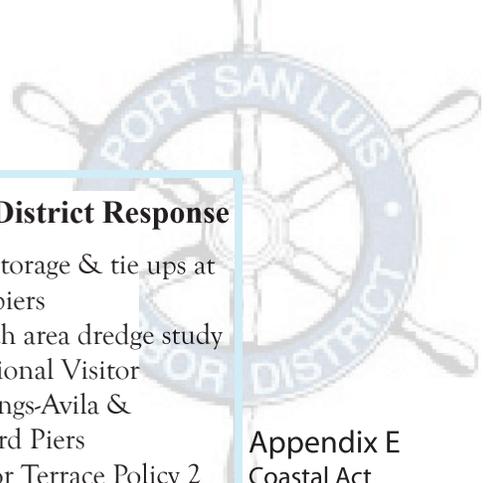




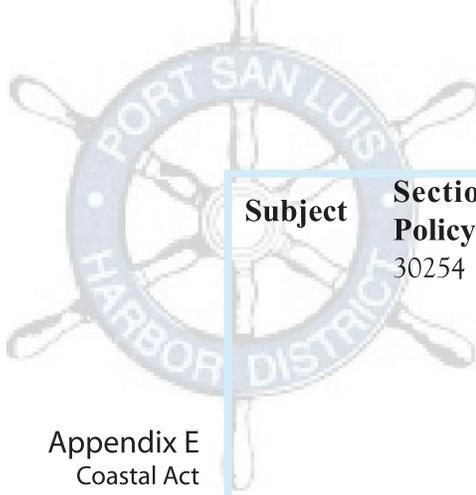
Appendix E

Coastal Act Consistency Checklist



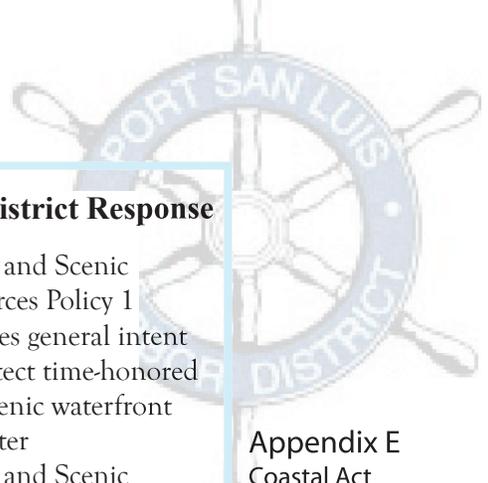
Subject	Section/ Policy	Coastal Act Language	Harbor District Response
Priority of Uses	30224	Increased recreational boating use of coastal waters shall be encouraged...by developing dry storage areas, increasing public launching facilities, providing additional berthing space...limiting non-water dependent land uses that congest access corridors and preclude boating support facilities... and by providing for new boating facilities in natural harbors...	<ul style="list-style-type: none"> ▪ Skiff storage & tie ups at both piers ▪ Launch area dredge study ▪ Additional Visitor Landings-Avila & Harford Piers ▪ Harbor Terrace Policy 2 reserves area on Harbor Terrace for trailered boat storage ▪ Access Policy 3 Road Capacity Reserve
	30234	Facilities serving commercial fishing and recreational boating industries shall be protected and where feasible upgraded. Existing commercial fishing and recreational boating space shall not be reduced unless the demand for those facilities no longer exists or adequate substitute space has been provided. Proposed recreational facilities shall where feasible be designed and located in such a fashion as not to interfere with the needs of the commercial fishing industry.	<ul style="list-style-type: none"> ▪ Open Water Policy 1 limits water area conflicts ▪ Priorities Policy 3 recognizes and protects boating and fishing activities as important to Port San Luis ▪ Improvement Plan recommends numerous upgrades to fishing and boating facilities including new landings, skiff storage, improve parking area circulation and capacity at Landing parking lot ▪ Improvement Plan recommends improved storage facilities on Harbor Terrace
	30234.5	The economic, commercial and recreational importance of fishing activities shall be recognized and protected.	<ul style="list-style-type: none"> ▪ Priority Policy 3 recognizes and protects boating and fishing activities

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Subject	Section/ Policy	Coastal Act Language	Harbor District Response
	30254	<p>...(partial) Where existing or planned public works facilities can accommodate only a limited amount of new development, 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.</p>	<ul style="list-style-type: none"> ▪ Priority Policy 1 gives preference to coastal dependent uses in development decisions and reserves Harbor District services and resources ▪ Priority Policy 4 provides for the protection and enhancement of recreational and visitor serving uses, including low cost. ▪ Access Policy 3 reserves road capacity for coastal dependent and coastal related uses
	30255	<p>Coastal dependent developments shall have priority over other developments on or near the shoreline...shall not be sited in a wetland...should be accommodated within reasonable proximity to the coastal dependent uses they support.</p>	<ul style="list-style-type: none"> ▪ Priority Policy 1 gives preference to coastal dependent uses in development and use decisions ▪ Harbor Terrace Policy 2 reserves area to serve existing and future harbor users
Lower-cost visitor-serving opportunities	30213	<p>Lower cost visitor and recreational facilities shall be protected, encouraged, and where feasible, provided. Developments providing public recreational opportunities are preferred.</p>	<ul style="list-style-type: none"> ▪ Priority Policy 4 protects and provides for low cost public amenities ▪ Avila Beach and Pier Policy 1 designates these properties for waterfront recreational uses ▪ Beach and Bluff Policy 1 indicates intent to provide public waterfront overlooks ▪ Harbor Terrace Policy 3 stipulates inclusion of low cost visitor facilities



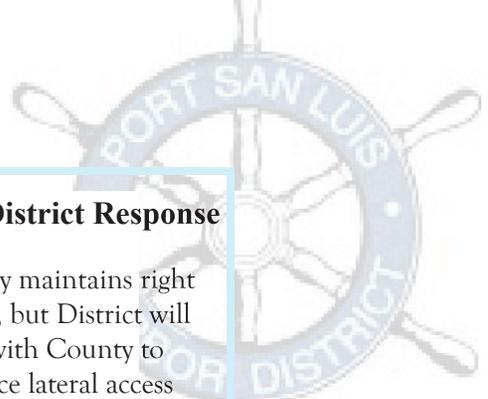
Subject	Section/ Policy	Coastal Act Language	Harbor District Response
Visual Resources	30251	The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of the 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...by local government shall be subordinate to the character of the site.	<ul style="list-style-type: none">▪ Visual and Scenic Resources Policy 1 provides general intent to protect time-honored and scenic waterfront character▪ Visual and Scenic Resources Policy 2 requires site and design measures to protect visual qualities on coastal bluffs and hillsides▪ County LCP Coastal Policies and Development Standards also govern land-based development, including landform alteration and community character.

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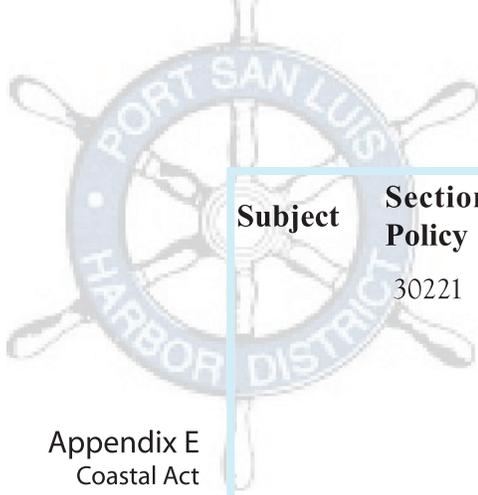
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Subject	Section/ Policy	Coastal Act Language	Harbor District Response
Coastal Access	30210	<p>...Maximum access shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, rights of private property owners and natural resource areas from overuse.</p>	<ul style="list-style-type: none"> ▪ Access Policy 1 promotes boating and water access ▪ Access Policy 5 provides for additional public access amenities with new development ▪ Access Policy 2 provides for shoreline access ▪ Avila Beach and Pier Policy 3 provides public access to beaches and waterfront. ▪ Beach and Bluff Policy 1 provide access at bluff areas for viewing ▪ Beach and Bluff Policy 2 provides vertical access to beaches ▪ Beach and Bluff Policy 4 imparts access to small boat launch on beach ▪ Lighthouse Policies 2 and 3 promote public access to the Lighthouse site. ▪ Priorities Policy 4 provides low cost visitor opportunities ▪ Improvement Plan Program (Districtwide-Access) recommends comprehensive signage program to be developed



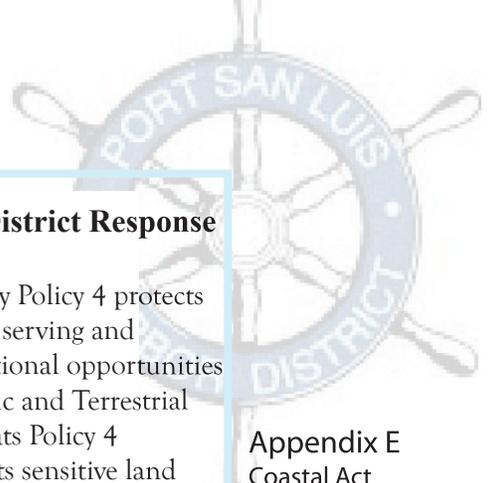
Subject	Section/ Policy	Coastal Act Language	Harbor District Response
	30212	(a) Public access from the nearest public roadway to the shoreline and along the coast shall be provided in new development projects...	<ul style="list-style-type: none">▪ County maintains right of way, but District will work with County to enhance lateral access connections▪ Improvement Plan for Beach and Bluffs recommends additional stairway with new visitor serving development of Harbor Terrace
	30212.5	Wherever appropriate and feasible, public facilities, including parking areas or facilities, shall be distributed throughout an area so as to mitigate against the impacts, social and otherwise, of overcrowding or overuse by the public of any single area.	<ul style="list-style-type: none">▪ Parking areas are distributed among Port facilities, including Harford Pier, Harford Landing, the proposed East Parking Lot, the proposed Beach and Bluffs, proposed for Harbor Terrace, Avila Beach Drive, and Avila Parking Lot
	30214	Public access policies shall be implemented to regulate the time, place, manner of public access, depending on the facts and circumstances of each case.	<ul style="list-style-type: none">▪ Provided through Harbor District Code of Ordinances
	30220	Coastal Areas suited for water oriented recreational activities that cannot readily be provided at inland areas shall be protected for such use.	<ul style="list-style-type: none">▪ Avila Beach and Pier Policies 1,4 provide ocean dependent recreational opportunities to the public▪ Ocean boat launching for recreational boaters provided at harbor launches▪ Three public beaches provide public waterfront recreational opportunities

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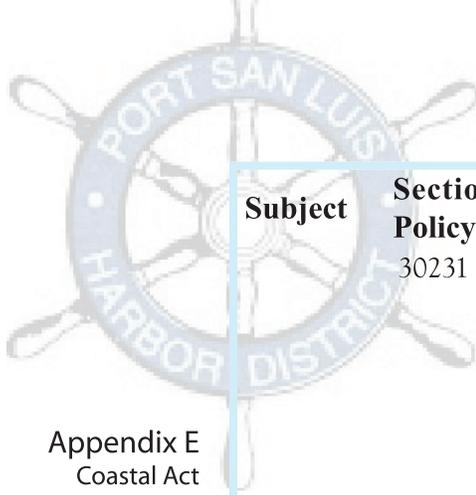
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	30221	Oceanfront land suitable for recreational use shall be protected for recreational use and development unless present and foreseeable future demand for public or commercial recreational activities that could be accommodated on the property is already adequately provided for in the area.	<ul style="list-style-type: none"> ▪ Same as above
	30223	Upland areas necessary to support coastal recreational uses shall be reserved for such uses, where feasible.	<ul style="list-style-type: none"> ▪ Harbor Terrace Policies 1 and 3 state intent to serve harbor users, including boat trailered boat storage and visitor-serving uses ▪ Harbor Terrace Policy 3 accommodates future harbor user needs ▪ Avila Parking lot serves parking needs of recreational beach and pier visitors
Environmentally Sensitive Habitats	30240	(a) ESH shall be protected against any significant disruption of habitat values and only uses dependent on those resources shall be allowed within those areas.	<ul style="list-style-type: none"> ▪ County LCP provides development standards to protect environmentally sensitive habitats.



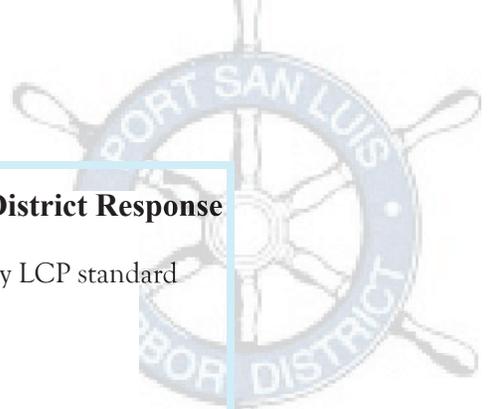
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Subject	Section/ Policy	Coastal Act Language	Harbor District Response
Marine Resources & Water Quality	30230	<p>(b) Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade those areas, and shall be compatible with the continuance of those habitat and recreation areas.</p> <p>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>	<ul style="list-style-type: none"> ▪ Priority Policy 4 protects visitor serving and recreational opportunities ▪ Aquatic and Terrestrial Habitats Policy 4 protects sensitive land and cultural resources through site and design ▪ Aquatic and Terrestrial Habitats Policies 1,2,3 protects marine environments through actions and decision making ▪ Beach and Bluff Policy 1 consider bluff area stability for improvements ▪ Harbor Terrace Policy 4 encourages environmental sensitive designs and techniques ▪ County LCP provides additional development standards to protect environmentally sensitive habitats. ▪ Aquatic and Terrestrial Habitats Policy 1 protects marine environments through actions and decision making ▪ Aquatic and Terrestrial Habitats Policies 2,3 promote clean boating through education and require implementation of best management practices ▪ Harbor District Code of Ordinances protects against polluting discharges into San Luis Obispo Bay



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	30231	The biological productivity and quality of coastal waters, streams, wetlands, estuaries and lakes...shall be maintained and where feasible restored through...minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies...maintaining natural vegetation buffer areas that protect riparian habitats and minimizing alteration of natural streams.	<ul style="list-style-type: none"> ▪ Aquatic and Terrestrial Habitats Policy 1 includes reference to actions to protect upstream impacts. ▪ Harbor District Code of Ordinances protects against polluting discharges into San Luis Obispo Bay ▪ County development standards apply to development of land and riparian areas
	30222.5	Oceanfront land that is suitable for aquaculture shall be protected for that use.	<ul style="list-style-type: none"> ▪ Policies Open Water 4, Harford Pier 3, Lighthouse 5, Harbor Terrace 6, and Avila Beach & Pier 4,6 permit aquaculture and mariculture uses or support facilities
Archaeo-logical Resources	30244	Where development would adversely impact archaeological or paleontological resources as identified by the State Historic Preservation Officer, reasonable mitigation measures shall be required.	<ul style="list-style-type: none"> ▪ Archaeology Policy 1 protects cultural resources through site and design treatments ▪ County LCP provides additional development standards to protect cultural resources
Public Service Capac-ities	30250	(a) New...development...shall be located within, contiguous with or in close proximity to existing developed areas able to accommodate it....	<ul style="list-style-type: none"> ▪ County LCP standard



Subject	Section/ Policy	Coastal Act Language	Harbor District Response
30254		<p>(b) Where feasible, new hazardous industrial development shall be located away from existing developed areas.</p> <p>(c) Visitor-serving facilities that cannot be feasibly located in existing developed areas shall be located in existing isolated developments or at selected points of attraction for visitors.</p> <p>...(partial) Where existing or planned public works facilities can accommodate only a limited amount of new development, 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.</p>	<ul style="list-style-type: none">▪ County LCP standard ▪ County LCP designates visitor serving areas and allowable uses in designated use categories ▪ Priority Policy 1 reserves resources to serve priority uses

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