smith River and Prince Island Court, and from Marhoffer Creek north to the east line of Section 14 at Pt. St. George, that would preempt any prescriptive rights that may exist on a parcel. Upon a determination by the County that prescriptive rights may exist, the County shall pursue a legal determination of the existence of the access easements, consistent with the availability of staff and funds. Any new <u>Otherwise permissible</u> development shall, when feasible, be sited in such a way that it will not infringe on any existing prescriptive rights accessways.</p>
<p>PA-13: Funding will be required to improve suitable access points</p>	<p>5.E.17: Funding will be required to improve <u>The County shall</u></p>	<p>[Relocated to COASTAL ZONE PUBLIC</p>

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for use by the physically limited.	<u>seek funding for suitable</u> , access points for use by the physically limited.	ACCESS – <i>Other Initiatives</i>]
PA-14: Any required accessway shall not be opened to public use until a public agency, including the State, or a private association agrees to accept responsibility for maintenance and liability of the accessway.	5.E.14: Any <u>The County shall prohibit opening of any</u> required accessway shall not be opened to public use until a public agency, including the State, or a private association agrees to accept responsibility for maintenance and liability of the accessway.	5.E.14, 5.E.9. The County shall prohibit opening of any required accessway to public use <u>shall not be required</u> until a public agency, including the State, or a private association agrees to accept responsibility for maintenance and liability of the accessway,
PA-15: Developments that provide access for the general public over a wide range of income levels, ages, and social groups shall have priority over other private development.	5.E.15: Developments <u>The County shall grant priority to developments</u> that provide access for the general public over a wide range of income levels, ages, and social groups shall have priority over other private development.	5.E.15, 5.E.10. The County shall grant priority <u>Priority shall be granted</u> to developments that provide access for the general public over a wide range of income levels, ages, and social groups over other private <u>residential, general industrial, or general commercial</u> development, <u>but not over agriculture or coastal-dependent industry.</u>
PA-16: As there are four existing access areas on the lower Smith River (below Dr. Fine Bridge) and the specific area recommendations of the land use plan designate three additional access areas, there will be no additional areas required to provide access to the river to reduce impacts on agriculture and to reduce additional fishing pressure on the lower Smith. The County shall show the three proposed accessways, on the lower Smith River, on the final access component map or on the County's final land use plan map.	5.E.16: As there are four existing access areas on <u>In order to reduce impacts upon agriculture and to reduce fishing pressures upon the Smith River, the County shall limit public accessways to the lower Smith River (below Dr. Fine Bridge) and to the specific area recommendations of the land use plan designate three additional access areas, there will be no additional areas required to provide access to the river to reduce impacts on agriculture and to reduce additional fishing pressure on the lower Smith.</u> The County shall show the three proposed accessways, on the lower Smith River, on the final access component map or on the County's final land use plan map. <u>following existing and future sites:</u> <u>Simpco Bar (the northwest corner of Dr. Fine Bridge);</u> <u>Saxton's boat ramp;</u> <u>Trail's End (Sarina Road);</u> <u>Ship Ashore Resort;</u> <u>Mouth of Smith River Road; and</u> <u>Pala Road,</u>	5.E.16, 5.E.11. In order to reduce impacts upon agriculture and to reduce fishing pressures upon the Smith River, the County shall limit public <u>Public</u> accessways to the lower Smith River (below Dr. Fine Bridge) <u>shall be limited</u> to the following existing and future sites: Simpco Bar (the northwest corner of Dr. Fine Bridge); Saxton's <u>Smith River</u> boat ramp; Trail's End (Sarina Road); Ship Ashore Resort; Mouth of Smith River Road; and Pala Road.
PA-17: The County shall show, all offers to dedicate on the final land use plan access map with a	Policy to be Discontinued	[Relocated to COASTAL ZONE PUBLIC ACCESS – <i>Other Initiatives</i>]

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brief description of each.		
<p>PA-18: A number of offers to dedicate access easements, a result of past Coastal Commission permits, are outstanding. This potential access is considered to be an important part of the County's public access program. The County shall have the right of first refusal of these offers for a period of two years. After two years, these offers should be made available for acceptance by any public or private organization acceptable to the County after consultation with the Coastal Commission</p>	<p>5.D.13 A number of offers to dedicate access easements, a result of past Coastal Commission permits, are outstanding. This potential access is considered to be an important part of the County's public access program. The County shall have the right of first refusal of these coastal access easement offers for a period of two years. After two years, these offers should be made available for acceptance by any public or private organization acceptable to the County after consultation with the Coastal Commission</p>	<p>[Relocated to COASTAL ZONE PUBLIC ACCESS – Other Initiatives]</p>
<p>PA SAR–Pelican Beach State Park-1: The State or other public agency is encouraged to develop and maintain parking and day-use facilities.</p>	<p>Policy to be Discontinued</p>	<p>No recommendation</p>
<p>PA SAR–Pelican Beach State Park-2: Signs indicating shoreline access should be placed on Highway 101.</p>	<p>Policy to be Discontinued</p>	<p>No recommendation</p>
<p>PA SAR–Pelican Beach State Park-3: Lateral access from the shoreline to the first line of terrestrial vegetation or the bluff top should be dedicated a minimum of 1/2 mile north and south of the State Park.</p>	<p>5.E.38: Lateral The County shall require dedication of lateral access from the shoreline to the first line of terrestrial vegetation or the bluff top should be dedicated for a minimum of 1/2 one half mile north and south of the Pelican State Park Beach.</p>	<p>5.E.38, 5.E.25, The County shall require dedication Dedication of lateral access from shall be required in the approval of new development situated between the shoreline to the first line of terrestrial vegetation or the bluff top for a minimum of one half mile north and south of the Pelican State Beach.</p>
<p>PA SAR–Pelican Beach Palisades-1: In that adequate public access exists nearby (Kamph Park and Pelican Beach) this area should remain in its present status with reservations for acquisition and opening to public if and when the adjacent facilities appear inadequate and the liability potential is resolved.</p>	<p>3.E.39: In that adequate public access exists near Pelican Beach Palisades (at Kamph Park and Pelican Beach), this area should remain in its present status with reservations for acquisition and opening to public if and when the adjacent facilities appear inadequate and the liability potential is resolved.</p>	<p>5.E.29, 5.E.26 In that adequate public access exists near Pelican Beach Palisades (at Kamph Park and Pelican Beach), this area should remain shall be retained in its present status with reservations for acquisition and opening to public if and when forestalled until the adjacent facilities appear inadequate and the liability potential is resolved.</p>
<p>PA SAR–Kamph Memorial Park-1: Seek funds for the restoration of damaged facilities: a) Clifford Kamph Memorial Plaque b) Restroom facilities</p>	<p>Policy to be Discontinued</p>	<p>No recommendation</p>

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Construct fence to discourage improper access and halt bluff erosion.		
PA SAR–Indian Road-1: Access should not be developed in this area because of the fragile nature of the sandy, unconsolidated bluff; parking problems; prescriptive rights issues; and the potential archeological significance of the area.	<p>5.E.33: Access <u>The County should not be developed</u> require access or development in this <u>the area because west of Indian Road due to the fragile nature of the sandy tidal habitat, unconsolidated bluff; parking problems; archaeological issues, and prescriptive rights issues; and the potential archeological significance of the area.</u></p> <p>5.E.40: <u>The County should limit access in the Indian Road area because of the fragile nature of the sandy, unconsolidated bluff; parking problems; restrictive rights issues, and the potential archeological significance of the area.</u></p>	<p>5.E.33, 5.E.22. The County should not require access or development <u>Dedication of on-site accessways or the construction of on-site access improvements shall be limited as necessary</u> in the area west of Indian Road due to the fragile nature of the tidal habitat, unconsolidated bluff, archaeological issues, and <u>unresolved</u> prescriptive rights. </p> <p>5.E.40, 5.E.27. The County should limit access <u>Access shall be limited as necessary</u> in the Indian Road area because of the fragile nature of the sandy, unconsolidated bluff; parking problems; restrictive rights issues; and the potential archeological significance of the area.</p>
PA SAR–Indian Road-2: Seek funding by the coastal conservancy to restore vegetation to the bluff and stabilize the dune area.	5.E.41: Seek <u>The County shall seek funding by from the coastal conservancy</u> Coastal Conservancy <u>to restore vegetation to the bluff and to stabilize the dunes in the Indian Road area.</u>	[Relocated to <i>COASTAL ZONE PUBLIC ACCESS – Other Initiatives</i>]
PA SAR–Mouth of Smith River-1: Improve trail access from parking area to Smith River to halt erosion and insure public safety.	5.E.42: Improve <u>The County shall seek funding to improve trail access from parking area to at the Mouth of the Smith River to halt erosion and insure public safety.</u>	[Relocated to <i>COASTAL ZONE PUBLIC ACCESS – Other Initiatives</i>]
PA SAR–Mouth of Smith River-2: Discourage access to and beyond Pyramid Rock.	Policy to be Discontinued	No recommendation
PA SAR–Mouth of Smith River-3: Seek funds for the restoration of vegetation on Pyramid Rock damaged by trampling.	Policy to be Discontinued	No recommendation
PA SAR–Smith River Fishing Access-1: Seek funding for the construction and maintenance of restroom facilities.	Policy to be Discontinued	No recommendation
PA SAR–Smith River Fishing Access-2: Place signs indicating access on Highway 101.	Policy to be Discontinued	No recommendation
PA SAR–Kellogg Road-1: Place signs indicating access on Lake Earl Drive and Lower Lake	5.E.45: Place signs indicating access on Lake Earl Drive and Lower Lake Drive. The County	[Relocated to <i>COASTAL ZONE PUBLIC ACCESS – Other Initiatives</i>]

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Drive.	<u>shall continue to maintain Kellogg Beach Park as a public beach access.</u>	
PA SAR–Kellogg Road-2: Restriction of off-road vehicles to beach to protect dunes.	Policy to be Discontinued	No recommendation
PA SAR–Pacific Shores Subdivision-1: The State should investigate the prescriptive rights issue and, if feasible, acquire and maintain the access points for public use.	<p>5.E.46: <u>The County shall encourage the State should investigate the prescriptive rights issue and, if feasible, acquire and maintain the Department of Parks and Recreation and /or Department of Fish and Game to ensure continued access points for the public use to the beach and to Lake Talawa in the Pacific Shores subdivision area.</u></p> <p>5.E.49: <u>The County shall encourage the State to investigate prescriptive rights issue at the Pacific Shores Subdivision and, if feasible, acquire and maintain the access points for public use.</u></p>	[Relocated to <i>COASTAL ZONE PUBLIC ACCESS – Other Initiatives</i>]
PA SAR–Pacific Shores Subdivision-2: Off-road vehicles should be restricted to the ocean beach in order to protect the vegetated dunes.	Policy to be Discontinued	No recommendation
PA SAR–Buzzini Road-1: Before undergoing any costly facility improvements in this area the County should await the outcome of the Lake Earl/Talawa acquisition problem.	Policy to be Discontinued	No recommendation
PA SAR–Buzzini Road-2: If State acquisition is deemed not feasible, the County should seek funds and plan area improvements including: 1) day-use facilities; 2) expanded parking; 3) signs indicating access; and 4) dedicated lateral access.	5.E.52: <u>If The State acquisition is deemed not feasible, the County should shall encourage the State to seek funds and plan area improvements at Buzzini Road access including: 1) day-use facilities; 2) expanded parking; 3) signs indicating access; and 4) dedicated lateral access.</u>	[Relocated to <i>COASTAL ZONE PUBLIC ACCESS – Other Initiatives</i>]
PA SAR–Lakeview Drive-1: Before undergoing any costly facility improvements in this area the County should await the outcome of the acquisition problem.	Policy to be Discontinued	No recommendation

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<p>PA SAR–Lakeview Drive-2: If State acquisition is deemed not feasible the County should seek funds and plan area improvements including; 1) day-use facilities; 2) signs indicating access and 3) dedicated lateral access.</p>	<p>5.E.20: If The State acquisition is deemed not feasible, the County should <u>shall encourage the State to</u> seek funds and plan area improvements <u>at Lakeview Road access</u> including: 1) day-use facilities; 2) signs <u>signage</u> indicating access; and 3) dedicated lateral access.</p>	<p>[Relocated to <i>COASTAL ZONE PUBLIC ACCESS – Other Initiatives</i>]</p>
<p>PA SAR–Point Saint George-1: Before costly improvements the County should await the outcome of acquisition in this area.</p>	<p>Policy to be Discontinued</p>	<p>No recommendation</p>
<p>PA SAR–Point Saint George-2: Due to the fragile nature of rocky habitats and bluff faces in this area access should be directed north towards the sandy beaches.</p>	<p>5.E.21: Due to the fragile nature of rocky habitats and bluff faces in this <u>the Pt. St. George</u> area, the County should direct <u>access should be directed</u> north towards the sandy beaches.</p>	<p>5.E.21, 5.E.13. <u>5.E.13.</u> Due to the fragile nature of rocky habitats and bluff faces in the Pt. St. George area, the County should direct <u>access shall be directed</u> north towards the sandy beaches.</p>
<p>PA SAR–Point Saint George-3: The State should investigate the prescriptive rights issue for access points off Radio Road and, if feasible, acquire and maintain these for public use.</p>	<p>5.E.22: The <u>County shall encourage the State should to</u> investigate the prescriptive rights issue at <u>Pt. St. George</u> for access points off Radio Road and, if feasible, acquire and maintain these for public use.</p>	<p>[Relocated to <i>COASTAL ZONE PUBLIC ACCESS – Other Initiatives</i>]</p>
<p>PA SAR–North Beach-1: The dedication of vertical and lateral access easements to guarantee public access should be investigated by the State. Upon acquisition of easements in this area, the State shall provide funding assistance for continued maintenance and liability.</p>	<p>5.E.23: The <u>County shall encourage the State to dedication of dedicate</u> vertical and lateral access easements to guarantee public access should be investigated by the State at <u>Pebble Beach</u>. Upon acquisition of easements in this area, the State shall provide funding assistance for continued maintenance and liability.</p>	<p>[Relocated to <i>COASTAL ZONE PUBLIC ACCESS – Other Initiatives</i>]</p>
<p>PA SAR–North Beach-2: At Point A, no access should be developed due to the high, unstable bluff.</p>	<p>5.E.24: At Point A, no <u>The County should limit</u> access should be developed due to <u>at the high, unstable bluff and dunes north of Marhoffer Creek.</u></p>	<p>5.E.24, 5.E.14. <u>5.E.14.</u> The County should limit access <u>at Access shall be limited as necessary along</u> the high, unstable bluff and dunes north of Marhoffer Creek.</p>
<p>PA SAR–North Beach-3: At Point B, improvements should be made to insure safe access around the southerly end of the bluff-face and repair damage created by present access trails. Sign indicating access.</p>	<p>5.E.25: At Point B, <u>improvements</u> <u>Improvements</u> should be made <u>maintained</u> to insure safe access around <u>Marhoffer Creek and</u> the southerly end of the bluff-face and repair damage created by present access trails. <u>Sign indicating access.</u></p>	<p>5.E.25, 5.E.15 <u>5.E.15</u> Improvements should be maintained to insure safe access around Marhoffer Creek and the south end of the bluff-face and repair damage created by present access trails.</p>

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PA SAR–North Beach-4: At Point C, off-road vehicle use should be prohibited from encroaching upon the small dunes nearby. Sign indicating access.	See 5.E.24	See suggested-for-modification/renumbered 5.E.14
PA SAR–Pebble Beach-1: Funds should be sought to repair stairway and halt bluff erosion. Placement of sign indicating access.	Policy to be Discontinued	No recommendation
PA SAR–Pebble Beach-2: Funds should be sought to repair vandalized facilities and revegetate damaged promontories and sea stacks.	5.E.27: Funds <u>The County should seek funds</u> should be sought to repair vandalized facilities and revegetate damaged promontories and sea stacks <u>along Pebble Beach.</u>	[Relocated to <i>COASTAL ZONE PUBLIC ACCESS – Other Initiatives</i>]
PA SAR–South Beach-1: Appropriation of funds for maintenance and liability shall be provided by the State for areas recently acquired.	Policy to be Discontinued	No recommendation
PA SAR–South Beach-2: The County, State and Redwood National Park should cooperate in a comprehensive plan to enhance the recreation and visual qualities of this area.	Policy to be Discontinued	No recommendation
PA SAR–South Beach-3: Recreational off-road vehicle driving should be prohibited on this beach as it is biologically one of the most productive areas for invertebrates on the Northcoast.	5.E.28: Recreational <u>The County shall prohibit recreational</u> off-road vehicle driving should be prohibited on this beach <u>South Beach</u> as it is biologically one of the most productive areas for invertebrates on the Northcoast. Provisions <u>However, the County may maintain provisions</u> should be developed to permit off-road vehicles on the beach <u>at South Beach</u> for the purposes of commercial surf-fishing, clamming, and salvage operations (including fire-wood salvage).	5.E.28. 5.E.17 The County shall prohibit recreational <u>Recreational</u> off-road vehicle driving on South Beach <u>shall be prohibited</u> , as it is biologically one of the most productive areas for invertebrates on the Northcoast. However, the County may maintain provisions to permit off-road vehicles on the beach <u>may be permitted</u> at South Beach for the purposes of commercial surf fishing, clamming, and salvage operations (including fire-wood salvage).
PA SAR–South Beach-4: Provisions should be developed to permit off-road vehicles on the beach for the purpose of commercial surf-fishing, clamming, and salvage operations (including fire-wood salvage).	See 5.E.28.	See suggested-for-modification/renumbered 5.E.17
CR-1: The County encourages the continued maintenance of coastal recreation areas by both	5.D.1: The County <u>shall</u> encourages the continued maintenance of coastal	[Relocated to <i>COASTAL ZONE RECREATION – Other Initiatives</i>]

CURRENTLY-CERTIFIED POLICY	PROPOSED AMENDED POLICY	SUGGESTED MODIFIED POLICY
the private sector and public agencies.	recreation areas by both the private sector and public agencies.	
CR-2: New recreational development shall be located and distributed throughout the Coastal Zone in a manner to prevent undue social impacts, overuse or overcrowding.	5.D.2: New <u>The County shall ensure that new</u> recreational development shall be <u>is</u> located and distributed throughout the Coastal Zone in a manner to prevent undue social impacts, overuse or overcrowding.	5.D.2. <u>5.D.1. The County shall ensure that new recreational development is Public facilities shall be</u> located and distributed throughout the Coastal Zone in a manner to prevent undue social impacts, overuse, or overcrowding.
CR-3: Visitor-serving facilities that provide recreational opportunities to persons of low and moderate income shall have priority over higher cost visitor facilities.	5.D.3: Visitor serving <u>The County shall grant priority to visitor-serving</u> facilities that provide recreational opportunities to persons of low- and moderate-income shall have priority over higher-cost visitor facilities.	5.D.3. <u>5.D.2. The County shall grant priority</u> <u>Priority shall be granted</u> to visitor-serving facilities that provide recreational opportunities to persons of low- and moderate-income over higher-cost visitor facilities.
CR-4: The rights of private property owners shall be protected in all provisions for public and private recreation facilities.	5.D.4: The <u>County shall protect the</u> rights of private property owners shall be protected in all provisions for public and private recreation facilities.	5.D.4. The County shall protect the rights of private property owners <u>shall be protected</u> in all provisions for public and private recreation facilities
CR-5: Visitor-serving and commercial-recreational facilities should be located on ocean-front parcels only when such development provides an increased opportunity for shoreline access and coastal recreation and enhances scenic and environmental values of the area.	5.D.5: Visitor serving <u>The County shall allow visitor-serving</u> and commercial-recreational facilities should be located on ocean-front parcels only when such development provides an increased opportunity for shoreline access and coastal recreation and enhances scenic and environmental values of the area.	5.D.5. <u>The County shall allow visitor-serving Visitor serving</u> and commercial-recreational facilities on ocean-front parcels only <u>protected and encouraged</u> when such development provides an increased opportunity for shoreline access and coastal recreation and enhances scenic and environmental values of the area.
CR-6: Fragile coastal resources shall be considered and protected to the greatest possible extent in all new coastal recreational development.	5.D.6: Fragile <u>The County shall ensure that fragile</u> coastal resources shall be <u>are</u> considered and protected to the greatest possible extent in all new coastal recreational development.	5.D.6. <u>The County shall ensure that fragile Fragile</u> coastal resources are <u>shall be</u> considered and protected to the greatest possible <u>maximum</u> extent <u>feasible</u> in all new coastal recreational development
CR-7: Recreational use conflicts should be minimized on coastal beaches through provisions separating incompatible activities by time and/or space.	5.D.7: Recreational <u>The County should minimize recreational</u> use conflicts should be minimized on coastal beaches through provisions separating incompatible activities by time and/or space. <u>Outdoor recreational projects should preserve and enhance scenic and environmental values.</u>	5.D.7. <u>The County should minimize recreational</u> <u>Recreational</u> use conflicts on coastal beaches <u>shall be minimized</u> through provisions separating incompatible activities by time and/or space. Outdoor recreation projects should <u>shall</u> preserve and enhance scenic and environmental values.
CR-8: The County encourages the continued maintenance of existing recreational boating	5.D.8: The County <u>shall</u> encourages the continued maintenance of existing	[Relocated to COASTAL ZONE RECREATION – Other Initiatives]

CURRENTLY-CERTIFIED POLICY	PROPOSED AMENDED POLICY	SUGGESTED MODIFIED POLICY
facilities by private operators and public agencies	recreational boating facilities by private operators and public agencies.	
CR-9: The County shall protect designated agricultural lands from in appropriate development including but not limited to recreational development.	5.D.9: The County shall protect designated agricultural lands from inappropriate development, including but not limited to, recreational development.	5.D.9. The County shall protect designated agricultural lands from inappropriate development, including but not limited to, recreational development. [Struck as redundant with Policies 5.E.3, 5.E.4, and 5.E.10]
CR Area-specific Policy–South Beach-1: Access Easements: Dedication of vertical and lateral access easements should be sought by the State.	5.B.29: Access Easements: Dedication <u>The County shall encourage the State to coordinate and participate with Federal and/or local agencies in the provision of vertical public day use, interpretive, and lateral access easements should be sought by facilities, both parallel with and to the State beach, west of Highway 101 in the South Beach area.</u>	[Relocated to STATE AND FEDERAL LANDS – <i>Other Initiatives</i>]
CR Area-specific Policy–South Beach-2: Funding: In the event of easement acquisitions, funds for maintenance and liability shall be provided by the State.	Policy to be Discontinued	No recommendation
CR Area-specific Policy–South Beach-3: Recreational ORV Use: The recreational use of motorized vehicles should be prohibited from this beach as it is biologically one of the most productive areas for invertebrates on the northcoast.	5.B.27: Recreational ORV Use: The recreational use of motorized vehicles should be prohibited from this beach, as it is biologically one of the most productive areas for invertebrates on the northcoast <u>Northcoast.</u>	[Relocated to STATE AND FEDERAL LANDS – <i>Other Initiatives</i>]
CR Area-specific Policy–South Beach-4: Commercial ORV Use: An enforceable permit process should be developed that allows the commercial ORV use of the beach for fishing and salvage operations, thus minimizing impacts upon the tidal flat and mitigating user conflicts.	Policy to be Discontinued	No recommendation
CR Area-specific Policy–South Beach-5: Cooperative Planning: The County, Harbor District, State and Redwood National Park should cooperate in a comprehensive plan to enhance the visual and recreational qualities of this area.	Policy to be Discontinued	No recommendation
CR Area-specific Policy–Pelican Beach State Park-1: Park	See 5.E.34	[Relocated to <i>COASTAL ZONE PUBLIC</i>

CURRENTLY-CERTIFIED POLICY	PROPOSED AMENDED POLICY	SUGGESTED MODIFIED POLICY
Development: In order to expand the recreational opportunities of this portion of the Del Norte coast, the State or other public agency is encouraged to develop and maintain parking and day-use facilities.		ACCESS – Other Initiatives]
CR Area-specific Policy–Pelican Beach State Park-2: Potential Conflicts: Future development must consider existing uses in the area (residential, visitor-serving and public) so that potential conflicts are minimized and existing qualities maintained.	5.B.5: Potential Conflicts: Future The County shall ensure that beach development must consider existing uses in the area (residential, visitor-serving and public) so that potential conflicts are minimized and existing qualities maintained.	5.B.5. 5.B.1. The County shall ensure that beach development shall consider existing Existing uses in the area (residential, visitor-serving and public) shall be considered in the permitting of beach development so that potential conflicts are minimized and existing resource qualities maintained.
CR Area-specific Policy–Pelican Beach State Park-3: <u>Immediate Action</u> : Prior to future development the State shall immediately sign the entrance and beach access of Pelican Beach State Park.	5.E.34: Immediate Action: Prior to future <u>The County shall encourage the California Deptment of Parks and Recreation to complete development of the State shall immediately sign the entrance and beach access of Pelican Beach State Park with improved access, parking, signage and other visitor facilities as needed.</u>	[Relocated to COASTAL ZONE PUBLIC ACCESS – Other Initiatives]
CR Area-specific Policy–Clifford Kamph Memorial Park-1: Restoration: The County should seek funds from the Coastal Conservancy to restore damaged facilities.	See 5.E.35	See Suggested Modified 5.E.23
CR Area-specific Policy–Clifford Kamph Memorial Park-2: Bluff Erosion: A fence should be constructed along the bluff-top to discourage improper access and halt bluff erosion.	5.E.35: Bluff Erosion: A fence should be constructed along the bluff top to discourage improper <u>The County shall continue to maintain Clifford Kamph Memorial Park as public beach access and halt bluff erosion.</u>	5.E.35 5.E.23 The County shall continue to maintain Clifford Kamph Memorial Park as public beach access.
CR Area-specific Policy–Clifford Kamph Memorial Park-3: Adjacent Land Uses: Adjacent future land uses to the south shall mitigate any potential impacts upon Kamph Park. Provisions to be considered shall include but not be limited to: clustering; on-site recreational improvements; density exchange and open space dedication with the confines of the parcel.	5.A.7: Adjacent Land Uses: Adjacent future land <u>Future</u> uses <u>adjacent</u> to the south side of <u>Kamph Park</u> shall mitigate any potential impacts upon <u>Kamph Park</u> . <u>the park by such provisions as</u> Provisions to be considered shall include but not be limited to: clustering; on-site recreational improvements; density exchange and open space dedication with the confines of the parcel.	[Relocated to COUNTY PARKS AND RECREATION – Other Initiatives]

CURRENTLY-CERTIFIED POLICY	PROPOSED AMENDED POLICY	SUGGESTED MODIFIED POLICY
CR Area-specific Policy–South Beach-5: Cooperative Planning: The County, Harbor District, State and Redwood National Park should cooperate in a comprehensive plan to enhance the visual and recreational qualities of this area.	Policy to be Discontinued	No recommendation
CR Area-specific Policy–Pala County Park-1: Acquisition Problem: Prior to undergoing any costly facility improvements, the County should await the outcome of State acquisition questions in this area.	Policy to be Discontinued	No recommendation
CR Area-specific Policy–Pala County Park-2: Development: In order to maintain the quality of the natural environment and assure the continued security of the Yontocket archeological site, the County should let Pala Park remain a relatively remote and isolated Park.	Policy to be Discontinued	No recommendation
CR Area-specific Policy–Pala County Park-3: Access: The state shall provide immediate access to Pala Park via Pala Road.	Policy to be Discontinued	No recommendation
CR Area-specific Policy–Pebble Beach Public Fishing Access-1: Restoration: Funds should be sought to restore facilities in dispair (<i>sic</i>) and revegetate the damaged promontory.	5.A.12: Restoration: Funds <u>The County should be sought seek funding to restore and/or improve facilities at Pebble Beach in disrepair and to revegetate the damaged promontory for recreational use.</u>	[Relocated to <i>COUNTY PARKS AND RECREATION – Other Initiatives</i>]
CR Area-specific Policy–Pacific Shores-1: If the State acquires the subdivision (<i>sic</i>), the California Department of Parks and Recreation would maintain ocean and lake access for a variety of recreational uses.	5.E.47: If the State acquires the subdivision <u>Pacific Shores subdivision</u> , the California Department of Parks and Recreation would maintain ocean and lake access for a variety of recreational uses.	[Relocated to <i>COASTAL ZONE PUBLIC ACCESS – Other Initiatives</i>]
CR Area-specific Policy–Pacific Shores-2: If State acquisition of this subdivision is found not feasible, the State should investigate the prescriptive rights issue to accessways in the area and, if easements are acquired, maintain these accessways for a variety of recreational purposes.	5.E.48: If State acquisition of this <u>the Pacific Shores</u> subdivision is found not feasible, the State should investigate the prescriptive rights issue to accessways in the area and, if easements are acquired, maintain these accessways for a variety of recreational purposes.	[Relocated to <i>COASTAL ZONE PUBLIC ACCESS – Other Initiatives</i>]

CURRENTLY-CERTIFIED POLICY	PROPOSED AMENDED POLICY	SUGGESTED MODIFIED POLICY
<p>CR Area-specific Policy–Pacific Shores-3: Enforceable (<i>sic</i>) regulations should limit ORV use to the sandy beach throughout this area in order to prevent disruption to the fragile dune systems.</p>	<p>Policy to be Discontinued</p>	<p>No recommendation</p>
<p>CR Area-specific Policy–Lakes Earl and Talawa-1: The State shall provide access to the west side of Lake Earl on each side of the connecting channel, but not necessarily at the channel, for visitor uses. In addition the State shall provide at least one improved boat launching facility on the west side of Lake Earl.</p>	<p>5.B.12: <u>The County shall encourage the State shall to provide trail access to the west side of Lake Earl on each side of the connecting channel, but not necessarily at the channel, for visitor uses. In addition, the County shall encourage the State shall to provide at least one improved boat launching facility on the west side of Lake Earl at Teal Pt., pursuant to its Management Plan (1988).</u></p> <p>5.B.18: <u>The County shall encourage the State to continue to provide for existing developed and prescriptive boat access points at Lakeview Drive and Buzzini Road to provide a new boat access on the west side of the lake at Teal Pt.</u></p> <p>5.D.10: <u>The County shall encourage the California Department of Fish and Game to continue to provide access to Lakes Earl and Talawa for recreational uses to provide day-use, parking, and signage for use of the west, east, and south wildlife areas.</u></p>	<p>[Relocated to <i>STATE AND FEDERAL LANDS – Other Initiatives</i>]</p> <p>[Relocated to <i>STATE AND FEDERAL LANDS – Other Initiatives</i>]</p> <p>[Relocated to <i>COASTAL ZONE RECREATION – Other Initiatives</i>]</p>
<p>CR Area-specific Policy–Lakes Earl and Talawa-2: The historic uses of Lakes Earl and Talawa for hunting and fishing shall be maintained.</p>	<p>5.B.15: <u>The County shall encourage the State to continue the historic uses of Lakes Earl and Talawa for hunting and fishing shall be maintained.</u></p>	<p>[Relocated to <i>STATE AND FEDERAL LANDS – Other Initiatives</i>]</p>
<p>CR Area-specific Policy–Lakes Earl and Talawa-3: The State shall provide the following types of recreational facilities at and near Lakes Earl and Talawa:</p> <ol style="list-style-type: none"> 1) Day-use facilities, at more than one location. 2) Expanded access with adequate parking areas. 	<p>5.B.13: <u>The County shall encourage the State shall to provide the following types of recreational facilities at and near Lakes Earl and Talawa:</u></p> <ol style="list-style-type: none"> 1) Day-use facilities, at more than one location; 2) Expanded access with adequate parking areas; 	<p>[Relocated to <i>STATE AND FEDERAL LANDS – Other Initiatives</i>]</p>

CURRENTLY-CERTIFIED POLICY	PROPOSED AMENDED POLICY	SUGGESTED MODIFIED POLICY
<p>3) Signs indicating appropriate access points.</p> <p>4) Lateral access along the ocean shoreline and the Lakes within State owned lands.</p> <p>4) Overnight facilities adjacent to the Lakes and the ocean shoreline in at least one location.</p>	<p>3) Signs indicating appropriate access points;</p> <p>4) Lateral access along the ocean shoreline and the Lakes within State owned lands; and</p> <p>4) 5. Overnight facilities adjacent to the Lakes and the ocean shoreline in at least one location.</p>	
<p>CR Area-specific Policy–Old Klamath Townsite-1: The westerly end of old Highway 101 at the old Klamath Townside (<i>sic</i>) should be considered by the State for its value as a seasonal day-use recreation area and river access point.</p>	<p>5.E.55: The County shall encourage the State to establish a seasonal day-use and river access point at its lands ((APN 104-110-03) and old highway right of way) at the westerly end of old Highway 101 at in the old Klamath Townside Townsite should be considered by the State for its value as a seasonal day use recreation area and river access point.</p>	<p>[Relocated to COASTAL ZONE PUBLIC ACCESS – Other Initiatives]</p>
Related Land Use Policies and Designations		
<p>LU Specific Area Policy-Ocean View Drive-6. The State shall improve Pelican State Beach to include proper signing along the highway, parking and improved beach access.</p>	<p>5.B.3 The State County shall improve encourage the State to maintain Pelican State Beach to include proper signing along the highway signage, parking, and improved pedestrian beach access, and restrict vehicle beach access.</p>	<p>[Relocated to STATE AND FEDERAL LANDS – Other Initiatives]</p>
<p>LU Specific Area Policy-Smith River Area-8. The State shall provide an improved access to Pala Park via Pala Road.</p>	<p>5.B.6 The State County shall encourage the State to continue to provide an improved public access to Pala Park via the Lake Earl Park Area from Pala Road. Agricultural leasing of the area north of Kellogg Road may relocate or interrupt these access routes on a seasonal basis.</p>	<p>5.B.6 The County shall encourage the State to continue to provide public access to the Lake Earl Park Area from Pala Road. Agricultural leasing of the area north of Kellogg Road may relocate or interrupt these access routes to <u>Tolowa Dunes State Park</u> on a seasonal basis. <u>Such changes to the use of land (e.g. introducing grazing to areas without a history of the practice) and/or access to the water constitute development for which a coastal development permit must be secured.</u></p>
<p>LU Specific Area Policy-Smith River Area-11. The State shall provide an access northward from Kellogg Road paralleling the beach, but set back from the beach. This access may follow the existing “jeep trail” northward to the spit but may be limited as to the amount of traffic carried. Agricultural leasing of the area north of</p>	<p>5.B.7 The State County shall encourage the State to continue to provide an public access northward from Kellogg Road paralleling the beach, but set back from the beach. This access may follow the existing “jeep trail” northward to the spit but may be limited as to the amount of traffic carried. Agricultural leasing of the area north of</p>	<p>5.B.7 The County shall encourage the State to continue to provide public access northward from Kellogg Road paralleling the beach. Agricultural leasing of the area north of Kellogg Road may relocate or interrupt these access routes <u>Tolowa Dunes State Park</u> on a seasonal basis. <u>Such changes to the use of land (e.g. introducing grazing to areas without a history of the practice) and/or access to the water constitute development for which a coastal development permit must be secured.</u></p>

CURRENTLY-CERTIFIED POLICY	PROPOSED AMENDED POLICY	SUGGESTED MODIFIED POLICY
<p>Kellogg Road may relocate or interrupt these access routes, on a seasonal basis.</p>	<p>Kellogg Road may relocate or interrupt these access routes on a seasonal basis.</p>	
<p>LU Specific Area Policy-Lake Earl Area-4.The continued use of the overflow lands for pasture shall be allowed to continue. Should the State acquire any of these lands the adjoining property owner (in many cases the previous owner) shall be offered a lease of the lands for grazing and pastoral uses.</p> <p>LU Specific Area Policy-Lake Earl Area-12. The State shall specifically provide for agricultural leases of lands it has acquired and any lands acquired in the future. Agricultural lease need not be granted where it can be shown to the Planning Commission that direct conflicts between the agricultural use and the visitors utilizing an improved access would occur.</p> <p>LU Specific Area Policy-Crescent City Surrounding Area-14. The continued use of the overflow lands for pasture shall be allowed to continue. Should the State acquire any of these lands the adjoining property owner (in many cases the previous owner) shall be offered a lease of the lands for grazing and pastoral uses.</p>	<p>LU Specific Area Policy-Lake Earl Area 4.The continued use of the overflow lands for pasture shall be allowed to continue. Should the State acquire any of these lands the adjoining property owner (in many cases the previous owner) shall be offered a lease of the lands for grazing and pastoral uses.</p> <p>LU Specific Area Policy Lake Earl Area 12. The State shall specifically provide for agricultural leases of lands it has acquired and any lands acquired in the future. Agricultural lease need not be granted where it can be shown to the Planning Commission that direct conflicts between the agricultural use and the visitors utilizing an improved access would occur.</p> <p>LU Specific Area Policy-Crescent City Surrounding Area-14.The continued use of the overflow lands for pasture shall be allowed to continue. Should the State acquire any of these lands the adjoining property owner (in many cases the previous owner) shall be offered a lease of the lands for grazing and pastoral uses.</p> <p><u>5.B.10 The County shall encourage the State to provide for agricultural leases of its lands for goose habitat. The continued use of the overflow lands for pasture shall be allowed to continue. Should the State acquire any lands, the property owner (or adjacent property owner) shall be offered a lease of the lands for grazing and pastoral uses. Agricultural leases need not be granted where it can</u></p>	<p>[Relocated to <i>STATE AND FEDERAL LANDS – Other Initiatives</i>]</p>

CURRENTLY-CERTIFIED POLICY	PROPOSED AMENDED POLICY	SUGGESTED MODIFIED POLICY
	<p><u>be shown that direct conflicts between the agricultural use and the visitors utilizing an improved access would occur.</u></p>	
<p>LU Specific Area Policy-Crescent City Surrounding Area-23. The State shall provide a bicycle trail/path from Point St. George to Lake Earl with a tie-in to Old Mill Road. Along the trail the State shall include day use facilities for the bikers and hikers using the trail The County will provide an easement across the airport property for the bike trail / path.</p>	<p>5.B.11 The <u>State County</u> shall <u>encourage the California Department of Parks and Recreation</u> to provide a bicycle trail/path from Point Pt. <u>Pt.</u> St. George to Lake Earl with a tie-in to Old Mill Road <u>on the east side</u>. Along the trail, the <u>State California Department of Parks and Recreation</u> shall include day-use facilities for the bikers and hikers using the trail. The County will provide an easement across the airport property for the bike <u>trail / path</u>.</p>	<p>[Relocated to <i>STATE AND FEDERAL LANDS – Other Initiatives</i>]</p>
<p>CR-SRP-5a. The State shall provide access to the west side of Lake Earl on each side of the connecting channel, but not necessarily at the channel, for visitor uses. In addition the State shall provide at least one improved boat launching facility on the west side of Lake Earl.</p>	<p>5.B.12 The <u>State County</u> shall <u>encourage the State</u> to provide <u>trail access to</u> at the west side of Lake Earl on each side of the connecting channel, but not necessarily at the channel, for visitor uses. In addition, the <u>State County</u> shall <u>encourage the State to</u> provide at least one improved boat launching facility on the west side of Lake Earl <u>at Teal Pt., pursuant to its Management Plan (1988)</u>.</p>	<p>[Relocated to <i>STATE AND FEDERAL LANDS – Other Initiatives</i>]</p>
<p>CR-SRP-3. The State shall provide the following types of recreational facilities at and near Lakes Earl and Talawa:</p> <ol style="list-style-type: none"> 1) Day-use facilities, at more than one location. 2) Expanded access with adequate parking areas. 3) Signs indicating appropriate access points. 4) Lateral access along the ocean shoreline and the Lakes within State owned lands. 4) Overnight facilities adjacent to the Lakes and the ocean shoreline in at least one location. 	<p>5.B.13 The County shall encourage the State to provide the following types of recreational facilities at and near Lakes Earl and Talawa:</p> <ol style="list-style-type: none"> 4) <u>1.</u> Day-use facilities, at more than one location-; 2) <u>2.</u> Expanded access with adequate parking areas. 3) <u>3.</u> Signs indicating appropriate access points. 4) <u>4.</u> Lateral access along the ocean shoreline and the Lakes within State owned lands. 4) <u>5.</u> Overnight facilities adjacent to the Lakes and the ocean shoreline in at least one location 	<p>[Relocated to <i>STATE AND FEDERAL LANDS – Other Initiatives</i>]</p>
<p>LU Specific Area Policy-Lake Earl Area-11. The state shall</p>	<p>5.B.14. The <u>state County</u> shall <u>encourage the State to provide a</u></p>	<p>[Relocated to <i>STATE AND FEDERAL LANDS</i>]</p>

CURRENTLY-CERTIFIED POLICY	PROPOSED AMENDED POLICY	SUGGESTED MODIFIED POLICY
provide a minimum of two improved accessways from Old Mill Road westerly to the ocean shoreline.	minimum of two improved accessways <u>trail access ways</u> from Old Mill Road westerly to the ocean shoreline.	– <i>Other Initiatives</i>]
CR-SRP-5b. The historic uses of Lakes Earl and Talawa for hunting and fishing shall be maintained.	5.B.15 The <u>County shall encourage the State to continue the</u> historic uses of Lakes Earl and Talawa for hunting and fishing shall be maintained.	[Relocated to <i>STATE AND FEDERAL LANDS</i> – <i>Other Initiatives</i>]
<p>LU Specific Area Policy-Lake Earl Area-9. The State shall provide at least two visitor serving sites (shown on map) off the extension of Old Mill Road and provide public access from the extension of Old Mill Road to the west side of Lake Earl (at least two locations) and to the east side of Lake Talawa (at least two locations)</p> <p>LU Specific Area Policy-Lake Earl Area-10. On assessors parcels 105-030-32, 67 and 37 the State shall provide an improved recreational access to Lake Earl from Lower Lake Road and construct a walking pathway and bicycle path from this location south paralleling the lake to the existing county access points of Buzzini Road and Lakeview Road. No motorized vehicles shall be permitted.</p> <p>LU Specific Area Policy-Lake Earl Area-11. The state shall provide a minimum of two improved accessways from Old Mill Road westerly to the ocean shoreline.</p>	<p>LU Specific Area Policy Lake Earl Area 9. The State shall provide at least two visitor serving sites (shown on map) off the extension of Old Mill Road and provide public access from the extension of Old Mill Road to the west side of Lake Earl (at least two locations) and to the east side of Lake Talawa (at least two locations)</p> <p>LU Specific Area Policy Lake Earl Area 10. On assessors parcels 105 030 32, 67 and 37 the State shall provide an improved recreational access to Lake Earl from Lower Lake Road and construct a walking pathway and bicycle path from this location south paralleling the lake to the existing county access points of Buzzini Road and Lakeview Road. No motorized vehicles shall be permitted.</p> <p>LU Specific Area Policy Lake Earl Area 11. The state shall provide a minimum of two improved accessways from Old Mill Road westerly to the ocean shoreline.</p> <p>5.B.17 The <u>County shall encourage the State to provide opportunities for visitors to the Lake Earl Wildlife Area including continuation of existing developed and prescriptive access areas, expanded access with adequate parking and/or interconnecting trails, an interpretive visitors</u></p>	<p>[Relocated to <i>STATE AND FEDERAL LANDS</i> – <i>Other Initiatives</i>]</p>

CURRENTLY-CERTIFIED POLICY	PROPOSED AMENDED POLICY	SUGGESTED MODIFIED POLICY
	<u>center, day-use facilities at one or more locations, and signage.</u>	
<p>CR-SRP-J3. Boat launching is provided on Lake Earl by County maintained ramps at the end of both Lakeview Drive and Buzzini Road. Because of its shallow depth (approx. 4 feet)and the seasonal profusion of submerged vegetation, boating onLake Earl tends to be limited to smaller craft.</p>	<p>CR-SRP J3. Boat launching is provided on Lake Earl by County maintained ramps at the end of both Lakeview Drive and Buzzini Road. Because of its shallow depth (approx. 4 feet)and the seasonal profusion of submerged vegetation, boating onLake Earl tends to be limited to smaller craft.</p> <p><u>5.B.18. The County shall encourage the State to continue to provide for existing developed and prescriptive boat access points at Lakeview Drive and Buzzini Road and to provide a new boat access on the west side of the lake at Teal Pt.</u></p>	<p>[Relocated to <i>STATE AND FEDERAL LANDS – Other Initiatives</i>]</p>
<p>LU Specific Area Policy-Lake Earl Area-23. The State shall provide a bicycle trail/path from Point St. George to Lake Earl with a tie-in to Old Mill Road. Along the trail the State shall include day use facilities for the bikers and hikers using the trail. The County will provide an easement across the airport property for the bike trail / path.</p>	<p>5.B.21. The State <u>County</u> shall <u>encourage the State to</u> provide a bicycle trail/path from Point St. George to Lake Earl with a tie-in to Old Mill Road. Along the trail, the State shall include day-use facilities for the bikers and hikers using the trail. The County will provide an easement across the airport property for the bike trail/path.</p>	<p>[Relocated to <i>STATE AND FEDERAL LANDS – Other Initiatives</i>]</p>
<p>LU Specific Area Policy-Lake Earl Area-11. The State shall provide an improved visitor serving facility at the Nor-Cal site adjacent to Dead Lake. Improved access shall be provided for the public to the dunes and to the shoreline.</p>	<p>5.B.22. The State <u>County</u> shall <u>encourage the State to</u> provide an improved visitor-serving facility at the Nor-Cal site adjacent to Dead Lake. Improved access shall be provided for the public to the dunes and to the shoreline.</p>	<p>[Relocated to <i>STATE AND FEDERAL LANDS – Other Initiatives</i>]</p>
<p>CR-SRP-P3. Recreational off-road vehicle driving should be prohibited on this beach [South Beach] as it is biologically one of the most productive areas for invertebrates on the Northcoast.</p>	<p>5.B.27 Recreational <u>The recreational use off-road vehicle driving of motorized vehicles</u> should be prohibited from this beach [South Beach], as it is biologically one of the most productive areas for invertebrates on the Northcoast.</p>	<p>[Relocated to <i>STATE AND FEDERAL LANDS – Other Initiatives</i>. Also see Restricted Driving Ordinance]</p>
<p>CR-SRP-P1. Appropriation of funds for maintenance and liability shallbe provided by the State for areas recently acquired.</p>	<p>CR-SRP P1. Appropriation of funds for maintenance and liability shallbe provided by the State for areas recently acquired.</p>	<p>[Relocated to <i>STATE AND FEDERAL LANDS – Other Initiatives</i>]</p>

CURRENTLY-CERTIFIED POLICY	PROPOSED AMENDED POLICY	SUGGESTED MODIFIED POLICY
<p>CR-SRP-P2. The County, State and Redwood National Park should cooperate in a comprehensive plan to enhance the recreation and visual qualities of this area.</p>	<p>CR-SRP-P2. The County, State and Redwood National Park should cooperate in a comprehensive plan to enhance the recreation and visual qualities of this area.</p> <p><u>5.B.29. The County shall encourage the State to coordinate and participate with Federal and/or local agencies in the provision of public day use, interpretive, and access facilities, both parallel with and to the beach, west of Highway 101 in the South Beach area.</u></p>	
<p><u>Visitor Serving Commercial:</u> The primary use of this category is to cater to the needs of visitors to the Coastal Zone. As Highway 101 is the primary access along this area's Coastal Zone, uses in this category will include uses which serve the highway traveler, in addition to uses normally related to adjacent recreational resources. Uses shall include but not be limited to, hotels, motels, restaurants, service stations, boat ramps, docks, hunting and fishing resorts. Uses, buildings, and structures customarily accessory to the above are also permitted. Those uses requiring a conditional use permit include but are not limited to recreational vehicle parks, golf courses and country clubs, single family residence of owner or operator of the site, mobilehome park and unique item shops. Mobilehome parks are allowed in conjunction with recreational vehicle parks; however, the number of recreational vehicle spaces shall always exceed the number of mobilehome spaces by a ratio of at least two to one. Therefore, the majority use will be recreational vehicle spaces. This policy applies to new spaces in existing mobilehome parks and development of new</p>	<p><u>3 TP.3.4 Visitor-Serving Commercial:</u></p> <p>This designation is intended to cater to the need of visitors to the Coastal Zone, <u>particularly the highway traveler and users of the County's recreational resources and may be found in both rural and urban land areas.</u> As Highway 101 is the primary access along this area's Coastal Zone, uses in this category will include uses which serve the highway traveler, in addition to uses normally related to adjacent recreational resources. <u>The minimum lot size for the purpose of division for sale, lease or financing is one acre.</u></p> <p><u>Uses</u> The principal permitted use shall include, but not be limited to, hotels, motels, restaurants, service stations, <u>convenience stores, unique item shops,</u> boat ramps, docks, hunting and fishing resorts. Uses, buildings, and structures customarily accessory to the above are also permitted. Those uses <u>Uses</u> requiring a conditional use permit include, but are not limited to, recreational vehicle parks, golf courses and country clubs, <u>mini-storage, small medical offices,</u> one single family residence of owner or</p>	<p>3 TP.3.4 <u>Visitor-Serving Commercial</u></p> <p>This designation is intended to cater to the need of visitors, particularly the highway traveler and users of the County's recreational resources and may be found in both rural and urban land areas. The minimum lot size for the purpose of division for sale, lease or financing is one acre.</p> <p>The principal permitted use shall include, but not be limited to, hotels, motels, restaurants, service stations, convenience stores, unique item shops, boat ramps, docks, hunting and fishing resorts. Uses, buildings, and structures customarily accessory to the above are also permitted. Uses requiring a conditional use permit include, but are not limited to, recreational vehicle parks, mini-storage, small medical offices, one single family residence of owner or operator of the site, and small public facilities. ¶</p> <p>Conditional use permit for mobilehome parks are allowed in conjunction with recreational vehicle parks; the number of recreational vehicle spaces shall exceed the number of mobilehome spaces by a ratio of at least two-to-one, resulting in a majority use of recreational vehicle spaces. This policy applies to both new spaces in existing mobilehome parks and development of new parks. ¶</p> <p>A conditional use permit may also be considered for the development of new time share hotel resort facilities where more than 50 percent of the units are made available for transient visitor use (i.e., "hotel/motel" use), where on-site recreational facilities (such as pool, courts, or spa) are provided, and where at least one use available to</p>

CURRENTLY-CERTIFIED POLICY	PROPOSED AMENDED POLICY	SUGGESTED MODIFIED POLICY
parks.	operator of the site, mobilehome park and unique item shops and small public facilities. <u>Mobilehome Conditional use permit for mobilehome parks are allowed in conjunction with recreational vehicle parks; however the number of recreational vehicle spaces shall always exceed the number of mobilehome spaces by a ratio of at least two-to-one, resulting in a</u> Therefore, the majority use of recreational vehicle spaces. This policy applies to both new spaces in existing mobilehome parks and development of new parks. <u>A conditional use permit may also be considered for the development of new time share hotel resort facilities where more than 50 percent of the units are made available for transient visitor use (i.e., "hotel/motel" use), where on-site recreational facilities (such as pool, courts, or spa) are provided, and where at least one use available to the general public (such as public recreation facility, access to adjacent public recreation area, or restaurant/shop complex) is provided. The conversion of visitor-serving facilities initially established for another use (i.e., motel, RV Park, etc) shall not be included.</u>	the general public (such as public recreation facility, access to adjacent public recreation area, or restaurant/shop complex) is provided. ¶ <u>New time share hotel resort facilities shall not be allowed in conjunction with</u> the The conversion of <u>existing</u> visitor-serving facilities initially established for another use (i.e., motel, RV Park, etc) shall not be included. <u>(See coastal zoning regulations for further information regarding public hearing requirements and appeal provisions for principal and conditionally permissible uses.)</u>
<p><u>H.R.</u> Harbor Related</p> <p>Harbor-related activities including Harbor-dependent activities as well as the following businesses, which do not have to depend upon the Harbor to function effectively:</p> <p>Fishing net manufacture or sale. Public meeting facilities. Fisherman's organizations office. Marine antique shops. Restaurants and cafes with ocean or Harbor views. Machine shops.</p>	<p><u>H.R.</u> Harbor Related</p> <p>Harbor related activities including Harbor dependent activities as well as the following businesses, which do not have to depend upon the Harbor to function effectively:</p> <p>Fishing net manufacture or sale. Public meeting facilities. Fisherman's organizations office. Marine antique shops. Restaurants and cafes with ocean or Harbor views. Machine shops.</p>	<p>3-TP.4.12 Harbor Related</p> <p>This designation is intended to provide for areas in which commercial and light industrial uses are not dependant upon the harbor to function but benefit from, or provide supportive activities to, a harbor location. Typically, these areas are privately owned although some parts of harbor district lands also qualify. These areas should be served by public water and sewer and public or Harbor District roadways. The maximum floor area ratio (FAR) is 0.75.</p> <p>The principal permitted uses include restaurants and cafes with ocean or harbor views, marine curio sales and manufacture, marine antiques, hotels and motels, visitor related services, fishing support</p>

CURRENTLY-CERTIFIED POLICY	PROPOSED AMENDED POLICY	SUGGESTED MODIFIED POLICY
<p>Welding shops. Marine equipment storage yards. Marine curio sales and manufacture. Boat brokerage offices. Recreational vehicle parks.</p>	<p>Welding shops. Marine equipment storage yards. Marine curio sales and manufacture. Boat brokerage offices. Recreational vehicle parks.</p> <p>3 TP.4.12 Harbor Related</p> <p><u>This designation is intended to provide for areas in which commercial and light industrial uses are not dependant upon the harbor to function but benefit from, or provide supportive activities to, a harbor location. Typically, these areas are privately owned although some parts of harbor district lands also qualify. These areas should be served by public water and sewer and public or Harbor District roadways. The maximum floor area ratio (FAR) is 0.75.</u></p> <p><u>The principal permitted uses include restaurants and cafes with ocean or harbor views, marine curio sales and manufacture, marine antiques, hotels and motels, visitor related services, fishing support services such as net manufacturing and sales, welding and machine shops, and boat brokerage offices and equipment storage yards. Consideration may be given for a conditional use permit for dredge spoils disposal, recreational vehicle parks, public uses, and bulk fuel storage facilities.</u></p>	<p>services such as net manufacturing and sales, welding and machine shops, and boat brokerage offices and equipment storage yards. Consideration may be given for a conditional use permit for dredge spoils disposal, recreational vehicle parks, public uses, and bulk fuel storage facilities.</p>
<p>LU-Specific Area Recommendation - Smith River Area-4. The fishing equipment and sports store (Saxtons) is surrounded by County ownership. Its location at the boat ramp and parking facility shall be maximized. Any expansion beyond its 6000 sq. ft. area shall be only after securement of a conditional use</p>	<p>3.H.5. The County shall encourage the owners of the fishing equipment and sports store at Saxton's (AP 105-050-04), which is surrounded by County-owned property, to maximize its location at the boat ramp and parking facility. The County shall require a conditional use permit for any expansion onto beyond it's 6,000</p>	<p>3.H.5. The <u>As part of the authorization of the reestablishment of any visitor-serving use or significant improvement to the existing structure, the</u> County shall encourage <u>require</u> the owners of the former fishing equipment and sports store at ("Saxton's Tackle" (APN 105-050-04), which is surrounded by <u>the</u> County-owned property. <u>Smith River Public Fishing Access,</u> to maximize its location at <u>design and site improvements such that they do not interfere with</u> the boat ramp and parking facility. The</p>

CURRENTLY-CERTIFIED POLICY	PROPOSED AMENDED POLICY	SUGGESTED MODIFIED POLICY
permit.	square feet.	County shall require a conditional use permit for any <u>franchise- or lease- based use</u> expansion onto <u>County property</u> beyond it's <u>the</u> 6,000 square feet <u>of the privately-held parcel</u> .
LU-Specific Area Recommendation – Lake Earl Area-6. The five rental structures, containing seven residential units, at the end of Buzzini Road shall continue as rentals. The enlargement and/or remodeling of these units may be permitted subject to the provisions of this plan's implementary codes. The property upon which the rental units lie, may be divided from the remaining parcel, such that the remaining (or larger) parcel shall be at least 20 acres in size, and subject to the smaller parcel receiving approval for redesignation as a visitor-serving use.	3.I.1. The <u>County shall permit the continued use of the</u> five rental structures, containing seven residential units, at the end of Buzzini Road as rentals. <u>The County shall require that the enlargement and/or remodeling of these units may be permitted subject to the provisions of this plan's implementary County's zoning and subdivision codes.</u> <u>The County shall permit the subdivision of the property upon which the rental units lie, may be divided from the remaining parcel, such that as long as the remaining (or larger) parcel shall be is at least 20 acres in size, and subject to the smaller parcel receiving approval is approved for redesignation as a visitor-serving use (APNs 106-020-57, 58).</u>	3.I.1. The County shall permit the continued use of the five rental structures, containing seven residential units, at the end of Buzzini Road as rentals. The County shall require that the enlargement and/or remodeling of these units be subject to <u>comply with</u> the provisions of County's zoning and <u>subdivision building</u> codes. The County shall permit the subdivision of the property upon which the rental units lie from the remaining parcel as long as the remaining (or larger) parcel is at least 20 acres in size and the smaller parcel is approved for redesignation as a visitor-serving use (APNs 106-020-57, 58).
LU-Specific Area Recommendation – Klamath Area-9. Water service from the Klamath townsite may be extended northward along Highway 101 to serve the commercial area immediately north of the Klamath townsite.	3.K.3. Water <u>The County shall permit the extension of water service from the Klamath townsite Townsite may be extended</u> northward along Highway 101 to serve the visitor-serving commercial area immediately north of the Klamath townsite Townsite.	3.K.3. <u>3.K.2.</u> The County shall <u>may only</u> permit the extension of water service from the Klamath Townsite northward along Highway 101 to serve the visitor-serving commercial area immediately north of the Townsite <u>consistent with applicable provisions of the certified LCP.</u>

Proposed New Policy	Suggested Modified New Policy
5.A.9: <u>The County shall encourage compatible recreational use of riparian areas along streams and creeks where public access can be balanced with environmental values and private property rights.</u>	[Relocated to <i>COUNTY PARKS AND RECREATION – Other Initiatives</i> ; new policies added to ensure consistency with Coastal Act access and recreation policies]
5.A.10: <u>The County shall encourage its Park and Recreation Commission to review and address the potential for development or expansion of recreational wildland parks, beaches and/or easements in the Crescent City area at locations such Marhoffer Creek, Elk Creek, Pebble Beach, Pt. St. George, and/or South Beach.</u>	[Relocated to <i>COUNTY PARKS AND RECREATION – Other Initiatives</i>]
5.A.11. <u>The County shall continue to support the protection and use of Battery Point and St. George Reef</u>	[Relocated to <i>COUNTY PARKS AND RECREATION –</i>

Proposed New Policy	Suggested Modified New Policy
<u>Lighthouses as County parks.</u>	<i>Other Initiatives]</i>
<u>5.A.13. The County shall support the development of teen activities in the central Crescent City area, near schools, and other entertainment/recreational areas.</u>	[Relocated to <i>COUNTY PARKS AND RECREATION – Other Initiatives]</i>
<u>5.A.14. The County owned lands at Pt. St. George lying west of the airport shall be managed by the County or its designee for the purposes of habitat protection and restoration, cultural resource preservation and interpretation, public access, open space, and safety buffer for the County’s only commercial airport (Jack McNamara Field). A management plan shall be prepared for the property compatible with the purposes listed including agricultural leasing and an interpretive center. Funding for the management plan and implementation of the recommendations of the plan will be sought from a variety of public and private sources.</u>	[Relocated to <i>COUNTY PARKS AND RECREATION – Other Initiatives]</i>
<u>5.A.15 The County shall maintain the recreation areas which the County owns as identified in Table 5-1 and illustrated in Figure 5-1.</u>	5.A.15, 5.A.1 The County shall maintain the recreation areas which the County owns as identified in Table 5-1 and illustrated in Figure 5-1.
<u>5.B.1 The County shall encourage Federal, State, and local agencies currently providing recreation facilities to maintain, at a minimum, and improve, if possible, their current levels of service.</u>	[Relocated to <i>STATE AND FEDERAL LANDS – Other Initiatives]</i>
<u>5.B.2. The County shall encourage the interconnection of pedestrian and bicycle trails between Federal Forest, Park, and Recreation Area lands, State Park lands, State Highway, and County trails.</u>	[Relocated to <i>STATE AND FEDERAL LANDS – Other Initiatives]</i>
<u>5.B.4. The County supports the development of the private visitor-serving commercial area adjacent to Pelican State Beach and encourages coordination between private property owners, the County, and State agencies in addressing mutually beneficial access, signage, and/or landscaping programs.</u>	[Relocated to <i>STATE AND FEDERAL LANDS – Other Initiatives]</i>
<u>5.B.9. The County shall continue to encourage Department of Fish and Game to officially adopt a publicly reviewed Management Plan for the Lake Earl Wildlife Area. Such a plan should include not only wildlife management, but also the development and promotion of taxpayer, resident, and visitor use for educational and enjoyment purposes, and the safety of the community</u>	[Relocated to <i>STATE AND FEDERAL LANDS – Other Initiatives]</i>
<u>5.B.16 The County shall encourage the State to consider purchase of conservation easements for the protection of endangered species and/or habitat on private property adjacent to the Lake Earl Wildlife Area rather than the purchase of fee lands.</u>	[Relocated to <i>STATE AND FEDERAL LANDS – Other Initiatives]</i>
<u>5.B.19. The County shall encourage the State to coordinate and participate with local public agencies for the provision of bicycle, equestrian, and/or public transit access to various locations in the Lake Earl Wildlife Area.</u>	[Relocated to <i>STATE AND FEDERAL LANDS – Other Initiatives]</i>
<u>5.B.20. The County shall encourage the State to adopt a publicly-reviewed management plan for the Dead Lake unit which includes day use facilities, lake recreation, multi-use trail access from the southern entrance to the beach and northerly Wildlife Area trails and roads, sand dune</u>	[Relocated to <i>STATE AND FEDERAL LANDS – Other Initiatives]</i>

Proposed New Policy	Suggested Modified New Policy
<u>activities such as primitive dune camping use, and interpretive programs such as dune habitat, historical millsite use or Native American culture. Additionally, the State may wish to consider renaming the area utilizing its original Native American place name.</u>	
<u>5.B.23. The County shall encourage the State to coordinate and participate with local public agencies for the provision of bicycle and public transit access to the Dead Lake Park unit.</u>	[Relocated to <i>STATE AND FEDERAL LANDS – Other Initiatives</i>]
<u>5.B.24. The County shall encourage the Agricultural District to coordinate and participate in hike/bike/horse trail access in the Elk Creek area with the County, City, and State.</u>	[Relocated to <i>STATE AND FEDERAL LANDS – Other Initiatives</i>]
<u>5.B.25. The County shall encourage the State to continue to provide for visitor education and enjoyment through trails and interpretive programs at the Elk Creek Wildlife Area and to consider additional day-use, signage and entrance improvements.</u>	[Relocated to <i>STATE AND FEDERAL LANDS – Other Initiatives</i>]
<u>5.B.26. The County shall encourage the State to coordinate and participate with local public agencies for the provision of bicycle and public transit access to the Elk Creek Wildlife Area.</u>	[Relocated to <i>STATE AND FEDERAL LANDS – Other Initiatives</i>]
<u>5.B.28. The County shall continue to emphasize the importance of maintaining and retaining Highway 101 as a primary access route which crosses through the Crescent City Marsh/South Beach area to serve the Crescent City area.</u>	[Relocated to <i>STATE AND FEDERAL LANDS – Other Initiatives</i>]
<u>5.B.30. The County shall encourage the State to consider purchase of easements for the protection of endangered species on private property adjacent to the Crescent City Marsh rather than the purchase of fee lands.</u>	[Relocated to <i>STATE AND FEDERAL LANDS – Other Initiatives</i>]
<u>5.B.34. The County shall continue to emphasize the importance of maintaining and retaining Highways 101 and 199 as primary access routes which cross through the parks to serve the County and its communities.</u>	[Relocated to <i>STATE AND FEDERAL LANDS – Other Initiatives</i>]
<u>5.B.35. The County shall encourage Redwood National and State Parks to manage the parks and encourage protection, use, and promotion of the parks for visitor education and enjoyment, pursuant to its adopted Management Plan (1999).</u>	[Relocated to <i>STATE AND FEDERAL LANDS – Other Initiatives</i>]
<u>5.B.36. The County shall encourage Redwood National and State Parks to coordinate and participate with local public agencies for the provision of connecting access to the Redwood Parks, including trails, bicycle routes, and public transit.</u>	[Relocated to <i>STATE AND FEDERAL LANDS – Other Initiatives</i>]
<u>5.B.37. The County shall encourage Redwood National and State Parks to develop unique, identifiable park entrances, particularly on State highways.</u>	[Relocated to <i>STATE AND FEDERAL LANDS – Other Initiatives</i>]
<u>5.B.38. The County supports the development of private visitor-serving commercial areas that are focused within or adjacent to the parks (e.g., Hiouchi, North Bank Road/Tan Oak, Westlog, Harbor/South Beach, and the Trees of Mystery/Woodland Villa). The County encourages coordination among private property owners and County,</u>	[Relocated to <i>STATE AND FEDERAL LANDS – Other Initiatives</i> ; new policies added to ensure consistency with Coastal Act access and recreation policies]

Proposed New Policy	Suggested Modified New Policy
<u>State and Federal agencies in addressing mutually beneficial access, signage, or landscaping programs.</u>	
<p><u>5.C.1. The County shall support development of a countywide trail system designed to achieve the following objectives:</u></p> <p>a. <u>Provide safe, pleasant, and convenient travel by foot, horse, or bicycle;</u></p> <p>b. <u>Link residential areas, schools, community buildings, parks, and other community facilities. Whenever possible, trails should connect to a countywide trail system and regional trails;</u></p> <p>c. <u>Provide access to recreation areas, major waterways, and vista points; and</u></p> <p>d. <u>Provide for multiple uses (i.e., pedestrian, equestrian, bicycle).</u></p>	[Relocated to <i>RECREATIONAL TRAILS – Other Initiatives</i>]
<p><u>5.C.2. The County shall work with other public agencies, such as the City of Crescent City, Local Transportation Commission, Department of Fish and Game, Harbor District, U. S. Forest Service, and State and National Park Services, to coordinate the development of equestrian, pedestrian, and bicycle trails.</u></p>	[Relocated to <i>RECREATIONAL TRAILS – Other Initiatives</i>]
<p><u>5.C.3 The County shall continue to support the development of a regional trail and path system linking residential areas to local recreational areas, such as Crescent City to the Redwood State and National Park or the Lake Earl area, and recreational areas to each other. The County encourages the use of existing public and quasi-public rights-of-way, including former railroad rights-of-way.</u></p>	[Relocated to <i>RECREATIONAL TRAILS – Other Initiatives</i>]
<p><u>5.C.5. The County shall continue to coordinate connecting trails with the City of Crescent City, particularly in the Elk Creek, Harbor, and coastline areas through the development of a joint trails plan.</u></p>	[Relocated to <i>RECREATIONAL TRAILS – Other Initiatives</i>]
<p><u>5.D.11. The County supports the continued development of day use, trail, recreational boating, and related visitor-serving uses at the Crescent City Harbor and encourages the Harbor District to coordinate and participate with local and State agencies for the provision of connecting access trails and facilities.</u></p>	[Relocated to <i>RECREATIONAL TRAILS – Other Initiatives</i>]
<p><u>5.E.18a. Whenever there is demonstrated evidence of substantial past use of a property for access purposes, the County shall investigate opportunities for prescriptive rights for new development within the Coastal Zone located between the first public road and the sea.</u></p>	<p>5.E.18a. <u>5.E.12.</u> Whenever there is demonstrated evidence of substantial past use of a property for access purposes, the County shall investigate opportunities for an <u>investigation of</u> prescriptive rights for shall be required in the review of new development within the Coastal Zone located between the first public road and the sea.</p>
<p><u>5.E.18b. The County shall maintain the Coastal access points which the County owns as identified in Table 5-2 and illustrated in Figure 5-2.</u></p>	<p>5.E.18b. <u>5.E.13.</u> The County shall maintain the Coastal <u>County-owned coastal</u> access points which the County owns as identified in Table 5-2 and illustrated in Figure 5-2.</p>
<p><u>5.E.19. The County encourages the continued provision and, where feasible, expansion of public access to coastal beach and river areas on State and Federally owned lands.</u></p>	[Relocate to <i>COASTAL ZONE PUBLIC ACCESS – Other Initiatives</i>]
<p><u>5.E.26. The County shall prohibit off-road vehicle use at</u></p>	5.E.26. <u>5.E.16</u> The County shall prohibit <u>Off-road</u>

Proposed New Policy	Suggested Modified New Policy
<u>Pebble Beach. The County shall ensure that vehicular access is restricted to emergency vehicle access and vehicles on a permit basis.</u>	vehicle use shall be prohibited at Pebble Beach. The County shall ensure that vehicular access is shall be restricted to emergency vehicle access and vehicles on a permit basis.
5.E.50. <u>The County shall support the retention of public ocean and lake access in the Pacific Shores Subdivision area.</u>	5.E.50. 5.E.29 The County shall support the retention of Public ocean and lake access in the Pacific Shores Subdivision area shall be retained.
5.E.51. <u>The County shall continue to provide access to and encourage the State's continued provision of the existing public access to Lake Earl at Buzzini Road.</u>	[Relocate to <i>COASTAL ZONE PUBLIC ACCESS – Other Initiatives</i>]
5.E.53. <u>The County shall encourage the continued provision and, where feasible, expansion of public access to coastal beach and river areas on State- and Federally-owned lands.</u>	[Relocate to <i>COASTAL ZONE PUBLIC ACCESS – Other Initiatives</i>]
5.E.54. <u>The County shall continue to provide for public access to the Klamath River near the old townsite.</u>	5.E.54. 5.E.30 The County shall continue to provide for public access to the Klamath River near the old townsite
5.G.1. <u>The County shall encourage development of private recreation facilities to reduce demands on public agencies.</u>	[Relocated to <i>PRIVATE RECREATIONAL FACILITIES AND OPPORTUNITIES – Other Initiatives</i> ; new policies added to ensure consistency with Coastal Act access and recreation policies]
5.G.3. <u>The County shall encourage the development of private campgrounds and recreational vehicle parks where environmentally appropriate. The intensity of such development should not exceed the environmental carrying capacity of the site and its surroundings.</u>	[Relocated to <i>PRIVATE RECREATIONAL FACILITIES AND OPPORTUNITIES – Other Initiatives</i> ; new policies added to ensure consistency with Coastal Act access and recreation policies]
5.G.4. <u>The County shall encourage private recreational development that complements the natural features of the area, including the topography, waterways, vegetation, and soil characteristics.</u>	[Relocated to <i>PRIVATE RECREATIONAL FACILITIES AND OPPORTUNITIES – Other Initiatives</i> ; new policies added to ensure consistency with Coastal Act access and recreation policies]
5.G.5. <u>The County encourages the maintenance of existing facilities and the development of commercial and public visitor activities and services. The following commercial areas are recognized for their historic visitor use and their potential visitor use: Highway 101 - Pelican Beach State Park area; Highway 101 - Ship-A-Shore to Mouth of Smith River Road; Highway 101 - Crescent City Harbor/South Beach; Highway 101 - Klamath riverfront; Requa Road - Requa (hotel and resort area); and</u>	[Relocated to <i>PRIVATE RECREATIONAL FACILITIES AND OPPORTUNITIES – Other Initiatives</i>]
Related Land Use Policies and Designations	
3.E.12. <u>The County encourages the maintenance and development of existing and potential commercial and public visitor activities and services in the following commercial areas, which are recognized for their historic and potential visitor use: Highway 101 at Pelican Beach State Park;  Ship Ashore/Mouth of Smith River Road;  Highway 101 at Crescent City Harbor/South Beach;  Highway 101 at Klamath riverfront;  Requa; and</u>	3.E.12. 3.D.6. The County encourages shall designate sites for the maintenance and development of existing and potential commercial and public visitor activities and services in the following commercial areas, which are recognized for their historic and potential visitor use: • _____ Highway 101 at Pelican Beach State Park;  • _____ Ship Ashore/Mouth of Smith River Road;  • _____ Highway 101 at Crescent City Harbor/South Beach;  • _____ Highway 101 at Klamath riverfront; and 

<p>3.H.6. The County shall encourage the maintenance and development of existing, and potential commercial and public visitor activities and services in the Highway 101/Pelican State Beach and Ship Ashore/Mouth of Smith River Road visitor-serving areas.</p>	<p>• Requa and, 3.H.6. The County shall encourage the maintenance and development of protect the existing, and reserve through zoning sites for future potential development, the currently vacant commercial and public visitor activities and services in the Highway 101/Pelican State Beach and Ship Ashore/Mouth of Smith River Road visitor-serving areas.</p>
<p>3.K.6. The County encourages the maintenance and development of existing, and potential commercial and public visitor activities and services in the Highway 101/Klamath Riverfront and Requa visitor-serving areas.</p>	<p>3.K.6 3.K.4. The County shall encourages the maintenance and development of protect the existing, and reserve through zoning sites for future potential development, the currently vacant commercial and public visitor activities and services in the Highway 101/Klamath Riverfront and Requa visitor-serving areas.</p>

Suggested New Policies to Assure Coastal Act Consistency
<p><u>5.D.3 If and when average annual occupancy rates at Del Norte County visitor accommodations exceed 70%, removal or conversion of existing lower cost visitor serving accommodations shall be prohibited unless (1) the converted facility will be replaced with another facility offering the same or a greater number of lower cost visitor serving units, or (2) an in lieu fee in an amount necessary to off-set the cost to replace the lower cost visitor serving units in Del Norte County shall be imposed. Lower cost facilities shall be defined as any facility with room rates that are below 75% of the Statewide average room rate, and higher cost facilities shall be defined as any facility with room rates that are 125% above the State wide average room rate. Statewide average room rates can be calculated from data compiled by Smith Travel Research, Inc. (www.strglobal.com), posted on the California Travel and Tourism Commission’s website (www.visitcalifornia.com) or other analogous method used to arrive at an average statewide room rate value.</u> [To assure consistency with PRC §30213 in re: protection, encouragement, and provision of lower cost visitor accommodations.]</p>
<p><u>5.D.9. Oceanfront land suitable for recreational use shall be protected for recreational use and development unless present and foreseeable future demand for public or commercial recreational activities that could be accommodated on the property is already adequately provided for in the area.</u> [To assure consistency with PRC §30221 in re: protection of oceanfront sites for recreational related uses and development.]</p>
<p><u>5.D.9. Lower cost visitor and recreational facilities shall be protected, encouraged, and, where feasible, provided. Developments providing public recreational opportunities are preferred.</u> [To assure consistency with PRC §30213 in re: protection, encouragement, and provision of lower cost recreational facilities.]</p>
<p><u>5.D.10. The use of private lands suitable for visitor-serving and commercial recreational facilities designed to enhance public opportunities for coastal recreation shall have priority over private residential, general industrial, or general commercial development, but not over agriculture or coastal-defendant industry.</u> [To assure consistency with PRC §30222 in re: prioritization of development enhancing public recreational opportunities over other forms of development on suitable private lands.]</p>
<p><u>5.D.11 New development shall maintain and enhance public access to the coast by: (1) facilitating the provision or extension of transit service, (2) providing commercial facilities within or adjoining residential development or in other areas that will minimize the use of coastal access roads, (3) providing nonautomobile circulation within the development, (4) providing adequate parking facilities or providing substitute means of serving the development with public transportation, (5) assuring the potential for public transit for high intensity uses such as high-rise office buildings, and by (6) assuring that the recreational needs of new residents will not overload nearby coastal recreation areas by correlating the amount of development with local park acquisition and development plans with the provision of onsite recreational facilities to serve the new development.</u> [To assure consistency with PRC §§ 30212.5 and 30252 in re: distribution and provision of adequate parking and transportation facilities to serve coastal access and recreational facilities, such that overcrowding is mitigated and access is maximized.]</p>
<p><u>5.D.12 Coastal areas suited for water-oriented recreational activities that cannot readily be provided at inland water areas shall be protected for such uses.</u> [To assure consistency with PRC §30220 in re: protection of sites suitable for water-oriented recreational activities.]</p>

Exhibit E-6: Land Use Plan Policies Comparison Matrix – Marine Resources and Water Quality

CURRENTLY-CERTIFIED POLICY	PROPOSED AMENDED POLICY	SUGGESTED MODIFIED POLICY
<p>M&WR-1: The County seeks to maintain and where feasible enhance the existing quality of all marine and water resources.</p>	<p>1.A.1: The County shall seeks to maintain and where feasible enhance the existing quality of all marine and water resources.</p> <p>1.B.1: The County shall seeks to maintain and where feasible enhance the existing quality of all marine and water resources to ensure public health and safety and the biological productivity of waters.</p>	<p>1.A.1. The County shall seek to maintain and where feasible enhance the existing quality of all marine Marine resources shall be maintained, enhanced, and where feasible, restored. Special protection shall be given to areas and species of special biological or economic significance. Uses of the marine environment shall be carried out in a manner that will sustain the biological productivity of coastal waters and that will maintain healthy populations of all species of marine organisms adequate for long-term commercial, recreational, scientific, and educational purposes.</p> <p>1.B.1, 1.C.1.b. The County shall seek to maintain, and where feasible, enhance biological productivity and the existing quality of all water resources in order to ensure public coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health and safety and the biological productivity of waters shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.</p>
<p>M&WR-2: The County encourages programs (e.g., fish hatcheries, habitat rehabilitation) designed to improve the quality of coastal fisheries and other marine resources.</p>	<p>1.A.3: The County shall encourages community programs (e.g., fish hatcheries, habitat rehabilitation) that are designed to improve the quality of coastal fisheries and other marine resources.</p> <p>1.B.6: The County shall encourages community programs (e.g., fish hatcheries, habitat rehabilitation) that are designed to improve the quality of coastal fisheries and other marine resources including the voluntary incorporation of</p>	<p>[Policy 1.A.3. Moved to <i>BIOLOGICAL RESOURCES – Other Initiatives</i>]</p> <p>[Policy 1.B.6. Moved to <i>WATER QUALITY – Other Initiatives</i>]</p>

CURRENTLY-CERTIFIED POLICY	PROPOSED AMENDED POLICY	SUGGESTED MODIFIED POLICY
	<u>conservation buffers where pesticide and fertilizer application is a regular occurrence and public outreach and awareness related to home and business opportunities to improve fisheries and water resources.</u>	
M&WR-3: All surface and subsurface waters shall be maintained at the highest level of quality to insure the safety of public health and the biological productivity of coastal waters.	1.A.2: All <u>The County shall continue to enforce regulations which require that all</u> surface and subsurface waters shall be maintained at the highest level of quality to insure the safety of public health and the biological productivity of coastal waters.	The County shall continue to enforce regulations which require that all surface and subsurface waters be maintained at the highest level of quality to insure the safety of public health and the biological productivity of coastal waters <u>and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.</u>
M&WR-4: Wastes from industrial, agricultural, domestic or other uses shall not impair or contribute significantly to a cumulative impairment of water quality to the extent of causing a public health hazard or adversely impacting the biological productivity of coastal waters.	Policy to be Discontinued	No suggestion
M&WR-5: Water conservation measures (e.g., flow restrictors, industrial recycling of usable waste waters) should be considered by present users and required in new development to lessen cumulative impacts on existing water systems and supplies.	Policy to be Discontinued	No suggestion

New Policy	Suggested Modified New Policy
1.A.19: <u>The County shall require implementation of approved management measures specified for urban areas in the recently approved State Water Resources Control Board and California Coastal Commission's non-point source pollution control program to minimize polluted</u>	1.A.19, 1.C.8. The County shall require implementation of approved <u>Stormwater runoff</u> management measures specified for urban areas in the recently approved State Water Resources Control Board and California Coastal Commission's non-point

New Policy	Suggested Modified New Policy
<u>runoff from construction activities and land use activities to insure the safety of public health and the biological productivity of coastal waters.</u>	source pollution control program to minimize polluted runoff <u>and minimize increases in runoff</u> from construction activities and land use activities, <u>shall be required to be implemented as part of any authorized development projects</u> to insure <u>ensure</u> the safety of public health and the biological productivity of coastal waters.
1.B.2. <u>The County shall require a domestic water sampling prior to a property conversion from an agricultural to residential land use to ensure the usability of the water or a public water connection shall be provided.</u>	1.B.2. 1.C.4. The County shall require a domestic Domestic water sampling <u>shall be required</u> prior to a property conversion from an agricultural to residential land use to ensure the usability of the water or a public water connection shall be provided
1.B.3. <u>The County shall continue to follow all existing and future Federal and State water quality standards.</u>	[Moved to WATER QUALITY – Other Initiatives]
1.B.4. <u>The County shall continue its policy that the conversion of the coastal dunes to residential use should be discouraged, recognizing their importance as groundwater recharge areas, barriers to seawater intrusion, and their severe limitation for individual sewage effluent.</u>	[Revised and moved to Section 3 SMITH RIVER SUBAREA SPECIFIC – Policies]
1.B.5. <u>The County shall encourage the providers of potable water to take a coordinated and integrated approach to solving water supply and demand problems. This approach shall include evaluating areas of known groundwater contamination and identifying priorities for cleanup that reflect future areas of increased water demand.</u>	[Moved to WATER QUALITY – Other Initiatives]
1.B.6. <u>The County shall encourage community programs designed to improve the quality of fisheries and other water resources, including the voluntary incorporation of conservation buffers where pesticide and fertilizer application is a regular occurrence and public outreach and awareness related to home an business opportunities to improve fisheries and water resources.</u>	[Moved to WATER QUALITY – Other Initiatives]
1.B.7. <u>The County shall continue to comply with the policies of the Wild and Scenic Rivers Act designations on the Smith River and Klamath River.</u>	[Moved to WATER QUALITY – Other Initiatives]
1.B.8. <u>The County shall require that proposals to create new parcels include adequate space outside of watercourses' setback areas to place improvements (e.g., buildings, sewage disposal where applicable, and appurtenant structures) outside areas that require protection pursuant to WCQB standards and/or zoning requirements.</u>	1.B.8. 1.C.5. The County shall require that proposals <u>Proposals</u> to create new parcels, <u>either by land division or lot line adjustment, shall be required to</u> include adequate space outside of watercourses' setback areas to place improvements (e.g., buildings, sewage disposal where applicable, and appurtenant structures) outside <u>of</u> areas that require <u>required for watercourse and/or other ESHA buffer</u> protection, pursuant to WCQB to meet County or regional water quality control board environmental health standards, and/or <u>to comply with</u> zoning requirements.
1.B.11. <u>The County shall work with Caltrans to encourage the use of mechanical vegetation control along its roads and request that the application of chemical spraying on State Highways be minimized.</u>	[Moved to WATER QUALITY – Other Initiatives]
1.B.12: <u>The County shall support state agency dairy water quality standards, including compliance of local agricultural wells with state well standards and encourage local voluntary compliance.</u>	[Moved to WATER QUALITY – Other Initiatives]
1.C.1. <u>The County shall, during the review of new</u>	1.C.1. 1.A.4. The County shall, during <u>During</u> the

New Policy	Suggested Modified New Policy
<p><u>development, protect and maintain the existing level of anadromous fisheries habitat when such development is adjacent to or may affect fisheries habitat.</u></p>	<p>review of new development, protect and maintain the existing level of anadromous fisheries habitat when such development is adjacent to or may affect fisheries habitat <u>shall be protected and maintained.</u></p>
<p><u>1.C.3. When a use is permitted within an estuary, a riparian corridor, or a wetland buffer area and where no feasible, less environmentally-damaging alternative is available; the County shall require that feasible mitigation measures shall be incorporated into the permitted activity. Such mitigation shall:</u></p> <p><u>a. Minimize potential adverse impacts to the riparian corridor or wetland such as increased peak runoff, sedimentation, increased water temperatures, and loss of shade;</u></p> <p><u>b. Require the siting of the permitted activity to be located to reduce or prevent impacts incompatible with the continuance of the habitat function; and</u></p> <p><u>c. Provide for replacement of habitat loss at a minimum ratio of 2:1.</u></p>	<p>[Revised, renumbered as <i>ESHA – General Policy 1.B.8.</i>]</p>
<p><u>1.C.4. The County shall seek to improve the quantity and quality of anadromous fisheries habitat through a variety of means including but not limited to:</u></p> <p><u>a. Seeking funding to inventory, identify, and remove drainage facilities on county maintained roads which are barriers to fish migration;</u></p> <p><u>b. Seek a variety of funding sources for stream restoration including innovative methods of stream restoration for streams or stream reaches identified as in need of restoration;</u></p> <p><u>c. Politically support the development and continuation of programs, which improve or restore fish habitat;</u></p> <p><u>d. Provide a mechanism for the distribution of educational material, which promotes a better understanding of the importance of habitat to support anadromous fisheries.</u></p> <p><u>e. Provide training for county road workers, which will provide the latest techniques to reduce impacts on anadromous fisheries from maintenance or construction activities on county roads; and</u></p> <p><u>f. Support legislative changes to the self-imposed limitations of the Federal Management Agency in granting and approving emergency repair funds, which have a negative impact on anadromous fisheries.  (New)</u></p>	<p>[Moved to <i>BIOLOGICAL RESOURCES – Other Initiatives</i>]</p>
<p><u>1.C.6 The County shall adopt mechanisms to restrict winter land grading activities on hillsides through amendments to the grading ordinance, standardized conditions, or through mitigation imposed through the environmental review process.</u></p>	<p>[Revised, renumbered as <i>WATER RESOURCES – Policy 1.C.12.</i>]</p>
<p><u>1.C.8: The County shall continue to emphasize flood control through the application of appropriate land use densities and uses for flood prone areas rather than the reliance upon expanded flood control structures.</u></p>	<p>[Moved to <i>FLOOD HAZARDS – Other Initiatives</i>]</p>
<p><u>1.C.9: The County shall continue to utilize natural drainage</u></p>	

New Policy	Suggested Modified New Policy
<u>courses rather than channelizing streams for stormwater runoff.</u>	[Moved to <i>FLOOD HAZARDS – Other Initiatives</i>]
1.C.10: <u>For drainage courses within the county flood control system (which are used for storm water runoff and are identified as streams which support anadromous fisheries), the County shall amend its maintenance practices to the extent practicable, provide for retention of the riparian canopy.</u>	[Revised, renumbered as <i>ESHA –Riparian Vegetation Policy 1.B.31.</i>]
1.C.11. <u>The County shall continue to limit development involving significant alteration of the natural landform on slopes greater than 30 percent.</u>	[Revised, renumbered/reiterated as <i>GEOLOGIC HAZARDS –Policy 2.C.12. and SCENIC RESOURCES – General Policy 6.A.9.</i>]

Suggested New Policies for Assuring Consistency with Coastal Act Policies
<u>1.C.1. Development shall be designed and managed to maintain, and restore where feasible, the biological productivity and quality of marine resources and coastal waters, consistent with sections 30230, 30231, and other relevant sections of the California Coastal Act. Coastal Act sections 30230 and 30231 set forth in 1.C.1.a and 1.C.1.b below are incorporated herein as policies of the Land Use Plan:</u>
<u>a. Marine resources shall be maintained, enhanced, and, where feasible, restored. Special protection shall be given to areas and species of special biological or economic significance. Uses of the marine environment shall be carried out in a manner that will sustain the biological productivity of coastal waters and that will maintain healthy populations of all species of marine organisms adequate for long-term commercial, recreational, scientific, and educational purposes.</u> [To assure consistency with PRC §§30230 and 30231]
<u>1.C.2. Development shall be designed and managed to minimize the introduction of pollutants into coastal waters (including the ocean, estuaries, wetlands, rivers, streams, and lakes), to the maximum extent practicable.</u> [To assure consistency with PRC §30232]
<u>1.C.3: Development shall be designed and managed to minimize increases in stormwater runoff volume and rate, to the maximum extent practicable, to avoid adverse impacts to coastal waters.</u> [To assure consistency with PRC §30232]

Exhibit E-7: Land Use Plan Policies Comparison Matrix – Biological Resources and Environmentally Sensitive Habitat Areas

CURRENTLY-CERTIFIED POLICY	PROPOSED AMENDED POLICY	SUGGESTED MODIFIED POLICY
<p>M&WR-1: The County seeks to maintain and where feasible enhance the existing quality of all marine and water resources.</p>	<p>1.A.1: The County <u>shall</u> seeks to maintain and where feasible enhance the existing quality of all marine and water resources.</p> <p>1.B.1: The County <u>shall</u> seeks to maintain and where feasible enhance the existing quality of all marine and water resources to ensure public health and safety and the biological productivity of waters.</p>	<p>1.A.1. The County shall seek to maintain and where feasible enhance the existing quality of all marine <u>Marine</u> resources <u>shall be maintained, enhanced, and where feasible, restored. Special protection shall be given to areas and species of special biological or economic significance. Uses of the marine environment shall be carried out in a manner that will sustain the biological productivity of coastal waters and that will maintain healthy populations of all species of marine organisms adequate for long-term commercial, recreational, scientific, and educational purposes.</u></p>
<p>M&WR-2: The County encourages programs (e.g., fish hatcheries, habitat rehabilitation) designed to improve the quality of coastal fisheries and other marine resources.</p>	<p>1.A.3: The County <u>shall</u> encourages programs (e.g., fish hatcheries, habitat rehabilitation) <u>that are</u> designed to improve the quality of coastal fisheries and other marine resources.</p> <p>1.B.6: The County <u>shall</u> encourages programs (e.g., fish hatcheries, habitat rehabilitation) <u>that are</u> designed to improve the quality of coastal fisheries and other marine resources <u>including the voluntary incorporation of conservation buffers where pesticide and fertilizer application is a regular occurrence and public outreach and awareness related to home and business opportunities to improve fisheries and water resources.</u></p>	<p>[Moved to <i>BIOLOGICAL RESOURCES – Other Initiatives</i>]</p> <p>[Moved to <i>WATER RESOURCES – Other Initiatives</i>]</p>
<p>M&WR-3: All surface and subsurface waters shall be maintained at the highest level of quality to insure the safety of public health and the biological productivity of coastal waters.</p>	<p>1.A.2: All <u>The County shall continue to enforce regulations which require that all</u> surface and subsurface waters shall be maintained at the highest level of quality to insure the safety of public health and the biological productivity of coastal waters.</p>	<p>1.A.2. The County shall continue to enforce regulations which require that all surface and subsurface waters be maintained at the highest level of quality to insure the safety of public health and the biological productivity <u>and the quality</u> of coastal waters, <u>streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and</u></p>

CURRENTLY-CERTIFIED POLICY	PROPOSED AMENDED POLICY	SUGGESTED MODIFIED POLICY
		<u>entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.</u>
M&WR-4: Wastes from industrial, agricultural, domestic or other uses shall not impair or contribute significantly to a cumulative impairment of water quality to the extent of causing a public health hazard or adversely impacting the biological productivity of coastal waters.	Policy to be Discontinued	None proposed
M&WR-5: Water conservation measures (e.g., flow restrictors, industrial recycling of usable waste waters) should be considered by present users and required in new development to lessen cumulative impacts on existing water systems and supplies.	Policy to be Discontinued	None proposed
M&WR-6: Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on such resources shall be allowed within such areas. Development in areas adjacent to environmentally sensitive habitat areas shall be sited and designed to prevent impacts which would significantly degrade such areas, and shall be compatible with the continuance of such habitat areas.	Retain as ESHA – General Policies 1.B.1.]	<u>1.B.1.</u> Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on such resources shall be allowed within such areas. Development in areas adjacent to environmentally sensitive habitat areas shall be sited and designed to prevent impacts which would significantly degrade such areas, and shall be compatible with the continuance of such habitat areas.
M&WR-7: The County should encourage and support education programs in schools, park programs, and community organizations which seek to increase public awareness and understanding of sensitive habitat areas and the need for their protection.	Policy to be Discontinued	[Moved to <i>WATER RESOURCES – Other Initiatives</i>]
M&WR-8: The County should seek funds and the cooperation of other agencies to undertake studies of significant coastal	Policy to be Discontinued	[Moved to <i>WATER RESOURCES – Other Initiatives</i>]

CURRENTLY-CERTIFIED POLICY	PROPOSED AMENDED POLICY	SUGGESTED MODIFIED POLICY
resource (i.e., salmonoid fisheries; Lake Earl and Talawa ecology; coastal dune system) for the purposes of systematic inventory, analysis and the development of programs for their maintenance and enhancement.		
M&WR-9: Operators of extraction operations shall take all precautions necessary to avoid contamination from waste disposal or general operation activity of the site, nearby streams or rivers, air and the environment in general. Existing and future local, state and federal regulations will be met or exceeded.	1.I.6: Operators <u>The County shall require all operators of extraction operations shall to</u> take all precautions necessary to avoid contamination from waste disposal or general operation activity of the site, nearby streams or rivers, air and the environment in general. Existing <u>The County shall cooperate with local, State, and Federal agencies to ensure that existing and future local, state and federal regulations will be met or exceeded.</u>	1.I.6, 1.G.7. The County shall require all <u>All operators of extraction operations shall be required</u> to take all precautions necessary to avoid contamination from waste disposal or general operation activity of the site, nearby streams or rivers, air, and the environment in general. The County shall cooperate with local, State, and Federal agencies to ensure that existing and future regulations will be met or exceeded.
M&WR-10: No extraction shall be permitted in areas where it would significantly bar, alter or destroy wildlife habitat, fisheries or archaeological or historic sites without mitigation.	1.H.4: No <u>The County shall not allow</u> extraction shall be permitted in areas where it would significantly bar, alter or destroy wildlife habitat, fisheries or archaeological or historic sites without mitigation unless mitigated to a less-than-significant level.	1.I.4, 1.G.4. The County shall not allow otherwise permissible extraction <u>Otherwise permissible mineral extraction</u> in areas where it would significantly bar, alter, or destroy wildlife habitat, fisheries, or archaeological or historic sites, <u>adjacent agricultural lands, or public access to the shoreline, shall not be allowed</u> unless mitigated to a less-than-significant level.
M&WR-11: Extractive resource areas shall be protected from incompatible development, which would seriously interfere with extractive operations, now or in the future.	1.I.9: Extractive <u>The County shall ensure that extractive resource areas shall be are</u> protected from incompatible development, which would seriously interfere with extractive operations, now or in the future.	[Struck as being redundant with Policy 1.I.8.]
M&WR-12: Sand and gravel extractions along local streams and rivers shall continue as long as the replenishment rate is not exceeded. To reduce impact on stream course, removal of sand and gravel from point bar deposits is recommended and will be critically examined along straight reaches.	1.I.3: Sand <u>The County shall allow sand and gravel</u> extractions along local streams and rivers shall continue as long as the replenishment rate is not exceeded. To reduce impact on stream course, removal of sand and gravel from point bar deposits is recommended and will be critically examined along straight reaches.	1.I.3, 1.G.3. The County shall allow sand <u>Otherwise permissible sand</u> and gravel extractions along local streams and rivers <u>may be permitted</u> as long as the <u>long-term average</u> annual replenishment rate is not exceeded.
M&WR Resource-specific Policy-Offshore Rocks and	1.A.4: All <u>The County shall continue its policy that offshore</u>	1.A.4, 1.B.11. The County shall continue its policy that offshore rocks and islands, except

CURRENTLY-CERTIFIED POLICY	PROPOSED AMENDED POLICY	SUGGESTED MODIFIED POLICY
Islands-1: All offshore rocks and islands, except for permitted navigational aides, shall be maintained in their existing state to insure the viability of the wildlife inhabiting or utilizing these sites.	rocks and islands, except for permitted navigational aides, shall be maintained in their existing state to insure the viability of the wildlife inhabiting or utilizing these sites.	<u>Except</u> for permitted navigational aides, <u>offshore rocks and islands shall be</u> maintained in their existing state to insure the viability of the wildlife inhabiting or utilizing these sites.
M&WR Resource-specific Policy–Intertidal Zone-1: Tidepools and tidal flats shall be managed to maintain their present characteristics with all feasible measures taken to mitigate uses which might prove harmful to the biota inhabiting these areas.	1.A.5: Tidepools <u>The County shall continue its policy that all tidepools and tidal flats shall be managed to maintain their present characteristics with and shall encourage the application of all feasible measures taken to mitigate uses which that might prove harmful to the biota inhabiting these areas.</u>	1.A.5, 1.B.14. The County shall continue its policy that all <u>All</u> tidepools and tidal flats <u>shall</u> be managed to maintain their present characteristics and shall encourage the application of all feasible measures <u>shall be required</u> to mitigate uses that might could <u>might</u> prove harmful to the biota inhabiting these areas.
M&WR Resource-specific Policy–Intertidal Zone-2: Recreational activities at or near tidepools and tidal flats shall be carefully monitored by Fish and Game to insure the continued viability of these habitats.	1.A.6: Recreational <u>The County shall encourage the California Department of Fish and Game to carefully monitor recreational activities at or near tidepools and tidal flats shall be carefully monitored by Fish and Game to insure the continued viability of these habitats.</u>	[Moved to <i>ESHA – Other Initiatives</i>]
M&WR Resource-specific Policy–Intertidal Zone-3: In order to discourage all but light recreational use of tidepool regions, shoreline access and recreational facilities shall be located to direct use towards the open, sandy beaches of the County.	1.A.7: In order to discourage all but light recreational use of tidepool regions, <u>the County shall ensure that</u> shoreline access and recreational facilities shall be <u>are</u> located <u>so as</u> to direct use towards the open, sandy beaches of the County.	1.A.7, 1.B.13. In order to discourage all but light recreational use of tidepool regions, the County shall ensure that shoreline access and recreational facilities are <u>shall be</u> located so as to direct use towards the open, sandy beaches of the county.
M&WR Resource-specific Policy–Intertidal Zone-4: Enforceable regulations should be developed for State enforcement to prohibit the collecting of all tidepool organisms with exceptions for scientific purposes on a permit basis.	1.A.8: Enforceable regulations should be developed for <u>The County shall coordinate with the State enforcement to prohibit the collecting of all tidepool organisms with exceptions for scientific purposes on a permit basis.</u>	[Moved to <i>ESHA – Other Initiatives</i>]
M&WR Resource-specific Policy–Intertidal Zone-5: In order to insure the continued maintenance and productivity of intertidal flat areas, enforceable regulations should be developed to regulate vehicles in the intertidal zone.	1.A.9: In order to insure the continued maintenance and productivity of intertidal flat areas, <u>the County shall continue to work with the State to develop and implement</u> enforceable regulations should be developed to regulate vehicles in the intertidal zone.	[Moved to <i>ESHA – Other Initiatives</i>]

CURRENTLY-CERTIFIED POLICY	PROPOSED AMENDED POLICY	SUGGESTED MODIFIED POLICY
M&WR Resource-specific Policy–Intertidal Zone-6: A permit system should be established to allow motorized vehicles on tidal flats for commercial purposes such as fishing and salvage operations.	1.A.10: A <u>The County shall continue to work with the State to maintain the permit system</u> should be established to allow motorized vehicles on tidal flats for commercial purposes such as fishing and salvage operations.	[Moved to <i>ESHA – Other Initiatives</i>]
M&WR Resource-specific Policy–Estuaries-1: Estuarine systems should be maintained at their highest feasible level of productivity in order to protect and enhance coastal fisheries and other marine resources.	1.A.14: Estuarine <u>The County shall strive to ensure that estuarine systems</u> should be <u>are</u> maintained at their highest feasible level of productivity in order to protect and enhance coastal fisheries and other marine resources.	1.A.14, 1.B.17. The County shall strive to ensure that estuarine Estuarine systems are <u>shall be</u> maintained at their highest feasible level of productivity in order to protect and enhance coastal fisheries and other marine resources.
M&WR Resource-specific Policy–Estuaries-2: The alteration of existing estuarine water channels through dredging, diking, or filling shall be allowed only when consistent with Coastal Act Policy 30233 A & B and when such activity would enhance the biological productivity of the estuary.	1.A.15: <u>The County shall allow the alteration of existing estuarine water channels through dredging, diking, or filling</u> shall be allowed only when consistent with Coastal Act Policy 30233 A & B and when such activity would enhance the biological productivity of the estuary.	1.A.15, 1.B.18. The County shall allow the alteration of existing estuarine water channels through dredging, diking, or filling <u>shall be allowed</u> only when consistent with Coastal Act <u>Policy Section 30233 A & B and when such activity would enhance the biological productivity of the estuary. The more specific permissible use provisions of this policy shall control over the more general use provisions for other types of ESHA identified in Policies 1.B.3. and 1.B.29.</u>
M&WR Resource-specific Policy–Estuaries-3: All permitted activities in estuaries as identified in 4-b (above) shall be carried out in a manner that will minimize impacts on the biota and productivity of the area.	1.A.16: All <u>The County shall require that all permitted activities in estuaries as identified in 4-b (above) Policy 1.A.15. shall be</u> <u>are</u> carried out in a manner that will minimize impacts on the biota and productivity of the area.	1.A.16, 1.B.19. The County shall require that all <u>All</u> permitted activities in estuaries as identified in Policy 1.A.15, 1.B.17, are <u>shall be</u> carried out in a manner that will minimize impacts on the biota and productivity of the area.
M&WR Resource-specific Policy–Estuaries-4: Extraction of sand and gravel shall conform with the policies cited under general LCP policies in the previous section (Section VI-C).	1.A.17: Extraction <u>The County shall permit the extraction of sand and gravel</u> shall conform <u>consistent with the applicable marine resources, extraction, and habitat policies cited under general LCP policies in the previous section (Section VI-C).</u>	1.A.17, 1.B.20. The County shall permit the extraction of sand and gravel consistent with applicable marine resources, and mineral extraction, and habitat policies <u>may only be permitted if located outside of environmentally sensitive areas, and where there is no less environmentally damaging feasible alternative.</u>
M&WR Resource-specific Policy–Estuaries-5: Channel navigational modifications of the Smith and Klamath Rivers which are seasonal and do not require construction of permanent facilities which will adversely affect the flow of the stream shall be allowed if the following is determined: i.) The modifications are	1.A.18: Channel <u>The County supports channel navigational modifications of the Smith and Klamath Rivers which that are seasonal and do not require construction of permanent facilities which that will adversely affect the flow of the stream shall be allowed if the following is determined:</u> i.) <u>The modifications are</u>	1.A.18, 1.B.21. The County supports channel <u>Channel</u> navigational modifications of the Smith and Klamath Rivers that are seasonal and do not require construction of permanent facilities that will adversely affect the flow of the stream <u>may be authorized</u> if the following determinations are made: a. The modifications are not permanent and will be removed before or during the following high water period;

CURRENTLY-CERTIFIED POLICY	PROPOSED AMENDED POLICY	SUGGESTED MODIFIED POLICY
<p>not permanent and will be removed before or during the following high water period.</p> <p>ii.) The modifications are necessary to provide free movement of recreational and/or commercial boating.</p> <p>iii.) The project is consistent with all applicable laws and regulations local, state and federal.</p>	<p>not permanent and will be removed before or during the following high water period; ;</p> <p>ii-) <u>b.</u> The modifications are necessary to provide free movement of recreational and/or commercial boating; ; <u>and</u></p> <p>iii-) <u>c.</u> The project is consistent with all applicable laws and regulations local, state and federal.</p>	<p>b. The modifications are necessary to provide free movement of recreational and/or commercial boating; and</p> <p>The project is consistent with <u>Section 30233 of the Coastal Act, Policy 1.B.21, and</u> all applicable laws and regulations local, state, and federal.</p>
<p>M&WR Resource-specific Policy–Wetlands-1: The <u>diking, filling, or dredging of wetlands shall be permitted in accordance with other applicable provisions of this program, where there is no feasible less environmentally damaging alternative and where feasible mitigation measures have been provided to minimize adverse environmental effects. Such projects shall be limited to those identified in Section 30233 of the Coastal Act.</u></p>	<p>1.E.19: The <u>County shall permit the diking, filling, or dredging of wetlands shall be permitted in accordance with other applicable provisions of this program, General Plan where there is no feasible less environmentally damaging alternative and where feasible mitigation measures have been provided to minimize adverse environmental effects. Such projects shall be limited to those identified in Section 30233 of the Coastal Act.</u></p>	<p>1.E.19, 1.B.22. The County shall permit the <u>diking, filling, or dredging of wetlands may be permitted</u> in accordance with other applicable provisions of this <u>General Coastal Land Use Plan</u> where there is no feasible less environmentally damaging alternative and where feasible mitigation measures have been provided to minimize adverse environmental effects. Within the coastal zone, such projects shall be limited to those identified in Section 30233 of the Coastal Act</p> <ul style="list-style-type: none"> • <u>New or expanded port, energy, and coastal-dependent industrial facilities, including commercial fishing facilities;</u> • <u>Maintaining existing, or restoring previously dredged, depths in existing navigational channels, turning basins, vessel berthing and mooring areas, and boat launching ramps;</u> • <u>In open coastal waters, other than wetlands, including streams, estuaries, and lakes, new or expanded boating facilities and the placement of structural pilings for public recreational piers that provide public access and recreational opportunities;</u> • <u>Incidental public service purposes, including but not limited to, burying cables and pipes or inspection of piers and maintenance of existing intake and outfall lines;</u> • <u>Mineral extraction, including sand for restoring beaches, except in environmentally sensitive areas;</u> • <u>Restoration purposes; or</u> • <u>Nature study, aquaculture, or similar resource dependent activities.</u> <p><u>The more specific permissible use provisions of this policy shall control over the more general use provisions for other types of ESHA</u></p>

CURRENTLY-CERTIFIED POLICY	PROPOSED AMENDED POLICY	SUGGESTED MODIFIED POLICY
		<u>identified in General ESHA Policy 1.B.3. and Coastal Wetlands Policy 1.B.29.</u> 
M&WR Resource-specific Policy–Wetlands-2: Dredging and spoils disposal shall be planned and carried out to avoid significant disruption to marine and wildlife habitats and water circulation. Dredge spoils suitable for beach replenishment when feasible should be transported for such purposes to appropriate beaches or into suitable longshore current systems.	1.E.23: Dredging The County shall require that dredging and spoils disposal shall be planned and carried out to avoid significant disruption to marine and wildlife habitats and water circulation. Dredge spoils suitable for beach replenishment when feasible should be transported for such purposes to appropriate beaches or into suitable longshore current systems.	1.E.23, 1.B.25. The County shall require that dredging <u>Sediment management dredging</u> and spoils disposal shall be planned and carried out to avoid significant disruption to marine and wildlife habitats and water circulation. Dredge spoils suitable for beach replenishment when feasible should <u>shall</u> be transported for such purposes to appropriate beaches or into suitable longshore current systems.
M&WR Resource-specific Policy–Wetlands-3: In order to provide that the maximum amount of agricultural production in existing farmed wetlands and cultivated lands (cultivated within the last ten years), maintenance and repairs shall be permitted for existing dikes, levees, drainage ditches and other similar agricultural drainage systems and will be, subject to any and all applicable policies within the certified land use plan.	1.E.20: In order to provide that the maximum amount of agricultural production in existing farmed wetlands and cultivated lands (cultivated within the last ten years), <u>the County shall permit</u> maintenance and repairs shall be permitted for existing dikes, levees, drainage ditches and other similar agricultural drainage systems and will be, subject to any and all applicable policies within the certified land use plan <u>General Plan</u> .	1.E.20, 1.B.24. In order to provide that for the maximum amount of agricultural production in existing farmed wetlands and cultivated lands (cultivated within the last ten years), the County shall permit maintenance and repairs for of existing dikes, levees, drainage ditches, and other similar agricultural drainage systems, <u>shall be permitted</u> subject to any and all applicable policies within the <u>General Coastal Land Use Plan</u> .
M&WR Resource-specific Policy–Wetlands-4: Performance standards shall be developed and implemented which will guide development in and adjacent to wetlands both natural and man-made, so as to allow utilization of land areas compatible with other policies while providing adequate protection of the subject wetland.	1.E.14: Performance standards shall be developed and implemented which will <u>The County shall continue to implement the existing Resource Conservation Area program to guide development in and adjacent to wetlands environmentally sensitive habitats,</u> both natural and man-made, so as to allow utilization of land areas compatible with other policies while providing adequate protection of the subject wetland <u>habitat</u> .	[Moved to ESHA – Other Initiatives]
M&WR Resource-specific Policy–Wetlands-5: The maintenance opening of the sandbar at Lake Talawa shall be permitted consistent with agreements negotiated between the County and the California Department of Fish and Game.	1.E.22: The maintenance opening of the sandbar at Lake Talawa shall be permitted consistent with agreements negotiated between the County and the California Department of Fish and Game.	1.E.22, 1.B.25. The <u>portions of the</u> maintenance opening of the sandbar at Lake Talawa <u>within the County’s coastal development permitting jurisdiction</u> shall may be permitted consistent with agreements negotiated between the County and the California Department of Fish and Game <u>if consistent with the provisions of this chapter regarding</u>

CURRENTLY-CERTIFIED POLICY	PROPOSED AMENDED POLICY	SUGGESTED MODIFIED POLICY
<p>M&WR Resource-specific Policy–Wetlands-6: Development in areas adjacent to environmentally sensitive habitat areas shall be sited and designed to prevent impacts which could significantly degrade such areas, and shall be compatible with the continuance of such habitat areas. The primary tool to reduce the above impacts around wetlands between the development and the edge of the wetland shall be a buffer of one-hundred feet in width. A buffer of less than one-hundred feet may be utilized where it can be determined that there is no adverse impact on the wetland. A determination to utilize a buffer area of less than one-hundred feet shall be done in cooperation with the California Department of Fish and Game and the County's determination shall be based upon specific findings as to the adequacy of the proposed buffer to protect the identified resource. Firewood removal by owner for on site use and commercial timber harvest pursuant to CDF timber harvest requirements are to be considered as allowable uses within one-hundred foot buffer areas.</p>	<p>1.E.21: Development <u>The County shall ensure that development</u> in areas adjacent to environmentally sensitive habitat areas shall be sited and designed to prevent impacts which could significantly degrade such areas, and shall be compatible with the continuance of such habitat areas. The primary tool to reduce the above impacts around wetlands between the development and the edge of the wetland shall be a buffer of one-hundred feet in width. A buffer of less than one-hundred feet may be utilized where it can be determined that there is no adverse impact on the wetland. A determination to utilize a buffer area of less than one-hundred feet shall be done in cooperation with the California Department of Fish and Game and the County's determination shall be based upon specific findings as to the adequacy of the proposed buffer to protect the identified resource. Firewood removal by owner for on site use and commercial timber harvest pursuant to CDF timber harvest requirements are to be considered as allowable uses within one-hundred foot buffer areas.</p>	<p><u>development within and adjacent to ESHA.</u> 1.E.21, 1.B.5. The County shall ensure that development <u>Development</u> in areas adjacent to environmentally sensitive wetland habitat areas <u>and parks and recreation areas shall</u> be sited and designed to prevent impacts which could significantly degrade such areas, and shall be compatible with the continuance of such habitat areas.¶ ¶ <u>1.B.6.</u> The primary tool to reduce impacts around wetlands between the development and the edge of the wetland <u>to all types of ESHAs</u> shall be <u>the establishment of a spatial buffer between proposed development and the ESHA.</u> <u>The buffer shall be a minimum</u> of one hundred feet in width <u>except when the buffer is established between proposed development and bald eagle nesting areas, in which case the buffer shall be a minimum of 300 feet.</u> A buffer of less than one-hundred feet <u>the minimum width</u> may be utilized where it can be determined that there is no adverse impact on the wetland <u>ESHA, based on biological habitat and geophysical assessments taking into account: (1) the extent type, and sensitivity to disturbance of the subject environmentally sensitive area and/or other inter-connected sensitive resource areas; (2) the intensity of the development and its potential direct and cumulative impacts on the adjacent ESHA; and (3) mitigation measures necessary to reduce any significant impacts to less than significant levels, such as the incorporation of vegetative screening, runoff interceptor berming, and other protective features into the reduced buffer.</u> A determination to utilize a buffer area of less than one-hundred feet <u>the minimum width</u> shall be made in cooperation with the California Department of Fish and Game and the County's determination shall be based upon specific findings as to the adequacy of the proposed buffer to protect the identified resource.</p>
<p>M&WR Resource-specific Policy–Wetlands-7: Due to the scale of the constraints maps, questions may arise as to the specific boundary limits of an identified environmentally sensitive habitat area. Where there is a dispute over the boundary or location of an environmentally sensitive habitats area, the following may</p>	<p>1.E.13. Due to the scale of the constraints maps, questions may arise as to the specific boundary limits of an identified environmentally sensitive habitat area. <u>The County shall maintain maps that identify the locations of specific environmentally sensitive coastal sand dunes, coastal estuary and wetlands, and riparian habitat areas within</u></p>	<p>1.E.13, 1.B.3. The County shall maintain e <u>To the mximum extent feasible, the xisting set of Land Use Constraints</u> maps that identify the locations of specific environmentally sensitive coastal sand dunes, coastal estuary, and wetlands, and riparian habitat areas within Del Norte County <u>should be maintained and updated upon the receipt of new biological data. The Land Use Constraints Maps are not inclusive of all environmentally sensitive habitat areas as defined by Section 30107.5 of the Coastal Act,</u></p>

CURRENTLY-CERTIFIED POLICY	PROPOSED AMENDED POLICY	SUGGESTED MODIFIED POLICY
<p>be requested of the applicant:</p> <p>i.) A base map delineating topographic lines, adjacent roads, location of dikes, levees, flood control channels and tide gates.</p> <p>ii.) Vegetation map.</p> <p>iii.) Soils map.</p> <p>Review of this information shall be in cooperation with the Department of Fish and Game and the County's determination shall be based upon specific findings as to whether an area is or is not an environmentally sensitive habitat area based on land use plan criteria, definition, and criteria included in commission guidelines for wetland and other wet environmentally sensitive habitat areas as adopted February 4, 1981. The Department of Fish and Game shall have up to fifteen days upon receipt of County notice to provide review and cooperation.</p>	<p><u>Del Norte County. Due to the scale of such maps, questions may arise as to the specific boundary limits of an identified environmentally sensitive habitat area.</u> Where there is a dispute over the boundary or location of an environmentally sensitive habitat area, the County may request the applicant to provide the following information:</p> <p>i.) <u>a.</u> A base map delineating topographic lines, adjacent roads, location of dikes, levees, flood control channels, and tide gates;</p> <p>ii.) <u>b.</u> Vegetation map;</p> <p>iii.) <u>c.</u> Soils map; and</p> <p>d. A biologist's report, where necessary.</p> <p>Review of this information shall be in cooperation with the California Department of Fish and Game to review this information and the County's determination shall be based upon specific findings as to whether an area is or is not an environmentally-sensitive habitat area based on land use plan criteria, definition, and, within the Coastal Zone, criteria included in commission guidelines for wetland and other wet environmentally sensitive habitat areas as adopted February 4, 1981 set forth by the Coastal Act regarding Environmentally Sensitive Habitat Areas. The Department of Fish and Game shall have up to fifteen days upon receipt of County notice to provide review and cooperation.</p>	<p><u>either as may be currently present within the City, or as might be identified as environmentally sensitive habitat areas at some future time. Any area not specifically mapped as environmentally sensitive habitat areas that meets the definition of environmentally sensitive habitat areas in Section 30107.5 of the Coastal Act shall be accorded all the protection provided for environmentally sensitive habitat areas in the LCP.</u> Due to the scale of such maps, <u>and the likelihood that other unmapped environmentally sensitive areas may be present in the area,</u> questions may arise as to the specific boundary limits of an identified environmentally sensitive habitat area. Where there is a dispute <u>uncertainty</u> over the boundary or location of an environmentally sensitive habitat area, the County may request the applicant to <u>shall</u> provide the following information <u>as determined to be necessary to establish the boundary or location of the ESHA:</u></p> <p>a. A base map delineating topographic lines, adjacent roads, location of dikes, levees, flood control channels, and tide gates;</p> <p>b. Vegetation map;</p> <p>c. Soils map; and</p> <p>d. A biologist's report, where necessary.</p> <p>shall cooperate with the California Department of Fish and Game to review this information and the County's determination shall be based upon specific findings as to whether an area is or is not an environmentally-sensitive habitat area based on General Plan criteria, definition, and, within the Coastal Zone, criteria set forth by the Coastal Act regarding Environmentally Sensitive Habitat Areas.</p> <p><u>In addition, with respect to the appeal status of development within 100 feet of wetlands, determinations concerning the precise location of the boundary of the wetland area and appeal area shall be consistent with Title 14, Sections 13569 and 13577(b) of the California Code of Regulations.</u></p>
<p>M&WR Resource-specific Policy-Riparian Vegetation-1: Riparian vegetation shall be maintained along streams, creeks and sloughs and other water courses within the Coastal Zone</p>	<p>1.E.28: Riparian <u>The County shall ensure that riparian vegetation shall be maintained along streams, creeks and sloughs and other water courses within the Coastal Zone for their</u></p>	<p>1.E.28, 1.B.31. The County shall ensure that Development within riparian vegetation ESHA shall be maintained along streams, creeks, and sloughs and other water courses for their qualities as wildlife habitat, stream buffer zones, and bank stabilization limited to the</p>

CURRENTLY-CERTIFIED POLICY	PROPOSED AMENDED POLICY	SUGGESTED MODIFIED POLICY
for their qualities as wildlife habitat, stream buffer zones, and bank stabilization.	qualities as wildlife habitat, stream buffer zones, and bank stabilization. <u>Where alterations to segments of stream habitat cannot be avoided, Policy 1.E.29 shall apply.</u>	<p><u>following uses:</u></p> <ul style="list-style-type: none"> • <u>Resource Dependent Uses. Uses which by their inherent nature require location within the ESHA;</u> • <u>Restoration projects where the primary purpose is restoration of the habitat;</u> • <u>Invasive plant eradication projects if they are designed to protect and enhance habitat values; and</u> • <u>Pipelines and utility lines installed beneath the ESHA using directional drilling techniques designed to avoid significant disruption of habitat values.</u> Where alterations to segments of stream habitat cannot be avoided, policy 1.E.29 shall apply.
M&WR Resource-specific Policy–Riparian Vegetation-2: The County should seek funds from the Coastal Conservancy to reestablish riparian vegetation in selected stream corridors.	1.E.32: The County should seek funds from the Coastal Conservancy <u>funding</u> to reestablish riparian vegetation in selected stream corridors.	[Moved to ESHA – Other Initiatives]
M&WR Resource-specific Policy–Sea Cliffs-2: The following bluff areas have undergone excessive vegetation damage from trampling and should be investigated as Coastal Conservancy restoration and enhancement projects: i.) Pyramid Point to Lopez Creek; ii.) Pebble Beach Public Fishing Access iii.) Pebble Beach at Murphy Street.	1.A.12: <u>The County shall investigate restoration and enhancement projects in the following bluff areas that have undergone experienced excessive vegetation damage from trampling and should be investigated as Coastal Conservancy restoration and enhancement projects:</u> i.) <u>a. Pyramid Point to Lopez Creek;</u> ii.) <u>b. Pebble Beach Public Fishing Access Points; and</u> iii.) <u>c. Pebble Beach at Murphy Street.</u>	[Moved to ESHA – Other Initiatives]
M&WR Resource-specific Policy–Coastal Sand Dunes-1: Coastal sand dunes, as mapped on the County constraint maps should be maintained in their existing states or returned to their natural states where feasible to ensure their values as groundwater recharge regions and wildlife habitats.	1.E.16: Coastal sand dunes, as mapped on <u>To ensure their values as groundwater recharge regions and wildlife habitats, the County constraint maps should be maintained shall encourage the maintenance in their existing states or returned to their natural states where feasible to ensure their values as groundwater recharge regions and wildlife habitats of coastal sand dunes, as mapped on the County sensitive habitat maps.</u>	1.E.16, 1.B.15. <u>To ensure their values as groundwater recharge regions and wildlife habitats, the County shall encourage the maintenance in their existing states or return to their natural states where feasible, of coastal sand dunes as mapped on the County sensitive habitat maps, shall be maintained, and, where feasible, restored to their natural state.</u>
M&WR Resource-specific Policy–Coastal Sand Dunes-2:	1.E.17: Enforceable <u>The County shall develop enforceable</u>	[Moved to ESHA – Other Initiatives]

CURRENTLY-CERTIFIED POLICY	PROPOSED AMENDED POLICY	SUGGESTED MODIFIED POLICY
Enforceable regulations should be developed to limit the use of motorized vehicles to nonvegetated dunes.	regulations should be developed to limit the use of motorized vehicles to nonvegetated un- <u>vegetated</u> dunes.	
M&WR Resource-specific Policy–Coastal Sand Dunes-3: The removal or unnecessary disturbance of dune vegetation should be avoided.	1.E.18: The <u>County shall discourage</u> the removal or unnecessary disturbance of dune vegetation should be avoided .	1.E.18, 1.B.16. The County shall discourage the removal or unnecessary nonresource- <u>dependent</u> disturbance of dune vegetation <u>is prohibited</u> .
M&WR Resource-specific Policy–Coastal Sand Dunes-4: The County's existing landfill shall be allowed to continue to operate at its present location consistent with the State and Federal regulations.	Policy to be Discontinued	See Policies 3.G.6. and <i>SOLID WASTE</i> – Other Initiatives

New Policy	Suggested Modified New Policy
1.A.19: <u>The County shall require implementation of approved management measures specified for urban areas in the recently approved State Water Resources Control Board and California Coastal Commission's non-point source pollution control program to minimize polluted runoff from construction activities and land use activities to insure the safety of public health and the biological productivity of coastal waters.</u>	1.A.19, 1.C.8. The County shall require implementation of approved <u>Stormwater runoff</u> management measures specified for urban areas in the recently approved State Water Resources Control Board and California Coastal Commission's non-point source pollution control program to minimize polluted runoff <u>and minimize increases in runoff</u> from construction activities and land use activities, <u>shall be required to be implemented as part of any authorized development projects</u> to insure <u>ensure</u> the safety of public health and the biological productivity of coastal waters.
1.A.20: <u>The County shall enforce regulations which promote that all subsurface water be maintained at a high level of quality to ensure the safety of public health.</u>	1.A.20, 1.C.9. The County shall enforce regulations which promote that all <u>All</u> subsurface water <u>shall</u> be maintained at a high level of quality to ensure the safety of public health. <u>1.C.1. Development shall be designed and managed to maintain, and restore where feasible, the biological productivity and quality of marine resources and coastal waters, consistent with sections 30230, 30231, and other relevant sections of the California Coastal Act. Coastal Act sections 30230 and 30231 set forth in 1.C.1.a and 1.C.1.b below are incorporated herein as policies of the Land Use Plan:</u> <u>a. Marine resources shall be maintained, enhanced, and, where feasible, restored. Special protection shall be given to areas and species of special biological or economic significance. Uses of the marine environment shall be carried out in a manner that will sustain the biological productivity of coastal waters and that will maintain healthy populations of all species of marine organisms adequate for long-term commercial, recreational, scientific, and educational purposes.</u>

New Policy	Suggested Modified New Policy
	<p>1.B.1. b. The County shall seek to maintain, and where feasible, enhance biological productivity and the existing quality of all water resources in order to ensure public coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health and safety and the biological productivity of waters shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.</p>
<p>1.B.2: <u>The County shall require a domestic water sampling prior to a property conversion from an agricultural to residential land use to ensure the usability of the water or a public water connection shall be provided.</u></p>	<p>1.B.2. 1.C.4. The County shall require a domestic Domestic water sampling shall be required prior to a property an otherwise permissible conversion from an agricultural to residential land use to ensure the usability of the water or a public water connection shall be provided.</p>
<p>1.B.3: <u>The County shall continue to follow all existing and future Federal and State water quality standards.</u></p>	<p>[Moved to WATER QUALITY – Other Initiatives]</p>
<p>1.B.4: <u>The County shall continue its policy that the conversion of the coastal dunes to residential use should be discouraged, recognizing their importance as groundwater recharge areas, barriers to seawater intrusion, and their severe limitation for individual sewage effluent.</u></p>	<p>[Moved to WATER QUALITY – Other Initiatives]</p>
<p>1.B.5: <u>The County shall encourage the providers of potable water to take a coordinated and integrated approach to solving water supply and demand problems. This approach shall include evaluating areas of known groundwater contamination and identifying priorities for cleanup that reflect future areas of increased water demand.</u></p>	<p>[Moved to WATER QUALITY – Other Initiatives]</p>
<p>1.B.7: <u>The County shall continue to comply with the policies of the Wild and Scenic Rivers Act designations on the Smith River and Klamath River.</u></p>	<p>[Moved to WATER QUALITY – Other Initiatives]</p>
<p>1.B.8: <u>The County shall require that proposals to create new parcels include adequate space outside of watercourses' setback areas to place improvements (e.g., buildings, sewage disposal where applicable, and appurtenant structures) outside areas that require protection pursuant to WCQB standards and/or zoning requirements.</u></p>	<p>1.B.8. 1.C.5. The County shall require that proposals Proposals to create new parcels, either by lot line adjustment or other land division, shall be required to include adequate space outside of watercourses' setback areas to place all improvements (e.g., buildings, sewage disposal where applicable, and appurtenant structures) outside of areas that require required for watercourse and/or other ESHA buffer protection pursuant to WCQB standards and/or zoning requirements.</p>
<p>1.B.11: <u>The County shall work with Caltrans to encourage the use of mechanical vegetation control along its roads and request that the application of chemical spraying on State Highways be minimized.</u></p>	<p>[Moved to WATER QUALITY – Other Initiatives]</p>
<p>1.B.12: <u>The County shall support state agency dairy water quality standards, including compliance of local agricultural wells with state well standards and encourage local voluntary compliance.</u></p>	<p>[Moved to WATER QUALITY – Other Initiatives]</p>

New Policy	Suggested Modified New Policy
<p>1.C.1: <u>The County shall, during the review of new development, protect and maintain the existing level of anadromous fisheries habitat when such development is adjacent to or may affect fisheries habitat.</u></p>	<p>1.C.1, 1.A.4. The County shall, during the review of new New development, shall protect and maintain the existing level of anadromous fisheries habitat when such development is adjacent to or may affect fisheries habitat.</p>
<p>1.C.3: <u>When a use is permitted within an estuary, a riparian corridor, or a wetland buffer area and where no feasible, less environmentally-damaging alternative is available; the County shall require that feasible mitigation measures shall be incorporated into the permitted activity. Such mitigation shall:</u></p> <p>a. <u>Minimize potential adverse impacts to the riparian corridor or wetland such as increased peak runoff, sedimentation, increased water temperatures, and loss of shade;</u></p> <p>b. <u>Require the siting of the permitted activity to be located to reduce or prevent impacts incompatible with the continuance of the habitat function; and</u></p> <p>c. <u>Provide for replacement of habitat loss at a minimum ratio of 2:1.</u></p>	<p>1.C.3, 1.B.9. When a use is permitted within an estuary, a riparian corridor, or a wetland buffer area and where no feasible, less environmentally-damaging alternative is available exists; the County shall require that feasible feasible mitigation measures shall be incorporated into the permitted activity. Such mitigation shall:</p> <p>a. Minimize all potential adverse impacts to the estuary, riparian corridor or wetland such as increased peak runoff, sedimentation, increased water temperatures, and loss of shade, to less than significant levels;</p> <p>b. Require the siting and design of the permitted activity to be located and configured to reduce or prevent impacts incompatible with the continuance of the habitat function; and</p> <p>Provide for compensatory replacement of habitat areal loss at a minimum ratio of 2:1 pursuant to an approved restoration and monitoring plan.</p>
<p>1.C.4: <u>The County shall seek to improve the quantity and quality of anadromous fisheries habitat through a variety of means including but not limited to:</u></p> <p>a. <u>Seeking funding to inventory, identify, and remove drainage facilities on county maintained roads which are barriers to fish migration;</u></p> <p>b. <u>Seek a variety of funding sources for stream restoration including innovative methods of stream restoration for streams or stream reaches identified as in need of restoration;</u></p> <p>c. <u>Politically support the development and continuation of programs, which improve or restore fish habitat;</u></p> <p>d. <u>Provide a mechanism for the distribution of educational material, which promotes a better understanding of the importance of habitat to support anadromous fisheries.</u></p> <p>e. <u>Provide training for county road workers, which will provide the latest techniques to reduce impacts on anadromous fisheries from maintenance or construction activities on county roads; and</u></p> <p>f. <u>Support legislative changes to the self-imposed limitations of the Federal Management Agency in granting and approving emergency repair funds, which have a negative impact on anadromous fisheries.</u></p>	<p>[Moved to <i>OFFSHORE FISHERIES RESOURCES— Other Initiatives</i>]</p>
<p>1.C.6 <u>The County shall adopt mechanisms to restrict winter land grading activities on hillsides through amendments to the grading ordinance, standardized conditions, or through</u></p>	<p>[Moved to <i>WATER RESOURCES – Other Initiatives</i>]</p>

New Policy	Suggested Modified New Policy
<u>mitigation imposed through the environmental review process.</u>	
1.C.8: <u>The County shall continue to emphasize flood control through the application of appropriate land use densities and uses for flood prone areas rather than the reliance upon expanded flood control structures.</u>	[Moved to <i>WATER RESOURCES– Other Initiatives</i>]
1.C.9: <u>The County shall continue to utilize natural drainage courses rather than channelizing streams for stormwater runoff.</u>	[Moved to <i>WATER RESOURCES– Other Initiatives</i>]
1.C.10: <u>For drainage courses within the county flood control system (which are used for storm water runoff and are identified as streams which support anadromous fisheries), the County shall amend its maintenance practices to the extent practicable, provide for retention of the riparian canopy.</u>	[Moved to <i>WATER RESOURCES– Other Initiatives</i>]
1.C.11: <u>The County shall continue to limit development involving significant alteration of the natural landform on slopes greater than 30 percent.</u>	[Moved to <i>WATER RESOURCES– Other Initiatives</i>]
1.D.1: <u>The County shall conserve soil resources to provide a continuing base for agricultural productivity and the county’s economy by application of appropriate land use and zoning designations.</u>	1.D.1, 1.E.13. <u>The County shall conserve long-term productivity of soil resources shall be protected and conserved</u> to provide a continuing base for agricultural productivity and the county’s economy by application of appropriate land use and zoning designations.
1.D.2: <u>The County shall reserve for timber production those soils capable of producing commercial timber stands by application of appropriate land use and zoning designations.</u>	1.D.2, 1.E.2. <u>The County shall reserve for timber production those Those</u> soils capable of producing commercial timber stands <u>shall be reserved for timber production</u> by application of appropriate land use and zoning designations.
1.D.3: <u>The County shall utilize low densities of development in areas where soils have moderate or severe limitations for sewage disposal, unless a public sewage system is available within an urban boundary.</u>	1.D.3, 3.B.4. <u>The County shall utilize low densities of development Development</u> in areas where soils have moderate or severe limitations for sewage disposal <u>shall be limited through the application of low residential land use plan density restrictions and large minimum lot area standards</u> , unless, <u>a public sewage system is available for areas</u> within an urban boundary, <u>disposal via a public sewage system is available.</u>
1.D.4: <u>The County shall utilize a general standard for new subdivisions of one unit per half acre where only community water or an equivalent is available and one unit per acre where both community water and sewer or equivalents are not available.</u>	1.D.4, 3.B.6. <u>The County shall utilize a general standard for new subdivisions of one unit per half acre where Consistent with all applicable land use density limitations, zoning district minimum lot area standards, and rural land division criteria, where</u> only community water or an equivalent is available, <u>a maximum density standard of one residential unit per one-half acre shall apply to new subdivisions,</u> and one unit per acre where both community water and sewer or equivalents are not available, <u>provided the on-site treatment and disposal system meets all site and design criteria set forth in the North Coast Basin Plan.</u>
1.D.5: <u>In areas of unstable soils and/or steep terrain, the County shall limit the intensity of development in order to minimize the potential for erosion and landform instability.</u>	1.D.5, 2.C.6. In areas of unstable soils and/or steep terrain, the County shall limit the intensity of development <u>shall be limited</u> in order to minimize the potential for erosion and landform instability.
1.D.6: <u>The County shall continue to regulate the grading of land to minimize the impact of soil erosion from wind,</u>	1.D.6, 2.C.7. The County shall continue to regulate the grading of land <u>shall be regulated</u> to minimize the

New Policy	Suggested Modified New Policy
<p><u>water, and landslides in areas with slope instability.</u></p>	<p>impact of soil erosion from wind, water, and landslides in areas with slope instability.</p>
<p><u>1.D.7: The County shall work with agricultural interests in the continued development and implementation of best management practices to minimize the impacts of tilling and grading on soil erosion.</u></p>	<p>[Moved to <i>AGRICULTURAL RESOURCES– Other Initiatives</i>]</p>
<p><u>1.E.1: The County recognizes the following areas as major locations of excellent wildlife habitat, native or natural vegetation, and of aesthetic value:</u></p> <p>a. <u>All offshore rocks and islands (seaward of the mean high tide line) excluding Whaler and Battery Islands;</u></p> <p>b. <u>Inland of the mean high tide line to the first line of vegetation (except in the areas of coastal bluffs when the area will be to the crest of the bluff), excluding the Crescent City Harbor area;</u></p> <p>c. <u>Lakes Earl and Talawa and their immediate marshland, allowing continued agricultural uses;</u></p> <p>d. <u>Sand dunes and wet sand areas, excluding limited development in appropriate areas;</u></p> <p>e. <u>The tidal-influenced areas of the Smith and Klamath Rivers. Commercial-Recreational and Public-Recreational development shall be allowed, but be carefully controlled to prevent significant alteration of the habitat areas. Gravel extraction shall be allowed on a scale consistent with local policy and state regulations; and</u></p> <p>f. <u>Riparian corridors which preserve and protect wildlife and fisheries habitat. ;and</u></p> <p>g. <u>The Crescent City Marsh, Elk Creek Wildlife Area, and their surrounding wetlands.</u></p> <p><u>These areas should be maintained as wildlife habitat and protected from adverse activity. The County shall prohibit further development except that which is in the best interest of the public health, safety, and welfare, or as noted.</u></p>	<p>1.E.1. 1.A.3. The County recognizes the following areas <u>are recognized</u> as major locations of excellent wildlife habitat, native or natural vegetation, and of aesthetic value:</p> <p>a. All offshore rocks and islands (seaward of the mean high tide line) excluding Whaler and Battery Islands;</p> <p>b. Inland of the mean high tide line to the first line of vegetation (except in the areas of coastal bluffs when the area will be to the crest of the bluff), excluding the Crescent City Harbor area;</p> <p>c. Lakes Earl and Talawa and their immediate marshland, allowing continued agricultural uses;</p> <p>d. Sand dunes and wet sand areas, excluding limited development in appropriate areas;</p> <p>e. The tidal-influenced areas of the Smith and Klamath Rivers. Commercial-Recreational and Public-Recreational development shall <u>consistent with Section 30233 of the Coastal Act and Policy 1.B.22, may</u> be allowed, but be if carefully controlled <u>designed and sited</u> to prevent significant alteration of the habitat areas. Gravel extraction shall be allowed on a scale consistent with local policy and state regulations; and</p> <p>f. Riparian corridors which preserve and protect wildlife and fisheries habitat; and</p> <p>g. The Crescent City Marsh, Elk Creek Wildlife Area, and their surrounding wetlands.</p> <p>These areas should <u>shall</u> be maintained as wildlife habitat and protected from adverse activity. The County shall prohibit further development except that which is in the best interest of the public health, safety, and welfare, or as noted. <u>Those wildlife habitats other than wetlands that also meet the definition of environmentally sensitive habitat areas (ESHAs) shall be protected against any significant disruption of habitat values, and only uses dependent on those resources shall be allowed within those areas, consistent with the requirements of Section 1, Subsection B, Environmentally Sensitive Habitat Areas (ESHAs). Diking, dredging, and filling of wetlands shall be consistent with Policy 1.B.21 and Section 30233 of the Coastal Act. Development entailing channelization, damming, or other substantial alterations of rivers and streams shall be consistent with Policy 1.B.26 and Section 30236 of the Coastal Act.</u></p>
<p><u>1.E.2: The County shall support the critical habitat protections for federally listed threatened and endangered species.</u></p>	<p>[Moved to <i>BIOLOGICAL RESOURCES– Other Initiatives</i>]</p>

New Policy	Suggested Modified New Policy
1.E.3: <u>The County shall support the beneficial improvement and/or reestablishment of fisheries in the rivers and streams within the county, whenever feasible.</u>	[Moved to <i>BIOLOGICAL RESOURCES– Other Initiatives</i>]
1.E.4: <u>The County should recognize and encourage the various uses of wildlife and their habitat, including such activities as passive watching, scientific studies, educational purposes, and hunting and fishing.</u>	[Moved to <i>BIOLOGICAL RESOURCES– Other Initiatives</i>]
1.E.5: <u>The County shall require that development on hillsides be design to utility native vegetation when possible or natural vegetation as erosion control measures.</u>	1.E.5, 2.C.10. <u>The County shall require that development Development on hillsides be design to utility only tilize non-exotic/invasive plantings, mulches, hydro-seeding applications, and/or native vegetation when possible or natural vegetation as erosion control measures.</u>
1.E.8: <u>The County shall continue to consult with the California Department of Fish and Game for identification and protection of rare, threatened, and endangered species that may be adversely affected by public or private development projects.</u>	[Moved to <i>ESHA – Other Initiatives</i>]
1.E.9: <u>The County shall require that new development is consistent with critical habitat protection for federally listed threatened and endangered species, when such critical habitat is specifically identified at the affected project site or the development has identified offsite impacts that affect critical habitat.</u>	1.E.9, 1.B.7. <u>The County shall require that new New development is shall be consistent with critical habitat protection for federally Federally and State listed threatened and endangered species, when such critical habitat is specifically identified at the affected project site or the development has identified would have offsite impacts that significantly adversely affect critical habitat.</u>
1.E.10: <u>The County shall require clustering of development and work with other public agencies in the acquisition of conservation easements to provide habitat protection of State or Federally listed rare, threatened, or endangered, and/or other special status species.</u>	1.E.10, 1.B.8. <u>The County shall require clustering The clustering of development shall be required and, work with other public agencies, in the acquisition of conservation easements shall be coordinated with other agencies to provide habitat protection of State or Federally listed rare, threatened, or endangered, and/or other special status species.</u>
1.E.11: <u>The County shall continue to pursue a cooperative role with the U.S. Forest Service and State and National park services in the protection and continued maintenance of all plants and animal species and their habitat.</u>	[Moved to <i>ESHA – Other Initiatives</i>]
1.E.12. The County shall continue to define the following as specific environmentally –sensitive habitat areas: Coastal Sand Dune – Ridges of sand created by wind deposited materials carried from ocean beaches. An active dune is one in the process of gaining or losing sand, commonly unvegetated or covered with sparse grasses and low-growing succulents. Stabilized dunes are usually covered by woody vegetation such as the beach pine. Coastal Estuary – A coastal water body usually semi-enclosed by land, but which has open, partially obstructed, or intermittent exchange with the ocean and in which ocean water is at least occasionally diluted with fresh water runoff from the land. Coastal Wetland – Lands within the coastal zone which may be covered periodically or permanently with shallow water such as marshes, swamps, mudflats, bogs, and fens. Farmed wetlands shall be defined as wetland areas, which	1.E.12, 1.B.2. <u>The County shall continue to define the following are designated as specific environmentally-sensitive habitat areas. This list of habitats is not inclusive of all environmentally sensitive habitat areas as defined by Section 30107.5 of the Coastal Act, either as may be currently present within the City, or as might be identified as environmentally sensitive habitat areas at some future time. Any areas not specifically designated in the LCP as environmentally sensitive habitat areas that meet the definition of environmentally sensitive habitat areas in Section 30107.5 of the Coastal Act shall be accorded all the protection provided for environmentally sensitive habitat areas in the LCP. Offshore Rocks and Islands – All of the generally exposed, solid land surfaces and rocks, of any size, seaward of the mean high tide line.</u>

New Policy	Suggested Modified New Policy
<p>are used for agricultural purposes such as grazing, planting or forage during parts of the year. Maintained roadside ditches shall not be deemed to be a coastal wetland unless within an area directly subject to tidal influence; in any case, existing roadside ditches may be maintained and improvements made which address safety concerns.</p> <p>Riparian Vegetation – The plant cover normally found along water courses including rivers, streams, creeks, and sloughs, usually characterized by dense growths of trees and shrubs.</p>	<p><u>Intertidal Zone</u> – <u>That region of the coastline lying below the high tide mark and above the low tide mark. Specialized biologic communities occupying this zone include tidepools and tidal flats, defined further as follows:</u></p> <ul style="list-style-type: none"> • <u>Tidepool: A tidepool is a depression in the substrate of the intertidal zone where an accumulation of seawater occurs after the tide recedes. Typically a tidepool contains a wide variety of specially adapted plant and animal species.</u> • <u>Tidal Flat: A tidal flat is a sandy or muddy flatland within the intertidal zone subject to an alternating exposure to the tide's ebb and flow.</u> <p>Coastal Sand Dune – Ridges of sand created by wind deposited materials carried from ocean beaches. An active dune is one in the process of gaining or losing sand, commonly unvegetated or covered with sparse grasses and low-growing succulents. Stabilized dunes are usually covered by woody vegetation such as the beach pine.</p> <p>Coastal Estuary – A coastal water body usually semi-enclosed by land, but which has open, partially obstructed, or intermittent exchange with the ocean and in which ocean water is at least occasionally diluted with fresh water runoff from the land.</p> <p>Coastal Wetland – Lands within the coastal zone which may be covered periodically or permanently with shallow water such as marshes, swamps, mudflats, bogs, and fens. Farmed wetlands shall be defined as wetland areas, which are used for agricultural purposes such as grazing, planting or forage during parts of the year. Maintained roadside ditches <u>of five feet or less in width and excavated in historic upland areas that have not been reclaimed or otherwise diked, drained, or altered from a preceding wetland condition,</u> shall not be deemed to be a coastal wetland unless within an area directly subject to tidal influence; in any case, existing roadside ditches may be maintained and <u>have</u> improvements made which address safety concerns. <u>Refer to the full definition of wetlands in the glossary for criteria for determining the type and extent of wetlands.</u></p> <p>Riparian Vegetation – The plant cover normally found along water courses including rivers, streams, creeks, and sloughs, usually characterized by dense growths of trees and shrubs.</p> <p><u>Rare or Especially Valuable Animal Habitat</u> – <u>Any animal habitat area that is rare or especially valuable because of their special nature or role in an ecosystem and is easily degraded or disturbed by human activities or developments, including, but not limited to:</u></p> <ul style="list-style-type: none"> • <u>Any habitat area of an animal species designated as rare, threatened, or endangered under State or Federal law; and</u> • <u>Any habitat area of an animal species designated as Fully Protected or Species of Special</u>

New Policy	Suggested Modified New Policy
	<p><u>Concern under State law or regulations.</u> <u>Rare or Especially Valuable Plant Habitat – Any plant habitat area that is rare or especially valuable because of their special nature or role in an ecosystem and is easily degraded or disturbed by human activities or developments, including, but not limited to:</u></p> <ul style="list-style-type: none"> • <u>Any habitat area of a plant species designated as rare, threatened, or endangered under State or Federal law;</u> • <u>Any habitat area of a plant species designated as Fully Protected or Species of Special Concern under State law or regulations; and</u> <p><u>Any habitat area of plant species for which there is compelling evidence of rarity, for example, those designated 1b (Rare or endangered in California and elsewhere) or 2 (rare, threatened or endangered in California but more common elsewhere) by the California Native Plant Society.</u></p>
<p>1.E.24: <u>The County shall prohibit direct runoff of pollutants and siltation into wetland areas from development. Development shall be designed in such a manner that pollutants and siltation will not significantly adversely affect the value or function of wetlands.</u></p>	<p>1.E.24, 1.B.27. <u>The County shall prohibit direct, untreated runoff of pollutants and siltation into wetland areas from development shall be prohibited.</u> Development shall be designed in such a manner that pollutants and siltation will not significantly adversely affect the value or function of wetlands.</p>
<p>1.E.25: <u>The County shall require new development to mitigate wetland loss through any combination of the following, in descending order of desirability:</u></p> <ul style="list-style-type: none"> • <u>Avoidance of wetland habitat;</u> • <u>Where avoidance is not possible, minimization of impacts on the resource; or</u> • <u>Replacement, including use of a mitigation-banking program.</u> 	<p>1.E.25, 1.B.28. <u>The County shall require new Otherwise permissible wetland development shall be required to avoid and/or mitigate wetland loss through any a combination of the following, in descending order of desirability:</u></p> <ul style="list-style-type: none"> • <u>Avoidance of dredging, diking, filling, or other direct, indirect or cumulative impacts to wetland habitat; or</u> • <u>Where avoidance is not feasibly possible, minimization of impacts on the resource to levels of insignificance through the inclusion of all feasible mitigation measures; or and Replacement, including use of a mitigation banking program Compensatory replacement of the affected wetland at appropriate replacement ratios pursuant to an approved restoration and monitoring plan.</u>
<p>1.E.26: <u>In cases where the County requires replacement for a wetland loss, the level of replacement to be required with respect to any given project will be evaluated according to the following criteria:</u></p> <ol style="list-style-type: none"> 1. <u>On-site mitigation shall be preferred to off-site, and in-kind mitigation shall be preferred to out-of-kind;</u> 2. <u>Functional replacement ratios may vary to the extent necessary to incorporate a margin of safety reflecting the expected degree of success associated with the mitigation plan; and</u> 3. <u>Acreage replacement ratios may vary depending on the relative functions and values of those wetlands being lost and those being supplied.</u> 	<p>1.E.26, 1.B.29. <u>In cases where the County requires Compensatory replacement for a wetland loss, the shall achieve a level of replacement functionally and spatially equal to or greater to that of the wetland lost. Any replacement mitigation to be required with respect to any given project will shall be evaluated according to the following criteria:</u></p> <ol style="list-style-type: none"> 1. <u>On-site mitigation shall be preferred to off-site, and in-kind mitigation shall be preferred to out-of-kind, and mitigation that provides for the same function and values as that of the lost wetlands is favored over replacement wetlands with dissimilar functions and values; and</u> 2. <u>Functional replacement Replacement ratios may</u>

New Policy	Suggested Modified New Policy
<p><u>including compensation for temporal losses.</u></p>	<p>vary to the extent necessary to incorporate a margin of safety reflecting the expected degree of success associated with the mitigation plan; and, 3. Acreage replacement ratios may vary to <u>compensate for functional temporal losses associated with the lag time for establishing the replacement wetland, and</u> depending on the relative functions and values of those wetlands being lost and those being supplied, including compensation for temporal losses.</p>
<p>1.E.29: <u>The County shall require mitigation for development projects where segments of stream habitat are unavoidably altered. Such impacts should be mitigated on-site with in-kind habitat replacement or elsewhere in the stream system through stream or riparian habitat restoration work.</u></p>	<p>1.E.29, 1.B.30. The County shall require mitigation development projects where segments of stream habitat are unavoidably altered <u>hannelization, damming, or other substantial alterations of rivers and streams shall be limited to: (1) necessary water supply projects; (2) flood control projects where no other method for protecting existing structures in the floodplain is feasible and where such protection is necessary for public safety or to protect existing development; or (3) developments where the primary function is the improvement of fish and wildlife habitat, and incorporate the best mitigation measures feasible. Such impacts should</u> <u>Impacts of such development shall be mitigated on-site with in-kind habitat replacement or elsewhere in the stream system through stream or riparian habitat restoration work pursuant to an approved restoration and monitoring plan.</u></p>
<p>1.E.30: <u>The County shall require development projects proposing to encroach into a creek corridor or creek setback to do one or more of the following, in descending order of desirability:</u> a. <u>Avoid the disturbance of riparian vegetation;</u> b. <u>Replace riparian vegetation (on-site, in-kind);</u> c. <u>Restore another section of creek (in-kind); and/or</u> d. <u>Participate in a mitigation-banking program.</u></p>	<p>[Deleted: Type and location of specific mitigation measures or compensatory replacement habitat areas should be determined based upon site-specific analyses]</p>
<p>1.E.31: <u>The County should provide for diversified recreational use of fish and wildlife while providing preservation of their habitat.</u></p>	<p>[Moved to ESHA – Other Initiatives]</p>
<p>1.E.33: <u>The County shall continue to require the use of feasible and practical best management practices (BMPs) to protect streams from the adverse effects of construction activities and urban runoff and to encourage the use of BMPs for agricultural activities.</u></p>	<p>1.E.33, 1.C.10. The County shall continue to require the use <u>Use</u> of feasible and practical best management practices (BMPs) to protect streams <u>and other coastal waters</u> from the adverse effects of construction activities, <u>and</u> urban runoff, and to encourage the use of BMPs for agricultural activities <u>shall be required as part of the authorization of new development.</u></p>

Suggested New Policies
<p><u>1.B.4. Those areas designated as, and/or meet the definition of environmentally sensitive habitat areas (ESHAs) shall be protected against any significant disruption of habitat values, and only uses dependent on those resources shall be allowed within those areas.</u></p>
<p><u>1.B.10. Proposed or required landscaping for development located in proximity to ESHAs where such landscaping could affect the biological integrity of the adjacent ESHA, shall be limited to native species plantings derived from local stocks. The use of plant species listed as problematic and/or invasive by the California Native Plant Society, the California Invasive Plant Council, , or listed as a “noxious weed” by the governments of the State of California</u></p>

Exhibit E-8: Land Use Plan Policies Comparison Matrix – In-water, Shoreline, and Wetlands Development

CURRENTLY-CERTIFIED POLICY	PROPOSED AMENDED POLICY	SUGGESTED MODIFIED POLICY
<p>M&WR Resource-specific Policy–Estuaries-2: The alteration of existing estuarine water channels through dredging, diking, or filling shall be allowed only when consistent with Coastal Act Policy 30233 A & B and when such activity would enhance the biological productivity of the estuary.</p>	<p>1.A.15: The County shall allow <u>the</u> alteration of existing estuarine water channels through dredging, diking, or filling shall be allowed only when consistent with Coastal Act Policy 30233 A & B and when such activity would enhance the biological productivity of the estuary.</p>	<p>1.A.15, 1.B.17. The County shall allow the alteration of existing estuarine water channels through dredging, diking, or filling <u>shall be allowed</u> only when consistent with Coastal Act <u>Policy Section 30233 and Policy 1.B.21 A & B</u> and when such activity would enhance the biological productivity of the estuary. <u>The more specific permissible use provisions of this policy and Policy 1.B.21 shall control over the more general use provisions for other types of ESHA identified in Policies 1.B.3. and 1.B.29.</u></p>
<p>M&WR Resource-specific Policy–Estuaries-3: All permitted activities in estuaries as identified in 4-b (above) shall be carried out in a manner that will minimize impacts on the biota and productivity of the area.</p>	<p>1.A.16: All The County shall <u>require that all</u> permitted activities in estuaries as identified in 4-b (above) <u>Policy 1.A.15.</u> shall be <u>are</u> carried out in a manner that will minimize impacts on the biota and productivity of the area.</p>	<p>1.A.16, 1.B.18. The County shall <u>require that</u> all <u>All</u> permitted activities in estuaries as identified in Policy 1.A.15, 1.B.17, <u>are shall be</u> carried out in a manner that will minimize impacts on the biota and productivity of the area.</p>
<p>M&WR Resource-specific Policy–Estuaries-4: Extraction of sand and gravel shall conform with the policies cited under general LCP policies in the previous section (Section VI-C).</p>	<p>1.A.17: Extraction The County shall <u>permit the extraction of</u> sand and gravel shall conform consistent with the applicable marine resources, extraction, and habitat policies cited under general LCP policies in the previous section (Section VI-C).</p>	<p>1.A.17, 1.B.19. The County shall <u>permit the</u> extraction of sand and gravel consistent with applicable marine resources, extraction, and habitat policies <u>may only be permitted if located outside of environmentally sensitive areas, and where there is no less environmentally damaging feasible alternative.</u></p>
<p>M&WR Resource-specific Policy–Estuaries-5: Channel navigational modifications of the Smith and Klamath Rivers which are seasonal and do not require construction of permanent facilities which will adversely affect the flow of the stream shall be allowed if the following is determined: i.) The modifications are not permanent and will be removed before or during the following high water period. ii.) The modifications are necessary to provide free movement of recreational and/or commercial boating. iii.) The project is consistent with all applicable laws and</p>	<p>1.A.18: Channel The County <u>supports channel</u> navigational modifications of the Smith and Klamath Rivers which that are seasonal and do not require construction of permanent facilities which that will adversely affect the flow of the stream shall be allowed if the following is determined: i.) <u>a.</u> The modifications are not permanent and will be removed before or during the following high water period.; ii.) <u>b.</u> The modifications are necessary to provide free movement of recreational and/or commercial boating.; <u>and</u> iii.) <u>c.</u> The project is consistent with all</p>	<p>1.A.18, 1.B.20. The County <u>supports channel</u> Channel navigational modifications of the Smith and Klamath Rivers that are seasonal and do not require construction of permanent facilities that will adversely affect the flow of the stream <u>may be authorized</u> if the following determinations are made: a. The modifications are not permanent and will be removed before or during the following high water period; b. The modifications are necessary to provide free movement of recreational and/or commercial boating; and The project is consistent with <u>Section 30233 of the Coastal Act, Policy 1.B.21, and</u> all applicable laws and regulations local, state, and federal.</p>

CURRENTLY-CERTIFIED POLICY	PROPOSED AMENDED POLICY	SUGGESTED MODIFIED POLICY
regulations local, state and federal.	applicable laws and regulations local, state and federal.	
<p>M&WR Resource-specific Policy–Wetlands-1: The diking, filling, or dredging of wetlands shall be permitted in accordance with other applicable provisions of this program, where there is no feasible less environmentally damaging alternative and where feasible mitigation measures have been provided to minimize adverse environmental effects. Such projects shall be limited to those identified in Section 30233 of the Coastal Act.</p>	<p>1.E.19: The County shall permit the diking, filling, or dredging of wetlands shall be permitted in accordance with other applicable provisions of this program, General Plan where there is no feasible less environmentally damaging alternative and where feasible mitigation measures have been provided to minimize adverse environmental effects. Such projects shall be limited to those identified in Section 30233 of the Coastal Act.</p>	<p>1.E.19, 1.B.21. The County shall permit the diking, filling, or dredging of wetlands <u>may be permitted</u> in accordance with other applicable provisions of this <u>General Coastal Land Use</u> Plan where there is no feasible less environmentally damaging alternative and where feasible mitigation measures have been provided to minimize adverse environmental effects. Within the coastal zone, such projects shall be limited to those identified in Section 30233 of the Coastal Act</p> <ul style="list-style-type: none"> • <u>New or expanded port, energy, and coastal-dependent industrial facilities, including commercial fishing facilities;</u> • <u>Maintaining existing, or restoring previously dredged, depths in existing navigational channels, turning basins, vessel berthing and mooring areas, and boat launching ramps;</u> • <u>In open coastal waters, other than wetlands, including streams, estuaries, and lakes, new or expanded boating facilities and the placement of structural pilings for public recreational piers that provide public access and recreational opportunities;</u> • <u>Incidental public service purposes, including but not limited to, burying cables and pipes or inspection of piers and maintenance of existing intake and outfall lines;</u> • <u>Mineral extraction, including sand for restoring beaches, except in environmentally sensitive areas;</u> • <u>Restoration purposes; or</u> • <u>Nature study, aquaculture, or similar resource dependent activities.</u> <p><u>The more specific permissible use provisions of this policy shall control over the more general use provisions for other types of ESHA identified in General ESHA Policy 1.B.3. and Coastal Wetlands Policy 1.B.29.</u> ☹</p>
<p>M&WR Resource-specific Policy–Wetlands-2: Dredging and spoils disposal shall be planned and carried out to avoid significant disruption to marine and wildlife habitats and water circulation. Dredge spoils suitable for beach replenishment when feasible should be transported for such purposes to</p>	<p>1.E.23: Dredging The County shall require that dredging and spoils disposal shall be planned and carried out to avoid significant disruption to marine and wildlife habitats and water circulation. Dredge spoils suitable for beach replenishment when feasible should be transported for such purposes to</p>	<p>1.E.23, 1.B.25. The County shall require that dredging <u>Sediment management dredging</u> and spoils disposal <u>shall</u> be planned and carried out to avoid significant disruption to marine and wildlife habitats and water circulation. Dredge spoils suitable for beach replenishment when feasible should <u>shall</u> be transported for such purposes to appropriate beaches or into suitable longshore current systems.</p>

CURRENTLY-CERTIFIED POLICY	PROPOSED AMENDED POLICY	SUGGESTED MODIFIED POLICY
appropriate beaches or into suitable longshore current systems.	appropriate beaches or into suitable longshore current systems.	
M&WR Resource-specific Policy–Wetlands-3: In order to provide that the maximum amount of agricultural production in existing farmed wetlands and cultivated lands (cultivated within the last ten years), maintenance and repairs shall be permitted for existing dikes, levees, drainage ditches and other similar agricultural drainage systems and will be, subject to any and all applicable policies within the certified land use plan.	1.E.20: In order to provide that the maximum amount of agricultural production in existing farmed wetlands and cultivated lands (cultivated within the last ten years), <u>the County shall permit</u> maintenance and repairs shall be permitted for existing dikes, levees, drainage ditches and other similar agricultural drainage systems and will be, subject to any and all applicable policies within the certified land use plan <u>General Plan</u> .	1.E.20, 1.B.23. In order to provide that for the maximum amount of agricultural production in existing farmed wetlands and cultivated lands (cultivated within the last ten years), the County shall permit maintenance and repairs for of existing dikes, levees, drainage ditches, and other similar agricultural drainage systems, <u>shall be permitted</u> subject to any and all applicable policies within the <u>General Coastal Land Use Plan</u> .
M&WR Resource-specific Policy–Wetlands-5: The maintenance opening of the sandbar at Lake Talawa shall be permitted consistent with agreements negotiated between the County and the California Department of Fish and Game.	1.E.22: The maintenance opening of the sandbar at Lake Talawa shall be permitted consistent with agreements negotiated between the County and the California Department of Fish and Game.	1.E.22, 1.B.24. The <u>portions of the</u> maintenance opening of the sandbar at Lake Talawa <u>within the County’s coastal development permitting jurisdiction</u> shall be permitted consistent with agreements negotiated between the County and the California Department of Fish and Game, <u>and the provisions of this chapter regarding development within and adjacent to ESHA.</u>

New Policy	Suggested Modified New Policy
1.A.13: <u>New shoreline development shall not be permitted to neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.</u>	<u>2.C.5 Land divisions, including subdivisions, lot splits, lot line adjustments, and conditional certificates of compliance which create new shoreline or blufftop lots, shall not be permitted unless the land division can be shown to create lots which can be developed safe from geologic hazard and without requiring a current or future bluff or shoreline protection structure. No new lots shall be created that could require shoreline protection or bluff stabilization structures at any time.</u>
1.C.3: <u>When a use is permitted within an estuary, a riparian corridor, or a wetland buffer area and where no feasible, less environmentally-damaging alternative is available; the</u>	1.C.3, 1.B.8. When a use is permitted within an estuary, a riparian corridor, or a wetland buffer area and where no feasible, less environmentally-damaging

New Policy	Suggested Modified New Policy
<p><u>County shall require that feasible mitigation measures shall be incorporated into the permitted activity. Such mitigation shall:</u></p> <p><u>Minimize potential adverse impacts to the riparian corridor or wetland such as increased peak runoff, sedimentation, increased water temperatures, and loss of shade;</u></p> <p><u>Require the siting of the permitted activity to be located to reduce or prevent impacts incompatible with the continuance of the habitat function; and</u></p> <p><u>Provide for replacement of habitat loss at a minimum ratio of 2:1.</u></p>	<p>alternative is available <u>exists</u>; the County shall require that feasible <u>feasible</u> mitigation measures shall be incorporated into the permitted activity. Such mitigation shall:</p> <p>a. Minimize <u>all</u> potential adverse impacts to the <u>estuary</u>, riparian corridor or wetland such as increased peak runoff, sedimentation, increased water temperatures, and loss of shade, <u>to less than significant levels</u>;</p> <p>b. Require the siting <u>and design</u> of the permitted activity to be located <u>and configured</u> to reduce or prevent impacts incompatible with the continuance of the habitat function; and</p> <p>Provide for <u>compensatory</u> replacement of habitat <u>areal</u> loss at a minimum ratio of 2:1 <u>pursuant to an approved restoration and monitoring plan</u>.</p>
<p><u>1.E.1: The County recognizes the following areas as major locations of excellent wildlife habitat, native or natural vegetation, and of aesthetic value:</u></p> <p>a. <u>All offshore rocks and islands (seaward of the mean high tide line) excluding Whaler and Battery Islands;</u></p> <p>b. <u>Inland of the mean high tide line to the first line of vegetation (except in the areas of coastal bluffs when the area will be to the crest of the bluff), excluding the Crescent City Harbor area;</u></p> <p>c. <u>Lakes Earl and Talawa and their immediate marshland, allowing continued agricultural uses;</u></p> <p>d. <u>Sand dunes and wet sand areas, excluding limited development in appropriate areas;</u></p> <p>e. <u>The tidal-influenced areas of the Smith and Klamath Rivers. Commercial-Recreational and Public-Recreational development shall be allowed, but be carefully controlled to prevent significant alteration of the habitat areas. Gravel extraction shall be allowed on a scale consistent with local policy and state regulations; and</u></p> <p>f. <u>Riparian corridors which preserve and protect wildlife and fisheries habitat. ;and</u></p> <p>g. <u>The Crescent City Marsh, Elk Creek Wildlife Area, and their surrounding wetlands.</u></p> <p><u>These areas should be maintained as wildlife habitat and protected from adverse activity. The County shall prohibit further development except that which is in the best interest of the public health, safety, and welfare, or as noted.</u></p>	<p>1.E.1. 1.A.3. The County recognizes the following areas <u>are recognized</u> as major locations of excellent wildlife habitat, native or natural vegetation, and of aesthetic value:</p> <p>a. All offshore rocks and islands (seaward of the mean high tide line) excluding Whaler and Battery Islands;</p> <p>b. Inland of the mean high tide line to the first line of vegetation (except in the areas of coastal bluffs when the area will be to the crest of the bluff), excluding the Crescent City Harbor area;</p> <p>c. Lakes Earl and Talawa and their immediate marshland, allowing continued agricultural uses;</p> <p>d. Sand dunes and wet sand areas, excluding limited development in appropriate areas;</p> <p>e. The tidal-influenced areas of the Smith and Klamath Rivers. Commercial-Recreational and Public-Recreational development, <u>shall consistent with Section 30233 of the Coastal Act and Policy 1.B.22, may</u> be allowed, but be if carefully controlled <u>designed and sited</u> to prevent significant alteration of the habitat areas. Gravel extraction shall be allowed on a scale consistent with local policy and state regulations; and</p> <p>f. Riparian corridors which preserve and protect wildlife and fisheries habitat; and</p> <p>g. The Crescent City Marsh, Elk Creek Wildlife Area, and their surrounding wetlands.</p> <p>These areas should <u>shall</u> be maintained as wildlife habitat and protected from adverse activity. The County shall prohibit further development except that which is in the best interest of the public health, safety, and welfare, or as noted. <u>Those wildlife habitats other than wetlands that also meet the definition of environmentally sensitive habitat areas (ESHAs) shall be protected against any significant disruption of habitat values, and only uses dependent on those resources shall be allowed within those areas, consistent with the requirements of Section</u></p>

New Policy	Suggested Modified New Policy
	<p><u>1. Subsection B, Environmentally Sensitive Habitat Areas (ESHAs). Diking, dredging, and filling of wetlands shall be consistent with Policy 1.B.21 and Section 30233 of the Coastal Act. Development entailing channelization, damming, or other substantial alterations of rivers and streams shall be consistent with Policy 1.B.26 and Section 30236 of the Coastal Act.</u></p>
<p><u>1.E.29: The County shall require mitigation for development projects where segments of stream habitat are unavoidably altered. Such impacts should be mitigated on-site with in-kind habitat replacement or elsewhere in the stream system through stream or riparian habitat restoration work.</u></p>	<p><u>1.E.29, 1.B.29. The County shall require mitigation development Development projects where segments of stream habitat are unavoidably altered modified through channelization, damming, or other substantial alterations shall be limited to: (1) necessary water supply projects; (2) flood control projects where no other method for protecting existing structures in the floodplain is feasible and where such protection is necessary for public safety or to protect existing development; or (3) developments where the primary function is the improvement of fish and wildlife habitat, and incorporate the best mitigation measures feasible. Such impacts should Impacts of such development shall be mitigated on-site with in-kind habitat replacement or elsewhere in the stream system through stream or riparian habitat restoration work <u>pursuant to an approved restoration and monitoring plan.</u></u></p>

Exhibit E-9:

Land Use Plan Policies Comparison Matrix – Agricultural, Timberland, and Cultural Land Resources

CURRENTLY-CERTIFIED POLICY	PROPOSED AMENDED POLICY	SUGGESTED MODIFIED POLICY
<p>LR-A-1: If a parcel is designated for prime agricultural use, conversion to non-agricultural use shall not be permitted except where allowed in Section 30241 of the Coastal Act.</p>	<p>1.G.10: If a parcel is designated for prime agricultural use, conversion to non-agricultural use shall not be permitted except where allowed in Section 30241 of the Coastal Act.</p>	<p>1.G.10. If a parcel is designated for prime agricultural use, conversion to non-agricultural use shall not be permitted, except where allowed in Section 30241 of the Coastal Act. LR III.C.1. [Struck as being redundant with Policies 1.E.3. and 1.E.12.]</p>
<p>LR-A-2: An agricultural land use designation shall be given to parcels that meet both of the following: a. A minimum of 5 acres of contiguous ownership; b. Lands in agricultural use not designated prime agricultural land as above.</p>	<p>1.G.2: An <u>The County defines general agricultural land use designation shall be given to parcels as lands that meet both all of the following:</u> a. A minimum of 5 acres of contiguous ownership; b. Lands in agricultural use not designated prime agricultural land as above; <u>and</u> c. <u>Lands where small-scale agriculture provides or can provide food, fiber, or animal management for the enjoyment or economic benefit of the property owner or renter.</u></p>	<p>1.G.2. The County defines general agricultural land as lands that meet all of the following criteria: a. A minimum of 5 acres of contiguous ownership; b. Lands in agricultural use or adjacent to agricultural use; and c. Lands where small-scale agriculture provides or can provide food, fiber, or animal management for the enjoyment or economic benefit of the property owner or renter. [Struck as being inconsistent with Coastal Act Section 30241. See definition of General Agriculture (AG) land use designation in Section 3 – <i>Land Use and Community Development</i>]</p>
<p>LR-A-4: Conversion of land designated for agricultural use shall made only when agricultural use is no longer feasible and shall be subject to Coastal Act priorities for coastal land uses (e.g., recreation, coastal dependent industries).</p>	<p>1.G.9: Conversion <u>The County shall permit the conversion of land designated for agricultural use shall made only when agricultural use is no longer feasible and shall be subject to Coastal Act priorities for coastal land uses (e.g., recreation, coastal dependent industries). Priority shall be given to land uses that are least likely to conflict with agricultural productivity or activity, particularly other resource activities as set forth elsewhere in the General Plan.</u></p>	<p>1.G.9, 1.E.12. The County shall permit conversion of land designated for agriculture use only when <u>Conversions of prime agricultural lands or other lands suitable for agriculture shall only be allowed when all of the following are demonstrated:</u> <u>A. For such lands on or near the urban periphery, conflicts between agricultural and urban land uses would be minimized through all of the following:</u> <u>1. By establishing stable boundaries separating urban and rural areas, including, where necessary, clearly defined buffer areas to minimize conflicts between agricultural and urban land uses;</u> <u>2. By limiting conversions of agricultural lands around the periphery of urban areas to the lands where the viability of existing agricultural use is already severely limited by conflicts with urban uses,</u> agricultural use is no longer feasible and such conversion shall be is</p>

CURRENTLY-CERTIFIED POLICY	PROPOSED AMENDED POLICY	SUGGESTED MODIFIED POLICY
		<p>subject to Coastal Act priorities for coastal land uses (e.g., recreation, coastal dependent industries), <u>or where the conversion of the lands would complete a logical and viable neighborhood and contribute to the establishment of a stable limit to urban development;</u></p> <p><u>3. By permitting the conversion of agricultural land surrounded by urban uses where the conversion of the land would result in:</u></p> <p><u>(a) New residential, commercial, or industrial development being located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources;</u></p> <p><u>(b) Any resulting land divisions, other than leases for agricultural uses, outside existing developed areas being permitted only where 50 percent of the usable parcels in the area have been developed and the created parcels would be no smaller than the average size of surrounding parcels;</u></p> <p><u>(c) New hazardous industrial development being located away from existing developed areas, where feasible; and</u></p> <p><u>(d) Visitor-serving facilities that cannot feasibly be located in existing developed areas being located in existing isolated developments or at selected points of attraction for visitors;</u></p> <p><u>4. By developing available lands not suited for agriculture prior to the conversion of agricultural lands;</u></p> <p><u>5. By assuring that public service and facility expansions and nonagricultural development do not impair agricultural viability, either through increased assessment costs or degraded air and water quality; and</u></p> <p><u>6. By giving Priority shall also be given priority to land uses that are least likely to conflict with agricultural productivity or activity, particularly other resource activities as set forth elsewhere in this General Coastal Land Use Plan.</u></p> <p>LR III.C.3.</p> <p><u>B. For all other agricultural lands not on or near the urban periphery:</u></p> <p><u>1. Continued or renewed agricultural use</u></p>

CURRENTLY-CERTIFIED POLICY	PROPOSED AMENDED POLICY	SUGGESTED MODIFIED POLICY
		<p><u>is not feasible; or</u> <u>2. Such conversion would preserve prime agricultural land or concentrate development in the following ways:</u> <u>(a) New residential, commercial, or industrial development being located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources;</u> <u>(b) Any resulting land divisions, other than leases for agricultural uses, outside existing developed areas being permitted only where 50 percent of the usable parcels in the area have been developed and the created parcels would be no smaller than the average size of surrounding parcels;</u> <u>(c) New hazardous industrial development being located away from existing developed areas, where feasible; and</u> <u>(d) Visitor-serving facilities that cannot feasibly be located in existing developed areas being located in existing isolated developments or at selected points of attraction for visitors; and</u> <u>3. Any such permitted conversion shall be compatible with continued agricultural use on surrounding lands.</u></p>
<p>LR-A-5: A review of prime agricultural and agricultural land use designation should be conducted every five years in order to reflect future land and agricultural values. A committee on agricultural land use consisting of representatives of the dairy industry, lily bulb growers and other local farm interests should be established to implement this policy.</p>	<p>Policy to be Discontinued</p>	<p>None proposed</p>
<p>LR-A-6: Land uses adjacent to agricultural lands shall not adversely impact the economic productivity of the agricultural land. Priority should be given to land uses which are least likely to conflict with agricultural productivity.</p>	<p>Policy to be Discontinued</p>	<p>See suggested-to-be-modified Policy 1.E.12.</p>
<p>LR-A-7: The County should</p>	<p>1.G.11. The County should</p>	<p>1.G.11. The County should support education</p>

CURRENTLY-CERTIFIED POLICY	PROPOSED AMENDED POLICY	SUGGESTED MODIFIED POLICY
support education programs in agricultural sciences to insure a future of well trained agronomists and informed citizens.	support education programs in agricultural sciences to insure a future of well-trained agronomists and informed citizens.  LR III.C.6	programs in agricultural sciences to insure a future of well-trained agronomists and informed citizens.  LR III.C.6. [Moved to AGRICULTURAL LANDS – Other Initiatives]
LR-A-8: For prime agricultural land and other lands which qualify, the County should afford the opportunity for these lands to participate in Williamson Act contracts. If an equivalent method of taxation is proposed, this alternative method will be subject to review by the Coastal Commission to determine its ability to protect the resource.	I.G.17. The County shall afford parcels of 20 acres or larger committed to agricultural use the opportunity to participate in Williamson Act contracts or an equivalent method of taxation.	I.G.17. The County shall afford parcels of 20 acres or larger committed to agricultural use the opportunity to participate in Williamson Act contracts or an equivalent method of taxation.  LU III.D.13. [Moved to AGRICULTURAL LANDS – Other Initiatives]
LR-A-9: Agricultural uses such as grazing and pastoral activities and the raising and harvesting of crops are deemed to be a principle use within Farmed Wetlands. Maintenance activities auxiliary to the above agricultural uses are therefore allowable use including drainage related to crop rotation. Such areas are subject to the other policies of the County's Certified Land Use Plan.	I.G.3: Agricultural The County deems the continuation of existing agricultural uses such as grazing and pastoral activities and the raising and harvesting of crops are deemed to be a principle use within Farmed Wetlands. Maintenance activities auxiliary to the above agricultural uses are, therefore, allowable use including drainage related to crop rotation. Such areas are subject to the other policies of the County's Certified Land Use <u>General Plan.</u>	I.G.3, I.E.9. The County deems continuation of existing agricultural uses, such as grazing and pastoral activities and the raising and harvesting of crops, are to be a principle use uses within existing Farmed Wetlands. Maintenance and repair activities auxiliary to the above agricultural uses (<u>i.e., maintenance and repair of existing dikes, levees, drainage ditches, and other similar agricultural drainage systems</u>) are, therefore, allowable uses <u>including drainage related to crop rotation provided they do not significantly alter the hydrology of the area.</u> Such areas are subject to the other policies of this <u>General Coastal Land Use Plan.</u>  LR III.C.8. [Note: Revised for consistency with principal permitted repair and maintenance activities enumerated in LCPZEO Section 21.11A.030.C.1.]
LR-A-10: New or expanded agricultural operations that involve the removal of major vegetation, excluding agricultural crops, in the coastal zone are defined as development and are thus subject to the permit requirements and all other applicable policies of the land use plan of the county's LCP.	I.G.8: New <u>In the Coastal Zone, the County defines new or expanded agricultural operations that involve the removal of major vegetation, excluding agricultural crops, in the coastal zone are defined as new development, and</u> Accordingly, <u>such operations are thus</u> subject to the permit requirements and all other applicable policies of the land use plan of the county's <u>LCP this General Plan pertaining to new development.</u>	I.G.8, I.E.11. In the Coastal Zone, the County defines new <u>New</u> or expanded agricultural operations that involve the removal of major vegetation, excluding agricultural crops, as <u>constitute</u> new development. Accordingly, such operations are subject to the permit requirements and all other applicable policies of this <u>General Coastal Land Use Plan</u> pertaining to new development.  LR III.C.9.
LR-F-1: The long-term		

CURRENTLY-CERTIFIED POLICY	PROPOSED AMENDED POLICY	SUGGESTED MODIFIED POLICY
<p>productivity of soils and timberlands shall be protected, and conversions of coastal commercial timberlands in units of commercial size to other uses or their division into units of non-commercial size shall be limited to providing for necessary timber processing related facilities. Coastal commercial timberlands are those lands which as of the lien date of in1976, were assessed for growing and harvesting timber as the highest and best use of the land and subsequently zoned TPZ on list A.</p>	<p>Policy to be Discontinued</p>	<p>None proposed</p>
<p>LR-F-2: The division of coastal commercial timberlands (to not constitute a conversion) shall be a minimum of 20 acres in size. Any division of coastal commercial timberland into parcel con-taming 20 acres or more in size shall require the following actions:</p> <p>a. The owners of the resulting parcels submit or the present owner makes sufficient provisions for a joint timber management plan prepared or approved as to content by a registered professional forester;</p> <p>b. Such owners enter into a binding contract within the board of supervisors, representing the county, to manage and harvest timber on the timberland jointly and are bound by the provisions of the management plan for a minimum period of ten years; and,</p> <p>c. Any divisions shall be approved by a four-fifths vote of the full board of supervisors provided the project has been reviewed by the planning commission.</p>	<p>Policy to be Discontinued</p>	<p>None proposed</p>
<p>LR-F-3: Other lands zoned Timberland Preserve, not identified in policy number one and not specifically designated for another use in the land use</p>	<p>1.H.3: Other lands zoned Timberland Preserve, not identified in policy number one and not specifically designated for another use in the land use</p>	<p>1.H.3, 1.F.4. The County shall ensure that Other timberlands 20 acres or more in size which are within or adjacent to commercial timber production areas, U.S. Forest boundaries, hillside areas, and/or wild land fire risk areas, are shall be</p>

CURRENTLY-CERTIFIED POLICY	PROPOSED AMENDED POLICY	SUGGESTED MODIFIED POLICY
<p>component, shall be included as commercial timberland and subject to the restrictions of policy number two.</p>	<p>component, shall be included as commercial timberland and subject to the restrictions of policy number two. <u>The County shall ensure that other timberlands 20 acres or more in size which are within or adjacent to commercial timber production areas, U.S. Forest boundaries, hillside areas, and/or wild land fire risk areas are designated as Timberland with timber related uses and are subject to the restrictions of Policies 1.H.2. and 1.H.4.</u></p>	<p>designated as Timberland, with <u>their permissible</u> timber related uses and are subject to the restrictions of Policies 1.H.2, 1.E.3, and 1.H.4 <u>1.E.5.</u></p>
<p>LR-F-4: The Timberland Preserve Zone Ordinance shall contain the compatible and permitted used for the above identified commercial timberland.</p>	<p>Policy to be Discontinued</p>	<p>None proposed</p>
<p>LR-F-5: Soils and timberland may also include lands not presently zoned Timberland Preserve. These lands include the following:</p> <p>a. Those forested areas within the boundaries of a California State Park.</p> <p>b. Forested areas of Class II or better which comprise a parcel of 20 acres or larger or portion of a parcel of which the forested portion is 20 acres or larger and so designated on the land use map.</p> <p>Those parcels or portions of parcels considered for the above shall be given the opportunity to receive Timberland Preserve Zoning.</p>	<p>1.H.2: Soils and timberland may also include lands not presently zoned Timberland Preserve. These lands include the following:</p> <p>a. Those forested areas within the boundaries of a California State Park.</p> <p>b. Forested areas of Class II or better which comprise a parcel of 20 acres or larger or portion of a parcel of which the forested portion is 20 acres or larger and so designated on the land use map.</p> <p>Those parcels or portions of parcels considered for the above shall be given the opportunity to receive Timberland Preserve Zoning.</p> <p><u>The County shall continue to maintain in a commercial timberland use those lands possessing climate and soils suitable for growing commercial conifer crops (including spruce) through the State Timberland Production Zone (TPZ) program.</u></p> <p><u>Those upland soils with timber</u></p>	<p>1.H.2, 1.E.3. The County shall continue to maintain in a commercial timberland use those lands possessing climate and soils suitable for growing commercial conifer timber crops (including spruce) through the State Timberland Production Zone (TPZ) program.</p> <p>Those upland soils with timber sites I through III which are in parcels of 20 acres or more should <u>shall</u> not be allowed to reduce in parcel size below 20 acres.</p>

CURRENTLY-CERTIFIED POLICY	PROPOSED AMENDED POLICY	SUGGESTED MODIFIED POLICY
	<p><u>sites I through III which are in parcels of 20 acres or more should not be allowed to reduce in parcel size below 20 acres.</u></p>	
<p>LR-F-6: The Timberland Preserve Zone Ordinance shall contain the compatible and permitted use for the undeveloped lands designated as a result of policy five.</p>	<p>Policy to be Discontinued</p>	<p>None proposed</p>
<p>LR-F-7: Parcels designated as timberland and not zoned TPZ may be considered for division into a parcel of 20 acres or larger in size, provided other development standards of the County regulating subdivisions are complied with. Parcels less than 20 acres in size may be created when the one unit/twenty acres density is not exceeded but where the parcels shall not be smaller than that allowed utilizing the rural land division criteria as set forth in the land use categories section. Such a project shall be subject to the D district combining zone (C.H. 20.45 D.N.C.C.) to ensure that there is no further division than that permitted by the LCP density. In no case shall the overall density exceed a ratio of one unit per 20 acres not including one remainder parcel.</p>	<p>1.H.4: Parcels designated as timberland and For lands not zoned TPZ, the County may be considered parcels designated as Timberland for division into a parcel of 20 twenty acres or larger in size, provided other such divisions comply with other County development standards of the County regulating subdivisions are complied with. Parcels The creation of parcels less than 20 acres in size may be created when the one unit/twenty 20 acres density is not exceeded but where the parcels shall not be smaller than that allowed utilizing the rural land division criteria as set forth in the land use categories section. Such a project shall be subject may only be approved subject to the County's D district combining zone (C.H. 20.45 D.N.C.C.) to ensure that there is no further division than that permitted by the LCP density. In no case shall the overall density exceed a ratio of one unit per 20 acres not including one remainder parcel this General Plan.</p>	<p>1.H.4, 1.F.5. For lands Lands not zoned TPZ, the County may consider parcels but designated as Timberland, for <u>may be authorized for</u> division into a parcel <u>parcels</u> of 20 acres or larger in size, provided such divisions comply with other County development standards. The creation of parcels less than 20 acres in size when the one unit / 20 acres density is not exceeded may only be approved subject to <u>the parcel(s) being rezoned to</u> the County's D district combining zone to ensure that there is no further division than that <u>beyond the maximum density otherwise permitted by this General Coastal Land Use Plan.</u></p>
<p>LR-F-8: Lands presently designated as Special Treatment Areas shall continue to receive specific consideration under current forest practice regulations of the California Department of Forestry in order to maintain their natural land scenic qualities. The exact boundary of each STA, however, is subject to special study which may delineate a more exact</p>	<p>Policy to be Discontinued</p>	<p>None proposed</p>

CURRENTLY-CERTIFIED POLICY	PROPOSED AMENDED POLICY	SUGGESTED MODIFIED POLICY
<p>boundary.</p> <p>LR-F-9: Commercial timberlands uses and adjacent uses shall be placed so that, in general, lower intensity uses are adjacent to their commercial timberlands with higher intensity uses placed in a logical transition away from these timberlands. Lower intensity uses shall include other resource activities as set forth in the Land Resources - Agriculture section and Marine and Water Resources chapter of this document.</p>	<p>1.H.5: Commercial <u>The County should require the placement of commercial</u> timberlands uses and adjacent uses shall be placed so that, in general, lower intensity uses are adjacent to their commercial timberlands with higher intensity uses placed in a logical transition away from these timberlands. Lower intensity uses shall include other resource activities as set forth in the Land Resources-Agriculture, section and Marine Resources, and Water Resources chapter <u>policies of this document</u> General Plan.</p>	<p>1.H.5, 1.F.6. The County should require the placement of commercial <u>Commercial</u> timberland uses and adjacent uses <u>shall be arranged</u> so that, in general, lower intensity uses are adjacent to commercial timberlands with higher intensity uses placed in a logical transition away from these timberlands. Lower intensity uses shall include other resource activities as set forth in the Agriculture, Marine Resources, and Water <u>Natural Resources / Conservation</u> policies of this General <u>Coastal Land Use</u> Plan.</p>
<p>LU-SAR-CCSA-17. Due to a preference to follow lot lines or quarter section lines, some areas designated as timberlands contain large, sizable areas of unforested lands used for low intensive agricultural production (primarily grazing). This is due to the conflicts between the timber yield and taxation legislation and the Coastal Act. Those lands designated as forestlands but used agriculturally are deemed not to be in conflict. Similar lands designated agriculturally but presently zoned TPZ are deemed not to be in conflict.</p>	<p>1.H.7. Due to a preference to follow lot lines or quarter section lines, some areas designated as timberlands contain large, sizable areas of unforested lands used for low intensive agricultural production (primarily grazing). This is due to the conflicts between the timber yield and taxation legislation and the Coastal Act. Those lands designated as forestlands but used agriculturally are deemed not to be in conflict. Similar lands designated agriculturally but presently zoned TPZ are deemed not to be in conflict.</p>	<p>[Relocated to <i>FORESTRY RESOURCES – Other Initiatives</i>]</p>
<p>ND-L. In cooperation with the State Historic Preservation Office, where it is determined development would adversely affect archaeological resources reasonable mitigation measures shall be required. The State Historical Preservation Office shall have up to 15 days upon receipt of county notice to provide review and reasonable mitigation measures.</p>	<p>5.H.10. In cooperation with the State Historic Preservation Office, where it is determined development would adversely affect archaeological resources, <u>the County shall continue to require</u> reasonable mitigation measures shall be required. The State Historical Preservation Office shall have up to 15 days upon receipt of county notice to provide review and reasonable mitigation measures.</p>	<p>5.H.10, 5.H.6. In cooperation with the State Historic Preservation Office, where <u>Where, in cooperation with the State Historic Preservation Office,</u> it is determined <u>that a development project</u> would adversely affect archaeological resources, the County shall continue to require reasonable mitigation measures shall be required</p>

New Policy	Suggested Modified New Policy
1.G.4: The County shall continue to conserve prime	1.G.4, 1.E.6. The County shall continue to conserve

New Policy	Suggested Modified New Policy
<p><u>agricultural soils by review of development which may cover-over or displace such soils (i.e., roads and accessory structures) and require redistribution of impacted soils for other agricultural uses as mitigation. The County shall encourage agricultural structures to be placed in a location that will have the least impact upon on-site agricultural activity.</u></p>	<p>prime Prime agricultural soils by review of shall be conserved by requiring otherwise permissible development which may would cover-over or displace such soils (i.e., for roads and accessory structures) and require redistribution of to stockpile and redistribute the impacted soils for other agricultural uses as mitigation. The County shall encourage agricultural New structures to shall be placed in a location locations that will have the least impact upon on-site agricultural activity.  (New) [Revised, relocated from below]</p>
<p><u>1.G.5: The County shall designate agricultural industrial areas to allow agricultural service uses (i.e., commercial and industrial uses) to locate in agricultural areas if they relate to the primary agricultural activity in the area. The County shall use the following guidelines to analyze the suitability of a proposed agricultural service use:</u></p> <ol style="list-style-type: none"> <u>a. The use will not adversely affect agricultural production in the area;</u> <u>b. The use supports local agricultural production;</u> <u>c. It is compatible with existing agricultural activities and residential uses in the area; and</u> <u>d. The use will not require the extension of sewer service.</u> 	<p>1.G.5. 1.E.10. The County shall designate agricultural industrial areas currently designated as Agricultural Industrial land use category are located along Sarina Road to allow which provide for agricultural service uses (i.e., commercial and industrial uses) to locate in agricultural areas if they relate to the primary agricultural activity in the area. The County shall use the following guidelines to analyze the suitability of a proposed agricultural service use Expansions to, or intensification of, uses within currently-designated AI areas shall only be approved when found to be consistent with all other applicable Coastal Land Use Plan policies and when the expanded or intensified use meet the following criteria:</p> <ol style="list-style-type: none"> a. The use will not adversely affect agricultural production in the area; b. The use supports local agricultural production; c. It is compatible with existing agricultural activities and residential uses in the area; and d. The use will not require the extension of sewer service.  (New) <p><u>Redesignation of additional agricultural lands to Agricultural Industrial land use category shall require a local coastal program amendment.</u></p> <p><u>[See also Section 3: LAND USE AND COMMUNITY DEVELOPMENT – LAND USE DESIGNATIONS – Agricultural Industrial]</u></p>
<p><u>1.G.6: The County shall support appropriate efforts by private conservation organizations to use conservation easements as a tool for agricultural preservation.</u></p>	<p>1.G.6. The County shall support appropriate efforts by private conservation organizations to use conservation easements as a tool for agricultural preservation.  (New) [Moved to AGRICULTURAL LANDS – Other Initiatives]</p>
<p><u>1.G.7: The County shall encourage infill development in urban areas as an alternative to expanding urban boundaries into prime agricultural areas.</u></p>	<p>1.G.7. The County shall encourage infill development in urban areas as an alternative to expanding urban boundaries into prime agricultural areas.  (New) [Moved to AGRICULTURAL LANDS – Other Initiatives]</p>
<p><u>1.G.12: The County shall adopt a right-to-farm ordinance</u></p>	<p>1.G.12. The County shall adopt a right-to-farm</p>

New Policy	Suggested Modified New Policy
<p><u>that provides that existing agricultural operators are protected from nuisance complaints resulting from normal operations.</u></p>	<p>ordinance that provides that existing agricultural operators are protected from nuisance complaints resulting from normal operations. ☞☐ (New) [Revised and moved to <i>AGRICULTURAL LANDS – Other Initiatives</i>]</p>
<p>1.G.13: <u>The County shall continue to designate as agriculture those lands most suited to agricultural production by restricting inappropriate development on prime land and directing future development to non-prime areas.</u></p>	<p>1.G.13. 1.E.3. The County shall continue to designate as agriculture those lands most suited to agricultural production Prime agricultural lands shall be protected by <u>restricting prohibiting</u> inappropriate development on prime <u>agricultural</u> land, <u>including but not limited to housing intended primarily for rural residential occupancy rather than housing for the owner or operator, and other uses not directly associated with agricultural production</u>, and directing future development to <u>non-prime</u> areas <u>not suitable for agricultural production</u>. ☞☐ <i>COS P.SAG.3.</i></p>
<p>1.G.14: <u>The County shall, as part of its right-to-farm ordinance, require development within or adjacent to designated agricultural areas to include design, construction, and maintenance techniques that protect agriculture and minimize conflicts with adjacent agricultural uses.</u></p>	<p>1.G.14. The County shall, as part of its right to farm ordinance, require development within or adjacent to designated agricultural areas to include design, construction, and maintenance techniques that protect agriculture and minimize conflicts with adjacent agricultural uses. ☞☐ <i>COS G.SAG.3., COS P.SAG.2., COS LR.H.C.5.</i> [Struck as being outdated: the right-to-farm ordinance was adopted in 2008 but is yet to be submitted to the Coastal Commission for certification. See <i>Other Initiatives</i>, below.]</p>
<p>1.G.15: <u>The County shall require new non-agricultural development immediately adjacent to agricultural areas to include location, design, construction, and maintenance techniques that protect agriculture uses and the non-agriculture uses.</u></p>	<p>1.G.15. 1.E.16. The County shall require new New non-agricultural development immediately adjacent to agricultural areas shall be required to include location, design, construction, and maintenance techniques that protect agriculture uses and minimize conflicts between the agricultural and the non-agriculture uses. ☞☐ (New)</p>
<p>1.G.16: <u>The County shall maintain prime agricultural lands in large parcel sizes (greater than 20 acres) to retain viable farming units.</u></p>	<p>1.G.16. 1.E.4. The County shall maintain prime Prime agricultural lands shall be maintained in large parcel sizes (greater than 20 40 acres) to retain viable farming units. ☞☐ (New) [Revised, relocated from below. Note: Parcel size threshold revised for consistency with non-residential intensity and minimum lot area standards for Prime Agricultural (AP) land use category as set forth in <i>Section 3: LAND USE AND COMMUNITY DEVELOPMENT – LAND USE DIAGRAM AND STANDARDS</i> and <i>LAND USE DESIGNATIONS</i> sub-sections, respectively]</p>
<p>1.H.1. The County recognizes commercial timberland as a resource in its own right as well as a protector of many other resources and shall strive to maintain commercial</p>	<p>1.H.1. 1.E.1. The County recognizes long-term productivity of timberlands shall be protected, and conversions of coastal commercial timberland as a</p>

New Policy	Suggested Modified New Policy
<u>forest land as such.</u>	resource in its own right as well as a protector of many other resources and shall strive to maintain commercial forest land as such <u>timberlands in units of commercial size to other uses or their division into units of noncommercial size shall be limited to providing for necessary timber processing and related facilities.</u>
1.H.6. <u>The County shall protect commercial timberland and timber production activities from development practices that erode their economic viability. New non-timber development immediately adjacent to timberlands shall be designed to provide a buffer in the form of a setback of sufficient distance to avoid land use conflicts between timber management and the non-timber uses.</u>	1.H.6. 1.F.7. The County shall protect commercial Commercial timberland and timber production activities shall be protected from development practices that erode their economic viability. New non-timber development immediately adjacent to timberlands shall be designed to provide a buffer in the form of a setback of sufficient distance to avoid land use conflicts between timber management and the non-timber uses.
1.H.8. <u>The County should continue to cooperate with the Six Rivers and Siskiyou National Forests in the management of all National Forest lands within the county. The County should strongly support the concept of multiple use of all forest lands, emphasizing commercial timber production, recreational, and resource values.</u>	[Relocated to FORESTRY RESOURCES – Other Initiatives]
1.H.9. <u>The County shall consider those lands defined as timber growing lands based upon size-of-parcel criteria and which are designated by this General Plan for urban, rural, or public land use categories to be approved for timberland conversion in order to provide for directed population growth so that Resource designated lands, including Resource Conservation habitat areas, may be protected.</u>	[Relocated to FORESTRY RESOURCES – Other Initiatives]
1.H.11. <u>The County supports the productive use of wood waste generated in the county.</u>	[Relocated to FORESTRY RESOURCES – Other Initiatives]
5.H.1. <u>The County shall continue to require appropriate surveys and site investigations when needed as part of the initial environmental assessment for development projects in accordance with the California Environmental Quality Act (CEQA). Surveys and investigations shall be performed under the supervision of a professional archaeologist or other person qualified in the appropriate field approved by the County.</u>	5.H.1. The County shall continue to require appropriate Appropriate surveys and site investigations shall be required when needed as part of the permit review and initial environmental assessment for development projects in accordance with the California Environmental Quality Act (CEQA). Surveys and investigations shall be performed under the supervision of a professional archaeologist or other person qualified in the appropriate field approved by the County.
5.H.2. <u>The County shall continue to require that discretionary development projects identify and protect from damage, destruction, and abuse, important historical, archaeological, paleontological, and cultural sites and their contributing environment. Such assessments shall be incorporated into a countywide cultural resource database.</u>	5.H.2. The County shall continue to require that discretionary development Development projects shall identify and protect from damage, destruction, and abuse, important historical, archaeological, paleontological, and cultural sites and their contributing environment. Such assessments shall be incorporated into a countywide cultural resource database.
5.H.7. <u>The County shall continue to solicit the views of the local Native American community in cases where development may result in disturbance to sites containing evidence of Native American activity and/or to sites of cultural importance.</u>	5.H.7. 5.H.3. The County shall continue to solicit the views of the local Native American community shall be solicited in cases where development may result in disturbance to sites containing evidence of Native American activity and/or to sites of cultural importance.
5.H.8. <u>The County shall, within its power, maintain confidentiality regarding the locations of archaeological sites in order to preserve and protect these resources from</u>	5.H.8. 5.H.4 The County shall, within its power, maintain confidentiality regarding the locations of archaeological sites in order to preserve and protect these

New Policy	Suggested Modified New Policy
<p><u>vandalism and the unauthorized removal of artifacts.</u></p>	<p>resources from vandalism and the unauthorized removal of artifacts.</p>
<p><u>5.H.9. The County shall continue to require that discretionary development projects are designed to mitigate potential impacts to significant paleontological or cultural resources whenever possible. Determinations of impacts, significance, and mitigation shall be made by qualified archaeological (in consultation with recognized local Native American groups), historical, or paleontological consultants, depending on the type of resource in question.</u></p>	<p>5.H.9, 5.H.5. The County shall continue to require that discretionary development Development projects are shall be designed to mitigate potential impacts to significant paleontological or cultural resources whenever possible. Determinations of impacts, significance, and mitigation shall be made by qualified archaeological (in consultation with recognized local Native American groups), historical, or paleontological consultants, depending on the type of resource in question.</p>
<p><u>5.H.13. The County shall continue to refer any development proposals affecting historic resources to a representative of the Del Norte County Historical Society and, when necessary, request an evaluation by a professional historian if the significance of the resource is in question. In conjunction with this evaluation, the County will work with the historian to develop appropriate measures for protection of resources determined to be significant.</u></p>	<p>[Revised to coastal development permit non-governing “other” development regulation ()]</p>

Suggested New Policies for Assuring Consistency with Coastal Act Policies

1.E.2. The maximum amount of prime agricultural land shall be maintained in agricultural production to assure the protection of the areas' agricultural economy.

1.E.5. No divisions of prime agricultural lands, except those conversions approved pursuant to Policy 1.E.12, below, and conversions approved pursuant to Policy 1.E.12 shall only be authorized pursuant to an approved continued viability report and agriculture management plan demonstrating that the parcel(s) will remain viable for, and actively engaged in, agricultural use once subdivided, and that development adjacent to prime agricultural lands shall diminish the productivity of such prime agricultural lands.

1.E.7. Subdivisions of non-prime agricultural lands suitable for agriculture into parcel sizes smaller than 20 acres shall only be authorized pursuant to an approved continued viability report and agriculture management plan demonstrating that the parcel(s) will remain viable for, and actively engaged in, agricultural use once subdivided.

1.E.8. No divisions of other non-prime agricultural lands suitable for agriculture, except those conversions approved pursuant to Policy 1.E.12, below, and no development adjacent to prime agricultural lands shall diminish the productivity of such prime agricultural lands.

1.E.14. All structural development and non-agricultural uses on agriculturally zoned lands shall be subject to siting, design and performance standards to protect the maximum amount of agricultural lands and minimize interference with production activities.

1.E.15. Residential development on agricultural lands shall be subject to appropriate regulations as to maximum size and bulk, requirements for supplemental design review, and/or discretionary consideration of the relative risk of impact to operational sustainability, to ensure that lands designated for agricultural use do not become de facto converted to residential use, thereby losing their long-term productivity, and disabling the intergenerational transfer of agricultural lands within farm families.

1.E.16. Off-channel mining of sand and gravel from older deposits associated with paleo-riverine channels and floodplain terraces beneath existing agricultural lands is prohibited.

Exhibit E-10: Land Use Plan Policies Comparison Matrix – New Development, Division of Rural Lands, Reduction of Vehicle Miles Traveled

CURRENTLY-CERTIFIED POLICY	PROPOSED AMENDED POLICY	SUGGESTED MODIFIED POLICY
<p>ND-1. Proposed development within the urban boundary shall meet land use criteria described in each area plan and in Land Use Plan policies.</p>	<p>Policy to be Discontinued</p>	<p>No recommendation</p>
<p>ND-2. Proposed development within the urban boundary may be approved only after it has been adequately proven that the location of the proposed development will accommodate the development. These factors include but are not limited to sewage disposal, water supply and street system capacity.</p>	<p>Policy to be Discontinued</p>	<p>See Suggested New Policies 7.A.1. and 7.A.10. below</p>
<p>ND-3. Extensions of the urban boundary may not be approved without the amendment process involving CEQA review and the public hearing process. Exceptions to this rule are minor adjustments of the line of less than or equal to 100', where the existing line bisects parcels.</p>	<p>Policy to be Discontinued</p>	<p>No recommendation</p>
<p>ND-4. Extension of the urban boundary into adjacent rural lands may not be approved by the County unless the following findings are made:</p> <p>a. Necessary urban services and capacity are available.</p> <p>b. The extension of services will not jeopardize the provision of services to areas within the existing urban boundary.</p> <p>c. The extension will not adversely impact agricultural or timberlands adjacent to the extension.</p> <p>d. The proposed extension as approved does not pose any adverse effects on any identified resources values as reflected in the area Land Use Plan</p>	<p>3.A.2. The County shall not approve amendments of an urban boundary without environmental (CEQA) review and an amendment of the General Coastal Land Use Plan <u>and Land Use Diagram approved by the Coastal Commission. An LCP amendment request for an</u> The County shall not approve extension of the urban boundary into adjacent resource or rural lands unless all the following findings are made shall, at a minimum, demonstrate all of the following:</p> <p>a. Necessary urban services and capacity are available;</p> <p>b. The extension of services will not jeopardize the provision of services to areas within the existing urban boundary;</p> <p>c. The extension will not</p>	<p>3.A.2. The County shall not approve amendments of an urban boundary without environmental (CEQA) review and an amendment of the General Coastal Land Use Plan <u>and Land Use Diagram approved by the Coastal Commission. An LCP amendment request for an</u> The County shall not approve extension of the urban boundary into adjacent resource or rural lands unless all the following findings are made shall, at a minimum, demonstrate all of the following:</p> <p>a. Necessary urban services and capacity are available;</p> <p>b. The extension of services will not jeopardize the provision of services to areas within the existing urban boundary;</p> <p>c. The extension will not adversely impact, <u>either directly, indirectly, or cumulatively,</u> agricultural or timberlands adjacent to the extension; and</p> <p>e. The proposed extension as approved does not pose any adverse effects on any identified resources values as reflected in the area Land Use Plan.</p> <p>Exceptions to these provisions are minor</p>

CURRENTLY-CERTIFIED POLICY	PROPOSED AMENDED POLICY	SUGGESTED MODIFIED POLICY
	<p>adversely impact, <u>either directly, indirectly, or cumulatively</u>, agricultural or timberlands adjacent to the extension; and</p> <p>d. The proposed extension as approved does not pose any adverse effects on any identified resources values as reflected in the area Land Use Plan.</p> <p>Exceptions to these provisions are minor adjustments of the line of less than or equal to 100 feet, where the existing line bisects parcels.</p>	<p>adjustments of the line of less than or equal to 100 feet, where the existing line bisects parcels.</p>
<p>ND-5. Deletions of areas from the urban limit must involve a commitment of the area involved to a rural or lesser density use and does not require an amendment process if the following findings are made:</p> <p>a. The land involved is not capable of urban development at the time of removal and in the foreseeable future.</p> <p>b. The required urban services are not available at the time of removal nor in the foreseeable future</p>	<p>3.A.3. The County may approve removal of An LCP amendment request to remove areas from the urban limit only if shall, at a minimum, demonstrate all of the following:</p> <p>a. the area involved is committed to a rural or lesser-density and if the following findings are made;</p> <p>a.h. The land involved is not capable of urban development at the time of removal and in the foreseeable future;</p> <p>b.c. The required urban services are not available at the time of removal nor in the foreseeable future; and</p> <p>e.d. The area is not within a water or sewer district boundary</p>	<p>3.A.3. The County may approve removal of An LCP amendment request to remove areas from the urban limit only if shall, at a minimum, demonstrate all of the following:</p> <p>a. the area involved is committed to a rural or lesser-density and if the following findings are made;</p> <p>a.h. The land involved is not capable of urban development at the time of removal and in the foreseeable future;</p> <p>b.c. The required urban services are not available at the time of removal nor in the foreseeable future; and</p> <p>e.d. The area is not within a water or sewer district boundary</p>
<p>In rural areas new development shall be required to prove the subject area's ability to accommodate such development prior to approval. Land divisions, both major and minor subdivisions (not including boundary adjustments and inside the urban/rural boundary) shall be permitted when 50% of the useable parcels in the area have been developed and the created parcels would not be smaller than the average size of the</p>	<p>3.B.5. In rural areas new development shall be required to prove the subject area's ability to accommodate such development prior to approval. Land The County shall permit Rural land divisions, both major and minor subdivisions (not including boundary adjustments and inside the urban/rural boundary), shall <u>only</u> when 50 percent of the useable parcels in the area have been developed and the created parcels would not be smaller</p>	<p>3.B.5, 3.B.7. <u>The County shall permit</u> Rural land divisions, both major and minor subdivisions (not including boundary adjustments and inside the urban/rural boundary), <u>only may be permitted</u> when 50 percent of the useable parcels in the area have been developed and the created parcels would not be smaller than the average size of the surrounding parcels. To determine if this criteria is met, the following shall apply. <u>The following criteria shall be used in determining whether 50% build-out has occurred and what the average size of surrounding parcels comprises:</u></p> <p>a. Useable parcels do not include parcels committed to agricultural use and designated as</p>

CURRENTLY-CERTIFIED POLICY	PROPOSED AMENDED POLICY	SUGGESTED MODIFIED POLICY
<p>surrounding parcels. To determine if this criteria is met, the following shall apply:</p> <p>a. Useable parcels do not include: (1) parcels committed to agricultural and designated as such in the Land Use Plan; (2) parcels committed to timberland and designated as such on the Land Use Plan; (3) parcels or portions of parcels committed to open space for purposes of compliance with zoning district minimum yard regulations, traffic safety visibility standards, setbacks from geologically unstable areas, buffers around environmentally sensitive habitat areas, floodway management, or other such siting restrictions required by the certified LCP.</p> <p>b. To determine if the 50% rule has been met, a survey of the existing parcels in each planning area (delineated on the Land Use Maps) will need to be conducted. If 50% or more of the existing lots are developed, then the land division may be processed.</p>	<p>than the average size of the surrounding parcels. To determine if this criteria is met, the following shall apply:</p> <p>a. Useable parcels do not include: (1) parcels committed to agricultural use and designated as such in <u>on</u> the Land Use Plan; (2) <u>nor shall</u> parcels committed to timberland and designated as such on the Land Use Plan; (3) <u>Diagram, nor shall</u> parcels or portions of parcels committed to open space for purposes of compliance with zoning district minimum yard regulations, traffic safety visibility standards, setbacks from geologically unstable areas, buffers around environmentally sensitive habitat areas, floodway management, or other such siting restrictions required by the certified LCP <u>Resource Conservation Areas or parts of parcels committed to Resource Conservation Areas.</u></p> <p>b. To determine if the 50 percent rule has been met, a survey of the existing parcels in each Rural Market Area, as described in Policy 3.B.3 and shown in Figure 3-1, will need to be conducted. If 50 percent or more of the existing lots are developed, then the land division may be processed.</p> <p>c. <u>The Land Use Diagram designates the minimum lot size for parcels in each planning area. As these minimum lot sizes are reflective of the average size of lots in each area, the minimum lot size designated for the land use classification that the land division is proposed establishes the average size.</u></p>	<p>such on the Land Use Diagram, parcels committed to timberland and designated as such on the Land Use Diagram, or parcels committed to Resource Conservation Areas or parts of parcels committed to Resource Conservation Areas.</p> <p>b. a. <u>To determine if the 50 percent rule has been met, a survey of the existing parcels in each Rural Market Area, as described in Policy 3.B.3 3.B.8 and shown in Figure 3-1, will need to be conducted. If 50 percent or more of the existing lots are developed, then the land division may be processed. <u>The study area may be reduced to exclude parcels with land use or zoning designations, or other characteristics markedly dissimilar to the subject property, or those lying outside of a readily identifiable neighborhood area as delineated by a perimeter of major street or other cultural or natural features.</u></u></p> <p>c. The Land Use Diagram designates the minimum lot size for parcels in each planning area. As these minimum lot sizes are reflective of the average size of lots in each area, the minimum lot size designated for the land use classification that the land division is proposed establishes the average size.</p> <p><u>b. To determine the "average size of the surrounding parcels:"</u></p> <p><u>(1) a study shall be made of all parcels within one-quarter (1/4) mile of the exterior bounds of the property being subdivided.</u></p> <p><u>(2) The study area may be reduced to exclude parcels with land use or zoning designations, or other characteristics markedly dissimilar to the subject property, or those lying outside of a readily identifiable neighborhood area as delineated by a perimeter of major street or other cultural or natural features.</u></p> <p><u>(3) The "average size" usually means the arithmetic mean, although the mode or the median size may be used when the majority of parcels are of a common size and a very few parcels skew the mean to create an average atypical of the size of surrounding lots.</u></p>
<p>ND-DRL-3. Criteria for divisions of land for timberland and agricultural land shall be as set forth on the land resources component and in the Land Use Plan. In that these lands do not necessarily require a residence</p>	<p>3.B.7. Criteria for divisions of land for timberland and agricultural land shall be as set forth on the land resources component and in the Land Use Plan. In that timber and agricultural uses do not</p>	<p>3.B.7. In that timber and agricultural uses do not necessarily require a residence for their primary use, the County shall not apply the 50 percent buildout rule on timberland and agricultural land. [Struck as inconsistent with Coastal Act Section 30250 rural land division standards. Parcel exclusion provisions</p>

CURRENTLY-CERTIFIED POLICY	PROPOSED AMENDED POLICY	SUGGESTED MODIFIED POLICY
<p>for their primary use, the 50% build out rule does not apply. However, the specific criteria of the land resources component and land use designation must be met.</p>	<p>necessarily require a residence for their primary use, <u>the County shall not apply</u> the 50 percent buildout rule does not apply on timberland and agricultural land. However, the specific criteria of the land resources component and land use designation must be met.</p>	<p>appended into Policy 3.B.7.]</p>
<p>ND-J. The Coastal Zone of Del Norte County has been divided into sub-areas which contain geographic areas of similar physical characteristics, land uses and planning issues. The Harbor District Port Land Use Plan is a separate document and addresses the harbor area. The remaining planning units are described as follows:</p> <p>North Coastal (Area 1) - This area lies from Ship Ashore at the mouth of the Smith River north of the Oregon border.</p> <p>Smith river (Area 2) This area is located south of the mouth of the Smith River north of Morehead Road, west of Highway 101 and east of the ocean.</p> <p>Lake Earl Drive (Area 3) Generally all of these lands lie west of the Lake Earl Drive and south of Morehead Road. The southerly limit includes Northcrest Incorporated and the area also extends eastward of Lake Earl Drive at Jordan Creek.</p> <p>Crescent City (Area 4) Included within this planning area are the developing areas of Northcrest, Pebble Beach, Parkway Drive, Elk Valley Road and Bertsch Tract.</p> <p>Klamath (Area 5) This area consists of the Klamath area from the Humboldt County line north through the Redwood National Park and Del Norte Coast Redwood State' Park.</p> <p>Each of the above sub-areas</p>	<p>3.B.6. The Coastal Zone of Del Norte County has been divided into sub areas which contain geographic areas of similar physical characteristics, land uses and planning issues. The Harbor District Port Land Use Plan is a separate document and addresses the harbor area. For purposes of implementing the rural land division criteria described in Policy 3.B.5, the County has established five Rural Market Areas within the coastal zone that contain geographic areas of similar physical characteristics, land uses, and planning issues. The remaining planning units These areas (shown on Figure 3-1) are described as follows:</p> <p><u>3.B.6. 3.B.8.</u> For purposes of implementing the rural land division criteria described in Policy 3.B.5, the County has established five Rural Market Areas within the coastal zone that contain geographic areas of similar physical characteristics, land uses, and planning issues. The remaining planning units These areas (shown on Figure 3-1) are described as follows:</p> <ol style="list-style-type: none"> 1. North Coastal Rural Area (Area 1) - ; This area lies from Ship Ashore at the mouth of the Smith River north to the Oregon border. 2. Smith River Rural Area (Area 2)- ; This area is located south of the mouth of the Smith River, north of Morehead Road, west of Highway 101, and east of the ocean. 3. Lake Earl Drive Rural Area (Area 3) - ; Generally, all of these lands lie west of the Lake Earl Drive and south of Morehead Road. The southerly limit bounds the urban area, including Northcrest Incorporated, and <u>the area also</u> extends eastward of Lake Earl Drive at Jordan Creek. 4. Crescent City Rural Area (Area 4) - ; Included within this 	<p>3.B.6. 3.B.7. For purposes of implementing the rural land division criteria described in Policy 3.B.5, the County has established five Rural Market Areas within the coastal zone that contain geographic areas of similar physical characteristics, land uses, and planning issues. These areas (shown on Figure 3-1) are as follows:</p> <ol style="list-style-type: none"> 1. North Coastal Rural Area (Area 1): This area lies from Ship Ashore at the mouth of the Smith River north to the Oregon border. 2. Smith River Rural Area (Area 2): This area is located south of the mouth of the Smith River, north of Morehead Road, west of Highway 101, and east of the ocean. 3. Lake Earl Drive Rural Area (Area 3): Generally, all of these lands lie west of the Lake Earl Drive and south of Morehead Road. The southerly limit bounds the urban area, including Northcrest Incorporated, and the area also extends eastward of Lake Earl Drive at Jordan Creek. 4. Crescent City Rural Area (Area 4): Included within this area are the developing areas outside the urban boundary, including Parkway Drive, Elk Valley Road, Point St. George, and the Humboldt Road/Highway 101 areas. 5. Klamath Rural Area (Area 5): This area consists of the Klamath area from the Humboldt County line north throughout the Redwood National Park and Del Norte Coast Redwood State Park.

CURRENTLY-CERTIFIED POLICY	PROPOSED AMENDED POLICY	SUGGESTED MODIFIED POLICY
<p>include a generalized written description of existing uses, any areas of special interest and any specific policy recommendations. Each sub-area contains a condensed statement regarding major coastal issues. The Land Use Map indicates the appropriate land use categories designated for each planning area. The land use designations set the scale, pattern and types of development appropriate for each area. A Land Use Map which as been formulated from an analysis of all applicable components is developed for each area.</p>	<p>area are the developing areas of Northerest, Pebble Beach, Parkway Drive, Elk Valley Road and Bertsch Tract outside the urban boundary, including <u>Parkway Drive, Elk Valley Road, Point St. George, and the Humboldt Road/Highway 101 areas.</u></p> <p>5. Klamath Rural Area (Area 5) - ; This area consists of the Klamath area from the Humboldt County line north throughout the Redwood National Park and Del Norte Coast Redwood State Park.</p>	

New Policy	Suggested Modified New Policy
<p>3.A.1. The County intends that urban boundaries are to guide new urban development within or contiguous to or in proximity to existing developed urban areas. An urban boundary may also include areas previously committed to urban uses where it can be shown prior to issuance of a permit that the proposed development will not have a significant adverse effect, either individually or cumulatively on resources.</p>	<p>3.A.1. The County intends that urban <u>Urban</u> boundaries are <u>shall be appropriately demarcated on the Land Use Diagram maps</u> to guide new urban development within or contiguous to or in proximity to existing developed urban areas. An urban boundary may also include areas previously committed to urban uses where it can be shown prior to issuance of a permit that the proposed development will not have a significant adverse effect, either individually or cumulatively on resources.</p>
<p>3.A.5. The County shall restrict new parcels created within the urban/rural boundary to a minimum of one acre in size if no public sewer and/or water is provided. If either public water or sewer is provided, the County shall permit the parcels to be ½ acre minimum in size. If both public water and sewer are provided, the land use designation shall determine the maximum density for each area.</p>	<p>3.A.5. <u>3.A.4.</u> The County shall restrict new parcels created within the urban/rural boundary to a minimum of one acre in size if no public sewer and/or water is provided. If either public water or sewer is provided, the County shall permit the parcels to be ½ acre minimum in size. If both public water and sewer are provided, the land use designation shall determine the maximum density for each area.</p>
<p>1.D.3. The County shall utilize low densities of development in areas where soils have moderate or severe limitations for sewage disposal, unless a public sewage system is available within an urban boundary.</p>	<p>1.D.3. <u>3.B.4.</u> The County shall utilize low densities of development <u>Development</u> in areas where soils have moderate or severe limitations for sewage disposal <u>shall be limited through the application of low residential land use plan density restrictions and large minimum lot area standards,</u> unless, <u>a public sewage system is available for areas</u> within an urban boundary, <u>disposal via a public sewage system is available, or, provided the on-site treatment and disposal system meets all site and design criteria set forth in the North Coast Basin Plan.</u></p>
<p>3.B.4. The County shall approve rural land divisions for new development only in cases where such development can prove the subject area's ability to accommodate such</p>	<p>3.B.4. <u>3.B.5.</u> The County shall approve rural land divisions for new development only in cases where such development can prove <u>it can be factually demonstrated</u></p>

New Policy	Suggested Modified New Policy
development prior to approval.	<u>prior to approval that</u> the subject area's ability <u>has adequate public services</u> to accommodate such development <u>upon its completion, prior to approval the development meets the rural land division criteria of Section 30250 of the Coastal Act, and the development will not have significant adverse effects, either individually or cumulatively, on coastal resources.</u>
1.D.4. The County shall utilize a general standard for new subdivisions of one unit per half acre where only community water or an equivalent is available and one unit per acre where both community water and sewer or equivalents are not available.	1.D.4. The County shall utilize a general standard for new subdivisions of one unit per half acre where only community water or an equivalent is available and one unit per acre where both community water and sewer or equivalents are not available. [Struck as potentially causing conflicts with zoning district minimum parcel size standards and as being redundant with Policy 3.B.4.]
3.C.4. The County shall continue to allow non-intensive Neighborhood Commercial uses. Such uses which are deemed compatible with the neighborhood provide local services and thereby reduce vehicular movements.	3.C.4. The County shall continue to <u>Otherwise permissible allow</u> non-intensive Neighborhood Commercial uses <u>shall be directed to</u> . Such uses <u>locations</u> which are deemed compatible with the neighborhood provide local services and thereby reduce vehicular movements <u>miles traveled.</u>
3.C.1. The County shall provide for an orderly outward expansion of new urban development so that it is contiguous with existing development and district boundaries, allows for the incremental expansion of infrastructure and public services, and minimize impacts on the environment. 	3.C.2. 3.C.5. The County shall provide for an orderly outward expansion of new New urban development <u>so that it is shall be</u> contiguous with existing development and district boundaries, <u>allows allowing</u> for the incremental expansion of infrastructure and public services, and minimize <u>minimizing</u> impacts on the environment. [Elevate to  Policy status]
3.C.2. The County shall encourage Infill of vacant parcels in otherwise-developed urban areas.  (3.C.3. 3.C.6. The County shall encourage Infill of vacant parcels in otherwise-developed urban areas <u>shall be encouraged.</u>  [Elevate to  Policy status]
3.C.3. Infill within urban areas that will improve the effectiveness of the transit system and will not adversely affect existing development. 	3.C.4. 3.C.7. The County shall encourage Infill within urban areas that will improve the effectiveness of the transit system and will not adversely affect existing development <u>shall be encouraged.</u>  [Elevate to  Policy status]
3.C.5. The County shall continue to clearly distinguish between urban and rural areas through the policies and land use designations of this General Plan. 	3.C.6. 3.C.8. The County shall continue to clearly distinguish between urban and rural areas through the policies and land use designations of this General Plan.  [Elevate to  Policy status]
3.C.9. The County shall encourage project sites within an urban boundary to be designed to increase the convenience, safety and comfort of people using public transportation, walking, or cycling. 	3.C.9. The County shall encourage project sites <u>Development</u> within an urban boundary to shall be designed to increase the convenience, safety and comfort of people using public transportation, walking, or cycling.  (New) [Elevate to  Policy status]
7.A.1. The County shall ensure through the development	7.A.1. 7.A.2. The County shall ensure through the

New Policy	Suggested Modified New Policy
<p>review process that adequate public facilities and services are available to serve new development when required. The County shall not approve new development where existing facilities are inadequate unless the applicant can demonstrate that all necessary facilities will be installed or adequately financed and maintained (through fees or other means).</p>	<p>development review process that adequate public facilities and services are available to serve new development when required. The County shall not approve new <u>New residential, commercial, or industrial</u> development <u>shall not be approved</u> where existing facilities are inadequate unless the applicant can demonstrate that all necessary facilities will be installed or adequately financed and maintained (through fees or other means) <u>without any significant adverse effect, individually, or cumulatively, on coastal resources.</u></p>
<p>7.A.2. The County shall direct high density growth to those areas that are already served by public infrastructure and utilities</p>	<p>7.A.2. The County shall direct high <u>High</u> density growth <u>shall be directed</u> to those areas that are already served by public infrastructure and utilities</p>
<p>7.A.3. The County shall encourage new development to contribute its fair share to providing all public services and infrastructure necessary to serve that development.</p>	<p>[Relocated to <i>PUBLIC FACILITIES AND SERVICES – GENERAL PUBLIC FACILITIES – Other Initiatives</i>]</p>
<p>7.A.4. The County will limit development densities in areas where the County determines that emergency response time is excessive.</p>	<p>7.A.4. The County will limit development <u>Development</u> densities <u>shall be limited</u> in areas where the County determines that emergency response time is excessive.</p>
<p>7.A.5. The County shall continue to coordinate with local service districts and utility providers to help ensure provision of services consistent with this General Plan in the most feasible manner possible.</p>	<p>[Relocated to <i>PUBLIC FACILITIES AND SERVICES – GENERAL PUBLIC FACILITIES – Other Initiatives</i>]</p>
<p>7.A.1. The County shall ensure through the development review process that adequate public facilities and services are available to serve new development when required.</p>	<p>7.A.1.7.A.7 The County shall ensure through the development review process <u>New development shall demonstrate</u> that adequate public facilities and services are available to serve new development when required <u>it upon completion.</u></p>
<p>7.B.7. In the Coastal Zone, there shall be no extension of public water services beyond the urban-rural boundary except in the following cases:</p> <ol style="list-style-type: none"> The extension of water services beyond the Ship Ashore area; The alternate Crescent City water line from booster pump No. 1 to the urban area crossing Jordan Creek at Lake Earl Drive, southerly on Lake Earl Drive and into Northcrest Drive and the urban area; The extension of water service south of Crescent City approximately ½ mile to serve a pocket of visitor serving commercial development on Highway 101 which include an existing motel, restaurant, residence, shop, and two vacant parcels (shown on page 3 of Assessors Parcel Book 115); The extension of the water main on Pebble Beach Dr. from Hemlock to McNamara Field, without any private hook-ups between, for purposes of serving airport and public facilities and providing additional water pressure by completing the main loop. The extension of water services district water outside of the Crescent City Urban Area to the Rural Neighborhood two units per acre density on the west side of Elk Valley 	<p>7.B.7. In the Coastal Zone, there shall be no extension of public <u>Public</u> water services <u>shall not be extended</u> beyond the urban-rural boundary except in the following cases:</p> <ol style="list-style-type: none"> The extension of water services beyond the Ship Ashore area <u>north to Mouth of Smith River Road;</u> The alternate Crescent City water line from booster pump No. 1 to the urban area crossing Jordan Creek at Lake Earl Drive, southerly on Lake Earl Drive and into Northcrest Drive and the urban area; The extension of water service south of Crescent City approximately ½ mile to serve a pocket of visitor serving commercial development on Highway 101 which include an existing motel, restaurant, residence, shop, and two vacant parcels (shown on page 3 of Assessors Parcel Book 115); The extension of the water main on Pebble Beach Dr. from Hemlock to McNamara Field, without any private hook-ups between, for purposes of serving airport and public facilities and providing additional water pressure by completing the main loop. The extension of water services district water outside of the Crescent City Urban Area to the Rural Neighborhood

New Policy	Suggested Modified New Policy
Road at the Norris Avenue intersection (Harbor View Subdivision area).	two units per acre density on the west side of Elk Valley Road at the Norris Avenue intersection (Harbor View Subdivision area).
7.C.8. The County may consider approval of projects within Rural land use areas which utilize on-site communal or package sewage disposal systems, however, said systems shall be designed to serve only the subject project at its designated land use densities and shall be owned and administered by homeowners or other fiscally responsible agency.	7.C.8, 7.C.3. The County may consider approval of projects Projects within Rural land use areas which utilize on-site communal or package sewage disposal systems, may only be approved, however, if said systems system; (1) is sited and designed to avoid all significant adverse effects on coastal resources; (2) shall be is designed to serve only the subject project at its designated land use densities; and (3) shall be is owned and administered by homeowners or other fiscally responsible agency.

Suggested New Policies to Assure Consistency with Coastal Act Policies
<u>7.A.1. New residential, commercial, or industrial development, except as otherwise provided in this Coastal Land Use Plan, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources.</u>
<u>7.A.9 The location and amount of new development should maintain and enhance public access to the coast by (1) facilitating the provision or extension of transit service, (2) providing commercial facilities within or adjoining residential development or in other areas that will minimize the use of coastal access roads, (3) providing non-automobile circulation within the development, (4) providing adequate parking facilities or providing substitute means of serving the development with public transportation, (5) assuring the potential for public transit for high intensity uses such as high-rise office buildings, and by (6) assuring that the recreational needs of new resident will not overload nearby coastal recreation areas by correlating the amount of development with local park acquisition and development plans with the provision of onsite recreational facilities to serve the new development.</u>
<u>7.A.10 No permit for development shall be approved unless it can be demonstrated that such development will be served upon completion with adequate services, including but not limited to potable water; wastewater treatment; storm drainage; fire and emergency medical response; police protection; transportation; schools; and solid waste collection and disposal as applicable to the proposed development.</u>
a. <u>Demonstration of adequate water and sewer facilities shall include evidence that adequate capacity exists within the system to serve the development and all other known and foreseeable development the system is committed to serving, and that the municipal system will provide such service for the development;</u>
b. <u>Demonstration of adequate road facilities shall include information demonstrating that (i) access roads connecting to a public street can be developed in locations and in a manner consistent with LCP policies and (ii) that the traffic generated by the proposed development, and all other known and foreseeable development, will not cause Levels of Service (LOS) of roads, streets, and intersections with the City to reduce below accepted LOS standards.</u>
c. <u>Lack of adequate services to serve the proposed development shall be grounds for denial of the development.</u>

Exhibit E-11: Land Use Plan Policies Comparison Matrix – Natural and Man-made Hazards

CURRENTLY-CERTIFIED POLICY	PROPOSED AMENDED POLICY	SUGGESTED MODIFIED POLICY
<p>HA–G-1: Any development proposed adjacent to coastline erosion areas shall be preceded by:</p> <ul style="list-style-type: none"> - an assessment of the rates of coastal retreat, in the case of bluffs, a detailed examination of underlying geology by a registered geologist or engineering geologist, and - an analysis of the potential for tsunami run-up. 	<p>2.C.2: Any <u>The County shall continue to require development proposed adjacent to coastline erosion areas shall be preceded by to mitigate potential coastal erosion hazards by compliance with established coastal bluff hazard setbacks or by providing the following information:</u></p> <ul style="list-style-type: none"> ● an assessment of the rates of coastal retreat; ● in the case of bluffs, a detailed examination of underlying geology by a registered geologist or engineering geologist, or licensed civil engineer; and – ● an analysis of the potential for tsunami run-up where designated in Section 2 (Safety and Noise) of this General Plan; and ● establishing the required building setbacks and/or foundation design for proposed new development based upon the full economic life of the proposed development (i.e., 75 to 100 years) such that the need for future shoreline protection works is fully precluded. 	<p>[Struck and Replaced with new Policies 2.C.5. and 2.C.8. through 2.C.11. See Suggested New Policies below]</p>
<p>HA–G-2: In lieu of the above the County may establish specific area setbacks of sufficient distance to mitigate potential coastal erosion hazards.</p>	<p>Policy to be Discontinued</p>	<p>[See Suggested New Policies 2.C.5. and 2.C.8. through 2.C.11. below]</p>
<p>HA–G-3: The County shall petition appropriate federal and state agencies to aid in a study of coastal bluff erosion and its impact on the Crescent City harbor. The studies shall include:</p> <ul style="list-style-type: none"> a. the source of harbor deposition material, specifically the impact of beach erosion north of Battery Point; b. the effect harbor 	<p>Policy to be Discontinued</p>	<p>[No suggestion]</p>

CURRENTLY-CERTIFIED POLICY	PROPOSED AMENDED POLICY	SUGGESTED MODIFIED POLICY
<p>deposition has on beach sand replenishment south of Crescent City Harbor;</p> <p>c. the impact of harbor dredging practices on the County hospital;</p> <p>d. the impact of harbor dredging on potential tsunami hazard; the direct and indirect costs of harbor dredging to the County, and</p> <p>e. the economic benefit of harbor dredging to the County.</p> <p>Additionally, the County shall request of the U.S. Army Corps of Engineers a more detailed study of the critical coastline erosion areas in and adjacent to Crescent City, to ascertain the feasibility and practicality of installing seawalls, as recommended by the Corps.</p>		
<p>HA-G-4: Residential development involving significant alteration of natural land forms or surface conditions shall be discouraged on slopes greater than 30 percent.</p>	<p>2.C.3: Residential development involving significant alteration of natural land forms or surface conditions shall be discouraged. The County shall continue to apply its steep and hazardous slopes ordinances regarding grading and hillside development. Development involving significant alteration of natural land forms or surface conditions should generally be discouraged, particularly on slopes between 20 and 30 percent which are identified to have high risk soils. Development on slopes greater than 30 percent shall be discouraged. The aggregate density for any new hillside subdivision shall not exceed one unit per two acres.</p>	<p>2.C.3, 2.C.12 The County shall continue to apply its steep and hazardous slopes ordinances regarding grading and hillside development. Development involving significant alteration of natural land forms or surface conditions should generally be discouraged, particularly on slopes between 20 and 30 percent which are identified to have high risk soils <u>shall minimize alteration of natural land forms or surface conditions.</u> <u>Development New residential development</u> on slopes greater than 30 percent shall be discouraged <u>prohibited unless it can be demonstrated that no feasible less environmentally damaging site or design exists.</u> The aggregate density for any new hillside subdivision shall not exceed one unit per two acres.</p>
<p>HA-G-5: A geological investigation shall be made by a registered geologist, engineering geologist or RCE for all proposals in landslide potential areas, including road</p>	<p>2.C.4: A The County shall continue to require that a geological investigation shall be made by a registered geologist, engineering geologist, or RCE Registered Civil Engineer for all</p>	<p>2.C.4, 2.C.13 The County shall continue to require that a <u>A geologic investigation shall</u> be made by a registered geologist, engineering geologist, or Registered Civil Engineer for all proposals in landslide potential areas, coastal or riverbluffs, and development on slopes greater</p>

CURRENTLY-CERTIFIED POLICY	PROPOSED AMENDED POLICY	SUGGESTED MODIFIED POLICY
<p>construction. These investigations should assess the stability of the site under both normal and seismic conditions as well as recommend mitigation measures.</p>	<p>proposals in landslide potential areas, <u>coastal or riverbluffs, and development on slopes greater than 10 percent</u>, including road construction. These investigations should assess the stability of the site under both normal and seismic conditions as well as recommend mitigation measures. <u>If it is found that the hazards cannot be mitigated to within acceptable risk levels appropriate with the intended land use, the proposal should be denied.</u></p>	<p>than 10 percent, including road construction. These investigations should <u>shall</u> assess the stability of the site under both normal and seismic conditions as well as recommend mitigation measures. If it is found that the hazards cannot be mitigated to within acceptable risk levels appropriate with the intended land use, the proposal should <u>shall</u> be denied.</p>
<p>HA-G-6: The County, in conjunction with other governmental agencies, when feasible, shall utilize lands subject to severe geologic hazards for low intensity park and recreational activities or open space.</p>	<p>2.C.6: The County, in conjunction with other governmental agencies, when feasible, shall utilize lands subject to severe geologic hazards for low intensity park and recreational activities or open space.</p>	<p>[Revised, moved to <i>GEOLOGIC HAZARDS - Other Initiatives</i>]</p>
<p>HA-G-7: Any construction contemplated on filled areas shall be preceded by an analysis of the fill and its capabilities or limitations.</p>	<p>2.C.5: Any The County shall <u>require that any</u> construction contemplated on filled areas shall be preceded by an analysis of the fill and its capabilities or limitations.</p>	<p>2.C.5, 2.C.14 The County shall require that any construction contemplated. No development on filled areas be preceded by shall be approved until an analysis of the fill and its capabilities or limitations has been completed.</p>
<p>HA-S-1: The County shall utilize the most current seismic design criteria in the construction of new public buildings. Buildings meant to accommodate activities and equipment related to public safety, especially police, fire and communications services, shall be constructed to ensure continued operations and availability of services after an earthquake</p>	<p>2.B.2: The County shall utilize the most current seismic design criteria in the construction of new public buildings. Buildings meant to accommodate activities and equipment related to public safety, especially police, fire and communications services, shall be constructed to <u>standards that, to as much as is technically possible, would</u> ensure continued operations and availability of services after an <u>the maximum credible</u> earthquake.</p>	<p>2.B.2, 2.B.1. The County shall utilize the most current seismic design criteria shall be utilized in the construction of new public buildings. Buildings meant to accommodate activities and equipment related to public safety, especially police, fire, and communications services, should shall be constructed to standards that, as much as is technically possible, would ensure continued operation and availability of services after the maximum credible earthquake</p>
<p>HA-S-2: All public and private schools within the Coastal Zone shall undergo periodic inspections and upgrading, when necessary, to ensure conformity to current Field Act Standards.</p>	<p>Policy to be Discontinued</p>	<p>[No suggestion]</p>
<p>HA-S-3: Site-specific investigations shall be required prior to the construction all high</p>	<p>2.B.3: Site specific The County shall <u>require site specific</u> investigations shall be required</p>	<p>2.B.3, 2.B.2. The County shall require site-specific Site-specific investigations shall be required prior to the construction of all high</p>

CURRENTLY-CERTIFIED POLICY	PROPOSED AMENDED POLICY	SUGGESTED MODIFIED POLICY
<p>intensity and/or public use structures within the Coastal Zone. Site-specific investigations should assess the potential for liquefaction induced ground failures and suggest measures to mitigate the hazards from vertical and/or horizontal displacement. if it is found that engineering techniques cannot mitigate the hazards to within acceptable risk levels appropriate with the intended land use, the location of the proposed development shall be reconsidered.</p>	<p>prior to the construction all high intensity and/or public use structures within the Coastal Zone. Site-specific investigations should assess the potential for liquefaction induced ground failures and suggest measures to mitigate the hazards from vertical and/or horizontal displacement. if it is found that engineering techniques cannot mitigate the hazards to within acceptable risk levels appropriate with the intended land use, the location of the proposed development shall be reconsidered.</p>	<p>intensity and/or public use structures. Site-specific investigations should shall assess the potential for liquefaction induced ground failures and suggest measures to mitigate the hazards from vertical and/or horizontal displacement. If it is found that engineering techniques cannot mitigate the hazards to within acceptable risk levels appropriate for the intended land use, the location of the proposed development shall be reconsidered</p>
<p>HA-S-4: To reduce the probability of ruptures utility lines, new major pipes, both for sewer and water, shall be made of the strongest, most flexible materials available and still be economically feasible.</p>	<p>2.B.6: To reduce the probability of ruptures utility lines, new major pipes, both for sewer and water, shall be made of the strongest, most flexible materials available and still be economically feasible.</p>	<p>2.B.6. 2.B.4. To reduce the probability of ruptured utility lines, new major pipes, both for sewer and water, should shall be made of the strongest, most flexible materials available and still be economically feasible.</p>
<p>HA-S-5: The County shall encourage State and Federal agencies to further investigate the phenomena of VI resonance 11 in the coastal area off Crescent City to see if remedial measures should be instituted to decrease the effect.</p>	<p>Policy to be Discontinued</p>	<p>[No suggestion]</p>
<p>HA-S-6: To the extent practicable, critical facilities (high intensity and/or public use structures) should not be sited in areas susceptible to tsunami inundation. Where it is deemed essential to do so for the public welfare, these structures should be sited, designed and constructed with due consideration for this hazard.</p>	<p>2.A.3: To the extent practicable, <u>the County shall discourage the location of “critical facilities (high intensity and/or public use structures) should not be sited or uses” from being located in areas susceptible subject to tsunami inundation natural hazards as identified in this Element.</u> Where it is deemed essential to do so for the public welfare, these structures should be sited, designed and constructed with due consideration for this hazard. <u>For purposes of the General Plan, “critical facilities or uses” are defined as facilities or uses that would be used to respond to the needs of the County in the event of a natural or manmade hazardous event</u></p>	<p>2.A.3. To the extent practicable, the County shall discourage the location of “critical facilities or uses” from being shall <u>to the maximum extent feasible, not, to the extent practicable, be located in outside areas subject to natural hazards as identified in this Element.</u> For purposes of the General Plan, “critical facilities or uses” are defined as facilities or uses that would be used to respond to the needs of the County in the event of a natural or manmade hazardous event (i.e., hospitals, fire stations, utility installations, communication centers) or uses with high occupancies, such as schools.</p> <p>[Second sentence struck to maintain internal consistency with definition in APPENDIX A – Glossary]</p>

CURRENTLY-CERTIFIED POLICY	PROPOSED AMENDED POLICY	SUGGESTED MODIFIED POLICY
	(i.e., hospitals, fire stations, utility installations, communication centers) or uses with high occupancies, such as schools.	
HA-F-1: The County shall maintain and continue to implement its existing flood plain zoning districts, thereby continuing its policies to discourage inappropriate development in flood prone areas.	2.D.1: The County shall maintain and continue to implement its existing the County's flood plain zoning districts, thereby continuing its policies to programs which discourage inappropriate development in flood prone areas.	[Moved to <i>FLOOD HAZARDS – Other Initiatives</i>]
HA-F-2: Flood Plain districts shall be revised and/or established to coincide with flood prone areas designated in conjunction with the National Flood Insurance Program, after these detailed surveys are completed by the appropriate federal agency.	Policy to be Discontinued	[See Suggested Modified New Policy 2.D.6.]
HA-F-3: Critical utility facilities shall not be located in flood prone areas, unless appropriate mitigating factors are implemented.	Policy to be Discontinued	[No suggestion]
HA-F-4: The County should restrict and control construction of roads in flood prone areas due to their growth inducement potential	Policy to be Discontinued	[No suggestion]
HA-F-5: The Coastal Program's land use policy shall recognize that flood plains have unique and significant public values, including wildlife habitats or recreational, aesthetic and scientific value, open space, and groundwater recharge. The value of the flood plain as an environmental resource and the public benefits to be derived from it should be considered.	2.D.3: The County's Coastal Program's land use policy shall recognize that flood plains have unique and significant public values, including wildlife habitats or recreational, aesthetic and scientific value, open space, and groundwater recharge. The value of the flood plain as an environmental resource and the public benefits to be derived from it should be considered.	2.D.3. The County land use policy shall continue to recognize that floodplains Floodplains have unique and significant public values, including wildlife habitat or recreational, aesthetic and scientific value, open space, and groundwater recharge. The value of the flood plain as an environmental resource and the public benefits to be derived from it should shall be considered <u>in the siting, design, and approval of new development</u>

New Policy	Suggested Modified New Policy
2.A.1: <u>As available, the County shall evaluate proposed projects and land use policy decisions based on the environmental hazards identified in this element and in FEMA Flood Insurance Rate Maps, California Mines & Geology Division Geology and Geomorphology Maps,</u>	2.A.1 2.A.2 As available, the County shall evaluate proposed projects Proposed development and land use policy decisions shall be evaluated based on <u>site-specific hazard information and</u> the environmental hazards identified in this element and in FEMA Flood Insurance

New Policy	Suggested Modified New Policy
<p><u>California Department of Forestry AB6 Risk Maps and U.S. Army Corps of Engineers Tsunami Run-up maps. Low intensity/occupancy uses (such as timber and agricultural production) shall be preferred in hazard areas when feasible.</u></p>	<p>Rate Maps, California Mines & Geology Division Geology and Geomorphology Geological Survey Geohazard Maps, California Department of Forestry <u>and Fire Protection AB6 Risk Fire Hazard Severity Zone</u> Maps, and U.S. Army Corps of Engineers <u>and/or California Emergency Management Agency</u> Tsunami Run-up maps. Low intensity/occupancy uses (such as timber and agricultural production) shall be preferred in hazard areas when feasible.</p>
<p><u>2.A.2: The County shall continue to work with local, State, and Federal agencies to maintain natural hazards information or sources of information that can be used to fulfill the natural hazard disclosure statements.</u></p>	<p>[Moved to <i>GENERAL –Other Initiatives</i>]</p>
<p><u>2.B.1: The County shall require construction contemplated in low-lying coastal areas, or in the zone of possible tsunami run-up, to be designed in accordance with the requirements of the County Flood Hazard Ordinance.</u></p>	<p>2.B.1, 2.D.5. <u>The County shall require In addition to compliance with Geologic Hazards Policies 2.C.2, 2.C.3, and 2.C.4, construction contemplated</u> in low-lying coastal areas, or in the zone of possible tsunami run-up, to <u>shall</u> be designed in accordance with the requirements of the County Flood Hazard Ordinance.</p>
<p><u>2.B.4: The County shall continue to use the California amended Uniform Building Code, and adopt the new version if appropriate to the County’s needs.</u></p>	<p>[Moved to <i>GENERAL –Other Initiatives</i>]</p>
<p><u>2.B.5: In order to minimize risks, new public roads and bridges should be designed to the most current seismic design criteria, and existing bridges should be periodically inspected and improved.</u></p>	<p>2.B.5, 2.B.3. In order to minimize risks, new public roads and bridges should <u>shall</u> be designed to the most current seismic design criteria, and existing bridges should be periodically inspected and improved.</p>
<p><u>2.B.7: Since no active or potentially active earthquake faults have been identified within Del Norte County, the provisions of the Alquist-Priolo Special Studies Zone are not applicable.</u></p>	<p>[Struck; provides no seismic hazard policy guidance]</p>
<p><u>2.C.1: The County shall continue the application of its Coastal Hazard overlay zoning program within the Coastal Zone and should consider a similar program for non-Coastal steep sloped and/or bluff areas.</u></p>	<p>[Moved to <i>GEOLOGIC HAZARDS –Other Initiatives</i>]</p>
<p><u>2.D.1: The County shall maintain and implement the County’s floodplain programs which discourage inappropriate development in flood prone areas.</u></p>	<p>[Moved to <i>FLOOD HAZARDS –Other Initiatives</i>]</p>
<p><u>2.D.2: The County’s emphasis on flood control shall continue to be aimed at restricting development in flood prone areas, and not rely on traditional structural flood control techniques.</u></p>	<p>2.D.2, 2.D.1. <u>The County’s emphasis on flood control Flood hazard management shall continue to be aimed at</u> restricting development in flood prone areas and not rely on traditional structural flood control techniques.</p>
<p><u>2.D.4: The County shall require the application of appropriate flood proofing standards to structures deemed necessary in flood prone areas.</u></p>	<p>2.D.4, 2.D.3. <u>The County shall require the application of appropriate Feasible</u> flood proofing standards to <u>shall be required for</u> structures deemed necessary in flood prone areas <u>where their application is necessary.</u></p>
<p><u>2.D.5: The County’s environmental health codes should be considered important supplements to the County’s floodplain zoning and subdivision regulations.</u></p>	<p>2.D.5, 2.D.4. <u>The No new development, including land divisions, shall be authorized in flood prone areas unless found to be in conformance with the</u> County’s environmental health codes, should be considered important supplements to the County’s <u>and</u> floodplain zoning and subdivision regulations.</p>
<p><u>2.D.6: The National Flood Insurance Program should continue to serve as a framework for the County’s flood</u></p>	<p>[Moved to <i>FLOOD HAZARDS –Other Initiatives</i>]</p>

New Policy	Suggested Modified New Policy
<u>damage prevention policies and programs.</u>	
2.D.7: <u>The County public works staff should continue its coordination with the U.S. Army Corps of Engineers so that the structural stability of levees remains adequate to protect local residents.</u>	[Moved to <i>FLOOD HAZARDS –Other Initiatives</i>]
2.E.3: <u>The County should avoid development in areas identified as high or extreme fire hazard areas when possible. Where such development is permitted, structures located in extreme or high fire hazard areas should be constructed with fire-resistant materials, utilizing fire-resistant design standards, and the surroundings should be irrigated.</u>	2.E.3. 2.E.1. The County should avoid development <u>New development</u> in areas identified as high or extreme fire hazard areas when shall be avoided to the maximum extent feasible possible. Where such development is permitted, structures located in extreme or high fire hazard areas should shall be constructed with fire-resistant materials, utilizing fire-resistant design standards, and the surroundings should shall be irrigated.
2.E.4: <u>Projects which encroach into areas which are determined to have a high or extreme fire hazard shall be reviewed by the appropriate fire agency to determine if special fire prevention measures are advisable.</u>	2.E.4. 2.E.2. Projects Development which encroaches into areas which are determined to have a high or extreme fire hazard shall be reviewed by the appropriate fire agency to determine if special fire prevention measures are advisable.
2.E.5: <u>The County should not approve major developments if fire-fighting services are not available or are not adequate for the area.</u>	2.E.5. 2.E.3. The County should not approve major <u>Developments shall not be approved</u> if fire-fighting services are not available or are not adequate for the area.
2.E.6: <u>The County shall require development within State Responsibility Areas in Del Norte County to conform to the fire safe standards adopted by the County and approved by the California Division of Forestry.</u>	2.E.6. 2.E.4. The County shall require development <u>Development</u> within State Responsibility Areas in Del Norte County to shall conform to the fire safe standards adopted by the County and approved by the California Division Department of Forestry <u>and Fire Protection.</u>
2.E.7: <u>The County shall continue to cooperate with the California Division of Forestry, the Six Rivers National Forest, and local fire districts in their fire prevention programs throughout the county.</u>	[Moved to <i>FIRE HAZARDS –Other Initiatives</i>]
2.E.9: <u>The County shall encourage local fire districts to develop and implement programs for the identification and upgrading of substandard commercial and/or public facilities to meet current fire codes.</u>	[Moved to <i>FIRE HAZARDS –Other Initiatives</i>]
2.F.1. <u>The County solid waste agency shall continue to provide educational materials and information to the public regarding the types of household hazardous waste and the proper methods of disposal.</u>	[Moved to <i>HAZARDOUS MATERIALS – Other Initiatives</i>]
2.F.2. <u>The County solid waste agency shall continue to provide disposal options to the public for the proper disposal of household hazardous waste.</u>	[Moved to <i>HAZARDOUS MATERIALS – Other Initiatives</i>]
2.F.3. <u>The County shall require that new hazardous waste facilities and those commercial and industrial land uses that use or produce hazardous materials or waste are sited in an appropriate manner to maintain an acceptable level of risk.</u>	2.F.3. 2.F.2. The County shall require that new New hazardous waste facilities and those commercial and industrial land uses that use or produce hazardous materials or waste are shall be sited and designed in an appropriate manner to maintain an acceptable level of risk to minimize hazard risks to the maximum extent feasible.
2.F.4. <u>The County shall continue to maintain a hazardous materials response capability for the control and cleanup of hazardous materials releases and accidents.</u>	[Moved to <i>HAZARDOUS MATERIALS – Other Initiatives</i>]
2.F.5. <u>The County shall continue to cooperate with the Highway Patrol to establish haul routes and procedures for</u>	[Moved to <i>HAZARDOUS MATERIALS – Other Initiatives</i>]

New Policy	Suggested Modified New Policy
the movement of hazardous wastes within the county.	

Suggested New Policies for Assuring Consistency with Coastal Act Policies
<p><u>2.A.1. New development shall (a) minimize risks to life and property in areas of high geologic, flood, and fire hazard and (b) assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.</u></p>
<p><u>2.C.1 All ocean front and blufftop development shall be sized, sited and designed to minimize risk from wave run-up, flooding, and beach and bluff erosion hazards, and avoid the need for a shoreline protective structure at any time during the life of the development.</u></p>
<p><u>2.C.2 Geotechnical report required. Applications for development located in or near an area subject to geologic hazards, shall be required to submit a geologic/soils/geotechnical study that identifies all potential geologic hazards affecting the proposed project site, all necessary mitigation measures and demonstrates that the project site is suitable for the proposed development and that the development will be safe from geologic hazards. Such study shall be prepared consistent with the requirements of Coastal Zoning Code.</u></p>
<p><u>2.C.3 Blufftop Setback. All development located on a blufftop shall be setback from the bluff edge a sufficient distance to ensure that it will be stable for a projected 200-year economic life. Stability shall be defined as maintaining a minimum factor of safety against sliding of 1.5 (static) or 1.1 (pseudostatic). This requirement shall apply to the principal structure and accessory or ancillary structures. Slope stability analyses and erosion rate estimates shall be performed by a licensed Certified Engineering Geologist or Geotechnical Engineer.</u></p>
<p><u>2.C.4 Siting and design of new blufftop development and shoreline protective devices shall take into account anticipated future changes in sea level. In particular, an acceleration of the historic rate of sea level rise shall be considered. Development shall be set back a sufficient distance landward and elevated to a sufficient foundation height to eliminate or minimize to the maximum extent feasible hazards associated with anticipated sea level rise over the expected 100-year economic life of the structure.</u></p>
<p><u>2.C.5 Land divisions, including subdivisions, lot splits, lot line adjustments, and conditional certificates of compliance which create new shoreline or blufftop lots, shall not be permitted unless the land division can be shown to create lots which can be developed safe from geologic hazard and without requiring a current or future bluff or shoreline protection structure. No new lots shall be created that could require shoreline protection or bluff stabilization structures at any time.</u></p>
<p><u>2.C.8. Inundation hazard and evacuation route maps for the areas of the County that have experienced historic tsunami inundation or for areas where tsunami inundation modeling efforts have been undertaken, such as depicted within NOAA Technical Memorandum ERL PMEL-103, "Tsunami Inundation Model Study of Eureka and Crescent City, California" (Bernard, E.N., C. Mader, G. Curtis, and K. Satake, 1994), or "Tsunami Inundation at Crescent City, California Generated by Earthquakes Along the Cascadia Subduction Zone", (Uslu, B., J. C. Borrero, L. A. Dengler, and C. E. Synolakis, 2007; <i>Geophysical Research Letters</i>, Volume 34, L20601), and/or on subsequent superseding investigations, shall be developed and incorporated into the LCP. These maps shall depict maximum credible inundation zones and runup elevations and shall be updated and kept current to include new, peer-reviewed information on Del Norte County tsunami hazards as it becomes available.</u></p>
<p><u>2.C.9. New residential subdivisions situated within historic and modeled tsunami inundation hazard areas, such as depicted on the tsunami hazard maps described in 2.C.2. above, shall be designed and sited such that the finished floor elevation of all new permanent residential units are constructed with one foot of freeboard above the maximum credible runup elevation as depicted on the most recent government prepared Tsunami Hazards Maps, or as developed by local agency modeling, whichever elevation is greater, taking into account sea level rise rates of 3 to 6 feet per century. Additionally, all such structures containing permanent residential units shall be designed to withstand the hydrostatic and hydrodynamic loads and effects of buoyancy associated with inundation by storm surge and tsunami waves up to and including the tsunami runup depicted on the Tsunami Hazard Maps, without experiencing a catastrophic structural failure. For tsunami resilient design purposes, a minimum sea level rise rate of 3 feet per century shall be used when combined with a maximum credible tsunami condition. For purposes of administering this policy, "permanent residential units" comprise residential units intended for occupancy as the principal domicile of their owners, and do not include timeshare condominiums, visitor-serving overnight facilities, or other transient accommodations.</u></p>
<p><u>2.C.10. All new development entailing the construction of structures intended for human occupancy, situated</u></p>

within historic, modeled, or mapped tsunami inundation hazard areas, shall be required to prepare and secure approval of a tsunami safety plan. The safety plan shall be prepared in coordination with the Del Norte County Department of Emergency Services, Sheriff's Office, and City or Tribal public safety agencies, and shall contain information relaying the existence of the threat of tsunamis from both distant- and local-source seismic events, the need for prompt evacuation upon the receipt of a tsunami warning or upon experience seismic shaking for a local earthquake, and the evacuation route to take from the development site to areas beyond potential inundation. The safety plan information shall be conspicuously posted or copies of the information provided to all occupants. No new residential land divisions shall be approved unless it be demonstrated that timely evacuation to safe higher ground, as depicted on adopted tsunami hazard maps, can feasibly be achieved before the predicted time of arrival of tsunami inundation at the project site.

2.C.11. The best available and most recent scientific information with respect to the effects of long-range sea level rise shall be considered in the preparation of findings and recommendations for all requisite geologic, geo-technical, hydrologic, and engineering investigations. Residential and commercial development at nearshore sites shall analyze potential coastal hazards from erosion, flooding, wave attack, scour and other conditions, for a range of potential sea level rise scenarios, from three to six feet per century. The analysis shall also consider localized uplift or subsidence, local topography, bathymetry, and geologic conditions. A similar sensitivity analysis shall be performed for critical facilities, energy production and distribution infrastructure, and other development projects of major community significance using a minimum rise rate of 4.5 feet per century. These hazards analyses shall be used to identify current and future site hazards, to help guide site design and hazard mitigation and identify sea level rise thresholds after which limitations in the development's design and siting would cause the improvements to become significantly less stable. For design purposes, projects shall assume a minimum sea level rise rate of 3 feet per century and critical infrastructure shall assume 4.5 feet per century; greater sea level rise rates shall be used if development is expected to have an economic life greater than 100 years, if development has few options for adaptation to sea level higher than the design minimum, or if the best available and most recent scientific information supports a higher design level.

2.F.1. Protection against the spillage of crude oil, gas, petroleum products, or hazardous substances shall be provided in relation to any development or transportation of such materials. Effective containment and cleanup facilities and procedures shall be provided for accidental spills that do occur.

Exhibit E-12: Land Use Plan Policies Comparison Matrix – Coastal-Dependent, Coastal-Related, and Other Priority Uses

CURRENTLY-CERTIFIED POLICY	PROPOSED AMENDED POLICY	SUGGESTED MODIFIED POLICY
<p>ID-7. Residential or other incompatible uses which could have an adverse impact on the continued viability of Industrial-Heavy Commercial Districts shall not be allowed. When possible, nonconforming uses shall be discouraged and not allowed to expand.</p>	<p>3.E.7. The County shall prohibit residential or other incompatible uses which could have an adverse impact on the continued viability of existing industrial development. When possible, Non-conforming residential uses in industrially designated areas shall be discouraged and not allowed to expand.</p>	<p>3.E.7, 3.D.1. The County shall prohibit residential <u>Residential</u> or other incompatible uses which could have an adverse impact on the continued viability of existing <u>coastal-dependent and coastal related</u> industrial development <u>shall be prohibited</u>. When possible, Non-conforming residential uses in industrially designated areas shall be discouraged and not <u>be</u> allowed to expand.</p>
<p>ID-S. Since almost all of the industrially designated lands in Del Norte County are within the Coastal Zone, their usage cannot be limited to coastal dependent or related uses except in the Harbor area.</p>	<p>3.E.9. Since almost all of the industrially designated lands in Del Norte County are within the Coastal Zone, the County shall not limit industrial areas to coastal dependent or related uses except in the harbor area.</p>	<p>3.E.9, 3.D.3. Since almost all of the industrially designated lands in Del Norte County are within the Coastal Zone, the County shall not limit industrial areas to coastal dependent or related uses except in the harbor area. <u>Coastal-independent and coastal-unrelated development shall be prohibited within the waterfront portions of the harbor area. The County may allow development of coastal-independent and coastal-nonrelated industrial development outside the harbor area at shoreline and shoreline proximate sites only if it can be factually demonstrated that an adequate land inventory exists for development of coastal-dependent and coastal-related uses to meet current and projected future demand for such.</u></p>
<p>LU-F. In the Coastal Zone of Del Norte County coastal-dependent uses are: 1) industrial or heavy-commercial located within or nearby the harbor; and 2) visitor-serving facilities located along the rivers, shoreline and the sea and its extensions. The coastal-dependent industrial and heavy-commercial uses are described and identified in the Harbor Port Land Use Plan; further discussion is included in the Industrial Development Component.</p>	<p>3.E.10. In the Coastal Zone of Del Norte, the County finds that coastal-dependent uses are: 1) <u>a. industrial</u> <u>Industrial</u> or heavy-commercial located within or nearby the harbor; and 2) <u>b. visitor serving</u> <u>Visitor-serving</u> facilities located along the rivers, shoreline, and the sea and its extensions. The coastal-dependent industrial and heavy-commercial uses are described and identified in the Harbor Port Land Use Plan; further discussion is included in the Industrial Development Component.</p>	<p>3.E.10, 3.D.4. In the Coastal Zone, the County finds that coastal-dependent uses are a. Industrial or heavy commercial located within or nearby the harbor and b. Visitor serving facilities located along the rivers, shoreline, and the sea and its extensions. Coastal-dependent development shall have priority over other developments on or near the shoreline. When appropriate, coastal-related developments shall be accommodated within reasonable proximity to the coastal-dependent uses they support.</p>
<p>ND-R-5: Coastal-Dependent Development: A stated goal of the Coastal Act calls for the assurance of a priority for coastal-dependent development over other development on the</p>	<p>3.E.10: Coastal-Dependent Development: A stated goal of the Coastal Act calls for the assurance of a priority for coastal dependent development over other development on the</p>	<p>3.E.10, 3.D.4. In the Coastal Zone, the County finds that coastal dependent uses are a. Industrial or heavy commercial located within or nearby the harbor and b. Visitor serving facilities located along the rivers, shoreline, and the sea and its extensions.</p>

CURRENTLY-CERTIFIED POLICY	PROPOSED AMENDED POLICY	SUGGESTED MODIFIED POLICY
<p>coast. This policy is reflected in the following section of the Act:</p> <p>30255 Coastal-dependent developments shall have priority over the developments on or near the shoreline.</p> <p>In the Coastal Zone₂ of Del Norte County coastal-dependent uses are:</p> <p>1) industrial or heavy-commercial located within or nearby the harbor; and 2) visitor-serving facilities located along the rivers, shoreline and the sea and its extensions. The coastal-dependent industrial and heavy-commercial uses are described and identified in the Harbor Port Land Use Plan; further discussion is included in the Industrial Development Component.</p> <p>Visitor-serving uses have historically developed in Del Norte County along visitor accessways adjacent to recreationally attractive areas. Many examples are found in the Coastal Zone in Klamath, at the Harbor and at the mouth of the Smith River. The Recreational Component encourages the continued use of these facilities and addresses their development in the policy section.</p> <p>Each land use component shall designate any areas of coastal-dependent development. The zoning ordinance shall regulate the actual development of any identified site. Areas not designated but proposed in the future will be subject to a review for consistency of not only the above policy but of the entire coastal program document.</p>	<p>coast. This policy is reflected in the following section of the Act:</p> <p>30255 Coastal dependent developments shall have priority over the developments on or near the shoreline.</p> <p>In the Coastal Zone₂ of Del Norte <u>the</u> County <u>finds that</u> coastal-dependent uses are: ¶</p> <p>¶ 1) industrial <u>a. Industrial</u> or heavy-commercial located within or nearby the harbor; and ¶</p> <p>2) visitor serving <u>b. Visitor-serving</u> facilities located along the rivers, shoreline and the sea and its extensions. The coastal-dependent industrial and heavy-commercial uses are described and identified in the Harbor Port Land Use Plan; further discussion is included in the Industrial Development Component.</p> <p>Visitor serving uses have historically developed in Del Norte County along visitor accessways adjacent to recreationally attractive areas. Many examples are found in the Coastal Zone in Klamath, at the Harbor and at the mouth of the Smith River. The Recreational Component encourages the continued use of these facilities and addresses their development in the policy section.</p> <p>Each land use component shall designate any areas of coastal-dependent development. The zoning ordinance shall regulate the actual development of any identified site. Areas not designated but proposed in the future will be subject to a review for consistency of not only the above policy but of the entire coastal program document.</p>	<p><u>Coastal-dependent development shall have priority over other developments on or near the shoreline. When appropriate, coastal-related developments shall be accommodated within reasonable proximity to the coastal-dependent uses they support.</u></p>
<p>LU-U-9: HDC Harbor</p>	<p>3 TP.4.10: HDC Harbor</p>	<p>3 TP.4.10 Harbor Dependent</p>

CURRENTLY-CERTIFIED POLICY	PROPOSED AMENDED POLICY	SUGGESTED MODIFIED POLICY
<p>Dependent Commercial - These areas must comply with the requirements of Harbor-dependent uses, but must also be commercial in nature. Such businesses or activities include but are not limited to:</p> <p>Commercial boat basins. Commercial berthing floats. Processing plants for fish or marine products. Processing plants for waste products from the marine products processing plants. Boat repair facilities for non-trailerable boats. Marine product purchasing and storage facilities. Import-Export facilities. Barge loading and unloading facilities. Ice production facilities. Marine electronic repair and sales. Aquaculture. Dredge spoils disposal. Charter boat services. Parking areas. Boat launching facilities. Harbor district shops. Fisheries supplies. Publicly owned support facilities. Fuel sales facilities.</p>	<p>Dependent Commercial -¶ These <u>This designation is intended to provide</u> areas must comply with the requirements of Harbor dependent uses, but must also be commercial in nature for <u>commercial and industrial activities which require immediate access to harbor waters or to be placed adjacent to harbor waters. Typically, these areas are developed under a land lease with the harbor district. These areas should be served by public water and sewer and public or harbor district roadways. The maximum floor area ratio (FAR) is 0.75.</u></p> <p>Such businesses or activities <u>The principal permitted uses under this designation</u> include, but are not limited to:¶ Commercial <u>commercial</u> boat basins.¶ Commercial <u>commercial</u> berthing floats.¶ Processing plants for fish or marine products.¶ Processing plants for waste products from the marine products processing plants.¶ Boat <u>barge boat and ship loading facilities including pipelines, boat and ship building and repair facilities for non-trailerable untrailerable boats.¶ breakwater devices and piers, processing plants for fish or marine products or wastes from such plants, aquaculture and auxiliary facilities, net and gear repair and storage, Marine marine products purchasing and storage facilities.¶, marine electronic repair and sales, ice production and sales, Import-Export import and export facilities.¶ Barge loading and unloading facilities.¶ Ice production facilities.¶ Marine electronic repair and sales.¶ Aquaculture.¶ Dredge requiring a waterfront location, marine</u></p>	<p style="text-align: center;">Commercial</p> <p>This designation is intended to provide areas for commercial and industrial activities which require immediate access to harbor waters or to be placed adjacent to harbor waters. Typically, these areas are developed under a land lease with the harbor district. These areas should be served by public water and sewer and public or harbor district roadways. The maximum floor area ratio (FAR) is 0.75.</p> <p>The principal permitted uses under this designation include, but are not limited to, commercial boat basins, commercial berthing floats, barge boat and ship loading facilities including pipelines, boat and ship building and repair for untrailerable boats, breakwater devices and piers, processing plants for fish or marine products or wastes from such plants, aquaculture and auxiliary facilities, net and gear repair and storage, marine products purchasing and storage facilities, marine electronic repair and sales, ice production and sales, import and export facilities requiring a waterfront location, marine service and supply facilities, maintenance dredging and dredge spoils disposal at approved sites, harbor district offices, Coast Guard docks and quarters, and public facilities such as parking lots. Consideration may be given for a conditional use permit for dredging, diking and filling in conjunction with new development, wastewater treatment plants or facilities, boat ramps and launching facilities, fuel sales, and support or supply facilities for fishermen. <u>(See coastal zoning regulations for further information regarding public hearing requirements and appeal provisions for principal and conditionally permissible uses.)</u></p>

CURRENTLY-CERTIFIED POLICY	PROPOSED AMENDED POLICY	SUGGESTED MODIFIED POLICY
	<p><u>service and supply facilities, maintenance dredging and dredge spoils disposal, at approved sites, Charter boat services, Parking areas, Boat launching facilities, Harbor harbor district shops, offices, Fisheries supplies, Publicly owned support facilities, Fuel sales facilities, Coast Guard docks and quarters, and public facilities such as parking lots. Consideration may be given for a conditional use permit for dredging, diking and filling in conjunction with new development, wastewater treatment plants or facilities, boat ramps and launching facilities, fuel sales, and support or supply facilities for fishermen.</u></p>	
<p>LU-U-10: HDR Harbor Dependent Recreational - These areas must comply with requirements of Harbor-dependent uses and must also be directed towards the recreational utilization of the Harbor. Such activities include but are not limited to:</p> <p>Recreational marinas, including float systems and launching facilities. Dry storage facilities for trailerable boats. Recreational beach use. Fuel sales facilities for boats. Restaurants and cafes. Recreational vehicle parks. Boat launching facilities. Parking areas. Publicly owned support facilities. Custom fish processing plants and canneries. Recreational boat sales offices. Motor and boat parts sales for recreational boats. Fishing bait sales. Party boat offices. Dredge spoils disposal.</p>	<p>3 TP.4.11: HDR Harbor Dependent Recreational - These This designation is intended to provide areas must comply with requirements of Harbor dependent uses and must also be for commercial-recreational facilities which require immediate access to harbor waters or to be placed adjacent to harbor waters and are directed towards the recreational utilization of the Harbor harbor. Typically these areas are owned by the harbor districts or are developed under a land lease with the harbor district. These areas should be served by public water and sewer and public or harbor district roadways. The maximum floor area ratio (FAR) is 0.75.</p> <p>Such activities include but are not limited to: Recreational The principal permitted uses include recreational marinas, including beaches, float systems and launching facilities. Dry storage facilities for trailerable boats. Recreational beach use. Fuel fuel sales facilities for</p>	<p>3-TP.4.11 Harbor Dependent Recreational</p> <p>This designation is intended to provide areas for commercial-recreational facilities which require immediate access to harbor waters or to be placed adjacent to harbor waters and are directed towards the recreational utilization of the harbor. Typically these areas are owned by the harbor districts or are developed under a land lease with the harbor district. These areas should be served by public water and sewer and public or harbor district roadways. The maximum floor area ratio (FAR) is 0.75.</p> <p>The principal permitted uses include recreational marinas including beaches, float systems and launching facilities, fuel sales for boats, party boat offices, piers, moorings and breakwaters, recreational boat sales, marine electronic shops, dry storage for trailerable boats, bait and tackle shops, custom fish processing, public parking and sanitation facilities, and maintenance dredging and dredge spoils at approved sites. Consideration may be given for a conditional use permit for dredging, diking and filling for new development, boat ramps and launch facilities, recreational vehicle parks, restaurants, and cafes. <u>(See coastal zoning regulations for further information regarding public hearing requirements and appeal provisions for principal and conditionally permissible uses.)</u></p>

CURRENTLY-CERTIFIED POLICY	PROPOSED AMENDED POLICY	SUGGESTED MODIFIED POLICY
	<p>boats.¶, <u>party boat offices, piers, moorings and breakwaters, recreational boat sales, marine electronic shops, dry storage for trailerable boats, bait and tackle shops, custom fish processing, public parking and sanitation facilities, and maintenance dredging and dredge spoils at approved sites. Consideration may be given for a conditional use permit for dredging, diking and filling for new development, boat ramps and launch facilities, recreational vehicle parks, Restaurants restaurants, and cafes. Recreational vehicle parks.¶ Boat launching facilities.¶ Parking areas.¶ Publicly owned support facilities.¶ Custom fish processing plants and canneries.¶ Recreational boat sales offices.¶ Motor and boat parts sales for recreational boats.¶ Fishing bait sales.¶ Party boat offices.¶ Dredge spoils disposal.</u></p>	
<p>LU-U-11: HD Harbor Dependent - Harbor-dependent uses, which include Harbor-dependent commercial and Harbor dependent recreational, must be dependent upon the activities or products generated by Crescent City Harbor. The activities would be any function connected with the fishing process or the handling or storing of equipment necessary to secure fish. A second consideration of the Harbor is to provide a scenic view for the public to enjoy. Products of the Harbor include fish, shellfish, or the enjoyment of fishing for them. Businesses or functions that fit this category include but are not limited to:</p> <p>Coast Guard stations and quarters. Boat basins.</p>	<p>3 TP.4.9: HD Harbor Dependent Harbor dependent <u>This designation is intended to provide for harbor dependent</u> uses, which include harbor dependent commercial and harbor dependent recreational, <u>activities that</u> must be dependent upon the activities or products generated by Crescent City Harbor. The <u>These</u> activities would be <u>include</u> any function connected with the fishing process or the handling and/or storing of equipment necessary to secure fish. A second consideration of the harbor is to provide a <u>Provision of scenic views for the public to enjoyment are also harbor dependent activities.</u> Products of the Harbor include fish, shellfish, or the enjoyment of fishing for them. <u>These lands may be held by the Harbor</u></p>	<p>3 TP.4.9 <u>Harbor Dependent</u> This designation is intended to provide for harbor dependent uses, which include harbor dependent commercial and harbor dependent recreational activities that must be dependent upon the activities or products generated by Crescent City Harbor. These activities include any function connected with the fishing process or handling and/or storing of equipment necessary to secure fish. Provision of scenic views for public enjoyment are also harbor dependent activities. These lands may be held by the Harbor District or privately owned. These areas should be served by public water and sewer and public or harbor district roadways. The maximum floor area ratio (FAR) is 0.75.</p> <p>The principal permitted uses include boat basins, harbor district offices, Coast Guard stations and quarters, marine terminals and docking facilities, ice facilities, fisheries supplies and storage, net repair areas, maintenance dredging and dredge spoils at approved sites, aquaculture facilities, seafood processing, fuel sales, parking areas and publicly owned support facilities. Consideration</p>

CURRENTLY-CERTIFIED POLICY	PROPOSED AMENDED POLICY	SUGGESTED MODIFIED POLICY
<p>Harbor district offices. Marine electronic shops. Restaurants and cafes. Fisherman's organizations offices. Oil and fuel storage. Marine terminals and docking facilities. Ice facilities. Net repair. Dredge spoils disposal. Seafood processing. Fisheries supplies. Fisheries storage. Fuel storage and retail. Parking areas. Publicly owned support facilities.</p>	<p><u>District or privately owned. These areas should be served by public water and sewer and public or harbor district roadways. The maximum floor area ratio (FAR) is 0.75.</u></p> <p>Businesses or functions that fit this category include but are not limited to: <u>The principal permitted uses include boat basins, harbor district offices, Coast Guard stations and quarters, Boat basins, Harbor district offices, Marine electronic shops, Restaurants and cafes, Fisherman's organizations offices, Oil and fuel storage, Marine marine terminals and docking facilities, Ice ice facilities, fisheries supplies and storage, Net net repair areas, Dredge maintenance dredging and dredge spoils disposal at approved sites, aquaculture facilities, Seafood seafood processing, Fisheries supplies, Fisheries storage, Fuel fuel storage and retail, sales, Parking parking areas, and Publicly publicly owned support facilities. Consideration may be given for a conditional use permit for dredging and filling for new development, oil and fuel storage facilities, marine electronic shops and restaurants and cafes.</u></p>	<p>may be given for a conditional use permit for dredging and filling for new development, oil and fuel storage facilities, marine electronic shops and restaurants and cafes. <u>(See coastal zoning regulations for further information regarding public hearing requirements and appeal provisions for principal and conditionally permissible uses.)</u></p>
<p>LU-U-12: HR Harbor Related - Harbor-related activities include Harbor-dependent activities as well as the following businesses, which do not have to depend upon the Harbor to function effectively:</p> <p>Fishing net manufacture or sale. Public meeting facilities. Fisherman's organizations offices. Marine antique shops. Restaurants and cafes with ocean or Harbor views.</p>	<p>3 TP.4.12: HR Harbor Related - Harbor related activities include Harbor dependent activities as well as the following businesses, which do not have to dependant upon the Harbor harbor to function effectively. <u>This designation is intended to provide for areas in which commercial and light industrial uses are not have to dependant upon the Harbor harbor to function effectively, but benefit from, or provide supportive activities to, a harbor location. Typically, these areas are privately owned although some parts of</u></p>	<p>3 TP.4.12 Harbor Related</p> <p>This designation is intended to provide for areas in which commercial and light industrial uses are not dependant upon the harbor to function but benefit from, or provide supportive activities to, a harbor location. Typically, these areas are privately owned although some parts of harbor district lands also qualify. These areas should be served by public water and sewer and public or Harbor District roadways. The maximum floor area ratio (FAR) is 0.75.</p> <p>The principal permitted uses include restaurants and cafes with ocean or harbor views, marine curio sales and manufacture, marine antiques, hotels and motels, visitor related services, fishing support</p>

CURRENTLY-CERTIFIED POLICY	PROPOSED AMENDED POLICY	SUGGESTED MODIFIED POLICY
<p>Machine shops. Welding shops. Motels and hotels. Dredge spoils disposal. Marine equipment storage yards. Marine curio sales or manufacture. Boat brokerage offices. Recreational vehicle parks.</p>	<p><u>harbor district lands also qualify. These areas should be served by public water and sewer and public or Harbor District roadways. The maximum floor area ratio (FAR) is 0.75.</u> Fishing net manufacture or sale.¶ Public meeting facilities.¶ Fisherman's organizations offices.¶ <u>Marine antique shops.¶ Restaurants</u> <u>The principal permitted uses include restaurants</u> and cafes with ocean or Harbor <u>harbor views.¶</u> <u>marine curio sales and manufacture, marine antiques, hotels and motels, visitor related services, fishing support services such as net manufacturing and sales, welding and Machine machine shops.¶</u> Welding shops.¶ Motels and hotels.¶ Dredge spoils disposal.¶ <u>Marine and boat brokerage offices and equipment storage yards. Marine curio sales or manufacture.¶ Boat brokerage offices.¶ Recreational vehicle parks.¶</u> <u>Consideration may be given for a conditional use permit for dredge spoils disposal, recreational vehicle parks, public uses, and bulk fuel storage facilities.</u></p>	<p>services such as net manufacturing and sales, welding and machine shops, and boat brokerage offices and equipment storage yards. Consideration may be given for a conditional use permit for dredge spoils disposal, recreational vehicle parks, public uses, and bulk fuel storage facilities. <u>(See coastal zoning regulations for further information regarding public hearing requirements and appeal provisions for principal and conditionally permissible uses.)</u></p>
<p>LU-U-13: G Greenery - Greenery areas are set aside as areas to be utilized for wind or weather screens and for visual effect. These areas may be utilized as utility corridors but any removed vegetation must be replaced in kind. Areas presently without vegetation will be supplied with native trees.</p>	<p>3 TP.4.13: G Greenery-¶ Greenery areas are <u>This designation is intended to set aside as areas to be utilized used for wind or weather screens and for visual effect. Permitted uses include use as utility corridors but where any removed vegetation must be replaced in kind, day use public recreational facilities requiring little or no alteration to existing land forms, public directional or site identification signs, and planting of native trees.</u> Areas presently without vegetation will be supplied with native trees.</p>	<p>3 TP.4.13 <u>Greenery</u> This designation is intended to set aside areas to be used for wind or weather screens and for visual effect. Permitted uses include use as utility corridors where any removed vegetation must be replaced in kind, day use public recreational facilities requiring little or no alteration to existing land forms, public directional or site identification signs, and planting of native trees. <u>(See coastal zoning regulations for further information regarding public hearing requirements and appeal provisions for principal and conditionally permissible uses.)</u></p>

CURRENTLY-CERTIFIED POLICY	PROPOSED AMENDED POLICY	SUGGESTED MODIFIED POLICY
<p>S&D-1: The County, City and Harbor District should continue to petition appropriate federal and state agencies to accelerate the study of littoral sand movement and its relationship to harbor sanding, beach sand replenishment, and coastal bluff erosion (north of Battery Point).</p>	<p>3.F.1: The County, City, and Harbor District should continue to petition appropriate federal Federal and state State agencies to accelerate the study of littoral sand movement and its relationship to harbor sanding, beach sand replenishment, and coastal bluff erosion (north of Battery Point).</p>	<p>[Moved to <i>HARBOR DEVELOPMENT – Other Initiatives</i>]</p>
<p>S&D-2: The Harbor District, City and County should apply for assistance in evaluating the cost-benefit ratio of an extension of the breakwater system in relationship not only to tonnage shipped from the harbor, but also in protecting the substantial investment in local, state and federal agencies.</p>	<p>3.F.2: The Harbor District, City and County should apply for assistance in evaluating evaluation the cost-benefit ratio of an extension of the breakwater system in relationship not only to tonnage shipped from the harbor, but also in protecting the substantial investment in local, state State, and federal Federal agencies.</p>	<p>[Moved to <i>HARBOR DEVELOPMENT – Other Initiatives</i>]</p>
<p>S&D-3: The present Coast Guard Dock and Station do not allow an immediate view of vessels crossing the entrance bar. The dock locates the cutter in the more congested area of the Harbor which increases its time to be underway. Construction of personnel quarters and docking facility removed from the congested area of the inner harbor basin should be considered by the Harbor District and the Coast Guard. The dock could be of filled material which would reduce maintenance and increase available space. The inner side of Whaler Island has been considered as a possible location.</p>	<p>3.F.3: The present Coast Guard Dock and Station do not allow an immediate view of vessels crossing the entrance bar. The dock locates the cutter in the more congested area of the Harbor, which increases its time to be underway. Construction of personnel quarters and docking facility removed from the congested area of the inner harbor basin should be considered by the Harbor District and the Coast Guard. The dock could be of filled material, which would reduce maintenance and increase available space. The inner side of Whaler Island has been considered as a possible location.</p>	<p>[Moved to <i>INTEGRATED LAND USE, TRANSPORTATION, AND PUBLIC FACILITY PLANNING – Other Initiatives</i>]</p>
<p>S&D-4: With the construction of the Coast Guard Helicopter facility at McKinleyville, a pad facility will be needed in the Harbor area for emergency use. In that this use would be infrequent and not water dependent, the most feasible location which would allow sufficient room, reduce hazards to landing and take off, and be of</p>	<p>3.F.4: With the construction of the Coast Guard Helicopter facility at McKinleyville, a pad facility will be needed in the Harbor area for emergency use. In that this use would be infrequent and not water dependent, the most feasible location, which would allow sufficient room, reduce hazards to landing and take off, and be of</p>	<p>[Moved to <i>INTEGRATED LAND USE, TRANSPORTATION, AND PUBLIC FACILITY PLANNING – Other Initiatives</i>]</p>

CURRENTLY-CERTIFIED POLICY	PROPOSED AMENDED POLICY	SUGGESTED MODIFIED POLICY
reasonable cost would be east of Highway 101.	reasonable cost, would be east of Highway 101.	
S&D-5: The wooden construction of Citizens' Dock is expensive to maintain and costly to insure. Consideration and study should be given to replacing the wooden structure with aggregate fill. Investigation into the effects of a solid fill would be necessary prior to construction to examine the effects upon currents and sand accretion, and provide for proper design.	3.F.5: The wooden construction of Citizens' Dock is expensive to maintain and costly to insure. Consideration and study should be given to replacing the wooden structure with aggregate fill. Investigation into the effects of a solid fill would be necessary prior to construction to examine the effects upon currents and sand accretion, and provide for proper design.	3.F.5, 3.E.1 The wooden construction of Citizens' Dock is expensive to maintain, and costly to insure, <u>and impacts coastal biological resources by the leaching of wood preservatives.</u> Consideration and study should be given to replacing <u>To the maximum extent feasible,</u> the wooden structure <u>shall be replaced with decking, stringers, floats, bumpers, and piers composed of</u> aggregate fill <u>concrete, metal, polymer, ceramics, or other inert, durable, UV- and salt-resistant materials suitable for submerged marine applications.</u> Investigation into the effects of a solid fill would be necessary prior to construction to examine the effects upon currents and sand accretion, and provide for proper design.
A-1: Primary to the ability of the Harbor to function as a port is the maintenance of proper depths within the Harbor. The littoral drift of sand has been interrupted by the construction of the Harbor breakwaters. A study of the Harbor estimates that 80,000 cubic yards per year accumulate within the Harbor of which only 463,500 cubic yards of sand have been removed by the Army Corps of Engineers since 1936. Lack of proper maintenance dredging has discouraged shipment. The Harbor District, City and County should continue to press the Corps of Engineers to fulfill their maintenance obligations for the Harbor depth.	3.F.6: Primary to the ability of the Harbor to function as a port is the maintenance of proper depths within the Harbor. The littoral drift of sand has been interrupted by the construction of the Harbor breakwaters. A study of the Harbor estimates that 80,000 cubic yards per year accumulate within the Harbor of which only 463,500 cubic yards of sand have been removed by the Army Corps of Engineers since 1936. Lack of proper maintenance dredging has discouraged shipment. The Harbor District, City and County should continue to press the Corps of Engineers to fulfill their maintenance obligations for the Harbor depth.	[Moved to HARBOR DEVELOPMENT – Other Initiatives]
A-2: The reoccurrence of barge shipments of lumber has strong potential. Increasing cost of fuel and legislation which is encouraging conservation of fuel are strong influences in the use of water transportation. The instability of governments in the African nations, which supply chrome ore, creates the possibility of the revitalization of chrome ore mining in the county. Waterborne transportation would be the	3.F.7: The reoccurrence of barge shipments of lumber has strong potential. Increasing cost of fuel and legislation, which is encouraging conservation of fuel are strong influences in the use of water transportation. The instability of governments in the African nations, which supply chrome ore, creates the possibility of the revitalization of chrome ore mining in the county. Waterborne transportation would be the	[Struck as redundant with COASTAL-DEPENDENT, COASTAL-RELATED, AND ECONOMIC DEVELOPMENT Policy 3.D.4]

CURRENTLY-CERTIFIED POLICY	PROPOSED AMENDED POLICY	SUGGESTED MODIFIED POLICY
<p>cheapest method of transporting unrefined ore. Present barge use consists of petroleum shipments; however, due to the lack of sufficient depth the barges arrive with only half-capacity loads. The Harbor should continue to strongly petition the Army Corps to maintain the appropriate depths for barge shipment. The Harbor should not allow any development which would preclude resumption of barge shipping.</p>	<p>cheapest method of transporting unrefined ore. Present barge use consists of petroleum shipments; however, due to the lack of sufficient depth the barges arrive with only half-capacity loads. The Harbor should continue to strongly petition the Army Corps to maintain the appropriate depths for barge shipment. The Harbor should not allow any development, which would preclude resumption of barge shipping.</p>	
<p>A-3: Of the remaining available Harbor frontage, Chamberlain Dock area and the area between the boat basin and Shoreline Campground should be reserved for water dependent development. These sites could be used for temporary, readily removed, uses prior to actual development.</p>	<p>3.F.8: Of the remaining available Harbor frontage, Chamberlain Dock area and the area between the boat basin and Shoreline Campground should be reserved for water dependent development. These sites could be used for temporary, readily removed, uses prior to actual development.</p>	<p>3.F.8, 3.E.2 Of the remaining available Harbor frontage <u>within the unincorporated areas subject to County land use regulation, Chamberlain Dock area and the beach strand</u> area between the boat basin and Shoreline Campground should <u>shall</u> be reserved for water dependent <u>recreational</u> development <u>and uses</u>. These sites could be used for temporary, readily removed, uses prior to actual development.  H.H.A.P.8. [Revised to reflect bi-jurisdictional status of area and current conditions: Chamberlain Dock was razed in mid-1980s]</p>
<p>C-1: The City should improve access to the Harbor by cooperating with the Harbor in extending Howe Drive across Elk Creek to the boat basin, or explore other alternatives as the need arises.</p>	<p>3.F.9: The City should improve access to the Harbor by cooperating with the Harbor in extending Howe Drive across Elk Creek to the boat basin, or explore other alternatives as the need arises.</p>	<p>[Struck as inconsistent with PRC 30233: impermissible use for fill of coastal waters]</p>
<p>C-2: Harbor expansion east of Highway 101 will increase cross traffic at Citizens' Dock Road and Highway 101. Improvements in traffic control should be requested from Caltrans.</p>	<p>3.F.10: Harbor expansion east of Highway 101, <u>which</u> will increase cross-traffic at Citizens' Dock Road and Highway 101. Improvements in traffic control should be requested from Caltrans.</p>	<p>[Moved to Part II, Section 8 <i>TRANSPORTATION AND CIRCULATION – County Roads – Other Initiatives</i>]</p>
<p>D-1: The continuing development and expansion of the Harbor should seek to satisfy as reasonably as possible all commercial, recreational, and public demands. In planning for the limited area of the Harbor, the plan should consider reserving portions of the Harbor area and its expansion area in the following three categories: 1) Harbor Dependent -</p>	<p>3.F.11: The continuing development and expansion of the Harbor should seek to satisfy as reasonably as possible all commercial, recreational and public demands. In planning for the limited area of the Harbor, the plan should consider reserving portions of the Harbor area and its expansion area in the following three categories: Harbor Dependent - Those</p>	<p>[Struck as inconsistent with PRC 30101, 30101.3, 30222, 30222.5, 30224, 30255; inconsistent with <i>LAND USE DESIGNATIONS</i> (HD, HDC, HDR, HR) provisions]</p>

CURRENTLY-CERTIFIED POLICY	PROPOSED AMENDED POLICY	SUGGESTED MODIFIED POLICY
<p>Those activities which would require immediate access to the Harbor waters.</p> <p>2) Harbor Related - Activities which are dependent in some way upon a Harbor location.</p> <p>3) Harbor Consistent - Activities which would benefit from a Harbor location and would enhance the overall viability of the Harbor.</p>	<p>activities which would require immediate access to the Harbor waters.</p> <p>Harbor Related - Activities which are dependent in some way upon a Harbor location.</p> <p>Harbor Consistent - Activities which would benefit from a Harbor location and would enhance the overall viability of the Harbor.</p>	
D-2: The Harbor should develop design criteria for new construction in the Harbor, specifically in regards to establishing a motif for commercial activities.	3.F.12: The Harbor should develop design criteria for new construction in the Harbor, specifically in regards to establishing a motif for commercial activities.	[Moved to <i>HARBOR DEVELOPMENT – Other Initiatives</i>]
D-3: The County, City and Harbor District should continue to effectively plan and coordinate for the overall development of the Harbor and its adjacent land.	3.F.13: The County, City and Harbor District should continue to effectively plan and coordinate for the overall development of the Harbor and its adjacent land.	[Moved to <i>HARBOR DEVELOPMENT – Other Initiatives</i>]

New Policy	Suggested Modified New Policy
3.E.8. The County shall designate specific areas suitable for industrial development and reserve such lands in a range of parcel sizes to accommodate a variety of industrial uses.	3.E.8. <u>3.D.2.</u> The County shall designate specific areas suitable for <u>coastal-dependent and coastal related</u> industrial development and reserve such lands in a range of parcel sizes to accommodate a variety of <u>such</u> industrial uses.
3.F.14: <u>The County in conjunction with the Harbor District and City of Crescent City shall ensure that the portion of the harbor identified as environmentally sensitive habitat areas shall be protected from any significant disruption of habitat values. Any development proposed adjacent to such identified areas shall be compatible with such habitat areas.</u>	[Moved to <i>HARBOR DEVELOPMENT – Other Initiatives</i>]
7.A.6 Where existing or planned public works facilities can accommodate only a limited amount of new development within the Coastal Zone, the priority for public services within the Coastal Zone shall be first to any parcel financially assessed and then to unassess parcels in the following order: a. essential public services b. basic industries vital to the economic health of the region, state or nation c. coastal dependent land uses d. visitor-serving land uses e. residential land uses f. commercial recreation	7.A.6 Where existing or planned public works facilities can accommodate only a limited amount of new development within the Coastal Zone, the priority for public services within the Coastal Zone shall be first to any parcel financially assessed and then to unassess <u>unassessed</u> parcels in the following order: a. essential public services b. basic industries vital to the economic health of the region, state or nation, <u>such as agriculture</u> c. coastal dependent land uses d. visitor-serving land uses e. residential land uses f. commercial recreation

New Policy	Suggested Modified New Policy
g. other uses.	<u>g. public recreation</u> <u>h. commercial recreation</u> <u>i. visitor-serving land uses</u> g. i. other uses.

Suggested New Policies for assuring Coastal Act Consistency
[None required]

Exhibit E-13: Land Use Plan Policies Comparison Matrix – Public Works Facilities and Services

CURRENTLY-CERTIFIED POLICY	PROPOSED AMENDED POLICY	SUGGESTED MODIFIED POLICY
PW-RS-1: The County shall continue its program of maintenance and minor improvements to the existing roadway system in order to maintain its capacity.	Policy to be Discontinued	No recommendation
PW-RS-2: Highway 101 should be upgraded to a four lane expressway with the exception of a two lane expressway from Camp Marigold to Elk Valley Road.	Policy to be Discontinued	No recommendation
PW-RS-3: The improvement of Highway 101 through Crescent City should consist of widening and improving the roadway on its present alignment. A freeway bypass shall not be constructed.	Policy to be Discontinued	No recommendation
PW-RS-4: The County will pursue, when feasible, to improve the existing gravel residential roads to an adequate all-weather standard necessary for fire, police and other vital services.	Policy to be Discontinued	No recommendation
PW-SW-1: The County continue to operate the Del Norte County Land Fill at its present location in conformance with State and Federal law.	Policy to be Discontinued	No recommendation
PW-SW-2: The County continue planning for the eventual full utilization of the Del Norte County Land Fill. This planning may include identification of alternative sites and investigation of the long term economic feasibility of alternative disposal methods.	Policy to be Discontinued	No recommendation
PW-SW-3: The County should seek funding to install a shredder at the Del Norte County Land Fill.	Policy to be Discontinued	No recommendation
PW-SW-4: The County seek funding to install equipment to accommodate alternative disposal methods such as incineration, methane generation and alcohol fermentation.	7.D.3 The County seek funding to install equipment to accommodate alternative disposal methods such as incineration, methane generation and alcohol fermentation.	[Relocated to <i>PUBLIC FACILITIES AND SERVICES – SOLID WASTE DISPOSAL – Other Initiatives</i>]
PW-A-1: A new runway 13-31	Policy to be Discontinued	No recommendation

CURRENTLY-CERTIFIED POLICY	PROPOSED AMENDED POLICY	SUGGESTED MODIFIED POLICY
be constructed with a length of approximately 2,000 feet.		
PW-A-2: Additional hangers be constructed for the storage of aircraft based at Jack McNamara Field.	Policy to be Discontinued	No recommendation
PW-A-3: Additional navigational aids be installed at Jack McNamara Field to improve the reliability and safety of service.	Policy to be Discontinued	No recommendation
PW-A-4: Areas be reserved for airfield dependent development.	Policy to be Discontinued	No recommendation
PW-WS-1: The basic improvements to the Crescent City water system should be made to raise its production and transmission capability to 4.5 million gallons per day.	Policy to be Discontinued	No recommendation
PW-WS-2: The transmission main alignment should be the Lake Earl Drive variation using Alder, Boulder and Hobbs Wall Roads and Blackwell Lane (alternative #7).	Policy to be Discontinued	No recommendation
PW-ST-1: It is recommended that alternate sources of pretreatment and/or reuse of process waste water be explored in order to provide for future capacity in the Harbor and to relieve some of the treatment load upon the Crescent City regional plant.	Policy to be Discontinued	No recommendation
PW Area-specific Policy-Klamath CSD-1: The urban /rural boundary on the land use map shall include the area immediately south of the Klamath Townsite which can be readily served by the facilities of the townsite.	Policy to be Discontinued	No recommendation
PW Area-specific Policy-Klamath CSD-2: When available, water may be extended from the Klamath Townsite to serve the commercial area immediately north of the Townsite, consistent with the expansion of urban services of the land use plan and all applicable policies of the final certified land use plan.	7.B.8: When available, <u>water the Klamath Community Services District</u> may be extended from <u>water beyond</u> the Klamath <u>Townsite urban boundary</u> to serve the commercial area immediately north of the Townsite, consistent with the expansion of urban services of the land use plan and all applicable policies of the final	7.B.8. When available, the Klamath Community Services District may extend water beyond the Klamath urban boundary to serve the commercial area immediately north of the townsite.

CURRENTLY-CERTIFIED POLICY	PROPOSED AMENDED POLICY	SUGGESTED MODIFIED POLICY
	certified land use plan.	
<p>PW Area-specific Policy–Smith River CSD-1: As the original water line was extended northward from the Ship Ashore area to the Freiwald parcel (AP# 101-10-02), the water line then shall be routed westward to State Highway 101 and then northward along State Highway 101 to the Oregon border. This project shall also include a proper size storage tank at the northern terminus of the water line and a loop commencing at the junction of the water line at the Freiwald parcel and State Highway 101 and then extending southward along State Highway 101 to connect to the existing water line at Indian Road</p>	<p>Policy to be Discontinued</p>	<p>No recommendation</p>
<p>PW Area-specific Policy–Smith River CSD-2: No assessment shall be made against any lands within the Coastal Zone, in the service area, other than those to be served by the proposed water line.</p>	<p>Policy to be Discontinued</p>	<p>No recommendation</p>
<p>PW Area-specific Policy – Crescent City CSD-1: There shall be no extension of urban services (water and sewer) beyond the urban-rural boundary as designated in the final certified land use plan. The only exceptions to this general policy shall be:</p> <ol style="list-style-type: none"> the extension of water services beyond the Ship Ashore area; the Crescent City water line crossing Jordan Creek at Lake Earl Drive, down Boulder and Hobbs Wall Road to Blackwell Lane westward to Lake Earl Drive/Northcrest Drive and south on Northcrest Drive to the urban boundary around the Crescent City area; and The extension of water 	<p>7.B.7: There <u>In the Coastal Zone, there</u> shall be no extension of urban <u>public water</u> services (water and sewer) beyond the urban-rural boundary as designated in <u>except in</u> the final certified land use plan. The only exceptions to this general policy shall be <u>following cases:</u></p> <ol style="list-style-type: none"> a. <u>The</u> extension of water services beyond the Ship Ashore area; b. <u>The alternate</u> Crescent City water line <u>crossing from booster pump No. 1 to the urban area crossing</u> Jordan Creek at Lake Earl Drive, down Boulder and Hobbs Wall Road to Blackwell Lane westward to <u>southerly on</u> Lake Earl Drive <u>and into</u> Northcrest Drive and 	<p>7.B.7. In the Coastal Zone, there shall be no extension of public <u>Public</u> water services <u>shall not be extended</u> beyond the urban-rural boundary except in the following cases:</p> <ol style="list-style-type: none"> The extension of water services beyond the Ship Ashore area <u>north to Mouth of Smith River Road;</u> The alternate Crescent City water line from booster pump No. 1 to the urban area crossing Jordan Creek at Lake Earl Drive, southerly on Lake Earl Drive and into Northcrest Drive and the urban area; The extension of water service south of Crescent City approximately ½ mile to serve a pocket of visitor serving commercial development on Highway 101 which include an existing motel, restaurant, residence, shop, and two vacant parcels (shown on page 3 of Assessors Parcel Book 115); d. The extension of the water main on Pebble Beach Dr. from Hemlock to McNamara Field, without any private hook-ups between, for purposes of serving airport and public facilities and providing additional water pressure by completing the main loop; The extension of water services district

CURRENTLY-CERTIFIED POLICY	PROPOSED AMENDED POLICY	SUGGESTED MODIFIED POLICY
<p>service south of Crescent City approximately 1/2 mile to serve a pocket of visitor serving commercial development on Highway 101 which include an existing motel, restaurant, residence, shop and two vacant parcels (shown on page 3 of Assessors Parcel Book 115.)</p>	<p>south on Northerest Drive to the urban boundary around the Crescent City area; and 3. c. the <u>The</u> extension of water service south of Crescent City approximately 1/2 mile to serve a pocket of visitor serving commercial development on Highway 101 which include an existing motel, restaurant, residence, shop and two vacant parcels (shown on page 3 of Assessors Parcel Book 115-); d. <u>The extension of the water main on Pebble Beach Dr. from Hemlock to McNamara Field, without any private hook-ups between, for purposes of serving airport and public facilities and providing additional water pressure by completing the main loop.</u> 4. e. the <u>The</u> extension of community <u>water</u> services district water outside of the Crescent City Urban Area to the Rural Neighborhood <u>2</u> <u>two</u> units per <u>acre</u> density on the west side of Elk Valley Road at the Norris Avenue intersection (<u>Harbor View Subdivision area</u>).</p>	<p>water outside of the Crescent City Urban Area to the Rural Neighborhood two units per acre density on the west side of Elk Valley Road at the Norris Avenue intersection (Harbor View Subdivision area).</p>

New Policy	Suggested Modified New Policy
<p>2.F.1: <u>The County solid waste agency shall continue to provide educational materials and information to the public regarding the types of household hazardous waste and the proper methods of disposal.</u></p>	<p>[Moved to <i>HAZARDOUS MATERIALS – Other Initiatives</i>]</p>

New Policy	Suggested Modified New Policy
2.F.2: <u>The County solid waste agency shall continue to provide disposal options to the public for the proper disposal of household hazardous waste.</u>	[Moved to <i>HAZARDOUS MATERIALS – Other Initiatives</i>]
2.F.3: <u>The County shall require that new hazardous waste facilities and those commercial and industrial land uses that use or produce hazardous materials or waste are sited in an appropriate manner to maintain an acceptable level of risk.</u>	2.F.3, 2.F.2. The County shall require that new New hazardous waste facilities and those commercial and industrial land uses that use or produce hazardous materials or waste are shall be sited and designed in an appropriate manner to maintain an acceptable level of risk to minimize hazard risks to the maximum extent feasible.
2.F.4: <u>The County shall continue to maintain a hazardous materials response capability for the control and cleanup of hazardous materials releases and accidents.</u>	[Moved to <i>HAZARDOUS MATERIALS – Other Initiatives</i>]
2.F.5: <u>The County shall continue to cooperate with the Highway Patrol to establish haul routes and procedures for the movement of hazardous wastes within the county.</u>	[Moved to <i>HAZARDOUS MATERIALS – Other Initiatives</i>]
7.A.1. <u>The County shall ensure through the development review process that adequate public facilities and services are available to serve new development when required. The County shall not approve new development where existing facilities are inadequate unless the applicant can demonstrate that all necessary facilities will be installed or adequately financed and maintained (through fees or other means).</u>	7.A.1, 7.A.2. The County shall ensure through the development review process that adequate public facilities and services are available to serve new development when required. The County shall not approve new New residential, commercial, or industrial development shall not be approved where existing facilities are inadequate unless the applicant can demonstrate that all necessary facilities will be installed or adequately financed and maintained (through fees or other means) without any significant adverse effect, individually, or cumulatively, on coastal resources. 7.A.1, 7.A.7. The County shall ensure through the development review process New development shall demonstrate that adequate public facilities and services are available to serve new development when required it upon completion.
7.A.2. <u>The County shall direct high density growth to those areas that are already served by public infrastructure and utilities.</u>	7.A.2, 7.A.3. The County shall direct high High density growth shall be directed to those areas that are already served by public infrastructure and utilities.
7.A.3. <u>The County shall encourage new development to contribute its fair share to providing all public services and infrastructure necessary to serve that development.</u>	7.A.3, 7.A.8. The County shall encourage New development to shall contribute its fair share to providing all public services and infrastructure necessary to serve that development.
7.A.4. <u>The County will limit development densities in areas where the County determines that emergency response time is excessive.</u>	7.A.4. The County will limit development Development densities shall be limited in areas where the County determines that emergency response time is excessive.
7.A.5. <u>The County shall continue to coordinate with local service districts and utility providers to help ensure provision of services consistent with this General Plan in the most feasible manner possible.</u>	[Relocated to <i>PUBLIC FACILITIES AND SERVICES – GENERAL PUBLIC FACILITIES – Other Initiatives</i>]
7.A.6 <u>Where existing or planned public works facilities can accommodate only a limited amount of new development within the Coastal Zone, the priority for public services within the Coastal Zone shall be first to any parcel financially assessed and then to unassess parcels in</u>	7.A.6 Where existing or planned public works facilities can accommodate only a limited amount of new development within the Coastal Zone, the priority for public services within the Coastal Zone shall be first to any parcel financially assessed and then to unassess <u>ed</u> parcels in

New Policy	Suggested Modified New Policy
<p><u>the following order:</u></p> <ul style="list-style-type: none"> a. <u>essential public services</u> b. <u>basic industries vital to the economic health of the region, state or nation</u> c. <u>coastal dependent land uses</u> d. <u>visitor-serving land uses</u> e. <u>residential land uses</u> f. <u>commercial recreation</u> g. <u>public recreation</u> h. <u>other uses.</u> 	<p>the following order:</p> <ul style="list-style-type: none"> a. essential public services b. basic industries vital to the economic health of the region, state or nation, <u>such as agriculture</u> c. coastal dependent land uses d. visitor serving land uses e. residential land uses f. commercial recreation <u>d. public recreation</u> <u>e. commercial recreation</u> <u>f. visitor-serving land uses</u> <p>other uses.</p>
<p><u>7.B.1. In areas of identified water deficiency, the County shall approve new development only if an adequate water supply to serve such development is demonstrated and require that water supplies serving new develop meet State water quality standards.</u></p>	<p>7.B.1. <u>7.B.2.</u> In areas of identified water deficiency, the County shall approve new development <u>shall only be approved only if it can be demonstrated that</u> an adequate water supply to serve such development <u>will be available upon completion and is demonstrated and require</u> that water supplies serving <u>the</u> new development <u>will</u> meet State water quality standards.</p>
<p><u>7.B.2. The County shall restrict public water service in General Plan resource land use areas unless there are health problems in areas of existing development that would restrict use of their own water supply.</u></p>	<p>7.B.2. <u>7.B.3.</u> The County shall restrict public water service in General Plan resource land use areas unless there are health problems in areas of existing development that would restrict use of their own water supply.</p>
<p><u>7.B.3. The County shall consider provision of a public water system to designated urban areas a high priority.</u></p>	<p>[Relocated to <i>PUBLIC FACILITIES AND SERVICES – WATER SUPPLY AND DELIVERY – Other Initiatives</i>]</p>
<p><u>7.B.4. The County shall utilize the state definition of “public water system” when evaluating services and development and shall continue to apply state and local regulations for water well development.</u></p>	<p>[Relocated to <i>PUBLIC FACILITIES AND SERVICES – WATER SUPPLY AND DELIVERY – Other Initiatives</i>]</p>
<p><u>7.B.5. The County recognizes the need to have a regional water provider for the Crescent City urban area. However, if the regional provider does not meet this responsibility, the County shall endeavor to provide or in other ways support the provision of water to the unincorporated community.</u></p>	<p>[Relocated to <i>PUBLIC FACILITIES AND SERVICES – WATER SUPPLY AND DELIVERY – Other Initiatives</i>]</p>
<p><u>7.B.7. In the Coastal Zone, there shall be no extension of public water services beyond the urban-rural boundary except in the following cases:</u></p> <ul style="list-style-type: none"> a. <u>The extension of water services beyond the Ship Ashore area;</u> b. <u>The alternate Crescent City water line from booster pump No. 1 to the urban area crossing Jordan Creek at Lake Earl Drive, southerly on Lake Earl Drive and into Northcrest Drive and the urban area;</u> c. <u>The extension of water service south of Crescent City approximately ½ mile to serve a pocket of visitor serving commercial development on Highway 101 which include an existing motel, restaurant, residence, shop, and two vacant parcels (shown on page 3 of Assessors Parcel Book 115);</u> d. <u>The extension of the water main on Pebble Beach Dr. from Hemlock to McNamara Field, without any private hook-ups between, for purposes of serving airport and</u> 	<p>7.B.7. <u>7.B.4.</u> In the Coastal Zone, there shall be no extension of public <u>Public</u> water services <u>shall not be extended</u> beyond the urban-rural boundary except in the following cases:</p> <ul style="list-style-type: none"> a. The extension of water services beyond the Ship Ashore area <u>north to Mouth of Smith River Road;</u> b. The alternate Crescent City water line from booster pump No. 1 to the urban area crossing Jordan Creek at Lake Earl Drive, southerly on Lake Earl Drive and into Northcrest Drive and the urban area; c. The extension of water service south of Crescent City approximately ½ mile to serve a pocket of visitor serving commercial development on Highway 101 which include an existing motel, restaurant, residence, shop, and two vacant parcels (shown on page 3 of Assessors Parcel Book 115); d. The extension of the water main on Pebble Beach Dr. from Hemlock to McNamara Field, without any private

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<p><u>public facilities and providing additional water pressure by completing the main loop.</u> <u>e. The extension of water services district water outside of the Crescent City Urban Area to the Rural Neighborhood two units per acre density on the west side of Elk Valley Road at the Norris Avenue intersection (Harbor View Subdivision area).</u></p>	<p>hook-ups between, for purposes of serving airport and public facilities and providing additional water pressure by completing the main loop. e. The extension of water services district water outside of the Crescent City Urban Area to the Rural Neighborhood two units per acre density on the west side of Elk Valley Road at the Norris Avenue intersection (Harbor View Subdivision area).</p>
<p><u>7.B.8. When available, the Klamath Community Services District may extend water beyond the Klamath urban boundary to serve the commercial area immediately north of the townsite.</u></p>	<p>7.B.8. When available, the Klamath Community Services District may extend water beyond the Klamath urban boundary to serve the commercial area immediately north of the townsite.</p>
<p><u>7.B.9. The County shall encourage all providers of public water to plan for development pursuant to this General Plan.</u></p>	<p>[Relocated to <i>PUBLIC FACILITIES AND SERVICES – WATER SUPPLY AND DELIVERY – Other Initiatives</i>]</p>
<p><u>7.C.2. The County shall promote efficient water and reduced wastewater system use.</u></p>	<p>[Relocated to <i>PUBLIC FACILITIES AND SERVICES – WASTEWATER TREATMENT, COLLECTION, AND DISPOSAL – Other Initiatives</i>]</p>
<p><u>7.C.3. The regional wastewater treatment provider and/or the County Services Area shall investigate establishing or updating satellite wastewater treatment facilities to reduce hydraulic and nutrient loading on the Crescent City Wastewater Treatment Plant.</u></p>	<p>[Relocated to <i>PUBLIC FACILITIES AND SERVICES – WASTEWATER TREATMENT, COLLECTION, AND DISPOSAL – Other Initiatives</i>]</p>
<p><u>7.C.4. In the Crescent City urban area, the County Services Areas shall consider priority for community sewer system improvements, connections and/or upgrades within existing service boundaries as follows:</u></p> <ul style="list-style-type: none"> • <u>Highest priority - to areas which are already served and assessed;</u> • <u>Medium priority - to areas which are not yet assessed but are immediately adjacent to serviced areas such as south of Old Mill Road, northeast Bertsch, multifamily uses at Summer Lane, and southern Parkway; and</u> • <u>Low priority - to areas which are physically removed from existing development and may not require service for 10-20 years from adoption of this plan.</u> 	<p><u>7.C.4.</u> <u>7.C.2.</u> In the Crescent City urban area, the County Services Areas shall consider priority for community sewer system improvements, connections and/or upgrades within existing service boundaries <u>are</u> as follows:</p> <ul style="list-style-type: none"> • Highest priority - to areas which are already served and assessed; • Medium priority - to areas which are not yet assessed but are immediately adjacent to serviced areas such as south of Old Mill Road, northeast Bertsch, multifamily uses at Summer Lane, and southern Parkway; and • Low priority - to areas which are physically removed from existing development and may not require service for 10-20 years from adoption of this plan.
<p><u>7.C.5. In order to accommodate projected growth on currently unassessed lands within its Crescent City urban area boundaries, the County Service Area shall plan for additional improvements and either negotiate additional sewage treatment with the City of Crescent City or provide for additional treatment methods.</u></p>	<p>[Relocated to <i>PUBLIC FACILITIES AND SERVICES – WASTEWATER TREATMENT, COLLECTION, AND DISPOSAL – Other Initiatives</i>]</p>
<p><u>7.C.8. The County may consider approval of projects within Rural land use areas which utilize on-site communal or package sewage disposal systems, however, said systems shall be designed to serve only the subject project at its designated land use densities and shall be owned and administered by homeowners or other fiscally responsible agency.</u></p>	<p><u>7.C.8.</u> <u>7.C.3.</u> The County may consider approval of projects <u>Projects</u> within Rural land use areas which utilize on-site communal or package sewage disposal systems, <u>may only be approved, however, if</u> said systems <u>(1) is sitted and designed to avoid all significant adverse effects on coastal resources, (2) shall be</u> is designed to serve only the subject project at its designated land use densities, and (3) shall be <u>is</u> owned and administered by homeowners or other fiscally responsible agency.</p>
<p><u>7.D.1. The County shall direct the solid waste management agency in ensuring that solid waste facilities do not violate State standards for contamination of surface</u></p>	<p>[Relocated to <i>PUBLIC FACILITIES AND SERVICES – SOLID WASTE DISPOSAL – Other Initiatives</i>]</p>

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<u>or groundwater.</u>	
7.D.2. The County shall continue planning for the eventual full utilization of the Crescent City Landfill. This planning may include identification of alternative sites and investigation of the long-term economic feasibility of alternative disposal methods.	[Relocated to <i>PUBLIC FACILITIES AND SERVICES – SOLID WASTE DISPOSAL – Other Initiatives</i>]
7.D.3. The County should seek funding to accommodate alternative disposal methods.  PW-SWM.4. (Revised)	[Relocated to <i>PUBLIC FACILITIES AND SERVICES – SOLID WASTE DISPOSAL – Other Initiatives</i>]
7.D.4. <u>The County shall promote, in conjunction with the solid waste management agency, maximum use of solid waste source reduction, recycling, composting, and environmentally safe transformation of wastes.</u>	[Relocated to <i>PUBLIC FACILITIES AND SERVICES – SOLID WASTE DISPOSAL – Other Initiatives</i>]
7.D.5. <u>The solid waste management agency in conjunction with the County of Del Norte shall require that all new development complies with applicable provisions of the Del Norte Integrated Waste Management Plan.</u>	7.D.5. 7.D.2. The solid waste management agency in conjunction with the County of Del Norte shall require that all All new development complies shall comply with applicable provisions of the <i>Del Norte Integrated Waste Management Plan</i> .
7.E.1. <u>The County shall encourage the Del Norte Unified School District (DNUSD) to work cooperatively in monitoring housing, population, and school enrollment trends and in planning for future school facility needs, and shall assist the DNUSD in locating appropriate sites for new schools.</u>	[Relocated to <i>PUBLIC FACILITIES AND SERVICES – SCHOOL FACILITIES – Other Initiatives</i>]
7.E.2. <u>The County shall encourage the location of schools in areas with safe pedestrian and bicycle access.</u>	[Relocated to <i>PUBLIC FACILITIES AND SERVICES – SCHOOL FACILITIES – Other Initiatives</i>]
7.E.3. <u>The County shall encourage the DNUSD to coordinate the planning of school facilities and should involve the County in the early stages of the land use planning process.</u>	[Relocated to <i>PUBLIC FACILITIES AND SERVICES – SCHOOL FACILITIES – Other Initiatives</i>]
7.E.4. <u>The County should plan and approve residential uses in those areas that are most accessible to school sites in order to enhance neighborhoods, minimize transportation requirements and costs, and minimize safety problems.</u>	7.E.4. 7.E.2. The County should plan and approve residential Residential uses in those areas that are most accessible to school sites shall be given priority in consideration over more distant sites in order to enhance neighborhoods, minimize transportation requirements and costs, and minimize safety problems.
7.E.5. <u>Whenever possible, the County shall support and participate with the DNUSD in joint development of recreation areas and multi-purpose buildings.</u>	[Relocated to <i>PUBLIC FACILITIES AND SERVICES – SCHOOL FACILITIES – Other Initiatives</i>]
7.E.6. <u>The County and the DNUSD should work together in using existing school facilities for non-school-related and child care activities.</u>	[Relocated to <i>PUBLIC FACILITIES AND SERVICES – SCHOOL FACILITIES – Other Initiatives</i>]
7.E.7. <u>The County shall continue to support and promote the development of higher education facilities in Del Norte County.</u>	[Relocated to <i>PUBLIC FACILITIES AND SERVICES – SCHOOL FACILITIES – Other Initiatives</i>]
7.F.1. <u>The County shall continue to encourage and support library district endeavors to provide library services throughout the county.</u>	[Relocated to <i>PUBLIC FACILITIES AND SERVICES – LIBRARIES – Other Initiatives</i>]
7.F.2. <u>The County encourages the library district to consider the extension of library services to county rural areas by means such as bookmobile services and/or cooperative arrangements with other special districts or agencies such as the Del Norte Unified School District, local fire districts, or the Grange.</u>	[Relocated to <i>PUBLIC FACILITIES AND SERVICES – LIBRARIES – Other Initiatives</i>]

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7.G.1. <u>Within the County’s overall budgetary constraints, the County shall provide law enforcement facilities (including patrol and other vehicles, necessary equipment, and support personnel) sufficient to maintain adequate service standards.</u>	[Relocated to <i>PUBLIC FACILITIES AND SERVICES – LAW ENFORCEMENT – Other Initiatives</i>]
7.G.2. <u>The County shall, through adequate staffing and patrol arrangements, endeavor to maintain the minimum feasible response times for deputy calls.</u>	[Relocated to <i>PUBLIC FACILITIES AND SERVICES – LAW ENFORCEMENT – Other Initiatives</i>]
7.G.3. <u>The County shall monitor law enforcement response times and patrol time to review staffing requirements necessary to maintain established levels of service.</u>	[Relocated to <i>PUBLIC FACILITIES AND SERVICES – LAW ENFORCEMENT – Other Initiatives</i>]
7.G.4. <u>The County shall support public safety programs, such as neighborhood watch, child identification and fingerprinting, and other public education efforts.</u>	[Relocated to <i>PUBLIC FACILITIES AND SERVICES – LAW ENFORCEMENT – Other Initiatives</i>]
7.H.1. <u>The County shall encourage local fire protection agencies in Del Norte County to maintain and improve their Insurance Service Organization (ISO) ratings.</u>	[Relocated to <i>PUBLIC FACILITIES AND SERVICES – FIRE PROTECTION – Other Initiatives</i>]
7.H.2. <u>The County shall support the location of new fire stations to achieve a service level capability consistent with existing and planned land uses.</u>	[Relocated to <i>PUBLIC FACILITIES AND SERVICES – FIRE PROTECTION – Other Initiatives</i>]
7.H.3. <u>The County shall continue to provide local fire districts the opportunity to review proposed projects for compliance with fire safety standards per the Uniform Fire Code and other State and local ordinances.</u>	[Relocated to <i>PUBLIC FACILITIES AND SERVICES – FIRE PROTECTION – Other Initiatives</i>]
7.H.4. <u>The County shall cooperate with local fire protection districts who inventory and propose to eliminate structurally unsafe and fire-hazardous housing structures that are beyond repair or rehabilitation.</u>	[Relocated to <i>PUBLIC FACILITIES AND SERVICES – FIRE PROTECTION – Other Initiatives</i>]
7.H.5. <u>The County shall continue to encourage local fire districts to maintain and strengthen automatic aid agreements to maximize efficient use of available resources.</u>	[Relocated to <i>PUBLIC FACILITIES AND SERVICES – FIRE PROTECTION – Other Initiatives</i>]
7.I.1. <u>The County shall work with utility companies for appropriate expansion of local systems in urban and rural areas.</u>	[Relocated to <i>PUBLIC FACILITIES AND SERVICES – UTILITIES – Other Initiatives</i>]
7.J.1. <u>The County shall continue to require and coordinate storm and surface drainage plans for developed areas and new development projects.</u>	[Relocated to <i>PUBLIC FACILITIES AND SERVICES – STORM AND SURFACE DRAINAGE – Other Initiatives</i>]
7.J.2. <u>The County shall continue to utilize natural drainage courses for storm and surface drainage purposes rather than the channelization of streams for stormwater runoff.</u>	7.J.2. The County shall continue to utilize natural Natural drainage courses for storm and surface drainage purposes shall be utilized rather than the channelization of streams for stormwater runoff, provided: (a) development is sited and designed to preserve the infiltration, purification, detention, and retention functions of the natural drainage course, to the maximum extent practicable; and (b) the drainage is conveyed from the developed area of the site in a non-erosive manner
7.J.3. <u>The County shall require development to be located outside of 100 year storm drainage flow and retention areas, except road crossings which shall be designed to avoid impediment of event flows.</u>	7.J.3. The County shall require development Development shall be required to be located outside of 100 year storm drainage flow and retention areas, except road crossings which shall be designed to avoid impediment of event flows.
7.J.5. <u>The County shall continue to provide ongoing</u>	7.J.5. The County shall continue to provide ongoing

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<u>maintenance of designated storm drainage courses, whether natural or manmade, to provide effective drainage functions.</u>	Ongoing maintenance of designated storm drainage courses, whether natural or manmade, to provide shall be performed utilizing the protective measures set forth in the County Road Maintenance and Drainage Systems Practice Manual, to effective drainage functions.
8.A.1. <u>The County shall encourage Caltrans to continue to maintain Highway 101's availability to county communities at all times.</u>	[Relocated to <i>TRANSPORATION AND CIRCULATION – STATE HIGHWAYS – Other Initiatives</i>]
8.A.3. <u>The County shall continue to actively encourage Caltrans and the Regional Transportation Planning Agency to develop facilities for improved access into the county via Highway 101 and 199.</u>	[Relocated to <i>TRANSPORATION AND CIRCULATION – STATE HIGHWAYS – Other Initiatives</i>]
8.A.6. <u>The County shall encourage the Office of Emergency Services to review alternative emergency access in the event of temporary closure of Highways 101 or 199.</u>	[Relocated to <i>TRANSPORATION AND CIRCULATION – STATE HIGHWAYS – Other Initiatives</i>]
8.A.8. <u>The County acknowledges that Caltrans has existing adopted overall route concepts for its highways, shown in Table 8-1, notes that full construction of these concepts may not occur or be necessary during the planning period of this General Plan (i.e., by 2020), and supports development of such concepts into an overall 50-year highway plan which addresses the need for and location of freeway/expressway improvements.</u>	[Relocated to <i>TRANSPORATION AND CIRCULATION – STATE HIGHWAYS – Other Initiatives</i>]
8.A.9. <u>The County supports development of a 20-year highway route concept plan by the Regional Transportation Planning Agency and Caltrans which reflects conventional two-lane highway with passing lanes and/or four lane concepts for all highways in the County, except for the existing Highway 101 freeway segments at Klamath and Crescent City, and Highway 101 within the urban Crescent City area.</u>	[Relocated to <i>TRANSPORATION AND CIRCULATION – STATE HIGHWAYS – Other Initiatives</i>]
8.A.11. <u>The County shall encourage Caltrans and the Regional Transportation Agency to provide for a Level of Service D or better on all State highways within the county.</u>	[Relocated to <i>TRANSPORATION AND CIRCULATION – STATE HIGHWAYS – Other Initiatives</i>]
8.A.16. <u>The County shall continue to participate with the Regional Transportation Planning Agency, other jurisdictions, and Caltrans in planning and programming improvements to the State highway system, in accordance with State and Federal transportation planning and programing procedures, so as to maintain acceptable levels of service for Del Norte County residents on all State highways in the county.</u>	[Relocated to <i>TRANSPORATION AND CIRCULATION – STATE HIGHWAYS – Other Initiatives</i>]
8.A.17. <u>Where requested by the community, the County should work with the Regional Transportation Agency, Caltrans, and local property owners in those visitor-serving commercial areas where a State highway provides the only access to their uses in order to develop an overall access, parking, pedestrian and/or landscaping plan for the visitor-serving commercial area. These areas include: 101/Stateline, South Beach, Woodland Villa/Trees of Mystery, Hiouchi, and Gasquet.</u>	[Relocated to <i>TRANSPORATION AND CIRCULATION – STATE HIGHWAYS – Other Initiatives</i>]
8.B.1. <u>The County shall expand and maintain its road system according to the classifications and designations shown in Tables 8-2 and 8-3.</u>	8.B.1. The County shall expand and maintain its road system according to the classifications and designations shown in Tables 8-2 and 8-3.

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<p>8.B.2. <u>The County shall continue to require that all new and improved roads be designed in accordance with the County’s adopted public and private road standards.</u></p>	<p>8.B.2. The County shall continue to require that all All new and improved roads shall be designed in accordance with the County’s adopted public and private road standards.</p>
<p>8.B.3. <u>The County shall require that private roads proposed to be dedicated to the County-maintained road system meet the construction standards for public roads applicable at the time they are accepted by the County system.</u></p>	<p>8.B.3. The County shall require that private Private roads proposed to be dedicated to the County-maintained road system shall meet the construction standards for public roads applicable at the time they are accepted by the County system.</p>
<p>8.B.5. <u>The County shall utilize the Caltrans Highway Design Manual and Traffic Manual to ensure the development of adequate, safe public roadways, including, but not limited to, warrants for traffic control devices such as stop signs or traffic signals.</u></p>	<p>[Relocated to <i>TRANSPORTATION AND CIRCULATION – COUNTY ROADS – Other Initiatives</i>]</p>
<p>8.B.6. <u>The County shall endeavor to manage its roadway system so as to maintain Level of Service C operation, except for intersections with any State highway, where Level of Service D shall be acceptable. (Definitions of service levels are shown in Tables 8-4 and 8-5.) The County may allow exceptions to these level of service standards where it finds that the improvements or other measures required to achieve the LOS standards are unacceptable based on established criteria. In allowing any exception to the standards, the County may consider the following factors:</u></p> <ul style="list-style-type: none"> a. <u>The number of hours per day that the intersection or roadway segment would operate at conditions worse than the standard;</u> b. <u>The ability of the required improvement to significantly reduce peak hour delay and improve traffic operations;</u> c. <u>The right-of-way needs and the physical impacts on surrounding properties;</u> d. <u>The visual aesthetics of the required improvement and its impact on community identity and character;</u> e. <u>Environmental impacts including air quality and noise impacts;</u> f. <u>Construction and right-of-way acquisition costs;</u> g. <u>The impacts on general safety;</u> h. <u>The impacts of the required construction phasing and traffic maintenance;</u> i. <u>The impacts on quality of life as perceived by residents; and</u> j. <u>Consideration of other environmental, social, or economic factors on which the County may base findings to allow an exceedance of the standards.</u> <p><u>Exceptions to the standards will only be allowed after all feasible measures and options are explored, including alternative forms of transportation.</u></p>	<p>[Relocated to <i>TRANSPORTATION AND CIRCULATION – COUNTY ROADS – Other Initiatives</i>]</p>
<p>8.B.8. <u>Subject to funding availability, the County shall plan and implement a road network to serve the needs of local traffic. Where feasible, this road network may include roadways parallel to regional facilities so that the regional roadway system can function effectively and efficiently.</u></p>	<p>[Relocated to <i>TRANSPORTATION AND CIRCULATION – COUNTY ROADS – Other Initiatives</i>]</p>

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<p>8.B.9. <u>The County shall attempt to minimize the use of through-traffic on neighborhood roadways. This through-traffic, including through truck traffic, shall be directed to appropriate routes in order to maintain public safety and local quality of life.</u></p>	<p>[Relocated to <i>TRANSPORATION AND CIRCULATION – COUNTY ROADS – Other Initiatives</i>]</p>
<p>8.B.10. <u>The County shall continue to require all new development to provide off-street parking, either on-site or in consolidated lots.</u></p>	<p>8.B.10. 8.B.5. The County shall continue to require All new development to shall provide off-street parking, either on-site or in consolidated lots.</p>
<p>8.B.11. <u>The County shall require new land development projects to contribute its fair share of the cost of any street and highway improvements that can be assigned to the traffic-generating attributes of the new or intensified uses. Any project that is expected to generate more than 60 trips per day shall be required to submit a traffic analysis as part of the permit application and will be required to mitigate traffic impacts identified. Regardless of the number of trips generated by a given project, a traffic study may be required if traffic safety issues warrant such a study.</u></p>	<p>8.B.11. 8.B.6. The County shall require new New land development projects shall be required to contribute its their fair share of the cost of any street and highway improvements that can be assigned to the traffic-generating attributes of the new or intensified uses. Any project that is expected to generate more than 60 trips per day shall be required to submit a traffic analysis as part of the permit application and will be required to mitigate traffic impacts identified. Regardless of the number of trips generated by a given project, a traffic study may be required if traffic safety issues warrant such a study</p>
<p>8.B.14. <u>The County shall continue to maintain a list of improvements and construction projects for County roads and categorize these projects according to need and cost, and then prioritize these projects. This list will serve as a guide to development and can be used by the various County departments in determining the effect upon their activities.</u></p>	<p>[Relocated to <i>TRANSPORATION AND CIRCULATION – COUNTY ROADS – Other Initiatives</i>]</p>
<p>8.B.15. <u>The County considers seasonal operation and maintenance of local public roads that serve resource land use areas a low priority.</u></p>	<p>[Relocated to <i>TRANSPORATION AND CIRCULATION – COUNTY ROADS – Other Initiatives</i>]</p>
<p>8.B.16. <u>As development occurs, the County shall require the extension of State Street to Elk Valley Road to provide better access to the adjacent industrial and residential areas.</u></p>	<p>8.B.16. 8.B.7. As development occurs, the County shall require the extension in the vicinity of State Street road extensions to Elk Valley Road shall be required to provide better access to the adjacent industrial and residential areas.</p>
<p>8.B.17. <u>As development occurs in the Washington Park area, the County shall require that Arlington Drive be extended north as an urban collector road to provide primary access to the Wakefield Ranch area.</u></p>	<p>8.B.17. 8.B.8. As development occurs in the Washington Park area, the County shall require that Arlington Drive shall be extended north as an urban collector road to provide primary access to the Wakefield Ranch area.</p>
<p>8.B.18. <u>At the time of development of the Wakefield Ranch (APNs 116-020-03, 04, 05 & 040-08, 11 & 17), the County shall require two access points for the project to provide for secondary circulation and emergency access.</u></p>	<p>8.B.17. 8.B.8. As development occurs in the Washington Park area, the County shall require that Arlington Drive shall be extended north as an urban collector road to provide primary access to the Wakefield Ranch area.</p>
<p>8.B.19. <u>As development occurs, the County shall review the need for transportation improvements on Old Mill Road from Northcrest Drive to the Lake Earl Wildlife Area.</u></p>	<p>[Relocated to <i>TRANSPORATION AND CIRCULATION – COUNTY ROADS – Other Initiatives</i>]</p>
<p>8.B.20. <u>As development occurs, the County shall review the need for an extension of Washington Blvd. easterly to Elk Valley Road for quicker emergency response and more convenient access. At such time, the County shall seek funding through the Local Transportation Commission for project study and design.</u></p>	<p>[Relocated to <i>TRANSPORATION AND CIRCULATION – COUNTY ROADS – Other Initiatives</i>]</p>
<p>8.B.21. <u>The County shall monitor Northcrest Drive every</u></p>	<p>[Relocated to <i>TRANSPORATION AND</i></p>

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<u>five years to determine if congestion is occurring. At the appropriate time, the County shall consider the extension of left-turn median lanes and/or any warranted traffic control devices already begun on Northcrest Drive.</u>	CIRCULATION – COUNTY ROADS – <i>Other Initiatives</i>]
8.E.1. <u>Where feasible, the County shall provide for the extension of sidewalks, trails, and walking facilities throughout urban areas to allow for convenient and safe pedestrian movement.</u>	8.E.1. Where feasible, the County shall provide for the extension of sidewalks Sidewalks , trails, and walking facilities shall be extended, where feasible , throughout urban areas to allow for convenient and safe pedestrian movement.
8.E.2. <u>Where feasible, the County shall provide that pedestrian walkways are to be separated and protected from automobile traffic.</u>	8.E.2. Where feasible, the County shall provide that pedestrian walkways shall be provided are to be separated and protected from automobile traffic.
8.E.3. <u>The County shall promote the linkage of sidewalks and walkways with bike and pedestrian trails leading to and through outdoor recreational areas such as parks and schools, as well as commercial areas.</u>	[Relocated to TRANSPORTATION AND CIRCULATION – NON-MOTORIZED TRANSPORTATION CONTROL MEASURES – <i>Other Initiatives</i>]
8.E.4. <u>The County shall coordinate with local school districts to assure that safe routes to schools are available to all students.</u>	[Relocated to TRANSPORTATION AND CIRCULATION – NON-MOTORIZED TRANSPORTATION CONTROL MEASURES – <i>Other Initiatives</i>]
8.E.5. <u>The County shall promote the development of a comprehensive and safe system of recreational and commuter bicycle routes that provides connections between the county's major recreation, employment, and housing areas and between its existing and planned bikeways, based upon routes identified in Table 8-6.</u>	[Relocated to TRANSPORTATION AND CIRCULATION – NON-MOTORIZED TRANSPORTATION CONTROL MEASURES – <i>Other Initiatives</i>]
8.E.6. <u>The County shall continue to coordinate with LTCO and the City of Crescent City in updating and implementing the <i>Del Norte County and Crescent City Bicycle Facilities Plan</i> and continue to include or consider trails of interest to the public such as the Hobbs Wall, Harbor, and Pebble Beach routes in addition to commuter routes and those which may be coordinated with State and Federal trails.</u>	[Relocated to TRANSPORTATION AND CIRCULATION – NON-MOTORIZED TRANSPORTATION CONTROL MEASURES – <i>Other Initiatives</i>]
8.E.7. <u>The County shall work with Federal, State, and other local agencies to coordinate planning and development of interconnected bikeways and multi-purpose trails.</u>	[Relocated to TRANSPORTATION AND CIRCULATION – NON-MOTORIZED TRANSPORTATION CONTROL MEASURES – <i>Other Initiatives</i>]
8.E.10. <u>In urban areas, the County shall require developers to finance and install pedestrian walkways in new development projects in compliance with the Americans with Disabilities Act (ADA).</u>	8.E.10. In urban areas, the County shall require developers shall be required to finance and install pedestrian walkways in new development projects in compliance with the Americans with Disabilities Act (ADA).
8.E.11. <u>The County shall support the development of parking areas near access to hiking and equestrian trails.</u>	[Relocated to TRANSPORTATION AND CIRCULATION – NON-MOTORIZED TRANSPORTATION CONTROL MEASURES – <i>Other Initiatives</i>]
8.E.12. <u>The County shall encourage the development of multi-use shoulders to accommodate non-motorized traffic along State highways.</u>	[Relocated to TRANSPORTATION AND CIRCULATION – NON-MOTORIZED TRANSPORTATION CONTROL MEASURES – <i>Other Initiatives</i>]
8.E.13. <u>The County shall coordinate with the City of Crescent City and Caltrans to ensure that bicycle planning on State highways maximizes safety.</u>	[Relocated to TRANSPORTATION AND CIRCULATION – NON-MOTORIZED TRANSPORTATION CONTROL MEASURES – <i>Other</i>

New Policy	Suggested Modified New Policy
8.F.1. <u>The County shall continue to pursue opportunities for the economic development of McNamara Field which is the major air transportation and service facility in the region.</u>	Initiatives] [Relocated to <i>TRANSPORATION AND CIRCULATION – AIR TRANSPORTATION – Other Initiatives]</i>
8.F.2. <u>The County shall plan and pursue funding for the redevelopment of the regional terminal facilities at McNamara Field.</u>	[Relocated to <i>TRANSPORATION AND CIRCULATION – AIR TRANSPORTATION – Other Initiatives]</i>
8.F.3. <u>The County shall continue to provide areas for commercial and recreational hangars for the storage of aircraft based at McNamara Field.</u>	[Relocated to <i>TRANSPORATION AND CIRCULATION – AIR TRANSPORTATION – Other Initiatives]</i>
8.F.4. <u>McNamara Field (Crescent City Airport) is designated as a coastal-dependent use due to its location on a coastal headland and there is no less damaging environmental alternative site within the Coastal Zone (which extends to the foothills 5 ½ miles inland of the ocean), there is no feasible alternate location to construct a replacement commercial airport outside of the Coastal Zone, and the airport is an essential public facility for transportation, commerce, medical transport, and emergency services to this isolated community.</u>	[Relocated to <i>TRANSPORATION AND CIRCULATION – AIR TRANSPORTATION – Other Initiatives]</i>
8.F.5. <u>The County shall continue to maintain navigational aids at McNamara Field are recognized as crucial to improve the reliability and safety of service.</u>	8.F.5. The County shall continue to maintain navigational <u>The maintenance of navigational</u> aids at McNamara Field are is recognized as <u>crucial</u> to improve the reliability and safety of service.
8.F.6. <u>Agricultural leases may be offered for lands at McNamara Field.</u>	[Relocated to <i>TRANSPORATION AND CIRCULATION – AIR TRANSPORTATION – Other Initiatives]</i>
8.F.7. <u>The County shall provide that land uses in the vicinity of McNamara Field’s approach and takeoff zones is held to the lowest densities and development intensities possible. Height zoning should be vigorously enforced. Encroachment into the horizontal or vertical zones should be prohibited.</u>	[Relocated to <i>TRANSPORATION AND CIRCULATION – AIR TRANSPORTATION – Other Initiatives]</i>
8.F.9. <u>The County shall continue to maintain a list of improvements and construction projects to be accomplished at County airports.</u>	[Relocated to <i>TRANSPORATION AND CIRCULATION – AIR TRANSPORTATION – Other Initiatives]</i>
8.F.10. <u>The County shall allow, where appropriate, public or group recreational events on airport properties subject to the securement of a permit.</u>	[Relocated to <i>TRANSPORATION AND CIRCULATION – AIR TRANSPORTATION – Other Initiatives]</i>
8.G.1. <u>The County shall continue to work with the City of Crescent City and the Harbor District to continue to support the maintenance and dredging of the harbor to provide boat access for commercial and recreational boating.</u>	[Relocated to <i>TRANSPORATION AND CIRCULATION – MARINE TRANSPORTATION – Other Initiatives]</i>

Suggested New Policies
<u>7.A.1. New residential, commercial, or industrial development, except as otherwise provided in this Coastal Land Use Plan, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources.</u>
<u>7.A.9 The location and amount of new development should maintain and enhance public access to the coast by (1) facilitating the provision or extension of transit service, (2) providing commercial facilities within or adjoining residential development or in other areas that will minimize the use of coastal access roads, (3) providing non-</u>

automobile circulation within the development, (4) providing adequate parking facilities or providing substitute means of serving the development with public transportation, (5) assuring the potential for public transit for high intensity uses such as high-rise office buildings, and by (6) assuring that the recreational needs of new resident will not overload nearby coastal recreation areas by correlating the amount of development with local park acquisition and development plans with the provision of onsite recreational facilities to serve the new development.

7.A.10 No permit for development shall be approved unless it can be demonstrated that such development will be served upon completion with adequate services, including but not limited to potable water; wastewater treatment; storm drainage; fire and emergency medical response; police protection; transportation; schools; and solid waste collection and disposal as applicable to the proposed development.

a. Demonstration of adequate water and sewer facilities shall include evidence that adequate capacity exists within the system to serve the development and all other known and foreseeable development the system is committed to serving, and that the municipal system will provide such service for the development;

b. Demonstration of adequate road facilities shall include information demonstrating that (i) access roads connecting to a public street can be developed in locations and in a manner consistent with LCP policies and (ii) that the traffic generated by the proposed development, and all other known and foreseeable development, will not cause Levels of Service (LOS) of roads, streets, and intersections with the City to reduce below accepted LOS standards.

Lack of adequate services to serve the proposed development shall be grounds for denial of the development.

7.B.1. New or expanded water supply and delivery public works facilities shall be designed and limited to accommodate needs generated by development or uses planned for and permitted consistent with the provisions of this Coastal Land Use Plan. Special districts shall not be formed or expanded except where assessment for, and provision of, water service would not induce new development inconsistent with this division. Where existing or planned water supply and delivery public works facilities can accommodate only a limited amount of new development, provision of these services to: (1) coastal dependent land uses, (2) essential public services and basic industries vital to the economic health of the region, state, or nation such as agriculture, (3) public recreation, (4) commercial recreation, and (5) visitor-serving land uses shall not be precluded by other development.

7.C.1. ~~This policy number left intentionally blank.~~ New or expanded wastewater collection, treatment, and disposal public works facilities shall be designed and limited to accommodate needs generated by development or uses planned for and permitted consistent with the provisions of this Coastal Land Use Plan. Special districts shall not be formed or expanded except where assessment for, and provision of, wastewater service would not induce new development inconsistent with this division. Where existing or planned wastewater collection, treatment, and disposal public works facilities can accommodate only a limited amount of new development, provision of these services to coastal dependent land use, essential public services and basic industries vital to the economic health of the region, state, or nation, public recreation, commercial recreation, and visitor-serving land uses shall not be precluded by other development.

7.D.1. New or expanded solid waste collection and disposal public works facilities shall be designed and limited to accommodate needs generated by development or uses planned for and permitted consistent with the provisions of this Coastal Land Use Plan. Special districts shall not be formed or expanded except where assessment for, and provision of, solid waste service would not induce new development inconsistent with this division. Where existing or planned solid waste collection and disposal public works facilities can accommodate only a limited amount of new development, provision of these services to (1) coastal dependent land use, (2) essential public services and basic industries vital to the economic health of the region, state, or nation, (3) public recreation, (4) commercial recreation, and (5) visitor-serving land uses shall not be precluded by other development.

7.I.1. New or expanded public utility facilities shall be designed and limited to accommodate needs generated by development or uses planned for and permitted consistent with the provisions of this Coastal Land Use Plan. Special districts shall not be formed or expanded except where assessment for, and provision of, public utility services would not induce new development inconsistent with this division. Where existing or planned public utility facilities can accommodate only a limited amount of new development, provision of these services to coastal dependent land use, essential public services and basic industries vital to the economic health of the region, state, or nation, public recreation, commercial recreation, and visitor-serving land uses shall not be precluded by other development.

7.J.1. New or expanded stormwater and drainage treatment, collection, and conveyance public works facilities shall be designed and limited to accommodate needs generated by development or uses planned for and permitted consistent with the provisions of this Coastal Land Use Plan. Special districts shall not be formed or expanded except where assessment for, and provision of, stormwater facilities would not induce new development inconsistent

with this division. Where existing or planned stormwater collection, treatment, and conveyance public works facilities can accommodate only a limited amount of new development, provision of these services to coastal dependent land use, essential public services and basic industries vital to the economic health of the region, state, or nation, public recreation, commercial recreation, and visitor-serving land uses shall not be precluded by other development.

Exhibit E-14: Land Use Plan Policies Comparison Matrix – Visual Resources

CURRENTLY-CERTIFIED POLICY	PROPOSED AMENDED POLICY	SUGGESTED MODIFIED POLICY
<p>VR-1: The County encourages the continuation of existing land uses, where appropriate, to maintain open views in highly scenic areas.</p>	<p>6.A.1: The County <u>should</u> encourages the continuation of existing land uses, where appropriate, to maintain open views in highly scenic areas.</p>	<p>[Moved to <i>VISUAL RESOURCES</i> – Other Initiatives]</p>
<p>VR-2: Proposed development within established highly scenic areas shall be visually compatible with their scenic surroundings, by being reflective of the character of the existing land uses while conforming to the land use criteria. As set forth in the land use component and subsequent zoning ordinance.</p>	<p>Policy to be Discontinued</p>	<p>See suggested new policy 6.A.1.</p>
<p>VR-3: An architectural review committee may be established by the County to evaluate and make recommendations on the design and placement of new development within highly scenic areas of the Coastal Zone. Specific standards for architectural design and placement shall be developed by the review committee utilizing the guidelines stated in Section J of this report and the LCP Policies concerning visual and other related resources. *NOTE: A “highly scenic area” is defined by the criteria of Section II, A and B.</p>	<p>6.D.2: An architectural review committee may be established by the County <u>shall continue</u> to evaluate <u>provide an opportunity for coastal neighborhoods</u> and make recommendations on <u>to address specific the design and placement of new development within highly scenic areas of or historic resources by the Coastal Zone. Specific specific standards for architectural design and placement shall be developed by designation through the review committee utilizing optional Coastal-Visual zoning program. the The guidelines stated in Section J of this report and County shall also expand the LCP Policies concerning visual availability of the program, to areas outside the Coastal Zone. Neighborhoods which might utilize this program include but are not limited to Gasquet, Hiouchi, Smith River town, Pebble Beach, the Harbor, South Beach, and other related resources gateway areas.</u> *NOTE: A “highly scenic area” is defined by the criteria of Section II, A and B.</p>	<p>6.D.2, 6.A.3. The County shall continue to provide an opportunity <u>Opportunities shall be provided</u> for coastal neighborhoods and communities to address specific scenic or historic resources by specific designation through the optional Coastal <u>Areas Combining District’s Highly Scenic Visual Resource Areas</u> zoning program. The County shall also expand the availability of the program to areas outside the Coastal Zone. Neighborhoods which might utilize this program include but are not limited to Gasquet, Hiouchi, Smith River town, Pebble Beach, the Harbor, South Beach, and gateway areas.</p>
<p>VR-4: The architectural review committee may also be</p>		

CURRENTLY-CERTIFIED POLICY	PROPOSED AMENDED POLICY	SUGGESTED MODIFIED POLICY
delegated the responsibility of evaluating the design and placement of outdoor advertizing signs in the Coastal Zone, consistent with the permitting ordinances.	See 6.D.2	See suggested-to-be-modified Policy 6.A.3.
<p>VR-5: The alteration of natural landforms in highly scenic areas shall be minimized, where feasible, in construction projects by:</p> <p>a. Designing roadways, driveways and other corridors to blend with the natural contours of the landscape by avoiding excessive cuts and fills.</p> <p>b. Concentrating development on relatively level areas over steep hillsides. Provisions to be considered include: clustering; density exchange and open space dedication.</p>	<p>6.A.4: The <u>The County shall continue to require the</u> alteration of natural landforms in highly scenic areas shall to be minimized, where feasible, in construction projects by:</p> <p>a. Designing roadways, driveways and other corridors to blend with the natural contours of the landscape by avoiding excessive cuts and fills-; <u>and</u></p> <p>b. Concentrating development on relatively level areas over steep hillsides. Provisions to be considered include: clustering; density exchange, and open space dedication.</p>	<p>6.A.4. The County shall continue to require the alteration of natural landforms in designated scenic areas <u>shall be required</u> to be minimized, where feasible, in construction projects by:</p> <p>a. Designing roadways, driveways, and other corridors to blend with the natural contours of the landscape by avoiding excessive cuts and fills; and</p> <p>b. Concentrating development on relatively level areas over steep hillsides. Provisions to be considered include: clustering, density exchange, and open space dedication. [Struck provision revised and moved to <i>PROTECTION OF VISUAL RESOURCES AND SCENIC AREAS – Other Initiatives</i>]</p>
<p>VR-6: Activities which significantly and permanently alter natural landforms, such as mining and excavation, shall be required to restore disturbed areas to, close as possible, a natural appearance.</p>	<p>6.D.7: Activities <u>The County shall require activities</u> which significantly and permanently alter natural landforms, such as mining and excavation, shall be required to restore disturbed areas to, <u>as</u> close as possible, a natural appearance.</p>	<p>6.D.7. 6.A.5. The County shall require activities <u>Activities</u> which significantly and permanently alter natural landforms, such as mining and excavation, <u>shall be required</u> to restore disturbed areas to, as close as possible, a natural appearance.</p>
<p>VR-7: Funds should be sought from the Coastal Conservancy or other sources to establish a Logo Signing System for Highway 101 north and south of Crescent City. After an appropriate amortization period, existing off-premise signs located within scenic corridors shall be removed and replaced by a well designed Logo system similar to that used by the Oregon State Highway Division.</p>	Policy to be Discontinued	No recommendation
<p>VR-8: The County should discourage the littering of its beaches, roadways and other public use areas with the following:</p> <p>a. Seek funds for the placement and maintenance of additional litter receptacles for recreational areas, highway turnouts and</p>	<p>6.A.2: The County should discourage the littering of its beaches, roadways and other public use areas with the following:</p> <p>a. Seek funds for the placement and maintenance of additional litter receptacles for recreational areas, highway turnouts and</p>	<p>[Moved to <i>PROTECTION OF VISUAL RESOURCES AND SCENIC AREAS – Other Initiatives</i>]</p>

CURRENTLY-CERTIFIED POLICY	PROPOSED AMENDED POLICY	SUGGESTED MODIFIED POLICY
other public use area; b. Encourage public education and community anti-litter programs.	other public use area; <u>and</u> b. Encourage public education and community anti-litter programs.	
VR-9: In order to enhance the general public's accessibility to Del Norte County's numerous scenic areas, funding the "County Scenic Drive Program" as outlined in the County's General Plan should be sought and the program implemented.	Policy to be Discontinued	No recommendation
VR-10: New or relocated utility lines shall be placed underground, whenever feasible and when warranted in highly scenic coastal areas. Utility lines that cannot feasibly be placed underground in highly scenic areas shall be aligned so as to best maintain scenic natural resources.	Policy to be Discontinued	No recommendation
VR-11: Lands designated as Special Treatment Areas (STAs) shall continue to receive specific consideration under current forest practice regulations of the California Department for Forestry in order to maintain their natural and scenic qualities.	Policy to be Discontinued	No recommendation

New Policy	Suggested Modified New Policy
<u>6.A.3. The County shall encourage the provision of public access to significant natural and cultural resources and scenic vistas through scenic routes, scenic highways, and scenic byways.</u>	[Moved to Part II, Section 5 <i>PUBLIC ACCESS – Policies</i>]
<u>6.A.5. Although timber harvesting will not be eliminated from the scenic area, the County should encourage the State to use selective cutting or thinning, however, patchwork cutting to topography may also be considered.</u>	[Moved to <i>PROTECTION OF VISUAL RESOURCES AND SCENIC AREAS – Other Initiatives</i>]
<u>6.A.7. The County shall urge State facilities, to use low-energy shielded lights to be directed downward for better efficiency and to minimize nighttime glare.</u>	[Moved to <i>PROTECTION OF VISUAL RESOURCES AND SCENIC AREAS – Other Initiatives</i>]
<u>6.A.8. The County shall require lights in the Pt. St. George/Pebble Beach area to be shielded, when feasible, so they are directed down and away from the ocean to minimize impact on off-shore reef and island habitats.</u>	6.A.8. 6.A.6. The County shall require lights Exterior lighting in the Pt. St. George/Pebble Beach area shall be required to be shielded, when feasible, so they are directed down and away from the ocean to minimize impact on off-shore reef and island habitats.
<u>6.A.10 The County shall continue to require that all lighting for discretionary projects, including illuminated signs, be arranged so that there will be no annoying glare directed or reflected toward residence building or residence</u>	6.A.10. 6.A.7. The County shall continue to require that all All exterior lighting for discretionary projects, including illuminated signs, shall be arranged so that there will be no annoying glare directed or reflected toward

New Policy	Suggested Modified New Policy
<u>district.</u>	residence building or residence district.
6.A.11 <u>The County shall maintain the coastal scenic viewpoints in scenic corridors which the County owns as identified in Table 6-1 and illustrated in Figure 6-1.</u>	6.A.11, 6.A.8. The County shall maintain the coastal scenic viewpoints in scenic corridors which the County owns as identified in Table 6-1 and illustrated in Figure 6-1.
1.C.11. The County shall continue to limit development involving significant alteration of the natural landform on slopes greater than 30 percent.	1.C.11, 6.A.9. The County shall continue to limit development Development involving significant alteration of the natural landform on slopes greater than 30 percent shall be limited to those uses and facilities which cannot be feasibly developed elsewhere. [Relocated from Part II, Section 1 – <i>ONSHORE FISHERIES RESOURCES – Policies</i>]
6.B.2. <u>The County should continue to limit new on- and off-site outdoor commercial advertising, including billboards, and shall pursue removal of illegally erected signs within designated scenic highway corridors or in designated gateway areas, in order to protect visual quality. The County should support participation in centralized signage programs and develop a sign amortization program if funding is available.</u>	6.B.2. The County should continue to limit new New on- and off-site outdoor commercial advertising, including billboards, shall be limited and shall pursue removal of illegally erected signs within designated scenic highway corridors or in designated gateway areas shall be pursued in the review and conditioning of development projects, where feasible, in order to protect visual quality. The County should support participation in centralized signage programs and develop a sign amortization program if funding is available.  (New) [Struck provision moved to <i>SCENIC HIGHWAYS AND DRIVES – Other Initiatives</i>]
6.B.3. <u>The County shall continue to work with Caltrans and the States of Oregon and Washington in updating the U.S. Tri-State Pacific Coast Scenic Byway Corridor Management Plan to reflect present conditions.</u>	[Moved to <i>SCENIC HIGHWAYS AND DRIVES – Other Initiatives</i>]
6.B.4. <u>The County should encourage coordination of scenic route programs among local, regional, and state jurisdictions, recognizing that scenic routes are a resource of more than local importance.</u>	[Moved to <i>SCENIC HIGHWAYS AND DRIVES – Other Initiatives</i>]
6.B.5. The County should continue to utilize design criteria for outdoor advertising, such as business signs which include: a. The signs should be sufficient in size to describe or indicate the service available; b. Off-site signs should be restricted to commercial or industrially zoned areas; and c. The signs should meet or exceed the requirements of the County sign ordinance.	6.B.5, 6.B.3. The County should continue to utilize design Design criteria for shall be utilized in the permitting of outdoor advertising, such as along designated scenic highway or drive roadsides for both onsite business signs and offsite billboards and signage, which include: a. The signs should shall be sufficient in size to describe or indicate the service available, but not overly large as to be disharmonious with, or obstruct views to and along, scenic coastal areas; b. Off-site signs should shall be restricted to commercial or industrially zoned areas; and c. The signs should shall meet or exceed the requirements of the County sign ordinance.
6.B.6. <u>The County should encourage Caltrans to establish a safe gateway to California on Highway 101 near the state border.</u>	[Moved to <i>SCENIC HIGHWAYS AND DRIVES – Other Initiatives</i>]
6.C.1. The County should continue the maintenance, enhancement, and promotion of the scenic qualities of local county roads.	[Moved to <i>SCENIC HIGHWAYS AND DRIVES – Other Initiatives</i>]
6.C.2. The County should consider the following roads as	[Moved to <i>SCENIC HIGHWAYS AND DRIVES –</i>

New Policy	Suggested Modified New Policy
part of potential scenic drives: [...]	<i>Other Initiatives</i>
6.C.3. Where feasible, the County scenic drives should link with any city scenic drive route(s).	[Moved to <i>SCENIC HIGHWAYS AND DRIVES – Other Initiatives</i>]
6.C.4. The County should consider designation of local scenic routes in order to promote outstanding scenic quality within different geographic settings.	[Moved to <i>SCENIC HIGHWAYS AND DRIVES – Other Initiatives</i>]
6.C.5. The County should create a sign program for scenic drives that orients and educates residents and visitors about important habitats and vistas. The sign’s color and materials shall be in harmony with the natural surroundings.	[Moved to <i>SCENIC HIGHWAYS AND DRIVES – Other Initiatives</i>]
6.D.1. The County shall continue to provide for scenic resources through such means as grading standards, sign ordinances, density limitations, and by providing for special designations such as planned units developments and scenic neighborhood zoning.	[Moved to <i>SCENIC HIGHWAYS AND DRIVES – Other Initiatives</i>]
6.C.4. The County should consider designation of local scenic routes in order to promote outstanding scenic quality within different geographic settings.	[Moved to <i>SCENIC HIGHWAYS AND DRIVES – Other Initiatives</i>]
6.C.5. The County should create a sign program for scenic drives that orients and educates residents and visitors about important habitats and vistas. The sign’s color and materials shall be in harmony with the natural surroundings.	[Moved to <i>SCENIC HIGHWAYS AND DRIVES – Other Initiatives</i>]
6.D.1. The County shall continue to provide for scenic resources through such means as grading standards, sign ordinances, density limitations, and by providing for special designations such as planned units developments and scenic neighborhood zoning.	[Revised, renumbered as <i>PROTECTION OF VISUAL RESOURCES AND SCENIC AREAS</i> Policy 6.A.2]
6.D.2. The County shall continue to provide an opportunity for coastal neighborhoods and communities to address specific scenic or historic resources by specific designation through the optional Coastal-Visual zoning program. The County shall also expand the availability of the program to areas outside the Coastal Zone. Neighborhoods which might utilize this program include but are not limited to Gasquet, Hiouchi, Smith River town, Pebble Beach, the Harbor, South Beach, and gateway areas.	[Revised, renumbered as <i>PROTECTION OF VISUAL RESOURCES AND SCENIC AREAS</i> Policy 6.A.3]
6.C.3. Where feasible, the County scenic drives should link with any city scenic drive route(s).	[Struck: Redundancy with <i>SCENIC HIGHWAYS AND DRIVES</i> Policy 6.C.3.]
6.C.4. The County should consider designation of local scenic routes in order to promote outstanding scenic quality within different geographic settings.	[Struck: Redundancy with <i>SCENIC HIGHWAYS AND DRIVES</i> Policy 6.C.4.]
6.C.5. The County should create a sign program for scenic drives that orients and educates residents and visitors about important habitats and vistas. The sign’s color and materials shall be in harmony with the natural surroundings.	[Struck: Redundancy with <i>SCENIC HIGHWAYS AND DRIVES</i> Policy 6.C.5.]
6.D.6. The County should coordinate with the City in developing an underground utilities priority list utilizing identified scenic highways, scenic drives and/or scenic areas for use when funding for undergrounding is available.	[Moved to <i>PROTECTION OF VISUAL RESOURCES AND SCENIC AREAS – Other Initiatives</i>]
6.D.7. The County shall require activities which significantly and permanently alter natural landforms, such as mining and excavation, to restore disturbed areas to, as	[Moved, renumbered as <i>PROTECTION OF VISUAL RESOURCES AND SCENIC AREAS</i> Policy 6.A.5.]

New Policy	Suggested Modified New Policy
close as possible, a natural appearance.	
6.D.8. <u>The County should work with the State and Federal government to establish scenic gateways to Redwood National and State Parks and the Smith River National Recreation Area.</u>	[Moved to <i>PROTECTION OF VISUAL RESOURCES AND SCENIC AREAS – Other Initiatives</i>]
6.D.9. The County shall recognize that the degree of success of this section will depend upon the majority of the public’s acceptance of it and the implementation measures utilized.	[Moved to <i>PROTECTION OF VISUAL RESOURCES AND SCENIC AREAS – Other Initiatives</i>]

Suggested New Policies
<p><u>6.A.1. The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.</u></p>