

**Sonoma County
Local Coastal Plan**

**LAND USE ELEMENT
PRELIMINARY DRAFT**

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**Sonoma County Permit and Resource Management Department
2550 Ventura Avenue
Santa Rosa, CA 95403**

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LAND USE ELEMENT

1. INTRODUCTION

Purpose

The Land Use Element, along with the other Elements, together comprise the Land Use Plan of the Local Coastal Plan as defined in Section 30108.5 of the California Coastal Act of 1976. The Land Use Plan guides the development and use of land on the Sonoma County Coast by providing the distribution, location, and extent of uses of land for housing, business, industry, open space, agriculture, natural resources, recreation, enjoyment of scenic beauty, education, public buildings and grounds, and other uses on the Coast. For each appropriate land use category, it includes standards for population density and building intensity.

Below is the section of the Coastal Act addressing Land Use Plans:

Section 30108.5 Land use plan.

"Land use plan" means the relevant portion of a local government's general plan, or local coastal element which are sufficiently detailed to indicate the kinds, location, and intensity of land uses, the applicable resource protection and development policies and, where necessary, a listing of implementing actions.

The County recognizes that the policies of the Local Coastal Plan represent a legislative balance between the individual rights of property owners and the requirements of the California Coastal Act. Decisions made pursuant to the Local Coastal Plan shall further community goals and objectives while not unconstitutionally abridging property rights.

In the County context, the Local Coastal Plan is consistent with the General Plan, but more specific in nature. Its goals, objectives, and policies are consistent with the Coastal Act and further define and guide the permitted development on the Sonoma County Coast.

California Coastal Act

Most policies of the California Coastal Act relate at least indirectly to land use. Policies concerning protection of coastal resources, provision of public access and recreation, and encouragement of coastal-dependent uses, which directly affect land use decisions, are cited in other Elements of the Local Coastal Plan. All of these policies were evaluated in preparing this Land Use Element even though the Coastal Act only references new development and subdivision in the following sections:

30250. Location; existing developed area.

(a) New residential, commercial or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources.

In addition, land divisions, other than leases for agricultural uses, outside existing developed areas shall be permitted only where 50 percent of the usable parcels in the area have been developed and the created parcels would be no smaller than the average size of surrounding parcels.

(b) Where feasible, new hazardous industrial development shall be located away from existing developed areas.

(c) Visitor-serving facilities that cannot feasibly be located in existing developed areas shall be located in existing isolated developments or at selected points of attraction for visitors.

30251. Scenic and visual qualities

The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.

30252. Maintenance and enhancement of public access.

The location and amount of new development should maintain and enhance public access to the coast by (1) facilitating the provision or extension of transit service, (2) providing commercial facilities within or adjoining residential development or in other areas that will minimize the use of coastal access roads, (3) providing non-automobile circulation within the development, (4) providing adequate parking facilities or providing substitute means of serving the development with public transportation, (5) assuring the potential for public transit for high intensity uses such as high-rise office buildings, and by (6) assuring that the recreational needs of new residents will not overload nearby coastal recreation areas by correlating the amount of development with local park acquisition and development plans with the provision of onsite recreational facilities to serve the new development.

30253. Minimization of adverse impacts

New development shall do all of the following:

(a) Minimize risks to life and property in areas of high geologic, flood and fire hazard.

(b) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.

(c) Be consistent with requirements imposed by an air pollution control district or the State Air Resources Board as to each particular development.

(d) Minimize energy consumption and vehicle miles traveled.

(e) Where appropriate, protect special communities and neighborhoods that, because of their unique characteristics, are popular visitor destination points for recreational uses.

30254. Public works facilities.

New or expanded public works facilities shall be designed and limited to accommodate needs generated by development or uses permitted consistent with the provisions of this division; provided, however, that it is the intent of the Legislature that State Highway Route 1 in rural areas of the coastal zone remain a scenic two-land road. Special districts shall not be formed or expanded except where assessment for, and provision of, the service would not induce new development inconsistent with this division. Where existing or planning public works facilities can accommodate only a limited amount of new development, services to coastal dependent land use, essential public services and basic industries vital to the economic health of the region, state, or nation, public recreation, commercial recreation, and visitor-servicing land uses shall not be precluded by other development.

30254.5 Terms or conditions on sewage treatment plant development: prohibition.

Notwithstanding any other provision of law, the commission may not impose any term or condition on the development of any sewage treatment plant which is applicable to any future development that the commission finds can be accommodated by that plant consistent with this division. Nothing in this section modifies the provisions and requirements of Sections 30254 and 30412.

30255. Priority of coastal-dependent developments.

Coastal-dependent developments shall have priority over other developments on or near the shoreline. Except as provided elsewhere in this division, coastal-dependent developments shall not be sited in a wetland. When appropriate, coastal-related developments should be accommodated within reasonable proximity to the coastal-dependent uses they support.

Relationship to Other Elements

The Land Use Element balances the various goals and objectives of other Elements of the Local Coastal Plan. The Elements are internally consistent because:

- All Elements use the same population, housing, and employment projections.
- Policies in the Land Use Element support policies in the other Elements.
- The Land Use Plan Maps and accompanying text represent a consciously selected balance among the various goals and objectives included in all of the Elements. Site specific factors may result in a less intensive use or lower density than allowed by the Land Use Plan maps, but a policy in another Element should not be used as the sole basis for denial of the designated use or density.
- Where necessary, policies in other Elements are cross-referenced.

Other Elements such as the Public Safety Element, may contain parts of the Land Use Element as mandated by the State. In such cases, the other Element is considered to be part of the Land Use Element.

Scope and Organization

The Land Use Element consists of two sections – an Introduction and Land Use Policy, which contains descriptions of the land use categories that are applied to the Land Use Plan Map for each of the ten SubAreas of the Sonoma County Coast. It should be noted that the term "permitted uses" as used in the descriptions of the land use categories is intended to mean that such uses are consistent with the purpose of the category. The term does not imply that further discretionary entitlement may not be necessary prior to conduct of such uses. In addition, any development that is not designated as the principal permitted use may be appealed to the Coastal Commission. The ten SubArea Land Use Plan Maps (**Figures C-LU-1a-k**) show the applicable land use categories and maximum permitted density for each parcel. They are displayed at the beginning of the Land Use Policy section and are also available at the Sonoma County Permit and Resource Management Department office and on its website.

The Land Use Plan Maps and descriptions of the land use categories must be used together in order to fully understand the policies applicable to any particular situation. The Land Use Plan Maps have been prepared, to the extent possible, based on the Goals, Objectives, and Policies of all of the Elements; and on an evaluation of the natural and cultural characteristics of the lands along the Coast.

Changes to the Land Use Plan Maps, whether to change the land use category or permitted residential density, may be accomplished only through the Local Coastal Plan Amendment process.

Applications for Local Coastal Plan Amendments may be filed with the County. However, if at any time the Director of PRMD determines that the proposed Amendment is substantially inconsistent with LCP Goals, Objectives, or Policies or the policies of Chapter 3 of the Coastal Act, he or she may submit the application directly to the Planning Commission and Board of Supervisors for summary denial on policy grounds.

Where parcels that are the subject of a lot line adjustment are located in different land use categories or other Local Coastal Plan designations, the following guidelines should be applied:

- (1) If the adjustment would result in a parcel having a split land use designation and split zoning of different densities and intensities of land use, require a concurrent or subsequent filing of an LCP Amendment.
- (2) If the adjustment would not result in a parcel having a split land use designation and split zoning of different densities and intensities of land use, it may be determined to be consistent with the Local Coastal Plan.

2. LAND USE POLICY

Land Use Categories

The Local Coastal Plan Land Use Plan contains twelve land use categories in five general use categories. **Tables C-LU-1 through C-LU-7** show the Local Coastal Plan Land Use categories and applicable Zoning Districts under the Coastal Zoning Ordinance.

Table C-LU-1: Residential Land Use Categories and Applicable Zoning Districts in the Sonoma County Coastal Zone

LAND USE CATEGORY	APPLICABLE ZONING DISTRICTS
Rural Residential (RR)	Rural Residential (RR) Agriculture and Residential (AR)
Urban Residential (UR)	Low Density Residential (R1) Medium Density Residential (R2) Planned Community (PC)
Planned Community (PC)	Planned Community (PC)

Table C-LU-2: Commercial Land Use Categories and Applicable Zoning Districts in the Sonoma County Coastal Zone

LAND USE CATEGORY	APPLICABLE ZONING DISTRICTS
Commercial Center (CC)	Community Commercial (C2) Rural Services (CS) Commercial Tourist (CT) Planned Community (PC)
Village Commercial (VC)	Rural Services (CS) Commercial Tourist (CT) Agricultural Services (AS) Planned Community (PC)
Visitor-Serving Commercial (VSC)	Commercial Tourist (CT) Planned Community (PC)

Table C-LU-3: Industrial Land Use Categories and Applicable Zoning Districts in the Sonoma County Coastal Zone

LAND USE CATEGORY	APPLICABLE ZONING DISTRICTS
Marine Industrial (MI)	Marine Industrial (MI)

Table C-LU-4: Public/Institutional Land Use Categories and Applicable Zoning Districts in the Sonoma County Coastal Zone

LAND USE CATEGORY	APPLICABLE ZONING DISTRICTS
Public/Institutional (P/I)	Public Facilities (PF)

Table C-LU-5: Recreational Land Use Categories and Applicable Zoning Districts in the Sonoma County Coastal Zone

LAND USE CATEGORY	APPLICABLE ZONING DISTRICTS
Recreation (R)	Resources and Rural Development (RRD) Commercial Tourist (CT) Planned Community (PC)

Table C-LU-6: Agricultural Land Use Categories and Applicable Zoning Districts in the Sonoma County Coastal Zone

LAND USE CATEGORY	APPLICABLE ZONING DISTRICTS
Agriculture (A)	Land Extensive Agriculture (LEA) Diverse Agriculture (DA)

Table C-LU-7: Natural Resource Land Use Categories and Applicable Zoning Districts in the Sonoma County Coastal Zone

LAND USE CATEGORY	APPLICABLE ZONING DISTRICTS
Timber (T)	Timber Preserve (TP) Resources and Rural Development (RRD)
Dedicated Open Space (OS)	Resources and Rural Development (RRD) Rural Residential (RR) Agriculture and Residential (AR) Low Density Residential (R1) Medium Density Residential (R2) Planned Community (PC)

~~9. Incorporate the compatible uses into a revision of the resource zoning districts, specifying the uses exempt and subject to coastal permits. (Existing LCP)~~

~~7. Prior to submittal of the implementation program, designate the principal permitted uses for each land use category in the Land Use Plan, including any desired changes in the uses presently identified for the resource area land use designations. The designated uses shall be reviewed for consistency with the policies of Chapter 3 of the Coastal Act and approved. (Existing LCP)~~

Residential Land Use Policy

The Land Use Plan has three residential land use categories - Rural Residential, Urban Residential, and Planned Community. The Urban Residential land use category may only be used within an Urban Service Area. Maximum residential densities are shown on the Land Use Plan Map. While other land use designations may permit limited or incidental residential use, only these three categories will be considered residential land use designations. The designation criteria shall be applied when considering future Local Coastal Plan Amendments. Additional standards applicable to development on residential lands may be included in the Coastal Zoning Ordinance, Subdivision Ordinance, and local area design guidelines.

Rural Residential Areas (RR, AR zones)

Purpose and Definition. The Rural Residential land use category provides for very low density residential development on lands which have few if any public services but which have access to county maintained roads. These lands are generally suitable for only relatively low intensity land uses that are consistent with maintaining open space in order to preserve natural resources, manage the production of resources, provide outdoor recreation, and protect public health and safety. This land use category allows application of a rural residential zoning district which allows limited crop and farm animal production (Rural Residential – RR); and an agricultural and residential zoning district which allows unlimited crop and farm animal

production on parcels of 2 acres or more (Agriculture and Residential – AR).

Principally Permitted Use. Residential development is the principally permitted use in areas designated Rural Residential.

Permitted Uses. The primary use in areas designated Rural Residential is detached single-family homes. Secondary uses include crop production, farm animal production, home occupations, and family day care homes.

Other Uses. Other uses which may be allowed in areas designated Rural Residential include residential care facilities; day care centers; schools; religious facilities; and clubs, lodges, and private meeting halls.

Permitted Residential Density. Allowable residential density ranges from 1 to 20 acres per dwelling unit as shown on the Land Use Plan Map. Maximum residential density may be applied based on similar density of existing lots in the surrounding area, suitable soils for septic disposal, available water, environmental suitability, access to arterial or collector roads, proximity of commercial services and public services and facilities, and no significant impacts on agriculture and resource production. Lots smaller than one and one-half acres shall not be created if the residence is to be served by an individual well and septic system. New lots may be as small as one acre if the residence is to be served by a public water system.

Designation Criteria. A Land Use Plan Map Amendment to add the Rural Residential land use designation would be an LCP Amendment requiring certification by the California Coastal Commission. The LCP Amendment must meet the standards in Chapter 3 of the California Coastal Act and all of the following criteria:

- (1) The area does not have soils suitable for agricultural production.
- (2) The area does not include substantial agricultural uses.
- (3) Lands have access to a County maintained road.
- (4) Lands have enough groundwater for individual wells.
- (5) Lands have sufficient permeability for individual septic systems.

Urban Residential Areas (R1, R2, PC zones)

Purpose and Definition. The Urban Residential land use category includes land planned for public services for low and medium density residential development. It accommodates a variety of housing types, such as stick-built and manufactured homes; and all tenure types, depending on the density assigned on the Land Use Plan Map. This land use category allows application of a low density residential zoning district which allows only one single-family dwelling per lot (Low Density Residential – R1); a medium density residential zoning district which allows multi-family dwellings (Medium Density Residential – R2); and a planned community zoning district in which the allowable density is based on an approved master plan and precise development plan, and golf courses and equestrian facilities may be allowed (Planned Community – PC).

Principally Permitted Use. Residential development is the principally permitted use in areas designated Urban Residential.

Permitted Uses. Primary uses in areas designated Urban Residential include single-family, clustered, and multi-family dwellings; affordable housing projects as provided in the General Plan Housing Element, incorporated into this Local Coastal Plan by reference; and mobile home parks. Secondary uses include agricultural cultivation and crop production, small residential care facilities, family day care homes, and home occupations.

Other Uses. Other uses which may be allowed in areas designated Urban Residential include large residential care facilities; day care centers; schools; religious facilities; and clubs, lodges, and private meeting halls.

Permitted Residential Density. Allowable residential density ranges from 1 to 6 units per acre in low density residential districts and 6 to 12 units per acre in medium density residential districts as shown on the Land Use Plan Map. Residential densities are based on availability of public services and infrastructure, land use compatibility, environmental suitability, projected population and development, neighborhood character, and other factors. New lots shall not be smaller than 6,000 square feet.

Residential density may be increased if the project qualifies under the state density bonus program outlined in California Government Code Section 65915; and/or the County supplemental density bonus program or housing opportunity area program outlined ~~in the current General Plan Housing Element, incorporated into this Local Coastal Plan by reference~~below; and in the Coastal Zoning Ordinance under affordable housing program requirements and incentives. Approval of any increase in residential density is subject to specific findings regarding the adequacy of public services and mitigation of impacts to coastal resources.

Achievement of a higher residential density consistent with the provisions of the density bonus and housing opportunity area programs does not require an LCP Amendment.

Designation Criteria. A Land Use Plan Map Amendment to add the Urban Residential land use designation would be an LCP Amendment requiring certification by the California Coastal Commission. The LCP Amendment must meet the standards in Chapter 3 of the California Coastal Act and all of the following criteria:

- (1) Lands are within a designated Urban Service Area.
- (2) Adequate water, sewer, public safety, park, school services, and other necessary infrastructure are available or planned to be available.
- (3) Lands have convenient access to designated arterial or collector roads.
- (4) Lands are not subject to unacceptable risks such as flooding, geologic hazards, excessive noise, or other hazards.

- (5) Lands have convenient access to commercial uses and community services.

Planned Community Areas (PC zones)

Purpose and Definition. The Planned Community land use category encompasses areas which may accommodate a variety of residential densities and mixed residential and commercial uses. An approved master plan and precise development plan are required prior to development.

Principally Permitted Use. Residential development is the principally permitted use in areas designated Planned Community.

Permitted Uses. Primary uses in areas designated Planned Community include single-family dwellings and other uses consistent with the approved precise development plan. Secondary uses include home occupations, small residential care facilities, and family day care homes.

Other Uses. Other uses which may be allowed in areas designated Planned Community include golf courses, equestrian facilities, day care centers, and large residential care facilities.

Permitted Residential Density. Allowable residential density shall be as shown on the Land Use Plan Map ~~is and pursuant to the~~ approved precise development plan. Residential densities are based on availability of public services and infrastructure, land use compatibility, environmental suitability, projected population and development, neighborhood character, and other factors. New lots shall not be smaller than 6,000 square feet.

Designation Criteria. A Land Use Plan Map Amendment to add the Planned Community land use designation would be an LCP Amendment requiring certification by the California Coastal Commission. The LCP Amendment must meet the standards in Chapter 3 of the California Coastal Act and all of the following criteria:

- (1) Lands are within a designated Urban Service Area.
- (2) Adequate water, sewer, public safety, park, school services, and other necessary infrastructure are available or planned to be available.
- (3) Lands have convenient access to designated arterial or collector roads.
- (4) Lands are not subject to unacceptable risks such as flooding, geologic hazards, excessive noise, or other hazards.
- (5) Lands have convenient access to commercial uses and community services.

Commercial Land Use Policy

The Land Use Plan includes three commercial land use categories - Commercial Center, Village Commercial, and Visitor-Serving Commercial. All land use categories may be applied outside an Urban Service Area. While other land use categories may permit limited or incidental

commercial use, only these three categories shall be considered commercial land use designations. The designation criteria shall be applied when considering future Local Coastal Plan Amendments. Additional standards applicable to development on commercial lands may be included in the Coastal Zoning Ordinance, Subdivision Ordinance, or local area design guidelines.

The Commercial Center category encompasses areas appropriate for general commercial uses including local-serving and limited visitor-serving uses. The Village Commercial category encompasses land to accommodate the day-to-day retail business, service, recreational, and professional needs of local residents. The Visitor-Serving Commercial category encompasses land to accommodate visitor-serving facilities.

Commercial Center Areas (C2, CS, CT, PC zones)

Purpose and Definition. The Commercial Center land use category encompasses areas appropriate for general commercial uses including local-serving and limited visitor-serving uses. This land use category allows application of a zoning district which provides a full range of retail goods and services for the residential and business community as a whole rather than a local neighborhood (Community Commercial – C2), a zoning district that provides for comparison retail shopping and direct consumer service uses sought on occasion rather than daily (Rural Services - CS), a zoning district which provides a compatible blend of recreation and tourist commercial uses (Commercial Tourist - CT), and a zoning district which provides local neighborhood commercial uses in planned communities (Planned Community – PC).

Principally Permitted Use. Commercial uses are the principally permitted uses in areas designated Commercial Center.

Permitted Uses. Primary uses in areas designated Commercial Center not intended for tourist commercial uses (C2, CS) include general retail; personal services; restaurants; business, service, and professional offices; and banks and financial services. Secondary uses include family day care homes and residential care facilities. In areas intended for a full range of commercial uses (C2), other primary uses include furniture and appliance stores and indoor recreation facilities; and other secondary uses include schools. In areas intended for local-serving commercial uses (CS zoning district), other primary uses include minor medical services.

Primary uses in areas designated Commercial Center intended for tourist commercial uses (CT) include lodging, general retail which principally serves tourists, restaurants, and visitor/interpretive centers. Secondary uses include home occupations; ~~agricultural cultivation and crop production~~; small residential care facilities; family day care homes; and business, service, and professional offices which principally serve tourists.

Other Uses. Other uses which may be allowed in areas designated Commercial Center not intended for tourist commercial uses (C2, CS) include lodging; vehicle sales/rental and services; gas stations; recycling centers; wood, metal, and electrical manufacturing and repair shops; outdoor storage; storage and wholesale and distribution warehouses; ~~minor agricultural support services~~; veterinary clinics and animal hospitals; day care centers; large residential care facilities; clubs, lodges, and private meeting halls; schools; religious facilities; major medical services; parks and playgrounds; libraries and museums; cemeteries; and mortuaries and

funeral homes.

Other uses which may be allowed in Commercial Center areas intended for tourist commercial uses (CT) include indoor and outdoor recreation facilities; campgrounds and recreational vehicle parks; marinas; clubs, lodges, and private meeting halls; business and service and professional offices; gas stations; theaters; religious facilities; bus and taxi terminals; and parks and playgrounds.

Development Intensity. New lots shall not be smaller than: 1.5 acres on individual wells and septic systems; 1.0 acre on public water and septic; ~~or 8,000 to or~~ 10,000 square feet on ~~public water and public sewer or just public sewer~~ in the C2, CS and CT zones. In the PC zone, the minimum lot size can be no less than 6,000 square feet on public sewer.

Designation Criteria. A Land Use Plan Map Amendment to add the Commercial Center land use designation would be an LCP Amendment requiring certification by the California Coastal Commission. The LCP Amendment must meet the standards in Chapter 3 of the California Coastal Act and all of the following criteria:

- (1) Lands shall be located within an Urban Service Area where adequate public services are available or shall be planned to be available; or, in rural areas, lands may be limited to a single parcel and be restricted to that level which can be served by an individual well and septic system.
- (2) Lands shall have convenient access to a county or state maintained road, preferably a designated arterial or collector.
- (3) Lands shall be near other commercial uses, but shall not occur in strips along highways.
- (4) The amount of land designated for local-serving commercial uses shall be consistent with the population projected for the local market area.
- (5) Lands shall not be located in Scenic Landscape Units or Scenic Highway Corridors.

Village Commercial Areas (CS, CT, AS, PC zones)

Purpose and Definition. The Village Commercial land use category encompasses land to accommodate the day-to-day retail business, service, recreational, and professional service needs of local residents. This land use category allows application of a zoning district which provides general retail and personal services for local residents (Rural Services – CS); a zoning district which provides a compatible blend of recreation and tourist-commercial uses (Commercial Tourist – CT); and a zoning district which provides commercial agricultural services for local farmers (Agricultural Services – AS). The AS zoning district has not been applied to any parcels in the Coastal Zone.

Principally Permitted Use. Commercial uses are the principally permitted uses in areas designated Village Commercial in zones CS, CT or PC. In the AS zones, the principally permitted use is agricultural cultivation and agricultural support services.

Permitted Uses. Primary uses in areas designated Village Commercial intended for local-serving retail and personal service uses (CS) include general retail, personal services, restaurants, banks and financial services, and minor medical services. Secondary uses include family day care homes and small residential care facilities.

Primary uses in areas designated Village Commercial intended for a blend of recreation and tourist-commercial uses (CT) include lodging, general retail which principally serves tourists, restaurants, and visitor/interpretive centers. Secondary uses include home occupations; ~~agricultural cultivation and crop production~~; small residential care facilities; family day care homes; and business, service, and professional offices which principally serve tourists.

Primary uses in areas designated Village Commercial intended for commercial agricultural services (AS) include minor agricultural support services; agricultural cultivation and crop production; crop cleaning, grading, and packing; and agricultural products sales, including tasting rooms. Secondary uses include single-family dwellings, home occupations, small residential care facilities, and family day care homes.

Other Uses. Other uses which may be allowed in areas designated Village Commercial intended for local-serving commercial uses (CS) include lodging; vehicle sales/rental and services; gas stations; recycling centers; wood, metal, and electrical manufacturing and repair shops; outdoor storage; storage and wholesale and distribution warehouses; minor agricultural support services; veterinary clinics and animal hospitals; major medical services; day care centers; large residential care facilities; clubs, lodges, and private meeting halls; schools; religious facilities; parks and playgrounds; libraries and museums; cemeteries; and mortuaries and funeral homes.

Other uses which may be allowed in areas designated Village Commercial intended for a blend of recreation and tourist-commercial uses (CT) include indoor and outdoor recreation facilities; campgrounds and recreational vehicle parks; marinas; clubs, lodges, and private meeting halls; business, service, and professional offices; gas stations; theaters; religious facilities; bus and taxi terminals; and parks and playgrounds.

Other uses which may be allowed in areas designated Village Commercial intended for commercial agricultural services (AS) include major agricultural support services, agricultural processing, nurseries, livestock feed and animal sales yards, farm equipment and supplies sales and repair, large residential care facilities, and day care centers.

Permitted Development Intensity. New lots shall not be smaller than: 1.5 acres on individual wells and septic systems; or, 1.0 acre on public water and septic. When public sewer is provided new lots shall not be smaller than: 10,000 square feet in the CS and CT zones; and 8,000 square feet in the AS zone. In the PC zone, the minimum lot size can be no less than 6,000 square feet on public sewer.

~~New lots shall not be smaller than 1.5 acres on individual wells and septic systems, 1.0 acre on public water, or 8,000 to 10,000 square feet on public water and public sewer or just public sewer.~~

Designation Criteria. A Land Use Plan Map Amendment to add the Village Commercial land use designation would be an LCP Amendment requiring certification by the California Coastal

Commission. The LCP Amendment must meet the standards in Chapter 3 of the California Coastal Act and all of the following criteria:

- (1) Lands shall have convenient access to a county or state maintained road, preferably a designated arterial or collector.
- (2) The amount of land designated for local-serving commercial uses shall be consistent with the population projected for the local market area.
- (3) In rural areas, lands may be limited to a single parcel and be restricted to that level which can be served by an individual well and septic system.
- (4) Lands shall not be located within a Scenic Landscape Unit or Scenic Highway Corridor.

Visitor-Serving Commercial Areas (CT zone)

Purpose and Definition. The Visitor-Serving Commercial land use category encompasses land to accommodate visitor-serving facilities (e.g., lodging, restaurants, retail shops principally serving tourists, and recreational facilities). This land use category allows application of one zoning district (Commercial Tourist – CT).

Principally Permitted Use. Commercial use is the principally permitted use in areas designated Visitor-Serving Commercial.

Permitted Uses. Primary uses in areas designated Visitor-Serving Commercial include lodging, general retail which principally serves tourists, restaurants, and visitor/interpretive centers. Secondary uses include home occupations; agricultural cultivation and crop production; small residential care facilities; family day care homes; and business, service, and professional offices which principally serve tourists.

Other Uses. Other uses which may be allowed in areas designated Visitor-Serving Commercial include indoor and outdoor recreation facilities; campgrounds and recreational vehicle parks; marinas; clubs, lodges, and private meeting halls; business, service, and professional offices; gas stations; theaters; religious facilities; bus and taxi terminals; and parks and playgrounds.

Permitted Development Intensity. New lots shall not be smaller than: 1.5 acres on individual wells and septic systems; 1.0 acre on public water and septic; or 10,000 square feet on ~~public water and public sewer~~.

Designation Criteria. A Land Use Plan Map Amendment to add the Visitor-Serving Commercial land use designation would be an LCP Amendment requiring certification by the California Coastal Commission. The LCP Amendment must meet the standards in Chapter 3 of the California Coastal Act and all of the following criteria:

- (1) Lands shall have convenient access to a county or state maintained road, preferably a designated arterial or collector.
- (2) The amendment is consistent with the Agricultural Resources Element and the goals,

objectives, and policies of the Land Use Element pertaining to protection of agricultural lands.

- (3) Visitor-serving commercial use of the site would be compatible with nearby agricultural operations and would not impair or limit existing or future agricultural uses in the surrounding area.
- (4) The site is within or adjacent to a designated Urban Service Area.
- (5) Use of the site for visitor-serving purposes is compatible with adjacent uses and the character of the area.
- (6) Traffic generated by potential use of the site can be accommodated within the Level of Service objectives and road standards of the Circulation and Transit Element.
- (7) The amendment would not result in the loss of affordable housing or conflict with the goals, objectives, and policies of the Housing Element.
- (8) Lands shall not be located in a Scenic Landscape Units or Scenic Highway Corridor.

Industrial Land Use Policy

The Land Use Plan has one industrial land use category - Marine Industrial. The Sonoma County Coast is generally not a good location for industrial uses due to the limited work force, minor road system, and exceptional scenic resources and recreational potential. Only coastal dependent industrial uses would be acceptable on the Coast, although some coastal dependent industry could be inappropriate due to the size, work force requirements, or service needs. In Sonoma County coastal-dependent industrial uses would be primarily related to the fishing industry or other industries associated with the marine environment; and otherwise related to timber, agriculture, or offshore oil drilling (see the section on Outer Continental Shelf Development). Most of the industrial facilities required on the Coast would be accommodated in Bodega Bay.

Below are the Sections of the California Coastal Act applicable to marine industrial uses:

30222.5. Oceanfront lands; aquaculture facilities; priority.

Oceanfront land that is suitable for coastal dependent aquaculture shall be protected for that use, and proposals for aquaculture facilities located on those sites shall be given priority, except over other coastal dependent developments or uses.

30234. Commercial fishing and recreational boating facilities.

Facilities serving the commercial fishing and recreational boating industries shall be protected and, where feasible, upgraded. Existing commercial fishing and recreational boating harbor space shall not be reduced unless the demand for those facilities no longer exists or adequate substitute space has been provided. Proposed recreational boating facilities shall, where feasible, be designed and located in such a fashion as not to interfere with the needs of the commercial fishing industry.

30234.5 Economic, commercial, and recreational importance of fishing.

The economic, commercial, and recreational importance of fishing activities shall be recognized and protected.

30255. Priority of coastal-dependent developments.

Coastal-dependent developments shall have priority over other developments on or near the shoreline. Except as provided elsewhere in this division, coastal dependent developments shall not be sited in a wetland. When appropriate, coastal-related developments should be accommodated within reasonable proximity to the coastal-dependent uses they support.

30260. Location or expansion.

Coastal-dependent industrial facilities shall be encouraged to locate or expand within existing sites and shall be permitted reasonable long-term growth where consistent with this division. However, where new or expanded coastal-dependent industrial facilities cannot feasibly be accommodated consistent with other policies of this division, they may nonetheless be permitted in accordance with this section and Sections 30261 and 30262 if (1) alternative locations are infeasible or more environmentally damaging; (2) to do otherwise would adversely affect the public welfare; and (3) adverse environmental effects are mitigated to the maximum extent feasible.

Marine Industrial Areas (MI zone)

Purpose and Definition. The Marine Industrial land use category encompasses land to accommodate a variety of commercial, light to medium industrial, and service uses which support the commercial fishing and other coastal dependent industries which depend on the marine environment and resources. This land use category allows for application of one zoning district (Marine Industrial – MI).

Permitted Uses. Primary uses in areas designated Marine Industrial include fish buying and selling facilities; fishing supply stores; and warehouses for storage of fishing boats, gear, and equipment.

Principally Permitted Use. Retail or service commercial use related to the fishing industry is the principally permitted use in areas designated Marine Industrial.

Uses Requiring Use Permit. Uses which may be allowed with a Use Permit in areas designated Marine Industrial include commercial aquaculture; boat manufacturing, repair, and maintenance; boat sales; sales of large and heavy merchandise related to fishing and boating industry needs, including boat machinery, parts, and hardware; boating and fishing equipment rentals; marinas; fuel yards; fishing support facilities, including boat berths and docks, boat launching, boat haul-out and pump-out, gear loading, fish off-loading, ice delivery and blowers, and marine equipment and supplies; manufacturing, assembling, or testing of devices, equipment, and systems related to fishing, boating, and marina activities; marine testing laboratories and research and development facilities; business support offices related to fishing, boating, or other marine industries; dry cleaning and laundering services; restaurants and bars; campgrounds and RV parks; and energy generation/production facilities.

~~13. Only coastal dependent industrial land uses are appropriate along the Sonoma Coast. Locate such uses in urban service areas able to accommodate them. (Existing LCP)~~

Permitted Development Intensity. New lots shall not be smaller than: 1.5 acres on individual wells and septic systems; 1.0 acre on public water and septic; ~~and or~~, 10,000 square feet on public water ~~and sewer~~. The maximum building intensity in square feet shall be determined by multiplying the building height limit and the maximum lot coverage.

Designation Criteria. A Land Use Plan Map Amendment to add the Marine Industrial land use designation would be an LCP Amendment requiring certification by the California Coastal Commission. The LCP Amendment must meet the standards in Chapter 3 of the California Coastal Act and all of the following criteria:

- (1) Lands shall be located within an Urban Service Area.
- (2) Lands shall have convenient access to a county or state maintained road, preferably a designated arterial or collector.
- (3) Lands shall be in close proximity and no more than one-half mile to a harbor, marina, bay, or the ocean.
- (4) The intended commercial or industrial uses shall be directly related to: a) support of fishermen and the fishing industry, b) support of boat builders/repairers and the boat building/repair industry; and c) support of other industries which depend on the marine environment and resources.
- (5) Lands shall not be located in a Scenic Landscape Units or Scenic Highway Corridor.

Public/Institutional Land Use Policy

Public/Institutional Areas (PF zone)

Purposes and Definition. The Public/Institutional land use category consists of land accommodating institutional or public uses which serve the community or public need and are owned or operated by government agencies, non-profit entities, or public utilities. However, public uses are also allowed in other land use categories. The Public Facilities and Services Element establishes policies for the location of public uses in these other land use categories. This land use category allows for application of one zoning district (Public Facilities – PF).

Principally Permitted Use. Public facilities are the principally permitted use in areas designated Public/Institutional.

Permitted Uses. Primary uses in areas designated Public/Institutional include any facilities owned or operated by the County or one of its cities, water facilities of special districts, electrical facilities of special districts, administrative offices and vehicle and equipment storage and repair associated with these uses, and coastal-dependent research and education.

Other Uses. Other uses which may be allowed in areas designated Public/Institutional include schools, religious facilities, community meeting facilities, libraries and museums, government offices, public safety facilities, fire stations, sewage treatment plants, cemeteries, parks and recreational facilities, large residential care facilities, and day care centers. The Land Use Map may show the specific type of public use. In these cases, other public uses shall not be allowed.

Reuse of Public Properties. The County should evaluate, as appropriate, any federal, state, and school properties on the Coast that may become surplus properties; and identify those properties that the County may be interested in acquiring. If the County receives the notice of sale of surplus federal, state, or state school property, the Sonoma County Administrator's Office and appropriate County Departments should be notified in a timely manner. In addition, the County should work with the U.S. General Services Administration for federal properties, California Department of General Services (DGS) for state properties, and DGS and School Districts for state school properties for early notice of properties declared as surplus and offered for sale; and for early consultation regarding potential land use implications of future uses.

Permitted Development Intensity. New lots shall not be smaller than 6,000 square feet.

Designation Criteria. A Land Use Plan Map Amendment to add the Public Facility land use designation would be an LCP Amendment requiring certification by the California Coastal Commission. Designation of public use sites on the Land Use Map shall be confined to the actual area of existing or planned public use. The LCP Amendment must meet the standards in

Chapter 3 of the California Coastal Act and all of the following criteria:

- (1) Ownership or long-term lease by a government agency, other non-profit entity, or public utility.
- (2) Adequate road access.
- (3) Lands are not suitable for and will not adversely affect resource production activities.
- (4) Local Coastal Plan policies for Environmentally Sensitive Habitat Areas (ESHAs) as shown on **Figures C-OSRC-1a-k and C-OSRC-2a-c**; Seismic Geologic Hazards as shown on **Figures C-PS-1a-c**; Slope Instability Hazards as shown on **Figures C-PS-2a-k**; Tsunami and Sea Level Rise Hazards and Flood Hazards as shown on **Figures C-PS-3a-k**; and Wildland Fire Threat as shown on **Figures C-PS-4a-c**.

Recreation Land Use Policy

Below are the Sections of the 1976 California Coastal Act applicable to recreational uses:

30213. Lower cost visitor and recreational facilities; encouragement and provision; overnight room rentals.

Lower cost visitor and recreational facilities shall be protected, encouraged, and, where feasible, provided. Developments providing public recreational opportunities are preferred.

The commission shall not (1) require that overnight room rentals be fixed at an amount certain for any privately owned and operated hotel, motel, or other similar visitor-serving facility located on either public or private lands; or (2) establish or approve any method for the identification of low or moderate income persons for the purpose of determining eligibility for overnight room rentals in any such facilities.

30220. Protection of certain water-oriented activities.

Coastal areas suited for water-oriented recreational activities that cannot readily be provided at inland water areas shall be protected for such uses.

30221. Oceanfront land; protection for recreational use and development.

Oceanfront land suitable for recreational use shall be protected for recreational use and development unless present and foreseeable future demand for public or commercial recreational activities that could be accommodated on the property is already adequately provided for in the area.

30222. Private lands; priority of development purposes.

The use of private lands suitable for visitor-serving commercial recreational facilities designed to enhance public opportunities for coastal recreation shall have priority over private residential, general industrial, or general commercial development, but not over agriculture or coastal-dependent industry.

30223. Upland areas.

Upland areas necessary to support coastal recreational uses shall be reserved for such uses, where feasible.

30224. Recreational boating use; encouragement; facilities.

Increased recreational boating use of coastal waters shall be encouraged, in accordance with this division, by developing dry storage areas, increasing public launching facilities, providing additional berthing space in existing harbors, limiting non-water-dependent land uses that congest access corridors and preclude boating support facilities, providing harbors of refuge, and by providing for new boating facilities in natural harbors, new protected water areas, and in areas dredged from dry land.

Recreation Areas (RRD, CT, PC zones)

Purposes and Definition. The Recreation land use category consists of land accommodating private recreational facilities for County residents and tourists such as golf courses, hunting clubs, RV parks and campgrounds, lodging, restaurants, and retail shops principally serving tourists. This land use category allows application of a zoning district which provides recreation and tourist commercial uses on natural resource lands - lands necessary to protect, manage, and use natural resources (Resources and Rural Development – RRD); a zoning district which provides a compatible blend of recreation and tourist commercial uses (Commercial Tourist – CT); and a zoning district which provides recreation and tourist commercial uses in planned Land Use Element

Examples of areas designated Recreation include The Sea Ranch Golf Links, The Links at Bodega Harbour, Russian River Sportsmen's Club, Ocean Cove Campground, Bridgehaven RV Park and Campground, Casini Ranch RV Park and Campground, Stillwater Cove Campground, and Fort Ross Campground.

Principally Permitted Uses. ~~Resource management, recreation and Ffarming are is~~ the principally permitted uses ~~in recreation areas on natural~~ Recreation Areas designated on resource lands -zoned resource lands (RRD, -zoning district). Commercial uses ~~are~~ the principally permitted uses ~~in areas designated~~ Recreation areas intended for tourist commercial uses ~~and zoned Commercial Tourist (CT)~~. Residential development is the principally permitted use in Recreation areas in planned communities (PC).

Permitted Uses. Primary uses in areas designated Recreation on natural resource lands (RRD) include agricultural cultivation and crop production; crop handling and preparation; farm animal production; wholesale nurseries; temporary or seasonal sales and promotion of crops grown or livestock raised on-site; management of land for commercial production and harvest of timber and other forest products; management of land for fish and wildlife habitat, hunting and fishing, and grazing; contractor equipment storage for on-site growing, harvesting, and processing forest products; production and harvesting of forest products other than timber (e.g., Christmas tree farms); management of land for non-commercial production and harvest of trees; and temporary or seasonal sales, promotion, and incidental storage of fuel wood grown on-site. Secondary uses include single-family dwellings, home occupations, small residential care facilities, family day care homes, pet fanciers, and coastal-dependent research and education.

Primary uses in areas designated Recreation intended for tourist commercial uses (CT zoning District) include lodging, general retail which principally serves tourists, restaurants, and visitor/interpretive centers. Secondary uses include home occupations; ~~agricultural cultivation and crop production~~; small residential care facilities; small family day care homes; and business, service, and professional offices which principally serve tourists.

Primary uses in areas designated Recreation in planned communities (PC zoning district) include single-family dwellings and other uses consistent with the approved precise development plan. Secondary uses include home occupations, small residential care facilities, and small family day care homes.

Other Uses. Other uses which may be allowed in areas designated Recreation on natural resource lands (RRD) include agricultural processing; tasting rooms; livestock feed and animal sales yards; aquaculture; contractor equipment storage for off-site growing and harvesting of forest products; animal processing plants; lumber, planing, and logging mills and mill ponds; development and use of natural resources with appurtenant structures; wildlife preserves and refuges; clubs and lodges; golf courses; schools; religious facilities; cemeteries; large residential care facilities; day care centers, bed and breakfast and other inns; RV parks and campgrounds; lodging; retail nurseries; veterinary clinics for farm animals; and equestrian facilities.

Other uses which may be allowed in areas designated Recreation intended for tourist

commercial uses (CT) include indoor and outdoor recreation facilities; RV parks and campgrounds; marinas; clubs, lodges, and private meeting halls; business and service and professional offices; gas stations; theaters; religious facilities; bus and taxi terminals; and parks and playgrounds.

Other uses which may be allowed in areas designated Recreation in planned communities (PC) include golf courses, equestrian facilities, large residential care facilities, large family day care homes, day care centers, and lodging.

Permitted Development Intensity. ~~In Rural Communities or Urban Service Areas~~ In the CT and PC zones, new lots shall not be smaller than: 1.5 acres on individual wells and septic systems; ~~1.0 acre on public water and septic;~~ or 10,000 square feet on ~~public water and public sewer in the CT zone and 6,000 square feet in the PC zone.~~ In the RRD zone ~~rural areas~~, new lots shall not be smaller than 640 acres.

Designation Criteria. A Land Use Plan Map Amendment to add the Recreation land use designation would be an LCP Amendment requiring certification by the California Coastal Commission. The LCP Amendment must meet the standards in Chapter 3 of the California Coastal Act and all of the following criteria:

- (1) Lands shall have convenient access to a county or state maintained road, preferably a designated arterial or collector.
- (2) The amendment is consistent with the Agricultural Resources Element and the goals, objectives, and policies of the Land Use Element pertaining to protection of agricultural lands.
- (3) Visitor-serving commercial use of the site would be compatible with nearby agricultural operations and would not impair or limit existing or future agricultural uses in the surrounding area.
- (4) The site is within or adjacent to a designated Urban Service Area.
- (5) Use of the site for visitor-serving purposes is compatible with adjacent uses and the character of the area.
- (6) Traffic generated by potential use of the site can be accommodated within the Level of Service objectives and road standards of the Circulation and Transit Element.
- (7) The amendment would not result in the loss of affordable housing or conflict with the goals, objectives, and policies of the Housing Element.
- (8) Lands shall not be located in a Scenic Landscape Unit or Scenic Highway Corridor.

Agricultural Land Use Policy

Agriculture Areas (LEA, DA zones)

Purpose and Definition. The Agriculture land use category enhances and protects lands capable of and generally used for the production of food, fiber, and plant materials, including small parcels within agricultural areas. Residential and other land uses must relate to agricultural resource production. This land use category allows for application of a zoning district for land best suited for non-intensive agriculture of relatively low production on relatively large parcels (mainly dairy and other livestock production and grazing; Land Extensive Agriculture – LEA), and a zoning district best suited for diverse types of agriculture on relatively small parcels in which farming is part-time and may not be the principal occupation of the farmer (Diverse Agriculture – DA).

Principally Permitted Use. Farming is the principally permitted use in areas designated Agriculture.

Permitted Uses. Primary uses in areas designated Agriculture include farm animal production, agricultural cultivation and crop production, crop handling and preparation, wholesale nurseries, and agricultural support services. Secondary uses include single-family dwellings, full-time and part-time agricultural employee housing, seasonal and year-round farmworker housing, home occupations, parks, small residential care facilities, small family day care homes, and pet fanciers. Farm family dwellings are allowed as a secondary use only in the non-intensive agriculture (LEA) zoning district.

Other Uses. Other uses which may be allowed in areas designated Agriculture include livestock feed and animal sales yards, equestrian facilities, aquaculture, agricultural processing, tasting rooms, animal processing, retail nurseries, accommodations for private guests which promote or market agricultural products, wildlife preserves and refuges, schools, campgrounds, cemeteries, bed and breakfast and other types of inns, granges, large residential care facilities, day care centers, and large family day care homes. Commercial wood yards may be allowed only in the Diverse Agriculture (DA) zoning district.

Permitted Dwelling Unit Residential Densities. Land divisions shall be permitted only for the purpose of increasing or enhancing agricultural production. Allowable residential density ranges from 10 to 60 acres per unit in the Diverse Agriculture zoning district, and 60 to 320 acres in the Land Extensive Agriculture zoning district as shown on the Land Use Plan Map. In general, densities near the high end of the range are applied in areas with existing lots within that range.

A maximum of four residential units shall be allowed per parcel in the LEA and DA zoning districts. In both zoning districts these four units include single-family dwelling units in accordance with the residential density, dwelling units for full-time agricultural employees, seasonal farmworker housing, year-round farmworker housing, and second dwelling units, ~~and guest houses.~~ In the LEA zoning district, these four units would also include detached farm family dwelling units. All residential units shall be clustered in relation to physical land features and property management conditions. Residential uses shall be subordinate to and consistent with agricultural production and shall comply with Agricultural Resources Element policies.

Designation Criteria. A Land Use Plan Map Amendment to add the Agriculture land use designation would be an LCP Amendment requiring certification by the California Coastal

Commission. The LCP Amendment must meet the standards in Chapter 3 of the California Coastal Act and all of the following criteria:

- (1) Soil and water are adequate for orchard, wine grape, or other food crop production.
- (2) Most parcel sizes in the area are greater than 10 acres.
- (3) Existing or historic use as orchard, vineyard, other food crop production, hay or other forage crop production, livestock grazing, dairy ranching, or other type of farming.
- (4) Williamson Act - Prime or Non-Prime Agricultural Land Conservation Contract.
- (5) Areas which may not meet the above criteria but which are surrounded by lands in farming.

Natural Resource Land Use Policy

The purpose of natural resource land use policy is to protect lands used for timber production and natural resource conservation. The intent of the policy is that natural resource areas be managed and conserved, and that production activities avoid depletion and promote replenishment of renewable resources.

Timber Areas (TP, RRD zones)

Purposes and Definition. The Timber land use category encompasses lands capable of or generally used for producing timber, including small parcels within timber resource areas. Residential and other land uses must relate to timber resource production. The purpose of this land use category is to conserve and protect land capable of producing timber and other forest products. This land use category allows for application of a timberland preservation zoning district in which growing and harvesting timber is the highest and best use of the land, the only allowable uses are growing and harvesting timber and other compatible uses, and the timber yield tax is based only on these restricted land uses (Timberland Production - TP); and a zoning district for areas not zoned for timberland preservation (Resources and Rural Development – RRD).

Principally Permitted Uses. Timber production is the principally permitted use in areas designated Timber zoned for timberland preservation (TP). Timber management Farming is the principally permitted use in areas designated Timber and zoned for resource protection (RRD).

Permitted Uses. Primary uses in areas designated Timber zoned for timberland preservation (TP) include management of land for commercial production and harvest of trees; removal of timber and fuel wood, including uses integral to growing, harvesting, and on-site processing of forest products, including roads, log landings, log storage areas, and incidental logging camps; recreation; coastal-dependent research and education; management of land for the watershed, fish and wildlife habitat, hunting and fishing, and grazing; public utilities and communications facilities; contractor equipment storage for on-site growing, harvesting, and processing forest products; production and harvesting of forest products other than timber (e.g., Christmas tree

farms); management of land for non-commercial production and harvest of trees; and temporary or seasonal sales, promotion, and incidental storage of fuel wood grown on-site. Secondary uses include single-family dwellings, family day care homes, small residential care facilities, and pet fanciers.

Additional primary uses in Timber areas not zoned for timberland production (RRD) include agricultural cultivation and crop production; crop handling and preparation; farm animal production; wholesale nurseries; and temporary or seasonal sales and promotion of crops grown or livestock raised on-site. Additional secondary uses include home occupations.

Other Uses. Other uses which may be allowed in Timber areas zoned for timberland preservation (TP) include saw mills, planer mills, pulp mills, particle board plants, log ponds, earth-filled dams, lumber yards, and associated uses; development and use of natural resources with appurtenant structures; contractor equipment storage for off-site growing, harvesting, and processing forest products; commercial wood yards; aircraft landing facilities incidental to permitted forestry and recreation uses; and permanent campgrounds and resorts.

In Timber areas not zoned for timberland preservation (RRD), other uses which may be allowed include agricultural processing; tasting rooms; livestock feed and animal sales yards; aquaculture; wildlife preserves and refuges; clubs and lodges; golf courses; schools; religious facilities; cemeteries; large residential care facilities; day care centers, bed and breakfast and other inns; RV parks and campgrounds; lodging; retail nurseries; veterinary clinics for farm animals; and equestrian facilities.

~~1. Encourage compatible, resource-related uses on designated resource lands. Such uses should not conflict with resource production activities. Residential, civic, and commercial uses should be located in existing communities or commercial centers as shown on the Land Use Plan. Some low-intensity visitor serving uses may be appropriate on resource lands if they are compatible with the resource use of the land. (Existing LCP)~~

Permitted Development Intensity. Land divisions shall be permitted only for the purpose of increasing or enhancing timber production. The minimum parcel size for creation of new lots is 640 acres. Densities shall be limited to one unit per 160 acres in the TP zone. and between 10-20 and 320 acres per residential unit as shown on the Land Use Map. In general, densities near the high end of the range are applied in areas with existing lots within that range.

~~3. Require that the land divisions on designated resource lands be permitted only for development related to the pursuit of either agriculture or forestry, as appropriate. Utilize mechanisms to assure the long-term retention of such parcels for resource use. (Existing LCP)~~

A maximum of four residential units shall be allowed per parcel in the TP and RRD zoning districts. In the TP zoning district, these four units include single-family dwelling units in accordance with the residential density, second units, and guest houses, provided the density does not exceed one single-family dwelling unit per 160 acres or the residential density, whichever is more restrictive. In the RRD zoning district, these four units include single-family dwelling units in accordance with the residential density, dwelling units for full-time agricultural

employees, seasonal farmworker housing, and second dwelling units, ~~and guest houses~~. All residential units shall be clustered in relation to physical land features and property management conditions. Residential uses shall be subordinate to and consistent with agricultural production and shall comply with Agricultural Resources Element policies.

~~2. _____ Allow up to four residential units per resource parcel, consistent with the maximum residential density, for the purpose of housing family members and employees. All housing units should be clustered in relation to the environmental features and the management conditions of the ranch. (Existing LCP)~~

Designation Criteria. A Land Use Plan Map Amendment to add the Timber land use designation would be an LCP Amendment requiring certification by the California Coastal Commission. The LCP Amendment must meet the standards in Chapter 3 of the California Coastal Act. The site for a LCP Amendment to add the Timber land use designation must meet one or more of the following criteria and, if it has uses other than timber production, those uses must not detract from or inhibit timber production activities:

- (1) Land is predominantly in Timber Site Class I, II, III, IV, or V.
- (2) Land has existing or historic use for timber production.
- (3) Timber production is considered the highest and best use of the land.
- (4) Timberland needed for commercial timber production under the California Timberland Productivity Act.
- (5) Land for which harvesting of timber is not prohibited by restrictions placed on property.
- (6) Land contiguous to and under the same ownership as property in the Timber land use category.
- (7) A parcel or contiguous ownership of at least 40 acres in Timber Site Class I or II if it is not contiguous to and under the same ownership as the surrounding land in timber production.
- (8) A parcel or contiguous ownership of at least 80 acres in Timber Site Class III, IV, or V if it is not contiguous to and under the same ownership as the surrounding land in timber production.
- (9) Areas which may not meet the above criteria but which are surrounded by lands in timber production.

Dedicated Open Space Areas (various zones)

Purposes and Definition. Designated common areas which are committed to perpetual open space in planned developments are in the Dedicated Open Space land use category.

Principally Permitted Use. Open space is the principally permitted use in areas designated
Land Use Element

Dedicated Open Space.

Permitted Uses. Low intensity recreation, natural resource preservation, agricultural production, and coastal-dependent research and education are permitted uses in areas designated Dedicated Open Space.

Designation Criteria. A Land Use Plan Map Amendment to add the Dedicated Open Space land use designation would be an LCP Amendment requiring certification by the California Coastal Commission. The LCP Amendment must meet the standards in Chapter 3 of the Coastal Act. The site for an LCP Amendment to add the Dedicated Open Space land use designation must meet all of the following criteria:

- (1) A designated common area without development which is committed to open space in a planned community.
- (2) Lands without existing residential, commercial, or industrial development.

Outer Continental Shelf Development Policy

The Sonoma County Local Coastal Plan does not contain land use recommendations that encourage industrial or energy development on the Sonoma County Coast. Long-range protection of coastal agriculture, forestry, and commercial and recreational fishing; and enhancement of tourism and recreation are the priorities of the Coastal Plan.

The U.S. Department of the Interior proposed Outer Continental Shelf (OCS) oil lease sales off the central and northern California Coast, including the Bodega Basin, in 1981; ultimately the Bodega Basin was removed from the list of areas proposed for lease sale. Due to its proximity to offshore tracts and existing harbor facilities, the Bodega Bay area is the likely location for an onshore support base for a future proposed offshore oil production platform. Distance from the proposed offshore production platform and the availability of land, housing, harbor facilities, and public and commercial services influence the location proposed for an onshore support base.

The size of a proposed onshore support base would vary with the estimate of the amount of oil found during exploration. The lease sale proposed in 1981 would have required a temporary support base of five to ten acres for platform construction during the exploration phase. During the development phase a permanent facility would have been constructed at the same location, and additional land may have been necessary based on the amount of oil found during exploration. Ultimately a support base of 10 to 20 acres with wharf and loading facilities, a heliport, and a channel depth of 15-20 feet may have been necessary.

Below are the sections of the 1976 California Coastal Act applicable to OCS development:

30232. Oil and hazardous substance spills.

Protection against the spillage of crude oil, gas, petroleum products, or hazardous substances shall be provided in relation to any development or transportation of such materials. Effective containment and cleanup facilities and procedures shall be provided for accidental spills that do occur.

30262. Oil and gas development.

a) Oil and gas development shall be permitted in accordance with Section 30260, if the following conditions are met:

(1) The development is performed safely and consistent with the geologic conditions of the well site.

(2) New or expanded facilities related to that development are consolidated, to the maximum extent feasible and legally permissible, unless consolidation will have adverse environmental consequences and will not significantly reduce the number of producing wells, support facilities, or sites required to produce the reservoir economically and with minimal environmental impacts.

(3) Environmentally safe and feasible subsea completions are used when drilling platforms or islands would substantially degrade coastal visual qualities unless use of those structures will result in substantially less environmental risks.

(4) Platforms or islands will not be sited where a substantial hazard to vessel traffic might result from the facility or related operations, as determined in consultation with the United States Coast Guard and the Army Corps of Engineers.

(5) The development will not cause or contribute to subsidence hazards unless it is determined that adequate measures will be undertaken to prevent damage from such subsidence.

(6) With respect to new facilities, all oilfield brines are reinjected into oil-producing zones unless the Division of Oil and Gas, Geothermal Resources of the Department of Conservation determines to do so would adversely affect production of the reservoirs and unless injection into other subsurface zones will reduce environmental risks. Exceptions to reinjections will be granted consistent with the Ocean Waters Discharge Plan of the State Water Resources Control Board and where adequate provision is made for the elimination of petroleum odors and water quality problems.

(7) (A) All oil produced offshore California shall be transported onshore by pipeline only. The pipelines used to transport this oil shall utilize the best achievable technology to ensure maximum protection of public health and safety and of the integrity and productivity of terrestrial and marine ecosystems.

(B) Once oil produced offshore California is onshore, it shall be transported to processing and refining facilities by pipeline.

(C) The following guidelines shall be used when applying subparagraphs (A) and (B):

(i) "Best achievable technology," means the technology that provides the greatest degree of protection taking into consideration both of the following:

(I) Processes that are being developed, or could feasibly be developed, anywhere in the world, given overall reasonable expenditures on research and development.

(II) Processes that are currently in use anywhere in the world. This clause is not intended to create any conflicting or duplicative regulation of pipelines, including those governing the transportation of oil produced from onshore reserves.

(ii) "Oil" refers to crude oil before it is refined into products, including gasoline, bunker fuel, lubricants, and asphalt. Crude oil that is upgraded in quality through residue reduction or other means shall be transported as provided in subparagraphs (A) and (B). (iii) Subparagraphs (A) and (B) shall apply only to new or expanded oil extraction operations. "New extraction operations" means production of offshore oil from leases that did not exist or had never produced oil, as of January 1, 2003, or from platforms, drilling island, subsea completions, or onshore drilling sites, that did not exist as of January 1, 2003. "Expanded oil extraction" means an increase in the geographic extent of existing leases or units, including lease boundary

adjustments, or an increase in the number of well heads, on or after January 1, 2003.

(iv) For new or expanded oil extraction operations subject to clause (iii), if the crude oil is so highly viscous that pipelining is determined to be an infeasible mode of transportation, or where there is no feasible access to a pipeline, shipment of crude oil may be permitted over land by other modes of transportation, including trains or trucks, which meet all applicable rules and regulations, excluding any waterborne mode of transport.

(8) If a state of emergency is declared by the Governor for an emergency that disrupts the transportation of oil by pipeline, oil may be transported by a waterborne vessel, if authorized by permit, in the same manner as required by emergency permits that are issued pursuant to Section 30624.

(9) In addition to all other measures that will maximize the protection of marine habitat and environmental quality, when an offshore well is abandoned, the best achievable technology shall be used.

(b) Where appropriate, monitoring programs to record land surface and near-shore ocean floor movements shall be initiated in locations of new large-scale fluid extraction on land or near shore before operations begin and shall continue until surface conditions have stabilized. Costs of monitoring and mitigation programs shall be borne by liquid and gas extraction operators.

(c) Nothing in this section shall affect the activities of any state agency that is responsible for regulating the extraction, production, or transport of oil and gas.

30263. Refineries or petrochemical facilities.

(a) New or expanded refineries or petrochemical facilities not otherwise consistent with the provisions of this division shall be permitted if (1) alternative locations are not feasible or are more environmentally damaging; (2) adverse environmental effects are mitigated to the maximum extent feasible; (3) it is found that not permitting such development would adversely affect the public welfare; (4) the facility is not located in a highly scenic or seismically hazardous area, on any of the Channel Islands, or within or contiguous to environmentally sensitive areas; and (5) the facility is sited so as to provide a sufficient buffer area to minimize adverse impacts on surrounding property.

(b) New or expanded refineries or petrochemical facilities shall minimize the need for once-through cooling by using air cooling to the maximum extent feasible and by using treated waste waters from inplant processes where feasible.

30265. Legislative findings and declarations; offshore oil transportation.

The Legislature finds and declares all of the following:

(a) Transportation studies have concluded that pipeline transport of oil is generally both economically feasible and environmentally preferable to other forms of crude oil transport.

(b) Oil companies have proposed to build a pipeline to transport offshore crude oil from central California to southern California refineries, and to transport offshore oil to out-of-state refiners.

(c) California refineries would need to be retrofitted if California offshore crude oil were to be used directly as a major feedstock. Refinery modifications may delay achievement of air quality goals in the southern California air basin and other regions of the state.

(d) The County of Santa Barbara has issued an Oil Transportation Plan which assesses the environmental and economic differences among various methods for transporting crude oil from offshore California to refineries.

(e) The Governor should help coordinate decisions concerning the transport and refining of offshore oil in a manner that considers state and local studies undertaken to date, that fully

addresses the concerns of all affected regions, and that promotes the greatest benefits to the people of the state.

30265.5. Governor or designee; coordination of activities concerning offshore oil transport and refining; duties.

(a) The Governor, or the Governor's designee, shall coordinate activities concerning the transport and refining of offshore oil. Coordination efforts shall consider public health risks, the ability to achieve short- and long-term air emission reduction goals, the potential for reducing California's vulnerability and dependence on oil imports, economic development and jobs, and other factors deemed important by the Governor, or the Governor's designees.

(b) The Governor, or the Governor's designee, shall work with state and local agencies, and the public, to facilitate the transport and refining of offshore oil in a manner which will promote the greatest public health and environmental and economic benefits to the people of the State.

(c) The Governor, or the Governor's designee, shall consult with any individual or organization having knowledge in this area, including, but not limited to, representatives from the following: (1) State Energy Resources Conservation and Development Commission (2) State Air Resources Board (3) California Coastal Commission

(4) Department of Fish and Game (5) State Lands Commission (6) Public Utilities Commission (7) Santa Barbara County (8) Santa Barbara County Air Pollution Control District (9) Southern California Association of Governments (10) South Coast Air Quality Management Districts (11) Oil industry (12) Public interest groups (13) United States Department of the Interior (14) United States Department of Energy (15) United States Environmental Protection Agency (16) National Oceanic and Atmospheric Administration (17) United States Coast Guard.

(d) This act is not intended, and shall not be construed, to decrease, duplicate, or supersede the jurisdiction, authority, or responsibilities of any local government, or any state agency or commission, to discharge its responsibilities concerning the transportation and refining of oil.

Bodega Bay Land Use Plan

Land for residential expansion, commercial fishing, and commercial services has been designated in the Land Use Plan for Bodega Bay. No land has been allocated for industrial or energy facilities. Furthermore, housing to accommodate a major increase in employment related to OCS development is not available in the Bodega Bay area or surrounding inland rural communities. A major increase in employment requiring housing would have to be absorbed in the larger inland communities such as Sebastopol, Petaluma, and Santa Rosa; or provided by the leaseholder. If housing were to be provided at the onshore support base, additional acreage for the base would be necessary.

The projected community services for Bodega Bay should be able to accommodate increases in population and employment associated with OCS exploration and development. However, such activities in the Bodega Basin would have significant adverse environmental impacts on the Coast, particularly the Bodega Bay community. Adverse impacts on or related to biological resources, visual resources, public access and recreation, public facilities and services, air quality, noise, and traffic may be significant at various stages during the exploration and development phases. Vessel traffic associated with OCS development would compete with commercial and recreational fishing for necessary dock space and support facilities. Bodega Harbor may not have enough remaining area to accommodate the additional dock space necessary to accommodate the additional vessels. Air and noise pollution would increase,

particularly during the exploratory phase and construction of the onshore support base. If a lease sale reached the production phase, air and noise pollution would not be as acute as during the exploration phase. The extent of the environmental impacts during the exploration and development phases would depend on the amount of offshore development necessary to extract the amount of oil found during exploration.

Ordinance 3592R

The concerns about OCS development led to the approval of Ordinance 3592R in the late 1980s, a Countywide ballot initiative that requires voter approval of any proposed Local Coastal Plan Amendment to allow onshore facilities that would support OCS oil and gas development.

Offshore Oil Development - Onshore Support Facilities Feasibility Study

Following adoption of Ordinance 3592R, the County initiated a more detailed study of the potential impacts of onshore support facilities on the Sonoma County Coast. This study, entitled "Offshore Oil Development: Onshore Support Facilities Feasibility Study," was completed in January of 1991 and is incorporated herein by reference.

One of the primary findings of the study is that no suitable sites exist on the Sonoma County Coast for industrial onshore oil support facilities. The study indicates that onshore support facilities for offshore oil production are inappropriate due to a number of constraints, which include:

- (1) Bodega Bay, the only existing harbor on the Sonoma County Coast, has insufficient space and infrastructure to accommodate a crew or supply base;
- (2) Public services such as water and sewer are inadequate;
- (3) Over 50 percent of the Sonoma County Coast is in State and County parks, where development could preempt coastal access and conflict with recreational activities;
- (4) County and State policies protect sensitive biological habitats and scenic corridors, which could be adversely affected by development;
- (5) There is a lack of affordable or market housing to accommodate a substantial new employment force;
- (6) Local Coastal Plan policies support coastal dependent uses over other uses on the Sonoma County Coast; Sonoma County's coastal dependent industries include commercial fishing and recreation and tourism; and
- (7) No land use designation in the Local Coastal Plan allows development of onshore oil and gas support facilities.

The report noted that Bodega Bay could be considered as a site for a very limited and restricted crew or supply base on land designated Marine Industrial. However, a complete environmental analysis and Local Coastal Plan Amendment, including voter approval pursuant to Ordinance

- Goal C-LU-1:** Protect the Sonoma County Coast from Outer Continental Shelf oil and gas exploration and development.
- Objective C-LU-1.1:** Discourage offshore oil and gas exploration and development, including construction of onshore support facilities.
- Objective C-LU-1.2:** Require a Local Coastal Plan Amendment for any proposed onshore support facility for offshore oil and gas exploration and development.

The following policies shall be used to achieve these objectives:

Policy C-LU-1a: ~~Require~~ A Local Coastal Plan Amendment shall be required for any proposed onshore facility to support offshore oil and gas exploration or development. Any such amendment shall not be effective until a majority of the electors in Sonoma County, in a general or special election, approve the proposed amendment, unless such amendment is approved by the California Coastal Commission pursuant to Section 30515 of the California Coastal Act. **(Existing LCP Revised)**

Policy C-LU-1b: ~~Do not designate~~ On the Bodega Bay Land Use Plan land shall not be designated for industrial or energy facilities, including onshore oil and gas support facilities, ~~on the Bodega Bay Land Use Plan.~~ **(Existing LCP Revised)**

~~34. Delay the entire lease sale so that all pertinent studies may be completed and included.~~ **(Existing LCP)**

~~35. Delete the Bodega Basin from Lease Sale #53.~~ **(Existing LCP)**

~~36. Delete the Point Arena Basin from Lease Sale #53.~~ **(Existing LCP)**

3. COMMUNITY POLICY

General

The Sonoma County Coast runs the 40-mile length of the Pacific Coast margin from the Gualala River to the Estero Americano. In addition to several coastal communities, it extends inland to include Annapolis, Cazadero, Duncans Mills, Bodega, Freestone, and Camp Meeker. Roughly paralleling the San Andreas Fault Zone, the rugged Sonoma Coast is a scenic area of regional, state, and national significance, with nearly vertical sea cliffs and sea stacks along the shoreline, dunes, marine terraces, coastal uplands, and headlands. In the north, the Gualala River South Fork extends inland into the coniferous forests of the western Mendocino Highlands.

The Coast is also the most sparsely populated of the nine County planning areas due to its relative remoteness and inaccessibility. In 2000 the 8,417 residents mostly lived in the various

small villages. Outside of these communities, rural settlement is very sparse. The region's economy is primarily oriented to recreation and tourism, commercial fishing, timber production, and sheep ranching. Residences originally planned as second homes, including The Sea Ranch and Bodega Harbor, are not increasingly occupied by permanent residents.

The Land Use Plan for the Coast projects 3,283 new residents for this area resulting in a population of 11,700 by 2020. The greatest gains in employment would be those associated with the recreation and tourism, grape growing and wine production, and creative professional services industries.

Adequate housing and commercial development is needed to serve the resident population and visitors but must be consistent with continued agricultural production, commercial fishing, timber, and management and maintenance of scenic landforms and viewsheds.

Most new residential development is planned in Bodega Bay, where a full range of public services can be efficiently provided. The present alignment of State Highway 1 through this area is a major development constraint due to traffic congestion. The previous Local Coastal Plan limited residential development in Bodega Bay based on construction of a State Highway 1 Bypass, but that project will not be constructed.

Increased tourism on the Sonoma County Coast may result in an imbalance between local and tourist oriented commercial development. Visitor-serving uses, particularly lodging, are often located near scenic resources. Too many facilities in sensitive scenic areas may harm the unique qualities of the Coast which are protected under the California Coastal Act and by the Local Coastal Plan.

- Goal C-LU-2:** Protect the natural and scenic resources and the unique character and qualities of the Sonoma County Coast by allowing new residential and commercial development only in appropriate areas at appropriate densities.
- Objective C-LU-2.1:** Provide most of the new housing in Bodega Bay. Provide residential development in rural areas at very low densities to maintain local resources.
- Objective C-LU-2.2:** Balance residential and commercial development in Bodega Bay where adequate public services allow for residential and commercial expansion. Encourage a mix of price and rent levels.
- Objective C-LU-2.3:** Designate Bodega Bay as the major retail and service center for the Coast. Permit limited opportunities for new commercial activities in the communities of Bodega, Cazadero, The Sea Ranch, Annapolis, Duncans Mills, Jenner, Stewarts Point, and Camp Meeker in keeping with their size and character.

Objective C-LU-2.4: Limit the scale of any new visitor and tourist oriented uses and confine them to existing communities and locations that are designated for such uses. Assure that they are compatible with and protect the area's natural, undeveloped scenic character.

Objective C-LU-2.5: Limit new industrial development to resource related uses, primarily to the fishing and other marine industries in Bodega Bay and to the timber industry in Annapolis and Cazadero.

Objective C-LU-2.6: Maintain very low residential densities on resource lands outside existing communities due to the lack of public services and importance of resource protection.

The following policies shall be used to achieve these objectives:

Policy C-LU-2a: The Urban Residential land use category shall be applied only within the Urban Service Boundary of Bodega Bay. Densities of one unit per acre or lower shall be maintained in other communities. **(GP2020)**

Policy C-LU-2b: Encourage construction of new housing for low and moderate income households under the Density Bonus or Housing Opportunity Area Programs outlined in the Coastal Zoning Ordinance. Achieving a density higher than 4 units per acre under either Program does not necessitate an LCP Amendment. **(GP2020)**

Policy C-LU-2c: The "Commercial Center" land use category shall be limited to seven acres within the Bodega Bay Urban Service Boundary. **(GP2020)**

Policy C-LU-2d: The "Village Commercial" land use category shall be used for existing and any needed new local commercial uses in Annapolis, Bodega, Bodega Bay, Cazadero, and The Sea Ranch. Outside these communities, the "Village Commercial" designation shall be applied only to existing uses and limit their expansion. The 4 acres of Village Commercial land use in Annapolis (APN 123-060-090) shall be exclusive of any power lines. **(GP2020)**

Policy C-LU-2e: Outside of Rural Communities, avoid new designations of the "Recreation" land use category except to recognize existing uses. **(GP2020)**

Policy C-LU-2f: Discretionary projects in any commercial or industrial land use categories shall be designed in harmony with the natural and scenic qualities of the local area. Natural landscapes shall be given precedence over manmade features. **(GP2020)**

Policy C-LU-2g: In the Bodega Bay area, the "Marine Industrial" land use category shall be used to support the commercial fishing industry, including storage and processing facilities. **(New)**

Policy C-LU-2h: Fishing related industrial uses that require public services shall be located near Bodega Bay. Other fishing related industrial uses shall be located close to resource production areas. **(GP2020)**

Policy C-LU-2i: Notwithstanding the provisions of the Public Facilities and Services Element, connection of sewer service to the Bodega Bay Public Utilities District shall be allowed for uses that directly relate to and support the fishing industry in Bodega Bay and that cannot be located within the Urban Service Area. An out-of-service area agreement shall be used in such cases. **(GP2020)**

Policy C-LU-2j: Barns and similar agricultural support structures within the 200 foot State Scenic Highway 116 corridor shall be subject to design review. **(GP2020)**

Policy C-LU-2k: Designate ~~as within the Urban Service boundaries~~ Areas as those the lands shown inside within The Sea Ranch and Bodega Bay the Urban Service Boundaries on the General Plan Land Use Maps for Bodega Bay and The Sea Ranch North (Figure C-LU-1a), The Sea Ranch South (Figure C-LU-1b), and Bodega Bay (Figure C-LU-1j). **(Existing LCP Revised)**

Policy C-LU-2l: ~~Designate as within rural community boundaries: land within the existing residential subdivision boundaries of the~~ Jenner, Rancho del Paradiso, West Beach, Sereno del Mar, Gleasons Beach, Carmet, and Salmon Creek Rural Community boundaries as the land within the existing residential subdivisions. **(Existing LCP Revised)**

~~6. Designate as rural those lands shown outside the urban service and rural community boundaries on the Land Use Maps.~~ **(Existing LCP)**

Policy C-LU-2m: Designate the Timber Cove Rural Community boundary as the subdivision, ~~the~~ Timber Cove Inn, and existing developed areas adjacent to the subdivision south to and including the Fort Ross Store area. **(Existing LCP Revised)**

Policy C-LU-2n: Designate the Duncans Mills, Valley Ford, and Stewarts Point ~~as within Rural Community boundaries as the existing developed areas at Duncans Mills, Valley Ford and Stewarts Point in these communities.~~ Stewarts Point and Duncans Mills Rural Community boundaries may be changed in the future to reflect Historic District boundaries. **(Existing LCP Revised)**

Policy C-LU-2o: ~~Allow~~ Water and sewer service extensions to public parklands ~~although they may not be within~~ outside of Urban boundaries, Service Areas shall be allowed only where consistent with General Plan Policies PF-1d and PF-1e the Public Facilities and Services and Public Access Elements. **(Existing LCP Revised)**

Policy C-LU-2p: Provide for commercial development only within designated Urban Service **Areas** and Rural Community Boundaries except where consistent with ~~development recommendations in the visitor serving facilities section~~ the Public Facilities and Services and Public Access Elements. **(Existing LCP Revised)**

The Sea Ranch

Background

The Sea Ranch is a planned community of 5,000 acres primarily for second home and retirement residency, located along the northern 10 miles of the Sonoma County Coast. About half of the land in subdivided areas is reserved for common open space. Private hiking and equestrian trails on these lands are maintained by The Sea Ranch Association. Recreational facilities included a public golf course, The Sea Ranch Lodge, private stables, and recreation centers. A house rental program and the Lodge allow visitors to enjoy the spectacular views, bluffs, and beaches.

The Sea Ranch Lodge contains a post office, small convenience store, and restaurant. A general commercial area which contains professional offices, building supply stores, and the main forest fire station is located along Annapolis Road at the eastern boundary of The Sea Ranch. Most retail commercial development serving The Sea Ranch is in the town of Gualala about one mile north of The Sea Ranch in Mendocino County. Stewarts Point, two miles south of The Sea Ranch, contains a general store and medical clinic.

The northern recreation area at The Sea Ranch was the site of the community of Del Mar, which was a mill town in the late 1800's. In the early 1900's the land was used by Russian colonists for farming and later for sheep and cattle raising. In 1964 the property was sold to Oceanic Properties, a subsidiary of Castle & Cooke, to develop a second home community. A conceptual plan for 5,200 lots was originally approved by the County in 1964 and 1968; and by 1972 subdivisions creating 2,106 single-family and 18 condominium lots had been approved.

Following adoption of the California Coastal Act in 1976, which established the California Coastal Commission, the development plan was challenged on the basis of inconsistency with the Coastal Act and concern over issues of water supply, septic system capability, highway capacity, visual impacts, and public access. In 1979 the Coastal Commission adopted Overall Conditions which were to be met before allowing the approved lots to be developed. Ultimately the California Legislature adopted the Bane Bill in 1979-80, now Section 30610.6 of the Coastal Act, which pre-empted the authority of the Coastal Commission and Sonoma County. It exempted existing single-family lots from Coastal Act requirements, and allowed them to be developed without a Coastal Permit if certain conditions were met. These conditions included granting public access, developing an adequate water supply, monitoring septic systems, completing highway improvements, establishing scenic view easements, and adopting restrictions for visually sensitive lots.

Sonoma County adopted the Local Coastal Plan and Implementation Program in 1981 but deferred adoption of the development plan for The Sea Ranch pending resolution of the issues of public access and ultimate buildout. In April 1982 the County adopted The Sea Ranch Geographic Area of the Land Use and Implementation Plan, certified by the Coastal Commission in October 1982. This action revised the Sonoma County Local Coastal Plan by incorporating provisions of the Bane Bill, which modified the public accessways, established a maximum buildout of residential units, and approved an Amended Precise Development Plan for The Sea Ranch. Under the Precise Development Plan, The Sea Ranch was allowed to develop the final

300 lots and expand the Lodge to 100 units under the conditions listed below. These conditions have been completed, and the additional 300 lots have been developed.

- 1) Develop 15 percent of the 300 lots or 45 units as affordable housing.
- 2) Complete improvements at the State Highway 1, Halcyon, and Deer Trail intersections and the Lodge entrance.
- 3) Improve accessways as recommended in the Access Plan.
- 4) Under a “transfer program”, donate 30 acres of land to the Coastal Conservancy in exchange for development of 100 units at another site (“transfer site”). Designate sites to accommodate the 100 units allowed under the “transfer program.”

The Sea Ranch Precise Development Plan established 2829 as the maximum number of lots allowed at The Sea Ranch, with a potential of 100 additional units at the “transfer site”, now recognized as Unit 39, Assessor’s Parcel Number 122-050-015. That parcel was subsequently annexed to The Sea Ranch Association, and development is subject to The Sea Ranch design criteria. To date seven lots have been developed as Unit 39A, leaving a residual of over 22 acres or Unit 39B, which is partially encumbered by a conservation easement. A private agreement between The Sea Ranch Association and the owner of Unit 39B restricts further development of this site to 60 units. Other issues resolved by the Bane Bill and The Sea Ranch Precise Development Plan are described below.

Development

Water Supply. Although The Sea Ranch has enough water for expected buildout, Term 14 of The Sea Ranch Water Company permit from the State Water Resources Control Board requires that no diversion of water from the Gualala River South Fork be allowed when the river flows are less than five cubic feet per second between June and December. The State Water Resources Control Board required The Sea Ranch to explore alternative sources of water, and in 1995 The Sea Ranch installed a 300 acre-foot storage reservoir east of State Highway 1. The Water Company provides water distribution under the regulatory requirements of the California Department of Health Services.

Sewage Disposal. Two sewage treatment plants operated by The Sea Ranch Water Company under contract with the Sonoma County Water Agency serve units at The Sea Ranch North and The Sea Ranch Central. About 1,700 units would ultimately be connected to the sewer system under build-out of these areas. The Sonoma County Water Agency is exploring alternatives for expanding the sewer service to these areas.

The remainder of The Sea Ranch is served by septic systems. About 1,600 lots would be developed on individual septic systems. Septic system discharges at The Sea Ranch may have cumulative impacts on coastal waters as the area builds-out. An on-site wastewater management district oversees the monitoring and compliance of the septic systems and reports annually to the North Coast Regional Water Quality Control Board and the County Permit and Resource Management Department.

Public Access. The Bane Bill required The Sea Ranch Association and Oceanic California, Inc. to dedicate public access easements for five new vertical accessways with lateral connections to beaches, and a bluff top trail in the northern three units of The Sea Ranch. These accessways have been dedicated and accepted, and are maintained by Sonoma County Regional Parks.

Traffic. The California Coastal Act required that coastal development not reduce the capacity of State Highway 1 such that recreational travel would be impaired, and that the highway remain at two lanes. The traffic study for the previous Local Coastal Plan identified intersection improvements that would improve highway safety; these improvements have been completed.

Scenic View Easements. The Bane Bill required the California Coastal Commission to establish scenic view easements along State Highway 1. Within these easements removal of trees to restore and preserve scenic views from the highway would be allowed. In 1980 the Executive Director of the Coastal Commission designated the locations and established the design criteria for these “Scenic Views.” In 1982 the Scenic Views and associated design criteria were incorporated into the Local Coastal Plan. The County acquired the scenic view easements in 1983, which are maintained by Sonoma County Regional Parks.

Height, Site, and Bulk Criteria. The Bane Bill also required the California Coastal Commission to specify design criteria for any development visible from Scenic View areas. Adopted by the Coastal Commission in 1982, the design criteria are enforced by the County through the permit process and the Sea Ranch Design Review Committee. The design criteria specify certain lots that are subject to height restrictions, volume or bulk limits, and/or siting limitations due to topography and/or the location of trees.

Employee Housing. The 1982 Precise Development Plan provided for 45 employee housing units, which were built in Unit 35 D in the northeastern portion of The Sea Ranch.

Other. The 1982 Precise Development Plan included provisions for common areas, public facilities, commercial and industrial uses, and recreational uses.

Goal C-LU-3: Design new development at The Sea Ranch according to the Bane Bill.

Objective C-LU-3.1: Enforce the Bane Bill design criteria for The Sea Ranch.

The following policies shall be used to achieve these objectives:

Policy C-LU-3a: ~~Enforce~~ The Height, Site, and Bulk Guidelines for The Sea Ranch adopted pursuant to Public Resources Code Section 30610.6 (e) ~~(see Appendix B). Incorporate these Guidelines into The Sea Ranch Design Review process~~ shall be enforced. **(Existing LCP Revised)**

Allow ~~Oceanic Properties, Inc.~~ 300 additional residential units and up to 100 lodge units at The Sea Ranch on the conditions that:

Fifteen percent of the total 300 are constructed affordable housing units.

Intersection improvements at Highway 1 and Halcyon, Deer Trail and the Lodge entrance are constructed as recommended in the Transportation section.

Two accessways in Units 34-A and 36 are improved as recommended in the Access section.

Sites which would accommodate 100 units for the purpose of transfer program are designated.- (Existing LCP)

Bodega Bay

Background

Bodega Bay, the largest general commercial center on the South Sonoma Coast, had a permanent population of about 1,423 in 2000. The main source of new housing and population in the past two decades has been Bodega Harbor Subdivision, a subdivision of 725 parcels completed in 1971. As of January 2005, about 675 single-family dwellings were constructed at Bodega Harbor. The approved development potential in Bodega Bay totals about 50 vacant residential lots as of 2005 in the Bodega Harbor Subdivision, and 50 vacant lots in the older town and west side. The Harbour View Subdivision, completed in 2005, added 70 single-family parcels and one multi-family parcel for 14 affordable apartments. The apartments were constructed in 2008, and as of 2009 building permits had been issued for the single-family dwellings. The issues associated with development in Bodega Bay are lands with sensitive biotic resources and geologic hazards, water supply, and traffic.

Development

The Bodega Bay Public Utilities District (BBPUD) provides water supply and wastewater treatment for Bodega Bay. Water supply is a constraint to development at Bodega Bay. Water supply is adequate for existing and some additional development, but probably is not sufficient for total approved development. The new Sand Dunes Well constructed in 2007 is expected to increase BBPUD water supply by 50 percent, potentially enough for planned population and development. If the new well does not provide the expected water quantity, additional water supplies will be needed or development in Bodega Bay will be limited. The wastewater treatment plant is adequate for substantial additional development and is not a constraint to moderate future development.

Traffic congestion is already severe on summer weekends through Bodega Bay. Traffic volumes on State Highway 1 will continue to increase through Bodega Bay due to increases in general recreational traffic on the Coast. The Bodega Bay Bypass recommended in the previous Local Coastal Plan would have provided significant relief to congestion problems in Bodega Bay and allow for expanded development in the community. Substantial additional development in Bodega Bay will not occur because the Bypass will not be constructed and is not included in the Local Coastal Plan.

Bodega Bay Land Use Plan

Under the previous Local Coastal Plan, a phased Land Use Plan comprised of Phases I and II was proposed to coordinate the population and development of Bodega Bay with development of a road off State Highway 1 that would bypass the center of town – the Bodega Bay Bypass. Phase II depended on construction of the Bodega Bay Bypass. Phasing was accomplished by

placing a holding zoning district of Rural Residential with a frozen lot size (RR B8) on all Phase II development lands, and in no case were Phase II lands to be rezoned to their maximum potential under the Land Use Plan until all the requirements for Phase II development were met, mainly the Bodega Bay Bypass. As indicated above, the Bodega Bay Bypass will not be constructed. Therefore, it is not possible to implement Phase II of the Land Use Plan as proposed in the previous Local Coastal Plan.

Figure C-LU-1j shows the Bodega Bay Land Use Plan based on the Phase I Land Use Plan as described in the previous Local Coastal Plan. The Land Use Plan proposes a level of development consistent with current traffic and natural resource constraints in Bodega Bay.

Commercial Development. The California Coastal Act requires that visitor-serving commercial facilities have priority over private residential, general industrial, or general commercial development but not over agriculture or coastal dependent industry. The Land use Plan proposes three types of commercial development for Bodega Bay: fishing related in the “Fishing Commercial” (now called “Marine Industrial”) land use category, visitor- serving in the “Visitor-Serving Commercial” land use category, and village commercial in the “Village Commercial” land use category.

The Land Use Plan accommodates a marina expansion of up to 300 berths, including Spud Point Marina; and designates 20 acres of land for fishing support facilities in the “Fishing Commercial” land use category. Fishing support facilities generally are to be located on the north and west sides of Bodega Bay, away from visitor-serving commercial facilities to minimize conflicts between commercial fishing and tourist activities.

Additional visitor-serving facilities are accommodated in the “Tourist Commercial” land use category. The Bodega Bay Land Use Plan recognizes existing facilities, including expansion of the Tides east of Highway 1, and designates six acres of land on Eastside Road as “Commercial Tourist”.

Commercial facilities to meet the needs of local residents are currently inadequate. The Land Use Plan calls for development of a small Village Commercial center between Taylor Tract and the major proposed residential development area. The center would accommodate a post office, fire station, retail shops, a bank, community center, and similar uses. This location minimizes need for vehicular travel.

Residential Development. Residential development in Bodega Bay would be accommodated through buildout of existing vacant residential lots in the community, and through designation of several new residential areas. To encourage construction of new affordable housing in Bodega Bay, the Local Coastal Plan proposes two approaches:

- (1) Use the primary residential development area south of the old town as a Housing Opportunity Area where the developer gets a density bonus, consistent with the Housing Element, for providing affordable housing units.
- (2) Provide areas for temporary camping in RVs for transient fishermen on lands designated “Marine Industrial.”

Design guidelines for the area adjacent to Bodega Bay town are proposed to maintain the character of the existing town in the new development area by limiting building size and height, road widths, and improvements.

Rural residential land use designations on the Bodega Bay fringe areas are proposed for a couple reasons: public facilities in the fringe areas are not designed for high density development; and low density residential development provides a transition between agriculture and urban levels of development, which resolves the need for a variety of housing opportunities. The rural residential designation with five acre densities between the older town and Bodega Harbor is essentially to reserve this area for possible future urban development once planned development areas buildout.

The Bodega Bay Urban Service Boundary generally includes the approved units of the Bodega Harbour Subdivision, developed areas of Bodega Bay, newly designated residential areas south of the existing town between State Highway 1 and the former Bodega Bay Bypass route, and land within the BBPUD service area between the former bypass route and Bodega Harbor.

- Goal C-LU-4:** Plan and design new development in Bodega Bay for appropriate lands, contingent on availability of public services, and so as to maintain local resources.
- Objective C-LU-4.1:** Provide most of the new housing in Bodega Bay. Provide residential development in rural areas at very low densities to maintain local resources.
- Objective C-LU-4.2:** Balance residential and commercial development in Bodega Bay where adequate public services allow for residential and commercial expansion. Encourage a mix of price and rent levels.
- Objective C-LU-4.3:** Designate Bodega Bay the major retail and service center for the Coastal Zone.
- Objective C-LU-4.4:** Limit new industrial development in Bodega Bay primarily to the commercial fishing and other industries which depend on the marine environment and resources.

The following policies shall be used to achieve these objectives:

Policy C-LU-4a: ~~Require PUD service to~~ All new development within the Urban Service Boundary of Bodega Bay shall be served by the Bodega Bay Public Utility District. **(Existing LCP Revised)**

Policy C-LU-4b: Encourage the provision of new affordable new housing units by the following means: 1) use the primary residential area south of old town Bodega Bay as a Housing Opportunity Area, and 2) Explore possible sites provide areas for temporary vehicle camping in RVs for transient fishermen on lands designated Marine Industrial. **(Existing LCP**

Revised)

Policy C-LU-4c: ~~Implement Stage II of the Bodega Bay Land Use Plan only upon resolution of present traffic and water constraints. Work with the Bodega Bay Public Utilities District to assess whether there is an adequate water supply to serve development proposed under the Bodega Bay Land Use Plan.~~ **(Existing LCP Revised)**

Policy C-LU-4d: ~~Relate New development to water capacities proposed under the Bodega Bay Land Use Plan shall be approved contingent on an adequate water supply. If an adequate water supply is not available to serve all planned development, develop a building permit allocation development shall be limited by implementing a system to limit development for allocating building permits according to the available water supply, and pursuing pursue development of additional water supplies.~~ **(Existing LCP Revised)**

Policy C-LU-4e: ~~Insure that adequate water capacity is reserved to serve the first three priority developments listed below as they are proposed in the Phase I development plan for In Bodega Bay, by requiring that if water supplies supply do does not prove adequate to for all land uses designated in the Phase I Land Use Plan, a minimum of 30% of the projected available amount supply shall be reserved for the following designated priority uses. A similar standard shall be applied to Phase II development if necessary:~~

- (1) ~~Moderate expansion of marina facilities and fishing-related Uses supporting the commercial facilities fishing or other industries which depend on the marine environment and resources.~~
- (2) ~~Local-serving commercial facilities uses.~~
- (3) ~~Affordable housing projects Provision of at least (50 units) of either low or moderate income housing.~~

~~Bodega Harbor and other existing residential commitments.~~ **(Existing LCP Revised)**

~~18. Prohibit development on Sensitive and Hazardous lands unless the project can be accomplished according to criteria specified in the preceding Sensitive and Hazardous Areas discussion.~~
(Existing LCP)

~~19. Prohibit further residential land divisions west of Eastside Road due to the unstable nature of the area's surface and bedrock geology.~~ **(Existing LCP)**

~~20. Stage development and annexation to the Public Utilities District in accordance with the phased Land Use Plans.~~ **(Existing LCP)**

Policy C-LU-4f: ~~Allow~~ A tourist commercial project in the "Recreation" land use category in Bodega Bay shall be allowed if it can meet visual design guidelines, preserve on-site trees for wildlife habitat, and mitigate adverse traffic impacts. Any proposed tourist commercial project ~~is to~~ shall be considered only in connection with a comprehensive development plan for the entire Loop Road area. **(Existing LCP Revised)**

Policy C-LU-4g: ~~Allow a tourist commercial project in the Recreation Scenic Design category in Bodega Bay if it can meet visual design guidelines, preserve on site trees for wildlife habitat and mitigate adverse traffic impacts. Any proposed project is to be considered only in connection with a comprehensive development plan for the complete Loop Road area. a) Allow a land use designation of A "Visitor-Serving Commercial" land use category and a zoning of "CT Tourist Commercial" "Commercial Tourist" (CT) Zoning District on Assessors Parcels 100-080-25 and 100-080-15 shall be allowed on the property occupied by the Bodega Harbor Inn (APN 100-080-070) only to accommodate the historic and ongoing use of the property as a 15-unit motel. To insure ensure compatibility with the surrounding residential area, other uses permitted within in the Tourist Commercial CT Zoning District shall not be permitted, nor and any structures permitted to that exceed a 16 feet in height shall not be permitted. Design review should shall be required on any new construction outside of the existing building footprints.~~
(Existing LCP Revised)

Policy C-LU-4h: Consider requiring intersection improvements at State Highway 1 and Eastside Road and/or Bay Flat Road as a condition of approval of development along Eastside Road. **(Existing LCP)**

- ~~5. Implement minimum parcels sizes and other zoning standards, to promote the productive and wise use of resources, as shown in the zoning district recommendations, Table IV-4. Any land divisions outside of designated rural community or urban service area boundaries and not otherwise regulated by the provisions of Table IV-4 shall be permitted only where 50 percent of the useable parcels in the market area of the parcel have been developed and the created parcel would be no smaller than the average size of the surrounding parcels. (Existing LCP)~~
- ~~30. Require a precise development plan for any development in the area south of Taylor Tract, except that a single family subdivision at 4 units per acre with 15 percent affordable units shall not require a precise development plan. The precise development plan may include a variety of housing types in accordance with Core Area Design Guidelines. (Existing LCP)~~
- ~~27. Require completion of the Porto Bodega Study prior to any land use changes in the area. (Existing LCP)~~
- ~~31. Require a master plan of the entire Tides complex (both sides of Highway 1) prior to approval of any new or expanded uses. The master plan should provide a parking solution for the total development, maximum hillside development of 104 units, and a minimum of 16 units of affordable employee housing all conforming to Coastal Plan Design Guidelines. If a reduction in the intensity of use is necessary, that reduction should be from Commercial or transient housing, not employee housing or necessary parking. (Existing LCP)~~
- ~~32. Require traffic improvements including signalization, left turn lanes, and improved access from the Bayside parking lot in connection with any new or expanded uses at the Tides. (Existing LCP)~~
- ~~33. Encourage the formation of a Bodega Bay Municipal Advisory Council. (Existing LCP)~~

4. AFFORDABLE HOUSING POLICY

The major goal of this Affordable Housing section is to protect and promote low and moderate cost housing for people who work in the Coastal Zone to carry out California Coastal Act policies regarding housing, access, and Coastal Zone priority uses. Coastal Act policies which encourage visitor-serving commercial development (Sections 30220-30223), agricultural production (Sections 30241-30242), and coastal-dependent industry (Sections 30702-30708) call for increasing and maintaining employment opportunities in the Coastal Zone which generate modest incomes. If workers are unable to find affordable housing in the Coastal Zone, the viability of such Coastal Act policies would be seriously threatened. **(Existing LCP, page 125)**

The County's General Plan Housing Element sets out countywide goals, objectives, policies and programs to encourage a diverse housing stock to meet the needs of households at all income levels, especially for the lower income and special needs populations. Relevant housing policies from the state-certified Housing Element which are applicable in the Coastal Zone have been incorporated into this section.

A review of permit records from 2000 to 2014 shows that 562 dwelling units have been built in the Coastal Zone. Of the new dwelling units there were 532 single-family dwellings, 1 second unit, 28 multi-family housing of 2-4 units, and one agricultural employee unit. Two dwelling units were demolished over the 14-year period for a net increase of 560 units. Over this time period no manufactured homes or multi-family housing greater than 4 units were constructed.

Existing affordable housing units in the Sonoma County Coastal Zone can be found at The Sea Ranch and in Bodega Bay. There are 45 lower income rental units that were required as part of a 300-unit expansion of The Sea Ranch development. In July 1982, The Sea Ranch Precise Development Plan and Policy Statement as adopted by the Sonoma County Board of Supervisors included a requirement for 45 units of "employee housing," subsequently changed to "affordable housing," to be located in Unit 35-D at the northeast corner of The Sea Ranch. In 1985 Oceanic California Inc. recorded annexation of The Sea Ranch expansion lots with affordability covenants to implement The Sea Ranch Employee Housing Program for 45 units. Built in 1993 by the Burbank Housing/Santa Rosa Corporation, the 45 units consist of the following: 8 very low income (at or below 50 percent of median income) units, 31 low income (at or below 60 percent of median income) units, and 12 low income (at or below 80 percent of median income) units. The subdivision agreement for the affordable housing development requires 22 of the 45 units to be rentals; as of June 2015, all 45 units were affordable rentals.

The affordable housing at the Harbor View Subdivision in Bodega Bay was required under Coastal Permit CP93-289 for the subdivision of 25 acres into 70 single-family residential parcels averaging 7,300 square feet. Built in 2009 by the developer and referred to as "Harbor View Village," it consists of 14 low income (80 percent of medium income) rental units on one parcel.

Two of the available affordable housing sites listed in the Type C Housing Site Inventory compiled as part of the 2014 Housing Element Update are located in the Coastal Zone. Both sites are in Bodega Bay (APNs 100-200-037 and 100-180-022); they have a combined net potential for 150+ Type C units if the units are clustered.

Goal C-LU-5: Preserve and enhance affordable housing opportunities on the Sonoma County Coast.

Objective C-LU-5-a: Protect existing affordable housing units and encourage development of additional affordable housing in urban areas.

Objective C-LU-5-b: Promote the development of affordable housing to meet a range of for-sale and rental housing needs including agricultural employee housing, second units, senior housing and accessible units.

The policies below shall be used to achieve these objectives:

Policy C-LU- 5a: Continue all existing County and Community Development Commission sponsored funding programs, including but not limited to Community Development Block Grant (CDBG), HOME, Low/Moderate Income Housing Asset Funds (LMIHAF), and County Fund for Housing (CFH) funding programs. Continue to require that at least 30% of the units assisted with CFH funds be affordable to extremely-low income households. Evaluate these existing programs in view of changing housing needs and policies, and seek opportunities for program expansion and more efficient use of limited resources. **(New: HCD certified General Plan 2014 Housing Element Policy HE-1a)**

~~1. Encourage the use of subsidy programs administered by the Housing Authority for conservation and production of affordable housing. (Existing LCP)~~

~~7. Provide density bonuses and housing opportunities for housing projects which meet the minimum criteria established in General Plan Housing Element Policy HE-2g and HE1-c, both as modified by the Coastal Plan, and Coastal Plan Housing "Incentives" section. (Existing LCP)~~

Policy C-LU-5b: Continue the County's existing density bonus programs, including the state density bonus program and the County's programs. Continue to evaluate these programs in view of changing housing needs and policies, and expand or modify as needed to increase opportunities for housing. **(New: HCD certified General Plan 2014 Housing Element Policy HE-1b)**

Policy C-LU-5c: Ensure that design review, development standards, and conditions of approval for affordable housing projects do not result in a reduction of allowable project density, or in the number of affordable units, unless the project as proposed would result in one or more specific adverse impacts on public health or safety, and there is no other feasible

method to mitigate the adverse impact(s). (New: HCD certified General Plan 2014 Housing Element Policy HE-1c)

Policy C-LU-5d: Conserve the existing affordable housing stock by providing funding through the Community Development Commission to nonprofit organizations to subsidize the acquisition of at-risk properties where those units will be restricted to long-term occupancy by low, very-low and extremely-low income households. (New: HCD certified General Plan 2014 Housing Element Policy HE-1d)

Policy C-LU-5e: Consider increasing funding priority for the acquisition of affordable units or subsidies. (New: HCD certified General Plan 2014 Housing Element Policy HE-1e)

Policy C-LU-5f: Encourage retention and further construction of small rental units such as granny units, rental studios, and SRO units, as well as large rental units with more than 3 bedrooms. (New: HCD certified General Plan 2014 Housing Element Policy HE-1f)

Policy C-LU-5g: Continue to administer the County's Mobile Home Rent Stabilization Ordinance. (New: HCD certified General Plan 2014 Housing Element Policy HE-1g)

Policy C-LU-5h: Continue to apply state law to Mobile Home Park Conversions to Resident Ownership, including implementation of SB 510 (Jackson 2013), in order to ensure that residents are afforded full consideration and all protections under the law. (New: HCD certified General Plan 2014 Housing Element Policy HE-1h)

Policy C-LU-5i: Continue to prioritize the retention of rental units. Pursuant to State law, the following criteria will be considered when evaluating an application for condominium conversion: ~~(New: HCD certified General Plan 2014 Housing Element HE-1i)~~

- (1) The surplus of vacant multifamily residential units offered for rent or lease must be in excess of 5 percent of the available multifamily rental stock in the community in which the proposed project is located, not including areas within cities.
- (2) At least 30 percent of the units included in the proposed condominium conversion must be reserved for sale to low and very low income households by means of a Housing Agreement to insure that such units remain affordable to very low and low income households for the maximum period allowed by law.
- (3) Tenants must be granted the right of first refusal concerning the purchase of the units. Tenants who are 60 years or older should be offered lifetime leases. Tenants not qualifying for lifetime leases must be offered a 10-year lease. The subdivider must provide a plan to assist in relocating tenants displaced by the conversion to comparable rental housing. (New: HCD certified General Plan 2014 Housing Element HE-Policy HE-1i)

Policy C-LU-5j: Avoid the loss of residential land in urban land-use designations for vacation or time-share uses. **(New: HCD certified General Plan 2014 Housing Element Policy HE-1j)**

Policy C-LU-5k: Consider regulating the use of existing residences on residential lands for vacation rentals. **(New: HCD certified General Plan 2014 Housing Element Policy HE-1k)**

Policy C-LU-5l: Prohibit the use of Second Dwelling Units for vacation rentals. **(New: HCD certified General Plan 2014 Housing Element Policy HE-1l)**

Policy C-LU-5m: Continue to enforce Section 26-92-090 (or successor) of the Sonoma County County Code regarding the conversion, closure, or cessation of use of mobile home parks. **(New: HCD certified General Plan 2014 Housing Element Policy HE-1m)**

Policy C-LU-5n: Provide for two types of Housing Opportunity Areas in addition to, and not in lieu of, provisions of state and federal law as follows:

- (1) The Type "A" Rental Housing Opportunity Program allows a density between 12 and 30 units/acre as long as affordability levels are met - at least 40% of total units as affordable to Low or Very Low Income households. Type "A" Rental Housing Opportunity Areas are established on sites in all the Urban Residential 6-12 dwelling units per acre, and all Urban Residential 12-20 dwelling units per acre areas depicted on the General Plan Land Use Maps which have a Local Coastal Plan medium density residential designation (Urban Residential 6-12 dwelling units/acre) and are zoned R2 (Medium Density Residential). The residential density for a Type "A" project may be increased to 100 percent above the mapped designation to a maximum density of 24 dwelling units/acre. for parcels located in Urban Residential 6-12 dwelling units per acre, and up to 30 dwelling units per acre for parcels in Urban Residential 12-20 dwelling units per acre. Development standards used for Type "A" housing projects allow increased height, reduced parking requirements, and less stringent setbacks so long as privacy is maintained.
- (2) The Type "C" Ownership Housing Opportunity Program allows a density of 11 units per acre for ownership housing projects as long as affordability levels are met - 20% affordable to Low Income households and 80% affordable to Moderate Income households. Type "C" Housing Opportunity Areas are established in on sites which have a Local Coastal Plan low density residential designation (Urban Residential 4-6 1-6 dwelling units/acre areas. The maximum residential density for a Type "C" project may be increased to almost 100 percent above the mapped designation to a maximum density is of 11 dwelling units/acre.
- (3) ~~A Housing Opportunity Type "A" project shall reserve a minimum of 40 percent of all units for rent or sale to Low or Very Low Income households. A Housing Opportunity~~

~~Type “C” project shall reserve a minimum of 20 percent of all units for rent or sale to Low or Very Low Income households, and the remaining units shall be reserved for sale to Low or Moderate Income households.~~

- (3) Rental Housing Opportunity Type “A” and Ownership Housing Opportunity Type “C” projects shall comply with all applicable provisions, including development standards and long-term affordability requirements, of Chapters 26 (Inland Zoning Ordinance) and 26C (Coastal Zoning Ordinance) of the Sonoma County Code, including development standards and long-term affordability requirements.
- (4) The Housing Opportunity Type “A” and Type “C” programs shall apply to housing development consisting of five or more dwelling units. **(Existing LCP Revised per HCD certified General Plan 2014 Housing Element, page HE-22)**

Policy C-LU-5o: ~~Require in for housing projects of 11 or more units that a minimum of 15 percent of the units (not less than one) that all new development participate in the County’s affordable housing program by either constructing 15 percent of the units as be affordable units (and not less than one), paying an affordable housing fee or an alternative equivalent. Such units would shall be subject to resale or rental controls a long-term Affordable Housing Agreement. (Existing LCP Revised, page 138)~~

~~2. ——— *Require in housing projects of 11 or more units that a minimum of 15 percent of the units (not less than one) be affordable. Such units would be subject to resale or rental controls.*~~

~~3. ——— *Require developers of housing projects of five to ten units to provide either of the following: (a) 15 percent of the units to be affordable, or (b) pay a fee of six percent of the market price to a special Coastal Zone site acquisition and development fund to be administered by the Housing Authority. (Existing LCP)*~~

Policy C-LU- 5p: Encourage a mix of lower and moderate income units and rental and sale units when affordable housing provisions are required. ~~The exact proportions will be determined on a project-specific basis by the Director of the Permit and Resource Management Department. (Existing LCP)~~

~~9. ——— *Include in the Zoning Ordinance provisions for the waiver of non-conforming use restrictions for Low or Moderate Income units if the owner is willing to accept resale or rental controls. (Existing LCP)*~~

Policy C-LU-5q: Continue to encourage affordable “infill” projects on underutilized sites within Urban Service Areas by allowing flexibility in development standards pursuant to state density bonus law (California Government Code Section 65915). **(New: HCD certified General Plan 2014 Housing Element Policy HE-3j)**

Policy C-LU-5r: ~~Prescribe rental and resale controls~~ Require long-term Affordable Housing Agreement on a project-specific basis subject to the approval of the Director of Housing for affordable housing units. **(Existing LCP Revised)**

Policy C-LU-5s: For parcels located within an area designated Urban Residential (1-6 dwelling units/acre) ~~area~~, which are large enough in ~~lot~~ area to permit more than one dwelling but cannot meet subdivision criteria due to shape or other similar constraint, permit clustering of dwelling groups units consisting of detached single-family dwellings ~~or manufactured homes~~, subject to ~~the following:~~ the density limitations of the Local Coastal Plan Land Use Maps and issuance of a Use Permit.

- ~~(1) That the density shall not exceed that permitted by the General Plan land use category.~~
- ~~(2) In the case of conventional construction, each proposed unit shall comply with the minimum requirements for the zoning district in which the property is located.~~
- ~~(3) In the case of manufactured housing, that the development of the parcel comply with the Mobile Home Parks Standards and Mobile Home Standards of the Zoning Ordinance.~~
- ~~(4) That a use permit is shall be required for any such in-fill development project.~~

(Existing LCP Revised)

Policy C-LU-5t: Concentrate housing production efforts in areas where public sewer and water service are available. **(Existing LCP)**

~~*Policy HE-2q: The Board of Supervisors recommends that when allocating or making plans for the allocation of available and future resources or services designated for residential use, special districts and private entities that provide water services at retail or sewer services within the incorporated area of the county will grant a priority for the provision of these available and future resources or services to housing developments proposed within Urban Service Areas which are affordable to Moderate, Low-, and Very-Low Income Households where such housing developments will help the county to meet the quantified housing objectives identified in Table HE-17 on page 126, with the highest priority being given to very low income housing, the second highest priority being given to low income housing and third highest priority being given to moderate income housing.*~~ **(Existing LCP)**

Policy C-LU-5u: Encourage service providers to retain adequate sewer and water service capacities for housing units affordable to Moderate and Low Income households. **(New: HCD certified 2014 Housing Element Policy HE-2h)**

~~*Policy HE-4p: Permit housing for persons or families who are in a transition from a homeless shelter to permanent housing in all urban residential categories subject to the following:*~~ **(Existing LCP)**

Policy C-LU-5v: Continue to permit transitional and permanent supportive housing in all residential land use categories. The construction of new dwellings for such purposes shall conform to the General Plan densities and to all other applicable provisions of the Sonoma County Code. No standards shall be applied to transitional or supportive housing that do not also apply to other dwelling units within the same zoning district. **(New: HCD certified General Plan 2014 Housing Element Policy HE-5g)**

Policy C-LU- 5w: Prohibit the demolition of housing for persons of low and moderate income, unless such demolition would be coupled with subsequent reconstruction of replacement housing of comparable rental value. **(Existing LCP)**

Policy C-LU- 5x: Prohibit conversion of rental units currently providing low and moderate income housing opportunities unless the conversion provides a greater affordable housing opportunity. **(Existing LCP)**

Policy C-LU- 5y: Pursuant to state law, the following criteria ~~will~~ shall be considered when evaluating an application for condominium conversion:

- (1) The surplus of vacant multifamily residential units offered for rent or lease ~~should~~ must be in excess of 5 percent of the available multifamily rental stock in the community in which the proposed project is located, not including areas within cities.
- (2) At least 30 percent of the units included in the proposed condominium conversion ~~should~~ must be reserved for sale to Low and Very Low Income households, ~~subject to the requirements set forth in Housing Element Section 3.1 on page 103,~~ by means of an Affordable Housing Agreement to ~~insure~~ ensure that such units remain affordable to Very Low and Very Low Income households for the maximum period allowed by law.
- (3) Tenants ~~should~~ must be granted the right of first refusal concerning the purchase of the units. Tenants who are 60 years or older should be offered lifetime leases. Tenants not qualifying for lifetime leases ~~should~~ must be offered a 10-year lease. The subdivider ~~should~~ must provide a plan to assist in relocating tenants displaced by the conversion to comparable rental housing. **(Existing LCP Revised)**

Policy C-LU- 5z: Allow second rental units as specified in the Coastal Zoning Ordinance. **(Existing LCP)**

Policy C-LU-5aa: Consider regulating the use of existing residences on residential lands for vacation rentals. **(New: HCD certified General Plan 2014 Housing Element Policy HE-1k)**

Policy C-LU-5bb: Prevent the loss of sites zoned Low Density Residential (R1), Medium Density Residential (R2), and Planned Community (PC) to visitor-serving uses. **(New: HCD certified General Plan 2014 Housing Element Policy HE-2j)**

Policy C-LU-5cc: Changes in use or closure of a mobile home park shall comply with state law and require a Use Permit. **(New: HCD certified General Plan 2014 Housing Element Policy HE-1m)**

Policy C-LU-5dd: Encourage development of employer provided or subsidized affordable housing for employees. **(Existing LCP)**