CHAPTER 3 -- THE LAND USE PLAN: RESOURCES AND DEVELOPMENT ISSUES AND POLICIES

3.1 HABITATS AND NATURAL RESOURCES

Policies

Coastal Act Requirements

The Coastal Act includes the following policies for protection of land and marine habitats:

Section 30230. 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.

Section 30231. The biological productivity 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.

Section 30233.

(a) The diking, filling, or dredging of open coastal waters, wetlands, estuaries, and lakes shall be permitted in accordance with other applicable provisions of this division, where there is no feasible less environmentally damaging alternative, and where feasible mitigation measures have been provided to minimize adverse environmental effects, and shall be limited to the following:

(1) New or expanded port, energy, and coastal-dependent industrial facilities, including commercial fishing facilities.

(2) Maintaining existing, or restoring previously dredged, depths in existing navigational channels, turning basins, vessel berthing and mooring areas and boat launching ramps.

(3) In wetland areas only, entrance channels for new or expanded boating facilities; and in a degraded wetland, identified by the Department of Fish and Game pursuant to subdivision (b) of

Section 30411, for boating facilities if, in conjunction with such boating facilities, a substantial portion of the degraded wetland is restored and maintained as a biologically productive wetland; provided, however, that in no event shall the size of the wetland area used for such boating facility, including berthing space, turning basins, necessary navigation channels, and any necessary support service facilities, be greater than 25 percent of the total wetland area to be restored.

(4) In open coastal waters, other than wetlands, including streams, estuaries, and lakes, new or expanded boating facilities.

(5) 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.

(6) Mineral extraction, including sand for restoring beaches, except in environmentally sensitive areas.

(7) Restoration purposes.

(8) Nature study, aquaculture, or similar resource-dependent activities.

(b) 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 should be transported for such purposes to appropriate beaches or into suitable longshore current systems.

(c) In addition to the other provisions of this section, diking, filling, or dredging in existing estuaries and wetlands shall maintain or enhance the functional capacity of the wetland or estuary. Any alteration of coastal wetlands identified by the Department of Fish and Game, including, but not limited to, the 19 coastal wetlands identified in its report entitled, "Acquisition Priorities for the Coastal Wetlands of California," shall be limited to very minor incidental public facilities, restorative measures, (and) nature study...

(d) Erosion control and flood control facilities constructed on watercourses can impede the movement of sediment and nutrients which would otherwise be carried by storm runoff into coastal waters. To facilitate the continued delivery of these sediments to the littoral zone, whenever feasible, the material removed from these facilities may be placed at appropriate points on the shoreline in accordance with other applicable provisions of this division, where feasible mitigation measures have been provided to minimize adverse environmental effects. Aspects that shall be considered before issuing a coastal development permit for such purposes are the method of placement, time of year of placement, and sensitivity of the placement area.

Section 30236. Channelizations, dams, or other substantial alterations of rivers and streams shall incorporate the best mitigation measures feasible, and be limited to (1) necessary water supply projects, (2) flood control projects where no other method for protecting existing structures in the flood plain 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.

Section 30240.

(a) 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.

(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 such areas, and shall be compatible with the continuance of such habitat areas.

Section 30607.1. Where any dike and fill development is permitted in wetlands in conformity with this division, mitigation measures shall include, at a minimum either acquisition of equivalent areas of equal or greater biological productivity or opening up equivalent areas to tidal actions; provided, however, that if no appropriate restoration site is available, an in-lieu fee sufficient to provide an area of equivalent productive value or surface areas shall be dedicated to an appropriate public agency, or such replacement site shall be purchased before the dike or fill development may proceed. Such mitigation measures shall not be required for temporary or short-term fill or diking; provided, that a bond or other evidence of financial responsibility is provided to assure that restoration will be accomplished in the shortest feasible time.

In addition, the Coastal Commission has issued Statewide Interpretive Guidelines for Wetlands and Other Environmentally Sensitive Habitat Areas (February 4, 1981). These guidelines are intended to promote consistent, statewide interpretation of Coastal Act policies. The Land Use Plan uses them in a discretionary manner consistent with local conditions in Mendocino County as the foundation of its policies for natural habitats and marine resources.

Definitions

Anadromous Fish Stream. Fresh water stream used as migration corridor or spawning or nursery habitat by fish, such as salmon and steelhead trout, that live most of their adult lives in saltwater.

Coastal Marine Ecosystem. That area and its environs containing a delicately balanced environmental system which provides a suitable habitat for local indigenous and migrating species, including all life forms in the tidal zones seaward. The Coastal Marine Ecosystem also is

recognized to contain and provide valuable food resources, economic opportunities, and aesthetic value to shore-side establishments, residents and the public in general.

Development. Section 30106, Coastal Act. "On land, in or under water, the placement or erection of any solid material or structure; discharge or disposal of any dredged material or of any gaseous, liquid, solid, or thermal waste; grading, removing, dredging, mining, or extraction of any materials; change in the density or intensity of use of land, including, but not limited to subdivision pursuant to the Subdivision Map Act (commencing with Section 66410 of the Government Code), and any other division of land, including lot splits, except where the land division is brought about in connection with the purchase of such land by a public agency for public recreational use; change in the intensity of use of water, or of access thereto; construction, reconstruction, demolition, or alteration of the size of any structure, including any facility of any private, public, or municipal utility; and the removal or harvesting of major vegetation other than for agricultural purposes, kelp harvesting, and timber operations which are in accordance with a timber harvesting plan submitted pursuant to the provisions of the Z'berg-Nejedly Forest Practice Act of 1973 (commencing with Section 4511).

As used in this section, "structure" includes, but is not limited to, any building, road, pipe, flume, conduit, siphon, aqueduct, telephone line, and electrical power transmission and distribution line."

Dunes. Sand formed in hills or ridges by the wind and sometimes stabilized by vegetation. Dunes are distinct ecosystems made up of various community types, ranging from open unvegetated sand hills to stabilized dune forests, that frequently contain rare, endangered, protected, or unusual plant and animal species. This highly specialized habitat can be extremely unstable, sensitive to the continuous interplay of surf, sand, and wind.

Environmentally Sensitive Habitat Areas. Any areas in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments.

Minor Amendment. Pursuant to Public Resources Code Section 30514(c) and for purposes of this article, a minor amendment to a local coastal program includes, but is not limited to, the following:

(a) changes in wording which make the use as designated in the Zoning Ordinances, zoning district maps or other implementing actions more specific and which do not change the kind, location, intensity, or density of use and which are found by the executive director of the Coastal Commission or the Commission to be consistent with the Land Use Plan as certified by the Commission.

(b) for annexed or detached areas, certification of Zoning Ordinances, zoning district maps or other implementing actions where either:

(1) the certified Land Use Plan and zoning designations of the city and county jurisdictions for the geographic area are equivalent; or

(2) the Commission has certified proposed pre-annexation zoning for the annexing jurisdiction.

(c) change in the notification and hearing procedures that is consistent with the requirements of the Coastal Act.

Pygmy Vegetation. A stunted forest, with mature vegetation the majority of which is approximately 2-12 feet in height occurring on soils with conditions which severly limit the growth of vegetation such as Blacklock soils, and characterized by Mendocino cypresses, Fort Bragg Manzanita, Bolander pines, and pygmy Mendocino bishop pines.

Pygmy-type Vegetation. A forest occurring south of the Navarro River, mainly on Gualala series soils, characterized by stunted vegetation on sites with low commercial timber value. Plant species include knobcone pines and manzanita.

Riparian Habitats. A "riparian habitat" is an area of riparian vegetation. This vegetation is an association of plant species which grows adjacent to freshwater watercourses, including perennial and intermittent streams, lakes, and other bodies of fresh water (see Appendix 8).

Special Plant Habitat. The approximate location of rare, or endangered or threatened plant species identified by the California Department of Fish and Game, the U. S. Fish and Wildlife Service or as designated by the California Native Plant Society is found in the Inventory of Rare and Endangered Vascular Plants of California (1984). "Rare" is defined to mean a plant that is of limited distribution; or that occurs in such small numbers that it is seldom reported; or that occurs only in very few highly restricted populations. "Endangered" is defined to mean a plant threatened with extinction and not likely to survive unless some protective measures are taken.

Special Treatment Area. On July 5, 1977 the California Coastal Commission designated Special Treatment Areas (STAs) in coastal forest districts. Such a designation identifies timberlands where stringent Timber Harvest Plan requirements and harvesting rules are applied in order to protect the area's special scenic and natural qualities. (See California Administrative Code, Title 14, Section 921.) Special Treatment Areas were designated in 1977 to assure the protection of natural and scenic resources, while at the same time allowing management and orderly harvesting of timber resources. The following designated Special Treatment Areas are identified in the Mendocino County Local Coastal Plan:

Usal Creek, Rockport Beach, Hardy Creek Knoll, Westport, Ten Mile River, Noyo River, Caspar and Doyle Creeks, Big River, Dark Gulch, Albion River, Navarro River, Navarro to Irish Beach Terrace, Elk Creek, and Gualala River.

Special Treatment Areas (STA) include a designated scenic corridor along both sides of Highway 1 from Ten Mile River to the Sonoma County line. The designated width of this corridor is a minimum of 200 feet running parallel to Highway One or inland to the first line of trees nearest the road. However, in no place does the corridor extend more than 350 feet from the shoulder of the road. (This STA is not shown on the land use plan maps.)

Special Treatment Area buffer zones were also located adjacent to all publicly owned preserves and recreation areas, including national, state, regional, county and municipal parks. These buffer zones include those forested areas within the Coastal zone within 200 feet of all such publicly owned preserves and recreation areas.

In addition, a watercourse and lake protection zone has been established by the Board of Forestry within Special Treatment Areas. The width of this zone varies generally from 50 feet to 200 feet from the edge of the watercourse depending on the steepness of slope and the "Clarification of the Watercourse" (i.e., I, II, III, and IV).

Although coastal development permits are not required for the majority of commercial timber harvesting activities, development that requires and is carried out under such permits shall maximize protection of coastal resources.

Special Wildlife Habitat. The approximate location of animal species considered to be threatened, rare, endangered, or protected by the California Department of Fish and Game, or the U.S. Fish and Wildlife Service are shown on the land use maps. A rare and endangered species is an animal whose existence is threatened by one or more of the following conditions: the mortality rate exceeds the birth rate; the species is not capable of adapting to environmental change; the species habitat is threatened by destruction or serious disturbance; survival is threatened by the introduction of other species through predation, competition, or disease; or environmental pollution threatens the species survival. A protected species is an animal which cannot be taken or possessed under any permit or license, except when authorized by the Department of Fish and Game for scientific research. Threatened species are defined as those species contained on the lists identified as such by the U.S. Fish and Wildlife Service and the California Department of Fish and Game, as is the case with rare species and endangered species.

Wetlands. Lands which may be covered periodically or permanently with shallow water, including saltwater marshes, freshwater marshes, open or closed brackish water marshes, swamps, mudflats, and fens. Wetlands are extremely fertile and productive environments. Tidal flushing from the ocean and/or nutrient-rich freshwater runoff mix to form a delicate balance

responsible for their productivity. They function as nurseries for many aquatic species and serve as feeding and nesting areas for waterfowl, shorebirds and wading birds, as well as a few rare and endangered species.

The edge or upland limit of wetlands is designated by the California Coastal Commission guidelines on wetlands as: (a) the boundary between land with predominantly hydrophytic (adapted to wet conditions) cover and land with predominantly mesophytic (adapted to average conditions) or xerophytic (adapted to dry conditions) cover; (b) the boundary between soil that is predominantly hydric and soil that is predominantly nonhydric; or, in the case of wetlands without vegetation or soils; (c) the boundary between land that is flooded or saturated at some time during years of normal precipitation and land that is not. Areas with drained hydric soils that are no longer capable of supporting hydrophytes (species adapted to wet conditions) are not considered wetlands.

Natural Habitat and Resource Protection Issues

The Coastal Act mandates the preservation of significant natural resources and habitats. Much of Mendocino's undeveloped coastal zone provides habitat for diverse species of plants and animals, many of which are vulnerable to disturbance or destruction from human activities. Particular threats are posed by unrestricted recreational use, poor forestry practices, and increasing development. Existing County and State procedures and ordinances have frequently been inadequate to ensure the protection of coastal resources. In the past, the most effective public action has been land acquisition, a less practical strategy in an era of fiscal austerity, rising land values, and more vocal opposition to public ownership.

In Mendocino County, environmentally sensitive habitat areas include: anadromous fish streams, sand dunes, rookeries and marine mammal haulout areas, wetlands, riparian areas, pygmy vegetation containing species of rare or endangered plants, and habitats of rare and endangered plants and animals. In addition, several state agencies and private environmental groups and Local Citizens Advisory Committees have identified certain resource areas which require protection. These include:

Resource Areas

State Parks and Reserves[1]

Sinkyone Wilderness State Park
Usal Ranch Project (proposed trails)
Westport-Union Landing State Beach
MacKerricher State Park
Jug Handle State Reserve
Caspar Headlands State Beach

Caspar Headlands State Reserve
Russian Gulch State Park
Mendocino Headlands State Park
Van Damme State Park
Dark Gulch Unit of Van Damme State Park
Greenwood/Elk Project
Manchester State Beach

Underwater Parks and Reserves[2]

Sinkyone Wilderness State Park (proposed)
MacKerricher State Park
Jug Handle State Reserve (proposed)
Point Cabrillo Reserve (proposed)
Russian Gulch State Park
Mendocino Headlands State Park (proposed)
Van Damme State Park
Manchester State Beach (Point Arena Rock)

Areas of Special Biological Significance[3]

King Range National Conservation Area
Pygmy Forest Ecological Staircase
Saunders Reef Kelp Beds

Natural Areas (includes areas designated by the California Natural Areas Coordinating Council and designated on Land Use Maps)

Chamise Mountain Primitive Area
Bear Harbor
Ten Mile River Marsh Wetlands
Ten Mile Beach Dunes
Inglenook Fen
Pygmy Forest Areas (Habitat value should be determined and scope of area to be preserved, if any that is not already publicly owned.)
Pygmy Forest Ecological Staircase
Caspar Headlands
Pine Grove Bog
Russian Gulch State Park
Salmon Creek
Albion River Riparian Corridor (streamside band of vegetation)
Navarro River Riparian Corridor

Caspar Graveyard Area of Sitka Spruce
Grindle Park - Little Lake Road, Mendocino
Mendocino Headlands
Goat Island
Big River Estuary
Russell Redwood Forest
Van Damme State Park
Albion River Estuary
Navarro River Estuary
Manchester State Beach and Vicinity
Haven's Neck
Anchor Bay
Big River Riparian Corridor (variable width along edge of river from Headlands to the Woodlands - 50' to 200' - area between timberland and flow of stream)

Special Treatment Areas (designated by California Division of Forestry)

Usal Creek
Rockport Beach
Hardy Creek Knoll
Westport
Ten Mile River
Highway one corridor from Ten Mile River to Sonoma County Line
Noyo River
Caspar-Doyle Creek
Big River
Dark Gulch
Albion River
Navarro River
Navarro River to Irish Beach Terrace
Elk Creek
Gualala River

Fishing Access Points[4]

South Kibesillah Fishing Access
Noyo River Fishing Access
Navarro River Fishing Access
Albion River
Loran Station
Point Arena Light House
Big River

Areas of Special Biological Importance[5]

Heron Rookeries:	Hathaway Creek, Albion River, and Fort Bragg
Seabird Rookeries:	Iverson Point, Fish Rock, Sea Lion Rocks, Saddle Point, Goat Rock, White Rock, Gunderson Rock, Nose Rock , Goat Island, Cottoneva Rock, Chris Rock, Cape Viscaine Rocks
Osprey Nest Sites:	Various
Coastal Wetlands:	Hunter's Lagoon, Hathaway Creek, Garcia River, Gualala River, Brush Creek, Manchester Beach Lagoon, Elk Creek, Albion River, Navarro River, Big River, Pudding Creek, Lake Cleone, Sand Lake and Inglenook Fen, Inglenook Creek Marsh, Ten Mile River, Cottaneva Creek, Caspar Creek, Salmon Creek Alder Creek, Noyo River

Significant California Ecosystem[6]

Big River Estuary

Coastal Marine Ecosystem[7]

Mean High Water to State Three-Mile Boundary

Notes:

1. Designated by California Department of Parks and Recreation.
2. Designated by DPR in California State Park System Underwater Parks Master Plan; Point Cabrillo has been designated by the California Department of Fish and Game. Areas are located on the ocean side of area listed. The status as a park or reserve has yet to be determined by DPR.
3. Designated by State Water Quality Control Board.
4. Designated by California Department of Fish and Game, Wildlife Conservation Board and the South Central Citizens Advisory Committee.
5. Designated by California Department of Fish and Game.
6. Nominated for designation by U.S. Fish and Wildlife Service.
7. Designated by Mendocino County Board of Supervisors.

The following paragraphs briefly describe the coastal zone's special natural habitats and their particular problems. Special natural habitats are delineated on the resource maps.

Anadromous Fish Streams. There are many streams in the County's Coastal Zone used by Salmon, and steelhead for spawning. The most important anadromous fish streams, in terms of miles of use, are the Ten Mile, Noyo, Big, Navarro, Garcia and Gualala Rivers. The major floods of 1955 and 1964 caused substantial damage to fish habitat in some streams through sedimentation, debris dams, streambank erosion, and loss of streamside vegetation. Recovery has been slow, though continuing. Timber harvesting, urban development, road construction, and grazing also have had negative impacts on anadromous fish streams. Of particular concern are siltation, vegetation removal and chemical pollution.

Development of salmon ocean ranching has serious implications for the local fishing industry and native fish populations. The artificially raised salmon, through genetic selection, may tend to return to the release facility at a size too small to be legally caught by commercial fishermen. Local commercial salmon fishermen are very concerned that the development of an aquaculture facility for the production of salmon on the North Coast could mean the end of natural wild salmon as well as the small independent fisherman of areas larger than three (3) acres in size.

Riparian areas. The Coastal Act mandates the protection of riparian areas, but present regulations are limited in scope: the Department of Fish and Game monitors stream alteration projects, and the Department of Forestry controls cutting through the Timber Harvest Plan.

Because of the nature of the coastal biotic communities, the use of indicator species to define riparian areas in the coastal zone is undependable. Two kinds of trees in the coastal area, willow (Salix, various species) and alder (Alnus rubra) often appear along stream banks.

Although willow is a reasonably accurate indicator species, willow is not present along all coastal streams.

Alder, frequently present along stream banks, also appears in upland areas often near seeps or springs. Alder, which is one of the fastest growing and hardiest trees along the coast, also often fills in areas which have been disturbed by man's activities. Although alder is a valuable tree due to its nitrogen fixing root nodules and its ability to hold stream banks, in some situations, alder may become a "pest" tree invading roads, trails, agricultural land, and homesites.

Other trees and plants which frequently appear along coastal streams and rivers are wax myrtle, Bishop pine, redwood, Douglas fir, lowland fir, California blackberry, thimbleberry, salmonberry, Himalayaberry (introduced), salal, and others.

Fish depend on riparian plants for shade to keep the water temperature within tolerable limits. Riparian vegetation also stabilizes the banks, reduces the rate of erosion, acts as a "filter" for sediment and debris, provides cover for wildlife, and provides stream nutrients from leaf litter.

Wetlands. The coastal zone contains saltwater marsh, freshwater marsh, and brackish marsh, shown on the Resource Maps. The most significant, in terms of size, variety, and vulnerability to disruption, are at Seaside Creek, Ten Mile River, Big River, Albion River, Navarro River, Elk Creek, Garcia River, and Hunters Lagoon. Wetlands, as a single category, are shown on the Land Use Plan.

The 1975 Coastal Plan called for acquisition of the wetlands at the Ten Mile and Big Rivers, which the California Department of Fish and Game and the U.S. Fish and Wildlife Service classified among the most productive in the state. Both are large and relatively undisturbed, providing essential habitat for wildlife and migratory birds. Proposals to acquire land at Big River have been dropped, but California Department of Fish and Game is still considering acquisition at Ten Mile River.

The rich and productive Garcia River wetland complex includes a close association of salt, brackish, and freshwater marshes; estuaries, sand dunes, sand flats, and riparian vegetation. It is one of the few wintering areas for whistling swans in northern California and, with Hunters Lagoon to the north, provides an important habitat in the Pacific Flyway for several migratory bird species.

Inglenook Fen, in an area of funded acquisition as part of MacKerricher State Park, is a wetland with characteristically waterlogged soils. Fens have distinctively rich organic soil, in contrast to bogs which have highly acid organic soil, and marshes which have an inorganic soil base. The origin of the fen and the rarity of its biotic communities are the subject of a debate that cannot be resolved by the Coastal Element. However, the fen clearly is a wetland subject to protection by the Coastal Act.

Dunes. Dunes adjoin the long beaches at Ten Mile River and Manchester State Beach. Off road vehicle activity during 1960's caused a loss of dune vegetation and a subsequent measurable increase in the rate of dune advancement in several specific locations on the edges of the Ten Mile Dunes. Although the dunes are moving in some locations, vegetation such as willow and eucalyptus on the perimeter of the Ten Mile dunes has been shown to retard dune movement and aid in stabilization. Since human activity on dunes retards establishment of stabilizing plants, site investigations are needed to determine what level of use should be permitted in specific dune areas.

Rookeries and Haulout Areas. Many offshore rocks and onshore rocky areas are important seabird and marine mammal rookeries. Five in particular have been designated as major seabird rookeries because they provide habitat for rare species or have at least 100 nests: Cape Vizcaino,

Goat Island, Devil's Basin Rocks, White Rock, and Fish Rock. Sea lions and harbor seals use the offshore rocks as rookeries as well, particularly at Laguna Point, Goat Island, Sea Lion Rock, and Fish Rock. These mammals use the offshore rocks near Caspar Headlands, Buckhorn Cove and Devil's Basin as haulout areas--essential for molting, loafing, evading predators and possibly as pupping grounds. Rookeries and haulout areas are not shown on the Land Use Plan, but appear on the Habitat/Resources Maps prepared in November 1979.

Pygmy and Pygmy-type Vegetation. Two types of pygmy vegetation exist along the Mendocino coast. Both are characterized by stunted trees but have different soil and vegetation types. True pygmy forests are valuable to scientists because they are probably the best example of a living community in balance with its ecosystem. Pygmy forest vegetation covers about 1,050 acres in the coastal zone, including areas in public ownership at Jug Handle State Reserve and Van Damme State Park. Pygmy-type forest accounts for about 1,120 acres, mainly between Pt. Arena and Haven's Neck. Because pygmy vegetation is found in a section of the coast experiencing development pressures and because it yields no revenue from agriculture or timber, its preservation has become an issue. An immediate environmental concern is the ability of pygmy soils to provide satisfactory leaching fields for septic systems.

Rare or Endangered Plant and Wildlife Habitat. There are several species of wildlife within or near the coastal zone officially considered to be rare, endangered, or threatened, and are protected. These include the Lotis Blue Butterfly, California Brown Pelican, southern bald eagle, American peregrine falcon, California yellow-billed cuckoo, osprey and the California Grey Whale. Such species are sensitive to human disturbance and pollution. The osprey is particularly vulnerable to timber harvesting operations, and the Department of Fish and Game has recommended several policies for protection of its habitat (#52, California State Department of Fish and Game). In addition, several plant species found in the coastal zone have been classified as either rare or endangered. These include Leafy reed grass, pityopus and Roderick's fritillary. Habitats of rare and endangered plants or animals are shown on the Land Use Plan map. These locations are general; species can and do relocate, so Policy 3.1-1 provides for ongoing investigation of possible local habitats.

Throughout all policies pertaining to Habitats and Natural Resources shall run the continuous theme that natural habitat areas constitute significant public resources which shall be protected not only for the wildlife which inhabits those areas but for the enjoyment of present and future populations of the State of California.

Symbols identifying rare or endangered plant species and, rare, endangered, threatened, or protected wildlife species have been placed upon the land use maps. Extensive areas of the coastal zone which are reliably thought to be rich in such habitats, such as the Lost Coast, have only a few symbols indicating these resources. The symbols printed on the land use maps are informational only and do not denote a definitive identification of these resources. Additional

information developed or obtained by the County as the result of future field investigations shall be added to the land use maps in future amendments or reviews of the Coastal Element.

This Local Coastal Plan represents the commitment of the County of Mendocino to provide continuing protection and enhancement of its coastal resources. It is recognized that certain resource areas in this jurisdiction will require public attention to ensure their protection and enhancement, such as:

- degraded or less than pristine wetlands of any size;
- lands that have a history of potential or productive agricultural uses;
- sensitive coastal resource areas which are suffering some form of deterioration or development pressures; and
- areas which are appropriate for well-designed visitor-commercial and recreation facilities.