

Exhibit B

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NCLUP Key Policy No. 6.2

Public access to the shoreline and along the coast shall be protected and provided, and opportunities for recreational hiking access shall be enhanced. The provision of all future access and improvements to existing access areas must be consistent with the overriding objective of protecting coastal agriculture, environmentally sensitive habitats and other sensitive coastal resource areas. The beauty of the coast, its tranquility, and the health of its environment must not be marred by public overuse or carelessness. Visual access as well as physical access should be emphasized as an appropriate response to the needs of the public.

NCLUP General Policy No. 6.3.1

Major access areas, whether in public or private ownership shall be permanently protected for long-term public use. They shall be improved where necessary and managed properly. Major access locations are:

- (1) Giberson Road - access to Zmudowski State Beach
- (2) Jetty Road - access to Bennett Slough and Moss Landing State Beach
- (3) Sandholdt Road - access to "The Island" beaches and North Harbor
- (4) Moss Landing Marine Lab - access to beach
- (5) Potrero Road - access to Salinas River State Beach
- (6) Monterey Dunes Way - access to Salinas River State Beach
- (7) Kirby Park - access to Elkhorn Slough

NCLUP General Policy No. 6.3.2

Secondary access areas which, because of natural or man-made constraints, are suitable for limited public use shall also be protected for such use. When new access is provided or existing access is formalized or expanded, an appropriate public agency or private organization must assume management responsibility for public use, or agreements concerning such responsibility must be reached with landowners. Secondary access areas are:

- (8) McGowan Road - access to Pajaro River
- (9) Trafton Road - access to Pajaro River
- (10) Struve Road - access to Bennett Slough and Struve Pond
- (11) Skippers - access to Elkhorn Slough and North Harbor
- (12) Highway One Bridge-access to Elkhorn Slough

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- (13) Moss Landing Road - access to Moro Cojo Slough
- (14) Twin Bridges - access to Salinas River
- (15) Molera Road - access to Tembladero Slough and Old Salinas River
- (16) Nature Conservancy - access to Elkhorn Slough
- (17) Elkhorn Road Bridge - access to Elkhorn Slough
- (18) Hudson Landing Road - access to Elkhorn Slough
- (19) Porter Ranch - access to Elkhorn Slough
- (20) Elkhorn Slough Estuarine Sanctuary - access to Elkhorn Slough
- (21) Castroville Boulevard - access to Moro Cojo Slough
- (22) Salinas River Mouth - access to Salinas River State Beach
- (23) Salinas Wildlife Area - access to Salinas River lagoon and beach

NCLUP General Policy No. 6.3.3

To provide public access to and along the shoreline and to enhance general recreational opportunities, a system of trails shall be established as shown in Figure 6. This system shall include the existing Bicentennial Bike Route, trails proposed in the County's Recreational Trails Plan, and the use of public tidelands, recreational areas and roads, and easements across private properties.

NCLUP General Policy No. 6.3.4

The most active recreational use of the shoreline shall be directed to the major access areas where public ownership, public facilities, and management capabilities can best be provided. The secondary access areas, and the trails proposed in Figure 6, shall be limited to low intensities of use and to passive recreation such as nature observation, research and education.

NCLUP Specific Policy for Provision and Protection of Access Opportunities No. 6.4.A.1

The County shall require that lateral or vertical access easements be provided through private lands in those locations planned for public shoreline access or for public trails as shown in Figure 4 and 6 as a condition to issuance of coastal development permits or other approvals required from the County. In addition, the County may require dedication of access easements on any lands between the nearest public road and the shoreline as a condition of permit approval in order to provide public access opportunities to other potential shoreline destinations not shown in this plan. In general, the County will seek to arrange that access dedications are made from the property owner to the agency, if other than the County, that will ultimately have responsibility for improving and managing the access.

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NCLUP Specific Policy for Provision and Protection of Access Opportunities No. 6.4.A.2

Where specific accessway or trail alignments have not been identified, but where the property in concern is in the immediate vicinity of the trail or accessways shown or proposed in Figure 4 and 6, a general offer of dedication will be required. Precise accessway or trail alignments will be agreed upon at a future time through cooperation between the landowner and the public agencies with responsibility for constructing and maintaining the trail.

NCLUP Specific Policy for Provision and Protection of Access Opportunities No. 6.4.A.3

Siting and design of development proposals in order to protect public access opportunities will be required in the permit process. Modifications to a project may be required if access cannot be otherwise protected. Existing access ways or trails can be rerouted or improved when formally dedicated in order to provide flexibility to the property owner in the use of his land, provided the rerouting does not diminish reasonable public use, enjoyment, and is consistent with policy D-1 and H-1 of this section.

NCLUP Specific Policy for Provision and Protection of Access Opportunities No. 6.4.A.4

The County shall monitor all dedicated public access easements on a continuing basis. A current detailed map of the locations of all dedicated public access easements will be maintained by the County. The map will be reviewed during consideration of applications for coastal permits or other development approvals within the Coastal Zone in order to ensure that new development does not result in the loss of existing or potential public use of dedicated easements. The County shall require modification of any development proposal that would jeopardize existing or potential public use of a dedicated access easement.

NCLUP Specific Policy for Provision and Protection of Access Opportunities No. 6.4.A.5

The County will work with local, state, and federal management agencies and landowners to ensure that accessways obtained through acquisition, dedications, and permit conditions are adequately managed and maintained so as to remain usable by the public.

NCLUP Specific Policy for Access Management Plans and Programs No. 6.4.B.1

Management plans or programs shall be prepared by the appropriate managing agency and approved by the County prior to improvement of

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existing accessways or trails or intensification of their use, or provision of new access ways. These plans and proposals shall be coordinated, where applicable, with the improvement and management of shoreline destination areas or recreation areas. Management plans and programs shall address the following points as well as the site - specific recommendations of Table 2 and shall otherwise be consistent with policies in Sections E through J below and with other applicable resource protection policies of this plan:

- types of uses to be encouraged, allowed, discouraged, and prohibited, consistent with the protection of coastal resources, agriculture and other considerations.
- need for seasonal restrictions, if any
- the improvements needed for trails, including boardwalks, signs, and gates and sanitary facilities.
- proposed location, construction and capacity of parking facilities.

NCLUP Specific Policy for Access Management Plans and Programs No. 6.4.B.2

The responsible agency is encouraged, during development and implementation of access management plans, to consult as often as necessary with other appropriate agencies for general coordination purposes and in order to bring the best expertise to the ultimate management of each access location. It will be the County's policy during review and approval of access management plans to consult with other agencies, property owners and interested members of the community.

NCLUP Specific Policy for Access Management Plans and Programs No. 6.4.B.3

The managing agency shall limit the amount of public access to a level that can be adequately managed and controlled consistent with the objectives of an approved access plan, or consistent with the levels of impact that can be sustained by the natural resources of the site without damage over the long-term. This may require reductions in current levels of access at some locations.

NCLUP Specific Policy for Access Management Plans and Programs No. 6.4.B.4

The provision of new accessways or trails, or formalization of existing accessways or trails, is to be guided by detailed management plans, including implementation responsibilities. These should incorporate community ideas and desires to guarantee preservation of the coast's natural resources and agriculture. The County shall work closely with local citizen advisors and other agencies in planning for the provision and management of access. Funding and initial implementation of the management plans should precede the opening of new accessways or trails or intensified use of existing accessways or trails.

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NCLUP Specific Policy for Access Management Plans and Programs No. 6.4.B.5

Visual access from the nearest public road to the shoreline of Elkhorn Slough and other wetlands shall be maintained and enhanced for the enjoyment of the public in a manner compatible with other land uses permitted in the plan. Visual access to Moss Landing Harbor shall be retained as part of improvements to Highway 1 and adjacent properties. The development of scenic viewpoints where physical access is not appropriate is encouraged.

NCLUP Specific Policy for Access Management Plans and Programs No. 6.4.B.6

In providing for both accessways and trails, the County seeks to insure that the rights of residents and property owners, including their peace, privacy, safety, health and property, are not jeopardized by unmanaged, inappropriate, or irresponsible public use. The County and other public agencies shall cooperate with landowners to develop effective methods for directing access to the locations designated in this plan.

NCLUP Specific Policy for Priorities for the Improvement and Management of Access Areas (Recreation Facilities) No. 6.4.C.1

The County's overall policy shall be to require public agencies responsible for the management and improvement of coastal access areas and trails to maintain existing sites under their jurisdiction at a reasonable standard before opening new access areas to public use.

NCLUP Specific Policy for Priorities for the Improvement and Management of Access Areas (Recreation Facilities) No. 6.4.C.2

The State Department of Parks and Recreation shall direct immediate attention to improving the facilities and management at Jetty Road and Moss Landing State Beach.

NCLUP Specific Policy for Priorities for the Improvement and Management of Access Areas (Recreation Facilities) No. 6.4.C.4

When increased access is made available to Elkhorn Slough and other wetlands through the Elkhorn Slough Estuarine Sanctuary, the Nature Conservancy property, or via proposed trails, the need for effective access management will become urgent because of the environmentally sensitive nature of these areas and shall then be given top priority by responsible agencies/organizations.

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NCLUP Specific Policy for Priorities for the Improvement and Management of Access Areas (Recreation Facilities) No. 6.4.C.5

The County encourages public agencies and property owners providing access to monitor public use, so that as shifts in the patterns and levels of public use occur over time, priorities for improvements in facilities and management can be adjusted accordingly.

NCLUP Specific Policy for Providing and Managing Trails No. 6.4.D.1

Trails shown in Figure 6 are recommended as public access routes. Where trails already exist, alignments should remain the same, except where rerouting would be desirable to reduce adverse environmental or visual impacts. The siting of new trails shall require field inspection and environmental review and shall meet the requirements of this chapter and other policies of the plan.

NCLUP Specific Policy for Providing and Managing Trails No. 6.4.D.2

In developing this trail system, lands already in public ownership or proposed for public acquisition should be used wherever possible in preference to private property. Public roads should be used to bridge gaps where a trail is not feasible because of hazardous conditions, terrain, or the complexity of private ownership.

NCLUP Specific Policy for Providing and Managing Trails No. 6.4.D.3

The State Department of Parks and Recreation and the Department of Fish and Game have major responsibilities in the North County for trail planning, construction, maintenance, management and liability through and between public lands under their jurisdiction. These agencies are encouraged to acquire full legal right-of-way across private lands in accordance with the proposed Trails Map where such rights-of-way do not presently exist. The County will assist by making easements obtained in the development permit process available for use by these agencies, and will provide review and guidance to the agencies plans for trail construction, use and management.

NCLUP Specific Policy for Public Safety No. 6.4.E.1

Public safety in the use of accessways should be ensured wherever shoreline access is provided. In some locations, warning signs and other improvements should be used to reduce risks. Closure of access areas during periods of potential danger such as extreme fire hazard or flooding may also be appropriate.

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NCLUP Specific Policy for Public Safety No. 6.4.E.2

North County beaches should be adequately posted to warn potential users of the hazards associated with entering the dangerous surf. Signs should include the telephone number of emergency rescue agencies. Agencies capable of offering emergency assistance should be coordinated through the Monterey Bay Aquatic Safety Commission.

NCLUP Specific Policy for Habitat and Resource Protection No. 6.4.F.1

In areas of existing or potential access where habitat and resource protection is identified as a major concern, studies should be conducted by qualified individuals or agencies to determine maximum acceptable levels of public use and methods by which resource values can best be protected. The conclusions of these studies should be a basis for management plans for each access location.

NCLUP Specific Policy for Habitat and Resource Protection No. 6.4.F.2

In locations where highly sensitive plant or wildlife habitats are found and conflicts between habitat protection and public access cannot be adequately resolved, access may be entirely inappropriate and should not be permitted.

NCLUP Specific Policy for Habitat and Resource Protection No. 6.4.F.3

Before the Elkhorn Slough Estuarine Sanctuary, the National Wildlife Refuge, Nature Conservancy Property, or the proposed trail system along Elkhorn Slough are opened to general public use, comprehensive management plans for the areas should be completed by the Department of Fish and Game, U. S. Fish and Wildlife Service, Moss Landing Harbor District, and other interested agencies and individuals. Access should be limited to areas compatible with resource preservation. The shoreline of Elkhorn Slough should be kept in as natural a state as possible except for a launching ramp, minimal day use facilities, and facilities necessary for aquaculture. The State waters under the jurisdiction of the Moss Landing Harbor District should be included in the plan.

NCLUP Specific Policy for Habitat and Resource Protection No. 6.4.F.5

Boardwalks or pathways constructed of permeable materials should be provided at all major shoreline access points along the North County coast. These should be sited to link existing parking areas or access sites with the immediate beach or shore, channeling visitors through dunes or marsh as needed to protect sensitive habitats. All other routes through dune or marsh areas should be discouraged by the appropriate agency.

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NCLUP Specific Policy for Habitat and Resource Protection No. 6.4.F.6

Accessways to intertidal areas should be sited to spread the zone of public use in appropriate areas, rather than concentrate it in a small area.

NCLUP Specific Policy for Habitat and Resource Protection No. 6.4.F.7

Educational displays alerting visitors to the fragile nature of dune and wetland environments should be posted at major access areas to them. Public education should be encouraged through communication media and programs in schools.

NCLUP Specific Policy for Habitat and Resource Protection No. 6.4.F.8

Improvements to accessways should be compatible with the character of the natural scenic environment and should be limited to those necessary to ensure public safety, protect natural resources or minimize land use conflicts.

NCLUP Specific Policy for Habitat and Resource Protection No. 6.4.F.9

New trails and access improvements, including boardwalks, signs, gates, restrooms and parking facilities, should be sited and designed or screened in a manner compatible with the goal of visual resource protection. Trails should be located out of public view and should blend with the surrounding environment and natural terrain features wherever possible. The location of the trailheads, however, should be apparent to the public and situated to facilitate supervision.

NCLUP Specific Policy for Habitat and Resource Protection No. 6.4.F.10

Boardwalks, gates, and signs should be constructed of natural materials or metal, where vandalism is a threat. Paint should be avoided to reduce maintenance.

NCLUP Specific Policy for Visual Access No. 6.4.G.1

Future land use planning should be compatible with the goal of providing visual access. To this end, all new structures and ancillary facilities

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within the public viewshed should be located and designed to be compatible with the existing character of the natural and built environments as specified in Section 2.2 of this plan, and to retain existing visual access to the shoreline from major public viewpoints and viewing corridors. Particular attention should be given to the location and design of new roads or improvements to existing roads.

NCLUP Specific Policy for Visual Access No. 6.4.G.2

Existing visual access shall be retained, and where appropriate, enhanced through the development of scenic viewpoints, either in conjunction with accessway improvements, improvement of existing roads or development of new roads and recreational facilities.

NCLUP Specific Policy for Visual Access No. 6.4.G.3

No new streetlights shall be installed unless specifically approved as part of a development application by the Board of Supervisors or its designer[sic].

NCLUP Specific Policy for Land Use Compatibility No. 6.4.H.1

New development shall not encroach on well-established accessways or preclude future provision of access.

NCLUP Specific Policy for Land Use Compatibility No. 6.4.H.2

New accessways or trails to the shoreline provided through or adjacent to existing or new residential areas shall be opened upon completion of a management plan that adequately resolves such problems as noise and visual buffering, control of trespass, general maintenance, minimization of hazards, protection of public and private water supplies, parking, and liability.

NCLUP Specific Policy for Land Use Compatibility No. 6.4.H.3

Where public agencies develop accessways or trails through or adjacent to land in agricultural use, these uses should be fully protected from disturbance. A full range of mitigation measures as identified in a management plan should be used including buffer strips, barns, fences, and periodic closures.

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NCLUP Specific Policy for Parking and Facilities No. 6.4.I.1

Improvements to existing parking and the provision of additional parking should correspond to the capacity of the shoreline destination point as determined by its size, sensitivity of the resources, and by the type(s) and intensity of uses appropriate for the area. The appropriate parking improvements should be determined as part of access management plans for each access location.

NCLUP Specific Policy for Parking and Facilities No. 6.4.I.2

The following criteria should be used in planning for parking improvements.

- The provision of parking, including the access road to the parking site, should not encroach upon a major shoreline destination or access area.
- Improvement for parking should entail minimum land disturbance and should have minimal impact upon environmentally sensitive habitats and other sensitive resources.
- Parking improvements should not degrade or obstruct the public viewshed.
- The preferred parking areas should reflect the requirements of specific major user groups.
- Adequate and safe pedestrian access should be possible from the proposed parking area to the destination point.
- The proposed parking area should entail minimum conflicts with surrounding land uses.

NCLUP Specific Policy for Parking and Facilities No. 6.4.I.3

Any parking providing access to Elkhorn, Moro Cojo and Bennett Sloughs must be carefully distributed in conformance with wetlands management plans applicable to these resource areas. In addition to meeting the criteria in Policy H-2, the design and construction of parking sites must include measures to retain all storm runoff on-site. The number of spaces in any one lot must be compatible with total levels of use determined to be appropriate for the access destination.

NCLUP Specific Policy for Parking and Facilities No. 6.4.I.4

Barriers should be constructed around parking lots and along access roads to prevent off-road vehicles from gaining entrance to dunes and beaches which would result in serious damage to sand dune vegetation. The road behind the dunes at Zmudowski State Beach should be closed to unauthorized vehicular use.

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NCLUP Specific Policy for Parking and Facilities No. 6.4.I.5

Parking sites and turnouts should be located in geologically stable areas, i.e., areas where they would not cause or contribute to slope failure or excessive erosion. Potential degradation of water quality should be reduced through the use of non-impervious materials and through onsite control of storm runoff.

NCLUP Specific Policy for Signs and Maps No. 6.4.J.1

A uniform system of signs that identify public accessways, shoreline destinations, and areas where access is hazardous or restricted should be provided. Natural or visually compatible materials should be used, and signs should be of an unobtrusive size.

NCLUP Specific Policy for Signs and Maps No. 6.4.J.2

All unimproved accessways made available to the public should have signs posted regarding possible safety risks. This will serve to exempt public agencies from any liability associated with accessways. Hazardous areas that are closed to the public should be appropriately signed to prohibit access.

NCLUP Specific Policy for Signs and Maps No. 6.4.J.3

An information booklet describing shoreline access sites, resources, and restrictions should be developed by the State Department of Parks and Recreation, the Coastal Commission or other appropriate agencies and should be available to the public. Public and private visitor-serving facilities should be encouraged to help fund and distribute these booklets. This booklet should not call undue attention to areas capable of accommodating only a limited number of people but, rather, should alert the public to appropriate access sites.

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