

Appendix 2

Relevant Draft Avenues Community Plan Policies

	Policies
Section 2500	<ul style="list-style-type: none"> Plan densities shall be limited to those consistent with Emergency Access Standards for roadways in the County Fire Safe Regulations, Chapter 2.
Section 2500.6	<ul style="list-style-type: none"> The County should work with State Parks and Save the Redwoods League to protect agricultural soils for continued agricultural uses.
Section 2520	<ul style="list-style-type: none"> Subdivision shall occur in such a manner to protect prime agricultural soils including lot size modifications and / or the use of Combining Zone B7. Lands adjacent to agriculture designated lands shall be planned for uses compatible with agriculture. The County shall maintain the existing agricultural lands through the application of agricultural zoning. The County shall encourage the use of Agricultural Preserve Contracts to maintain agricultural uses in the Planning Area.
Section 3200	<ul style="list-style-type: none"> Support and encourage the formation of Neighborhood Emergency Services Teams (NEST) in Avenue communities. Use Flood Plain (FP) zone and add the Flood Hazard (F) as a combining zone to indicate by zoning where flooding is a likely event and therefore where development potential is constrained.
Section 3400	<ul style="list-style-type: none"> Parcels that contain sensitive habitat shall include measures for resource protection in their development plans.
Section 4200	<ul style="list-style-type: none"> New road construction or improvement shall be of sufficient width to accommodate emergency vehicles, and show consistency with County design standards and the County Fire Safe regulations.
Section 4700	<ul style="list-style-type: none"> The County shall encourage the maintenance of mutual aid agreements among fire districts. The County shall require that all new residential, commercial & industrial development in the Planning Area be served by an access way that can accommodate emergency vehicles.