

## **73-03-1 CRITICAL AREAS POLICY**

New park facility developments shall not be built in critical areas except where the theme, character, quality or other park planning provides overriding justification for development in such areas, and appropriate mitigation can be provided. “Overriding justification” means no feasible alternative can be demonstrated to achieve the same or comparable purposes, environmental impacts can and will be demonstrably mitigated, and risk of damage or reduced life to facilities is explicitly addressed and a favorable cost/benefit ratio is demonstrated.

When a new park facility development is justified in a critical area, environmental permit considerations shall be prerequisite to the planning, design and scope of the development. When a new park facility development is justified within a critical area, the development shall be limited such that its assumed life and costs to abandon is an acceptable risk of loss. Also, when constructing facilities in critical areas, State Parks will post information signs that briefly describe the hazard and provide instructions, when appropriate, on what to do should a hazard event occur.

The first and generally preferred agency response to a threat by a natural land change process, such as or landslides or coastal erosion shall be retreat from that threat rather than construction of protective measures. When threatened by natural land change processes, existing park developments shall be protected only when an economic analysis can reasonably justify the expense to save the development and to mitigate any adverse effects of the protection. It is recognized that when historic structures or other historic facilities are involved, extra care and expense may be involved in the short term to comply with this policy, but that they will be both responsible and cost-effective in the long-term. (CM December 4, 2003)