

Caltrans General Coastal Resource Policy Checklist*

This Coastal Resource Policy Checklist is intended to aid in identifying Coastal Act issues that may arise when developing a project in the coastal zone. The major Coastal Act policy/resource issue is listed in the left hand column and the corresponding use restrictions and/or setback standards usually required to avoid or minimize impacts to those resources are listed in the corresponding column to the right. Additionally, for each resource issue, the table also provides a list of common concerns that may arise during coastal development permit review process and a list of technical studies or project plans that may be required. This list is not exhaustive and serves only to provide an overview. Please refer to SER Volume 5 and also consult with the local Coastal Commission district office for project-specific direction.

Coastal Resource/ Coastal Act Policy	Typical Use Restrictions/ Setback Standards	Common Concerns Addressed Through Coastal Development Review	Common Technical Study/ Plan Requirements
<p>Agricultural Resources</p> <p>Coastal Act Sections 30241-30243</p>	<ul style="list-style-type: none"> • Requires maximum protection of prime agricultural lands and prohibits conversion of other agricultural lands unless continued/renewed agricultural use is not feasible, or conversion would preserve prime agricultural land or concentrate development consistent with Section 30250 • Specific avoidance/mitigation requirements and setbacks standards per certified LCPs (See LCP Agricultural, Farmland, or Farming Sections) 	<ul style="list-style-type: none"> • Avoidance of impacts/alternatives analysis • Where impacts are allowed, agricultural resource impact mitigation • Setbacks/buffers to ensure land use compatibility • Need for deed restrictions or other protective technique (e.g., affirmative agricultural easements) to protect agricultural lands <p><i>Note: Unpermitted impacts or development encroachment into required setback areas per certified LCPs may trigger the need for an LCP amendment</i></p>	<ul style="list-style-type: none"> • Current map and description of existing, known agricultural resources/lands (as defined by Coastal Act and LCPs) and proposed development location/setbacks • Analysis of agricultural "viability" including, but not be limited to, consideration of an economic feasibility evaluation containing at least both of the following elements: <ol style="list-style-type: none"> 1. Analysis of the gross revenue from the agricultural products grown in the area for five years 2. Analysis of the operational expenses, excluding the cost of land, associated with the production of the agricultural products grown in the area for the five years

*NOTE: This table is for general reference only. Please refer to the California Coastal Act and applicable Local Coastal Program(s) for actual policy language and controlling regulatory actions.

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<p>Wetlands</p> <p>Coastal Act Section 30233</p>	<p>Allowed uses for direct impacts limited to only:</p> <ol style="list-style-type: none"> 1. Port, energy, and coastal-dependent industrial facilities 2. Maintaining depths in existing navigational channels 3. Boating facilities and public recreational piers 4. Incidental public service purposes; does not include capacity-increasing projects 5. Mineral extraction 6. Restoration purposes 7. Nature study, aquaculture, or similar resource dependent use <ul style="list-style-type: none"> • Typical setback standard – 100 feet • Setbacks may be reduced or increased on a case-by-case basis or as allowed per certified Local Coastal Programs (See LCP Wetland/Sensitive Habitat/Marine Resources Sections) 	<ul style="list-style-type: none"> • Direct impacts to, or on land areas within or adjacent (generally 100 feet) to wetlands as defined by Coastal Act §30121 and §13577(b) of the Code of Regulations. (Note: this definition differs from the U.S. Army Corps of Engineers (USACE) definition.) • Indirect impacts (e.g., from runoff or from extensive activity, such as noise or lights) on wetlands or species found within wetlands • Avoidance of impacts/alternatives analysis • Providing adequate setbacks/buffers • Avoiding/minimizing development encroachment in required setback areas • Mitigation requirements/plan where avoidance is not possible and impacts are permissible • Non-native, invasive planting • Restrictions on night lighting <p><i>Note: Unavoidable, unallowable impacts or development encroachment into required setback areas per certified LCPs may trigger the need for an LCP amendment in order for the project to proceed</i></p>	<ul style="list-style-type: none"> • Wetland delineation • Current map and description of existing, known wetland resources, with site specific biological evaluations and field observations to identify wetland resources at the time of proposed development, and proposed development locations and setbacks • Landscape plans/planting palette from locally genetic native species • Discussion of associated sensitive species and their seasonal habitat needs • Detailed restoration and monitoring plans for projects involving habitat mitigation and restoration • Preliminary approval by California Department of Fish and Wildlife and/or U.S. Fish and Wildlife Service (USFWS)/USACE • Detailed alternatives analysis for avoiding wetland impacts

Coastal Resource/ Coastal Act Policy	Typical Use Restrictions/ Setback Standards	Common Concerns Addressed Through Coastal Development Review	Common Technical Study/ Plan Requirements
<p>Environmentally Sensitive Habitat Areas (ESHA) & Special-Status Species</p> <p>Coastal Act Sections 30240 and 30236</p>	<ul style="list-style-type: none"> Allowed uses for direct impacts limited to resource-dependent uses only, such as trails or a nature study Typical setback standard – 100 feet Setbacks may be more (greater) based on resource of concern; raptor nests, special-status species habitats, etc.) Setbacks may be reduced on a case-by-case basis or as allowed per certified LCPs (See LCP ESHA/Sensitive Habitat/Land Resources Sections) 	<ul style="list-style-type: none"> Direct impacts to, or on land areas within or adjacent (generally) 100 feet to ESHA as defined by Coastal Act §30107.5 (often determined by the presence of native habitat/vegetation/ trees, or any area that supports a special-status plant or wildlife species, including plant or animal life or their habitats that are either rare or especially valuable because of their special nature or role in the ecosystem, and which could be easily disturbed or degraded Avoidance of impacts/alternatives analysis Providing adequate setbacks/buffers Avoiding/minimizing development encroachment in required setback areas Mitigation requirements/plan where avoidance is not possible and impacts are permissible Non-native, invasive planting Restrictions on night lighting Short-term construction activity and/or operational impacts to special-status species <p><i>Note: Unavoidable, unallowable impacts or development encroachment into required setback areas per certified LCPs may trigger the need for an LCP amendment in order for the project to proceed</i></p>	<ul style="list-style-type: none"> Current map and description of existing, known ESHA resources, with site specific biological evaluations and field observations to identify ESHA resources and occurrence of special-status species at the time of proposed development, and proposed development location and setbacks Tree survey/protection plans Landscape plans/planting palette from locally genetic native species Detailed restoration and monitoring plans for projects involving habitat mitigation and restoration Preliminary approval by CDFW, USFWS, and NOAA Fisheries Detailed alternatives analysis for avoiding ESHA impacts

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Water Quality Coastal Act Sections 30230- 30232	<ul style="list-style-type: none"> Requires protection and, where feasible, enhancement of marine resources and the biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes Specific development standards per certified LCPs (See LCP Water Quality, Marine Resources, BMP Sections) 	<ul style="list-style-type: none"> Project-specific, cumulative, construction and long-term operational water quality impacts Prevention of groundwater recharge Interference with surface water flow/stream alterations Excessive grading/development on steep slopes/removal of vegetation Increased impervious surfaces/controlling and treating runoff Maintaining natural vegetation buffer areas 	<ul style="list-style-type: none"> Current map and description of existing, known watershed features, particularly waterbodies, blueline streams and drainages, and proposed development location and setbacks Hydrology analyses of affected waterbodies/watersheds Construction phase requirements (SWPPP) Post construction requirements (SWMP/WQMP) BMP Maintenance Plan
Public Access & Recreation Sections 30210- 30214, 30220- 30224, 30252, 30255	<ul style="list-style-type: none"> Provision of maximum public access and recreational opportunities Priority for coastal-dependent, low-cost and visitor-serving uses (public access, water-oriented and upland recreation, over-night accommodations) and associated support facilities Specific policies and development standards apply to certain shoreline and recreation areas and uses per certified LCPs (See LCP Public Access, Recreation Sections) 	<ul style="list-style-type: none"> Closure (temporarily or permanently) of formal or informal vehicle/bike/pedestrian routes used to access the shoreline and/or upland recreation areas or preclusion of future access opportunities Displacement (temporarily or permanently, including temporal limitations) of formal or informal parking resources used to access the shoreline and/or upland recreation areas Provisions/expansion of public transit Time restrictions/user fees for public access and/or recreation facilities Need for new offers to dedicate easements (or fee title) for beach access and trails Providing connections of the California Coastal Trail in order to maximum multi-modal public access 	<ul style="list-style-type: none"> Traffic and parking demand studies Inventories and maps of existing and planned access and parking, including the location of offers to dedicate easements, deed restrictions, and actions to protect and connect these access opportunities Assessments of public safety concerns or fragile resources that may require access management measures Public access management plans Characterization of unavoidable temporary or permanent access impacts caused directly or indirectly by project, and provision of minimization/mitigation of those impacts

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Visual Resources Section 30251	<ul style="list-style-type: none"> Scenic and visual qualities of coastal areas to be protected as a resource of public importance General limitations on ridgeline hillside and bluff/beachfront development; specific policy requirements and development standards (yard setbacks, height limitations) per certified LCPs (See LCP Aesthetic/Visual Resource Sections) 	<ul style="list-style-type: none"> Blockage of bluewater views, loss of views to open space areas and inland hillsides and mountains Ridgetop development Landform alteration (grading) Compatibility with, and subordination to, surrounding areas Night lighting/glare/development color tone Design considerations: guardrail type and height, down drain color, retaining wall or viaduct concrete color, and aesthetic treatments (rock or earth textured concrete) 	<ul style="list-style-type: none"> Grading and drainage plans Cross sections Project site photos Line of site analysis; evaluation of potential impacts to public views both in terms of potential view blockage and of degradation of scenic qualities as viewed from public areas Photo/visual simulations Measures to reduce overall project footprint Detailed alternatives analysis of project designs to avoid/minimize scenic impacts
Archaeological & Paleontological Resources Coastal Act Section 30244	<ul style="list-style-type: none"> Requires avoidance of impacts, and reasonable mitigation measures where impacts cannot be avoided Specific avoidance/mitigation requirements per certified LCPs (See LCP Archaeological, Paleontological, Cultural, Historic Resources Sections) 	<ul style="list-style-type: none"> Avoidance of impacts/alternatives analysis Provision of appropriate project monitors 	<ul style="list-style-type: none"> Phase I and II Surveys, Phase III Mitigation Programs, where applicable

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<p>Hazards/Shoreline Development & Protection</p> <p>Coastal Act Sections 30253, 30236, 30235</p>	<ul style="list-style-type: none"> • Shoreline protection structures allowed only for coastal-dependent uses or to protect existing, legal structures or public beaches in danger from erosion and when designed to address impacts on shoreline sand supply • Channelization/alterations of streams allowed only for water supply projects, flood control projects where no other method for protecting existing structures is feasible, where necessary for public safety or to protect existing development, or where the primary function is the improvement of fish and wildlife habitat. • General limitations on development on hillsides, bluff/beachfront and areas subject to geologic/fire/flood and other hazards; specific requirements per certified LCPs (See LCP Shoreline, Bluffs, Hazards, Site Stability Sections) 	<ul style="list-style-type: none"> • Beaches subject to seasonal/long-term erosion • Areas subject to high waves, such as those from storms, surges and seiches, tsunamis • Coastal or riverine flood hazards • Sea level rise and associated erosional forces • Beach nourishment/sand supply • Restricting future shoreline armoring • Bluff and cliff instability/landslide hazard areas • Expansive or highly corrosive and/or erosive soils • Subsidence areas/areas of potential liquefaction • Grading/vegetation clearance on steep slopes • Fire hazard areas • Seismic hazard areas • Adequate setbacks to avoid hazards, including long-term shoreline erosion • Rock fall, debris and rock fall netting or slope treatments • Maintaining sediment supplies to beaches • Excess materials management 	<ul style="list-style-type: none"> • Current map and description of existing, known hazardous areas and proposed development location/setbacks • Site-specific geologic and geotechnical analysis • Slope stability analysis with factor of safety (1.5) evaluation • Wave uprush study with high tide combined with the increase in mean sea level expected to occur over the life of the development • Bluff retreat study with increase in mean sea level expected to occur over the life of the development • Beach erosion study with long-term erosion considerations relative to increase in mean sea level expected to occur over the life of the development • State Lands Commission letter • Preliminary approved Fuel Modification Plans • Detailed alternatives analysis of hazards response alternatives and options for minimizing overall project footprint, especially on beaches and other sensitive resource areas • Consideration of appropriate adaptation strategies for sensitive resources and infrastructure