



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

3.10 HARBORS AND COMMERCIAL AND SPORT FISHING

[Narrative](#)

Coastal Element Policies: Harbors, Commercial and Sport Fishing

3.10-1 At both the Noyo Harbor and Albion Harbor the commercial fishing industry is the primary use and shall be continued in conformance with Coastal Act, Section 30234.

3.10-2 The County should request the Noyo Harbor District to provide advice on planning and coordinating commercial fishing facilities, recreational boating, public access and coastal-dependent industrial development within the Noyo River harbor area, including Noyo Bay and all of the area designated as Fishing Village on the land use plan. Such advice would be considered in any amendment of the land use plan for this area.

An Albion Harbor District should be formed and encouraged to assume a role similar to that proposed to be performed by the Noyo Harbor District. The Albion Harbor District shall then be requested to advise on the coordination of commercial fishing facilities, recreational boating, public access and coastal-dependent industrial development within the Albion River harbor area, including Albion Cove and all of the area designated as Fishing Village on the land use plan. Such advice would be considered in any amendment.

3.10-3 All applications for approval of development projects within the areas described in policy 3.10-1 shall be referred to the appropriate Harbor or Port District for review. Prior to consideration of any application, including a change in the number or size of boat berths or for channel or breakwater improvements in the unincorporated area, the Board of Supervisors shall request a report from the Harbor or Port District or from interested Harbor District members.

Utilizing this report and other appropriate information, the County, shall analyze the effect of the proposed development on the commercial fishing industry, and where adverse impacts are found shall require mitigation measures such as reservation of a specified number of berths for commercial fishing boats. The Board shall make a finding as to whether approval or disapproval of the proposed project would adversely affect the commercial fishing industry. If adverse effects resulting from approval are found, the project shall not be approved unless appropriate mitigation



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measures are required. If the Board finds that disapproval of the project would adversely affect the commercial fishing industry, it may request the assistance of the Harbor or Port District in negotiating agreements for mitigation impacts that will allow the project to proceed.

- 3.10-4 In order to provide for safe and protected anchorages along the Mendocino coast for the maximum number of vessels, especially during seasons of heavy fishing activity, the placement and numbers of permanent moorings shall be regulated.

The Noyo Harbor District may be requested to advise in developing and if appropriate implementing an ordinance for controlling the use of moorings and anchorages in Mendocino County. In the event that a Harbor District or commission is subsequently formed for Albion (or any other area) then this future harbor district may be requested to provide similar advice in its area of concern.

- 3.10-5 County policies shall support the maintenance and improvement of existing harbor facilities of the region including the design and construction of a breakwater at Noyo Harbor, formulation of a master plan for Albion Harbor, and completion of the Noyo Harbor Master Plan.
- 3.10-6 The County shall provide assistance in securing available funding for the maintenance and improvement of existing harbor facilities.
- 3.10-7 The County shall encourage improved emergency support services provided by the U.S. Coast Guard and other emergency response units.