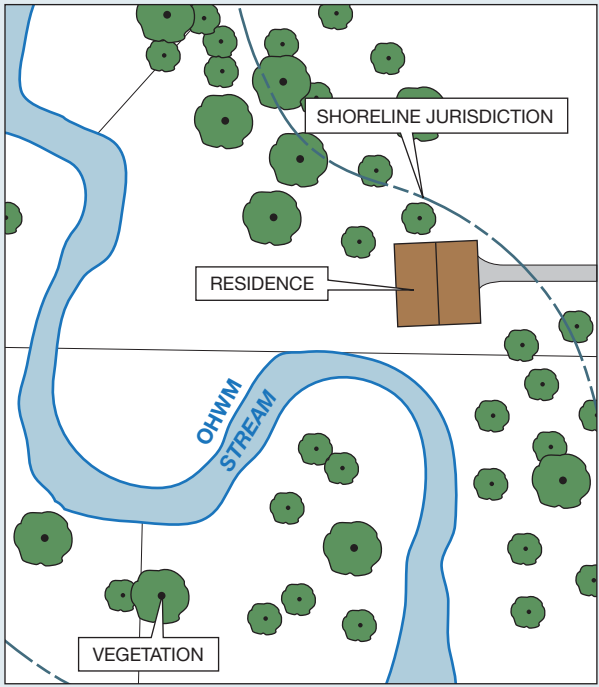
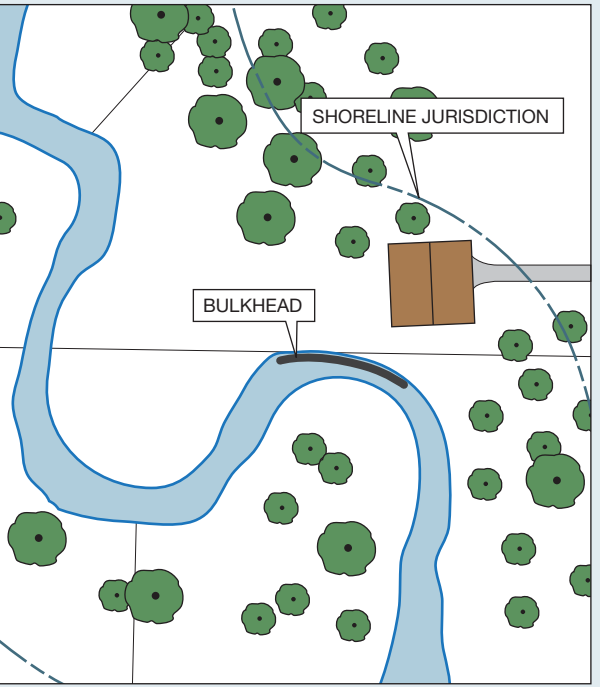
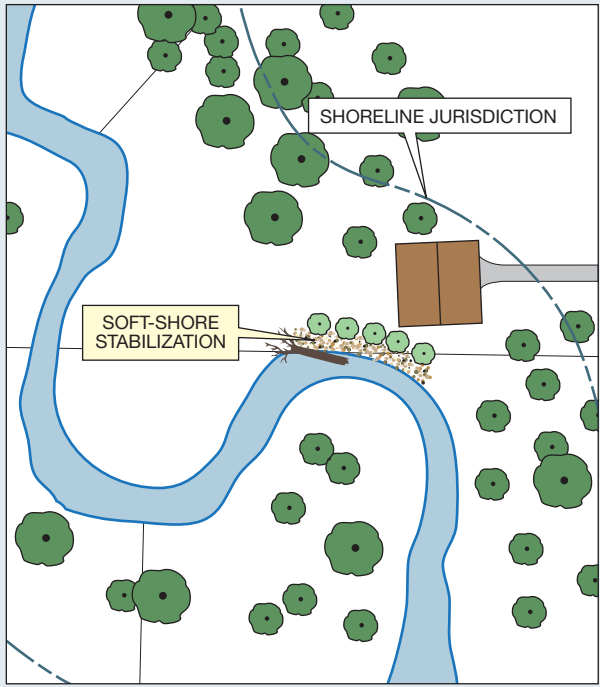


New Shoreline Stabilization

RLD-4 ZONING DISTRICT

EXISTING DEVELOPMENT	PROPOSED DEVELOPMENT UNDER EXISTING REGULATIONS	PROPOSED DEVELOPMENT UNDER PROPOSED REGULATIONS
<p>CONSERVANCY SHORELINE DESIGNATION</p> 	<p>CONSERVANCY SHORELINE DESIGNATION</p> 	<p>AQUATIC & URBAN CONSERVANCY SHORELINE DESIGNATION</p> 
<p>EXISTING DEVELOPMENT</p> <p>The property in this scenario is located in the city of Ridgefield in a Conservancy Shoreline Environment Designation, zoned Residential Low Density-4 (RLD-4), and is already developed with a single-family residence. A RLD-4 zone allows a single-family house at a 3.0-5.1 units per acre density.</p> <p>PROPOSED DEVELOPMENT</p> <p>The proposed development is to reduce the loss of streambank by stabilizing the shoreline near the residence with either a bulkhead or soft-shore materials.</p>	<p>EXISTING CITY OF RIDGEFIELD SMP REGULATIONS</p> <ol style="list-style-type: none"> 1. The existing SMP shoreline designations do not differentiate the water from the land. Therefore, although the bulkhead would be developed below the ordinary high water mark, it is in the Conservancy shoreline designation. 2. Bulkheads must not be constructed for the purpose of creating land by filling behind the bulkhead. 3. Bulkheads must be constructed only when necessary to protect the bank from erosive action of the water. 4. Construction of bulkheads must be in accordance with standards set by state and local health agencies. 5. Critical Areas Report must demonstrate need and identify mitigation. 	<p>PROPOSED CITY OF RIDGEFIELD SMP REGULATIONS</p> <ol style="list-style-type: none"> 1. In the City's Draft SMP the Aquatic shoreline designation is applied to areas waterward of the ordinary high water mark and the Urban Conservancy shoreline designation is applied to areas landward. Therefore, the proposed soft-shore stabilization would be in both the Aquatic and Urban Conservancy shoreline designations. 2. Standards for new stabilization structures when found to be necessary include limiting the size to minimum, using measures to assure no net loss of shoreline ecological functions, using soft approaches, and mitigating for impacts. 3. All bulkheads must be in support of an allowable shoreline use, unless it can be demonstrated that such activities are necessary and in the public interest for the maintenance of shoreline environmental resources. 4. Proposals for bulkheads must first demonstrate that use of natural materials and processes and nonstructural solutions to bank stabilization are unworkable in protecting existing development. 5. Natural materials and processes such as protective berms, drift logs, brush, beach feeding, or vegetative stabilization must be utilized to the maximum extent possible. 6. Same as Existing Regulation #4. 7. Same as Existing Regulation #5.