

# Local Coastal Plan Workshop

The Sea Ranch  
November 17, 2019  
12 PM - 2 PM

Cecily Condon  
Planner III  
Permit Sonoma

Gary Helfrich  
Planner III  
Permit Sonoma

Jane Riley  
Comprehensive Planning Manager  
Permit Sonoma



# Agenda

---

Welcome

Staff Presentation (30 Minutes)

- Project timeline and process
- What is a Local Coastal Plan?
- Purpose of the Local Coastal Plan Update
- 2015 Preliminary Draft- Review
- Public Review Draft


Public Comment/Questions (60 Minutes)


Closing Statements (10 Minutes)

- Recap and next steps

# Project Timeline

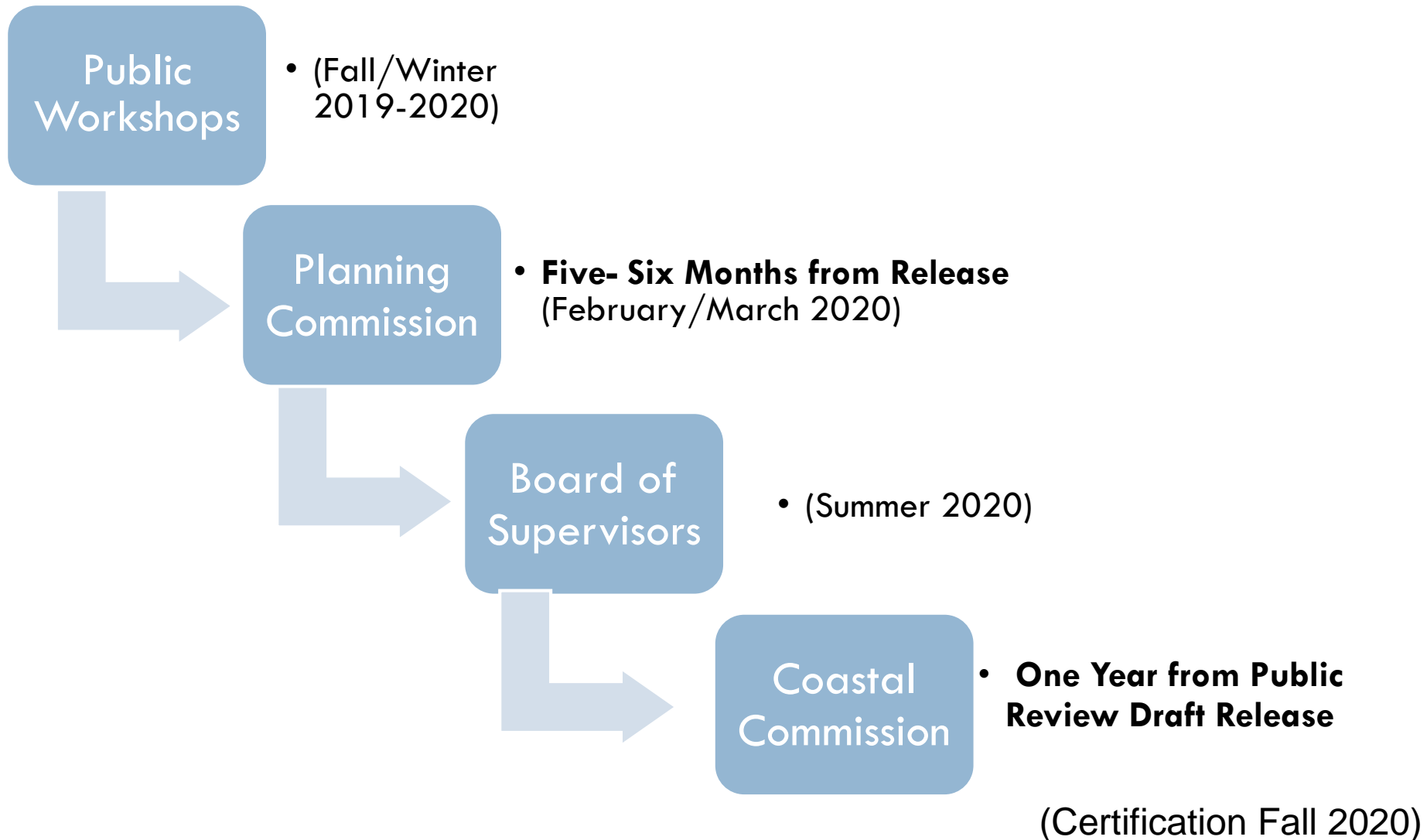


- 1 Project Launch
- 2 Preliminary Draft
- 3 Preliminary Draft (2015) Workshops
- 4 Public Review Draft Release
-  5 Public Review Draft Workshops
- 6 Planning Commission Hearings \*February/March 2020
- 7 Board of Supervisors Hearings \*Summer 2020
- 8 Coastal Commission Hearings \*Fall 2020
- 9 Certification

 = We are here!  
\* = Tentative

# From Public Review Draft Release Date

September 25, 2019







# Local Coastal Program

## **Local Coastal Plan (Part I)**

Land Use Plan

- Currently being updated
- Long-range planning document

## **Coastal Zoning Code (Part II)**

Implementation Plan

Chapter 26C of the County Code

- Implements the Local Coastal Plan
- Not within the scope of update
- Will be amended as implementation of update
- Future changes will have separate public outreach

## **Administrative Manual (Part III)**

- Describes procedures, guidelines, and standards
- Assists in processing applications for development
- Not required to be separate document





# Local Coastal Plan

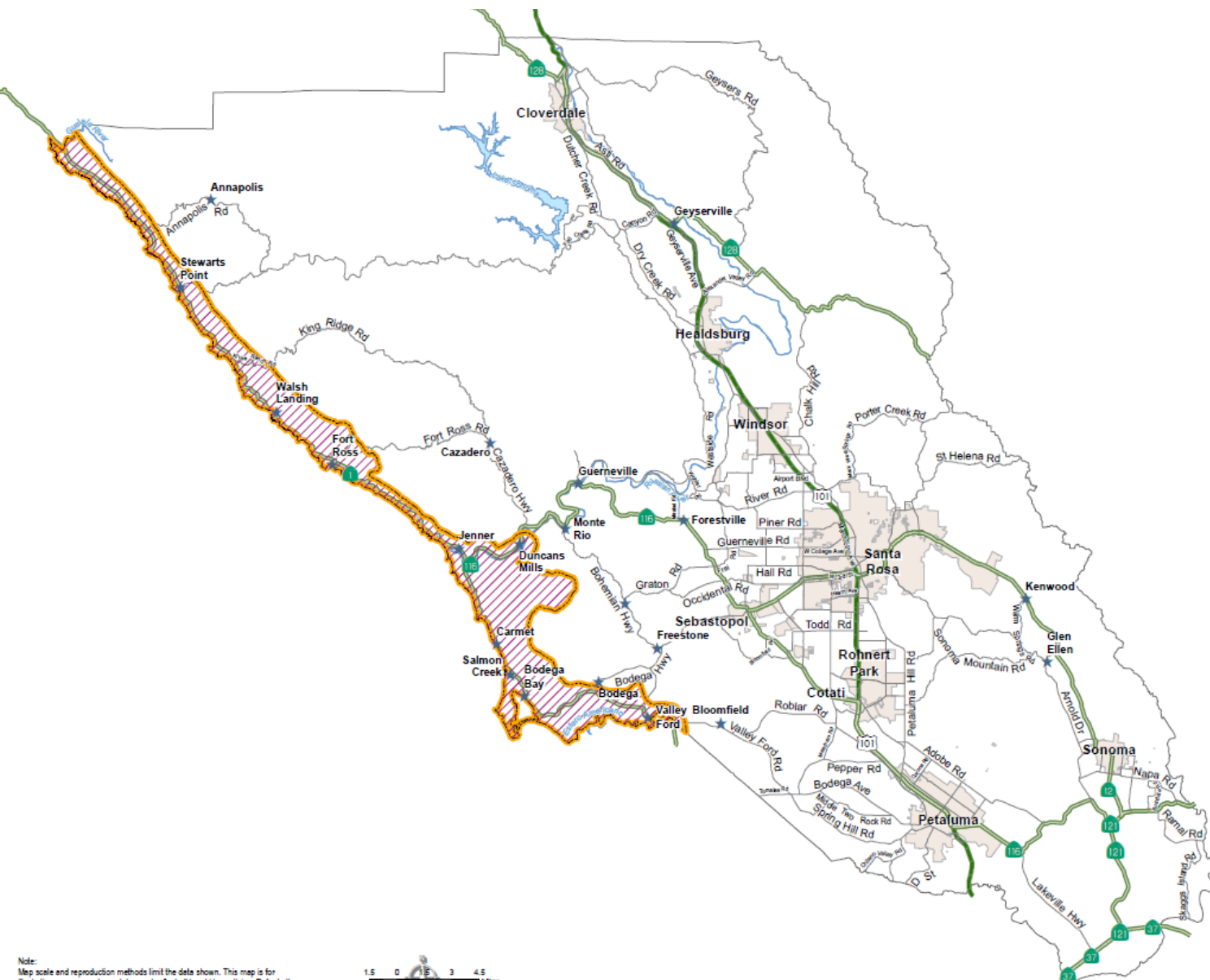


- Required for all coastal jurisdictions
- Implements the California Coastal Act
- Allows for local control of most land use decisions
- Policies only apply within the Coastal Zone



# Local Coastal Plan Coastal Zone Extent

- Sonoma Coastal Zone Boundary 
- City Limits 
- Main Arterial 
- Community 



Permit and Resource Management Department  
2550 Ventura Avenue, Santa Rosa, California 95403  
707-565-1900 FAX 707-565-1103



Note:  
Map scale and reproduction methods limit the data shown. This map is for illustrative purposes only, and does not reflect all Land Use policies. Refer to the official Land Use maps on file at the Permit and Resource Management Department.



# Local Coastal Plan vs Specific Plan

## Local Coastal Plan

- ❑ Certified by Coastal Commission after local adoption
- ❑ Categorical Exclusion Order by Coastal Commission

## Specific/Area Plan

- ❑ Adopted by local agency
- ❑ Typically requires Environmental Impact Report

# Local Coastal Plan Update Goals

Comply with the provisions of the Coastal Act

Create a modern, up-to-date, web-accessible and easy-to-use document with digital maps

Update information and policies in five key areas:

- Geologic Hazards
- Sea Level Rise
- Water Quality
- Public Access
- Biotic Resources



**Local Coastal Program**  
Permit Sonoma

# Implementation of the Coastal Act

High ↑	Undeveloped Areas	←————→		Developed Areas
	Agriculture (Prime coastal dependent), forestry (productive timberland), coastal dependent public recreation	Coastal dependent <sup>1</sup> public recreation		Coastal dependent industry and commerce, commercial fishing, coastal dependent public recreation and special communities
Priority of Use ↓	Water dependent <sup>1</sup> public recreation			
	Non-coastal <sup>1</sup> or non-water dependent public recreation			
	Visitor-serving <sup>1</sup> commercial recreation, lower cost			
	Visitor-serving <sup>1</sup> commercial recreation, higher cost			
Low			Affordable, low, and moderate income residential, general industrial, or commercial development <sup>2</sup>	

**Notes:**

<sup>1</sup> Recreational uses of the coast that do not require extensive alteration of the natural environment have priority in intertidal and waterfront areas over recreational uses that would result in substantial alteration.

<sup>2</sup> Concentration of development policies limit development in rural areas.







# 2015 Preliminary Draft

- Public Workshops: Summer 2015
- Agency Review
  - ▣ California Coastal Commission



The Public Review Draft of the Local Coastal Plan was prepared based on public and agency input

# What we heard in 2015



**Principle Uses**

**NO Tasting Rooms in Ag  
Public Access**

**NO Winery Events**  
**Agriculture**

**Sea Level Rise**  
**Resources**

**Less Inland Policies**

**ESHA**

# Public Review Draft

- Project was periodically on hold since 2015
  - ▣ Staff shortages and changes
  - ▣ Sonoma Complex Fire 2017
  - ▣ Placed on hold by Board of Supervisors action
- Policy Comparison Tables compare adopted Local Coastal Plan (2001) to Public Review Draft policies



# Public Review Draft



Revised based on public and agency comments

Updated for current data and references

- ▣ Populations Statistics

- ▣ Changing Conditions

Re-evaluated applicable General Plan 2020 Policies

Reduced lengthy Coastal Act recitations and formatting



# Plan Organization



## **Introduction**

## **Elements**

### **1. Land Use**

### **2. Agricultural Resources**

### **3. Open Space & Resource Conservation**

### **4. Public Access**

### **5. Water Resources**

### **6. Public Safety**

### **7. Circulation & Transit**

### **8. Public Facilities & Services**

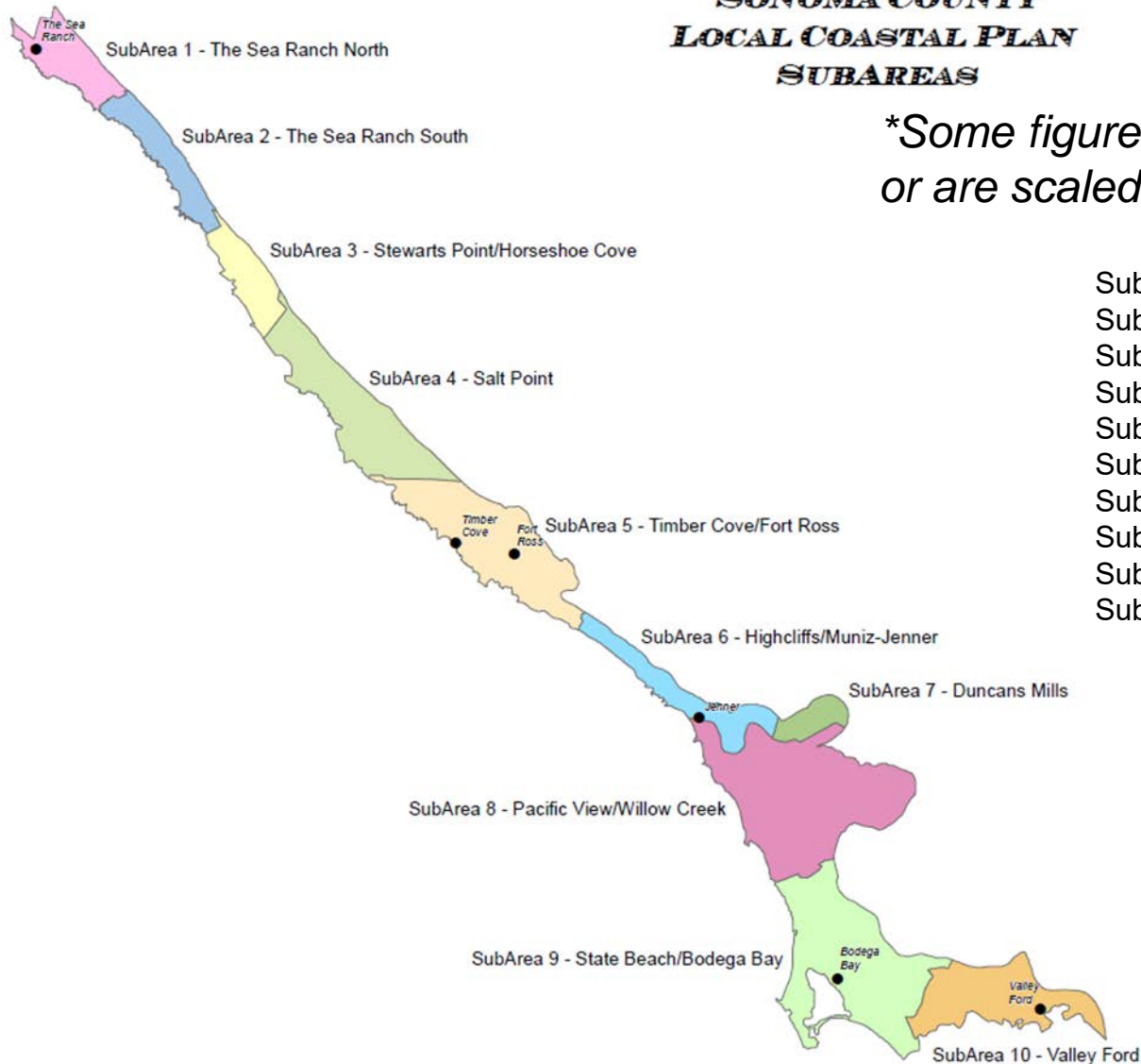
### **9. Noise**

## **Appendices A-j**

# Figures Organization

## SONOMA COUNTY LOCAL COASTAL PLAN SUBAREAS

*\*Some figures have multiple subareas  
or are scaled to provide more detail*



- SubArea 1 - The Sea Ranch North
- SubArea 2 - The Sea Ranch South
- SubArea 3 - Stewarts Point/Horseshoe Cove
- SubArea 4 - Salt Point
- SubArea 5 - Timber Cove/Fort Ross
- SubArea 6 - Highcliffs/Muniz-Jenner
- SubArea 7 - Duncans Mills
- SubArea 8 - Pacific View/Willow Creek
- SubArea 9 - State Beach/Bodega Bay
- SubArea 10 - Valley Ford



# Changes from the 2015 Draft

The following slides highlight changes made to each element since the release of the Preliminary Draft in 2015



# Land Use Element

- Changes to Land Use categories
  - ▣ Remove Land Intensive Agriculture (LIA)
    - No parcels currently zoned LIA or meet criteria
  - ▣ Naming Changes
    - Dedicated Open Space
    - Recreation
    - Commercial Fishing
    - Commercial Districts
- Principally Permitted Uses
  - ▣ Added Discussion for Coastal Act Consistency





# Agricultural Resources Element

Allowed Use	Required Permits
<b>Grazing, Row Crops</b>	Principally Permitted* "By-Right"
<b>Vineyard, Orchard</b>	Principally Permitted* Coastal Permit
<b>Agricultural Processing</b> (e.g., creamery, winery)	Use Permit Coastal Permit
<b>Agricultural Services</b> (e.g., farm equipment, veterinary)	Use Permit Coastal Permit
<b>Small-Scale Farm Retail Sales</b>	Coastal Permit
<b>Farm Stand</b>	Principally Permitted* "By-Right"
* = Principally Permitted Uses are not appealable to the Coastal Commission	
<b>Non-Agricultural Uses: Only allowed in commercial zones</b>	
<b>Tasting Rooms</b>	Not Allowed
<b>Other Visitor-Serving Use</b> (e.g., promotional events, restaurant)	Not Allowed

Change from 2015

# Open-space & Resource Conservation

- Improved ESHA mapping
- Expanded resource protection policies
- Clarified definitions and standards
- Separated guidelines from policies
  - ▣ Design Guidelines (Appendix)
  - ▣ Habitat Protection Guidelines (Appendix)

# Public Safety Element



- Incorporated new data and resources
  - ▣ Coastal Erosion and Sea Level Rise
  - ▣ Recommendations from Coastal Commission Guidance
- Focused Vulnerability Assessment for Bodega Bay
  - ▣ Added recommendations and updated projections

# Public Access Element

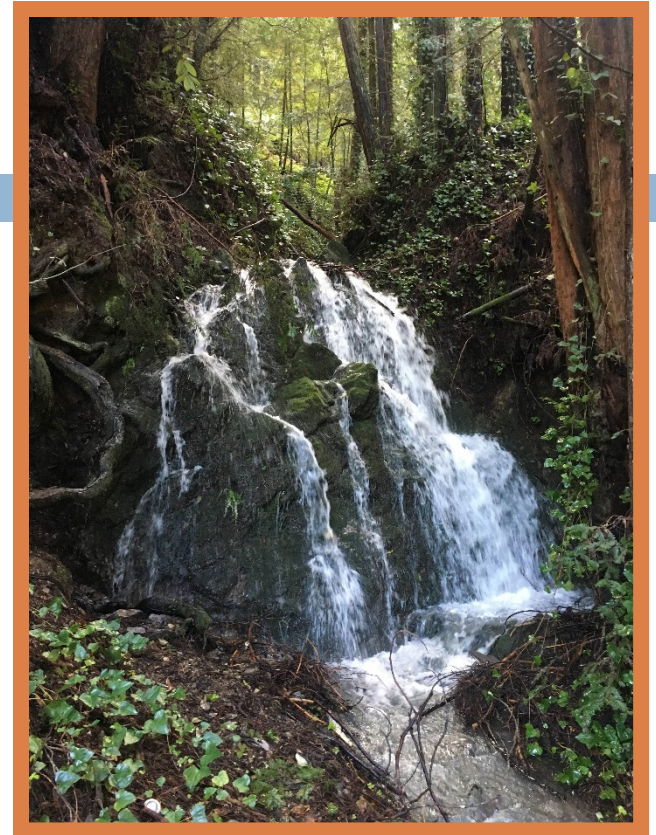
- New acquisitions added to Public Access Plan
- Visitor Serving Commercial policies moved to Land Use





# Other Elements

- Circulation and Transit
  - ▣ Changed conditions
  - ▣ Emphasis on safety for all users
- Water Resources
  - ▣ New data and resources
- Public Facilities and Services
  - ▣ Changed conditions new Waste-Water Manual (OWTS)
- Noise
  - ▣ Clarifications and new data



# Discussion/Comment



# Next Steps

**Bodega Bay**  
December 14  
10 AM - 12 PM  
Bodega Bay Fire Station

**Monte Rio**  
January 7  
6 PM- 8 PM  
Monte Rio Community Center

**Coastal MAC: Timber Cove**  
January 2020  
PM  
Timber Cove

**Santa Rosa**  
January 30  
1:15 PM  
Permit Sonoma

Planning  
Commission

**February/March 2020**

Board of  
Supervisors

**Summer 2020**

Coastal  
Commission

**Fall 2020**

# Thank You

Contact: Cecily Condon, Planner

Email: [PRMD-LCP-Update@sonoma-county.org](mailto:PRMD-LCP-Update@sonoma-county.org)

Project Website: [sonomacounty.ca.gov/LCP-Update](http://sonomacounty.ca.gov/LCP-Update)

Phone: (707)565-1958



**Local Coastal Program**  
Permit Sonoma