

Sonoma County Local Coastal Plan

APPENDICES



**Local Coastal Program
Permit Sonoma**

2550 Ventura Avenue
Santa Rosa, CA 95403

Adopted by Resolution No. 23-0356
of the Sonoma County Board of Supervisors
July 17, 2023

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APPENDIX

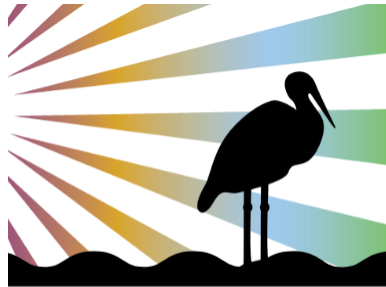
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APPENDIX A: DESIGN GUIDELINES



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APPENDIX A: DESIGN GUIDELINES

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APPENDIX A: DESIGN GUIDELINES

1. COASTAL DESIGN GUIDELINES

1.1 Development

Development 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.

New Development. The following design components shall be incorporated into site planning for new development:

- (a) Open space for important historic and natural features
- (b) Pedestrian use and movement
- (c) Spaces and opportunities for social interaction with community members
- (d) Visibility of access/entrances to buildings and use areas
- (e) Landscaping

Design and Siting. The following guidelines shall be used for design and siting of new structures and development:

- (a) Structures shall be sited and designed to preserve unobstructed broad views of the ocean and minimize visual impacts.
- (b) Development in open fields shall be prohibited.
- (c) In inland valleys, development outside of existing communities shall be located on the edge of the valley or within or behind existing tree stands or groupings, leaving the valley floor and agricultural land open.
- (d) Structures shall be clustered to the extent feasible.
- (e) Structures shall be sited behind or near existing vegetation or topographic relief to screen them from view from public roads and use areas; if not possible, native trees and shrubs which will not grow to block views to the coastline but will provide full screening of structures within 5 years shall be planted.
- (f) New development shall be sited and designed to minimize removing trees. Trees shall be retained to the extent possible. Structures shall be located within or behind wooded areas, tree stands, or tree groupings to screen them from view.

- (g) On ridgelines, pruning or removing tree stands or groupings shall be prohibited if doing so would make structures more visible from public roads and use areas. Removing tree Windbreaks shall be prohibited unless it is necessary to remove diseased trees.
- (h) On hillsides, new structures shall be sited and designed such that they do not project above the hillside or silhouette against the skyline. On ridgelines, development which would project above the ridgeline shall be prohibited.

Development Scale. Development shall be designed to complement and be in scale with the site and the surrounding environment and community.

Building Height. The following criteria shall be used for building height:

- (a) West of State Highway 1: Building height shall be limited to 16 feet. An increase in height to a maximum of 24 feet shall be permitted if (a) the structure is no higher than 16 feet above grade directly across from the building site, and (b) the structure will neither affect views to the ocean or rivers nor be out of character with surrounding structures.
- (b) East of State Highway 1: Building height shall be limited to 24 feet. An increase in height to a maximum of 35 feet shall be permitted if (a) the structure is no higher than 24 feet above grade directly across from the building site, and (b) the structure will neither affect views to the ocean or rivers nor be out of character with surrounding structures.

Minimize Development Impacts. New development shall be sited and designed to minimize the impacts of noise, light, glare, and odors on adjacent properties and the larger community.

Utility Lines. All extensions of utility distribution lines to serve new development shall be placed underground.

Grading and Topography. The following guidelines shall be used for grading/topographic alteration:

- (a) Roads, buildings, and other structural improvements shall be designed and constructed to fit the natural topography.
- (b) Development shall be concentrated on level areas so that steeper hillsides are left undisturbed. Grading and development shall be discouraged on hillsides with a slope of more than 30 percent.
- (c) Grading shall be minimized to the extent necessary to site new structures.
- (d) Grading and construction shall follow the natural contours of the landscape.

- (e) Alteration of natural landforms as a result of grading, cutting, or filling shall be minimized. New development which requires grading, cutting, or filling that would significantly alter or destroy the appearance of natural landforms shall be prohibited.
- (f) On hillsides, structures shall be designed to fit the site rather than altering the natural landforms to accommodate buildings designed for level sites.
- (g) Natural landforms shall be restored as completely as possible after any permitted temporary alteration during construction.

Passive Solar. Passive solar design should be used for new development. Passive solar design involves the use of various techniques in siting and designing new buildings to capitalize on heat and light from the sun and reduce the need for mechanical and electrical systems for internal lighting, heating, and cooling. These techniques shall include placing buildings to maximize solar orientation for both winter heating and summer cooling; placing windows or other openings and reflective surfaces so that during the day natural light provides effective internal lighting (i.e., daylighting); large south-facing windows; natural shading and ventilation; and building materials that absorb heat from the sun and slowly release it to warm the building.

Impervious Surfaces. Paved and other impervious surfaces shall be minimized to allow for infiltration of stormwater to groundwater.

Agricultural Structures. Large agricultural structures shall be sited out of view. Encourage use of designs and exterior finish materials and colors that blend with the natural vegetation.

Exterior Building Material and Finishes. The following guidelines shall be used for exterior finish materials and colors:

- (a) Non-reflective, natural materials and earth colors that blend with the vegetation shall be used on the site unless the building is historic or an historic reproduction, in which case the colors shall be in keeping with the historic style.
- (b) Composition shingle and shake roofs in dark natural or earthen colors compatible with the exterior finish colors of the buildings shall be used.
- (c) Wood or shingle siding shall be used.
- (d) Metal window frames shall not be used unless they are bronze anodized aluminum or baked enamel.
- (e) Dark and non-reflective driveway materials shall be used.

Landscape Design. The following guidelines shall be used for landscaping:

- (a) Landscaping shall be used to integrate the manmade and natural environments and to screen and soften the visual impact of new development.
- (b) Landscaping shall be designed to blend in with the character of the site and area.
- (c) Existing vegetation, topography, rock outcrops, and natural water bodies shall be incorporated into the landscaping plan.
- (d) Native and drought-tolerant plant materials shall be used in landscaping, especially where it is visible from public roads.
- (e) Must meet Water Efficient Landscape Ordinance.
- (h) The following features shall be shown on the landscaping plan: outdoor lighting, signs, trash bins, fencing, utility equipment, paving, and outdoor furniture.
- (i) Landscaping shall be used to screen parking areas from view.
- (j) Planting vegetation west of State Highway 1 which could grow to block views to the coastline shall be prohibited.

Fences. Fences shall be discouraged on property lines. Fences shall be designed to be extensions of the main building, constructed of materials that complement the main building, and to be less than six feet unless they are used for screening service areas or for privacy. Fences are development subject to a coastal development permit and shall not be constructed to obstruct coastal views.

Parking. Parking areas shall be sited and designed so that they are out of view or screened from view. Screening may include planting of trees and shrubs.

Exterior Lighting. Exterior lighting shall be designed to be functional, subtle, and architecturally integrated with the style and exterior finish materials and colors of the buildings. This lighting shall be fully shielded, directed downward, and use bulbs that do not exceed 700 lumens and color temperature less than 3000 Kelvin. Light trespass shall not exceed one lux at the property line when all exterior lighting is operated. Night lighting that would increase existing ambient light levels in Environmentally Sensitive Habitat Areas (ESHAs) shall be prohibited.

1.2 Residential Building Design

The following additional guidelines shall be used for design of residential development:

- (a) Traditional architectural styles of the Sonoma County coast shall be used in older development areas and contemporary styles in newer subdivisions.

- (b) Structures shall be designed to be compatible with the characteristics of the community; and shall be related in size, scale, shape, and style to that of existing adjacent and nearby structures and to natural features.
- (c) Non-reflective, pitched roofs shall be used, and roof slopes shall be related to those on existing adjacent and nearby structures.
- (d) Accessory buildings shall be designed to be consistent with the architecture and exterior finish materials and colors of the main building.

Private Roads and Driveways. Development shall be designed for sharing of private roads and driveways.

1.3 Commercial Building Design

The following additional guidelines shall be used for design of commercial buildings:

- (a) Buildings shall be compatible with the predominant design of existing buildings in the area.
- (b) Building height shall be limited to 24 feet unless a greater height would not have an adverse impact on coastal views and there are overriding considerations.
- (c) Wood or shingle siding and natural or earth colors shall be used.
- (d) Pitched, non-reflective roofs shall be used unless the building is an historic reproduction.
- (e) Exterior lighting shall be functional, subtle, and integrated architecturally with the building style, materials, and colors.
- (f) Parking areas shall be screened from view through siting, design, and landscaping.

Signs. The following guidelines, in addition to coastal sign regulations found in the Coastal Zoning Code, shall be used for signs:

- (a) The use of outdoor signs shall be minimized.
- (b) The number of signs on a site shall be limited to one attached sign per building side which faces the site access road(s).
- (c) Signs shall be designed in terms of location, size, height, shape, color, and illumination so that they relate to and are compatible with the surrounding land uses, complement the design of existing and proposed buildings, and are compatible with nearby conforming signs. Signs shall be designed to be unobtrusive.
- (d) Signs shall be designed to be simple and easy to read.
- (e) Signs shall be designed to be vandal-proof and weather-resistant.

- (f) Signs not attached to buildings shall be of monument style and have landscaping at the base. The maximum height of monument signs shall be six feet (6') above ground level.
- (g) Signs attached to buildings shall be integral to the building design. Attaching signs on towers, spires, roofs, or roof fascias shall be avoided.
- (h) On attached signs, signs comprised of individual letters applied directly to the building surface shall be preferred over attached box or cabinet signs.
- (i) Use of struts, braces, kickbacks, or guy wires to support signs shall be avoided.
- (j) On internally illuminated signs, illumination shall be limited to letters and graphic elements with an opaque background.
- (k) On externally illuminated signs, the source of illumination shall be dark sky compliance and shielded from adjacent roads and properties.
- (l) For multiple occupancy buildings a Master Sign Program shall be developed to promote design consistency and facilitate processing permits.
- (m) Along designated scenic corridors signs shall be for onsite advertising purposes only.

2. BODEGA BAY DESIGN GUIDELINES

2.1 Bodega Bay Core Design Guidelines

New development located within the Bodega Bay Core Area shall be consistent with the Bodega Bay Core Design Guidelines in addition to the Coastal Design Guidelines, and **Policy C-OSRC-4e**. In the case of conflicts, the Bodega Bay Core Area Design Guidelines shall supersede the Coast Community Design Guidelines.

For the Bodega Bay Core Area (area including Taylor Tract and the planned residential area south of Taylor Tract; State Highway 1; and the area that was proposed for the former State Highway 1 bypass), the following design guidelines shall be used in addition to the Coastal Design Guidelines. In the case of conflicts, the Bodega Bay Core Area Design Guidelines shall supersede the Coast Community Design Guidelines.

Building Siting. Structures shall be sited and designed to take advantage of bay views without blocking bay views of neighboring structures.

Building Height. Building height shall be limited to 16 feet except that in major developments up to 15 percent of the units may exceed the height limit. Height for residential structures is measured as the vertical distance from the average level of the highest and lowest points of that portion of the lot covered by the building to the topmost point of the roof.

Building Design. The following guidelines shall be used for building design:

- (a) The traditional building forms of Sonoma County coast buildings shall be used, including Greek Revival, Salt Box, and simple cottage styles similar to existing homes.
- (b) Pitched roofs shall be used. Flat roofs may be appropriate where compatible with the roofs on existing structures.
- (c) Where a building is between two existing structures, the design of that building should act as a transition between the two existing structures.

Exterior Building Material and Finish. The following guidelines shall be used for exterior finish materials and colors:

- (a) Wood or shingle siding shall be used.
- (b) Painted exteriors in colors similar to those on structures in Bodega Bay shall be used (i.e., rust, red, white, green, beige, brown, gray, yellow, and blue). The Design Review Committee must approve other colors. Natural wood exteriors may

be intermixed with painted exteriors but shall not dominate the new development area.

- (c) Wood windows frames painted in a contrasting but harmonizing color shall be used.

Fences. Fences over three feet high shall be discouraged on property lines. Traditional picket fences shall be encouraged.

Street Width. A minimum width for paved streets shall be encouraged, consistent with circulation, safety, and parking requirements, to provide a sense of continuity between new development and the original town of Bodega Bay.

Bike Paths and Walkways. Separated bike paths and pedestrian walkways shall be required on one side of the street in areas of new development.

Setback Variation. Variation in setbacks shall be encouraged.

Detached Garages. Detached garages shall be encouraged in and adjacent to the Taylor Tract. Single-car garages may be appropriate.

2.2 Bodega Bay Non-Core Design Guidelines

Policy C-OSRC-4d: New development located within Bodega Bay outside of the Bodega Bay Core Area shall be consistent with the following Bodega Bay Non-Core Design Guidelines in addition to the Coastal Design Guidelines. In the case of conflict, these community specific guidelines shall supersede the Coast Community Design Guidelines:

- (1) The exterior of structures shall be designed to reflect the nautical character of the harbor with wooden exteriors, stained or painted white or subdued earth colors.
- (2) For heavy commercial structures, textured metal in subdued colors with proper architectural detailing and landscaping shall be encouraged to add visual interest and soften building lines.

3. HEIGHT, SITE AND BULK CRITERIA FOR THE SEA RANCH

(Adopted by Board of Supervisors' Resolution #71611, April 20, 1982)

Subsection 30610.6 (e) of the Coastal Act charges the Executive Director with the duty of specifying design criteria for the height, site and bulk of any developments visible from areas where scenic view easements have been established. The purpose of such criteria is to ensure that new development will not substantially detract from the scenic view areas identified in compliance with Subsection 30610.6 (d). Below are the criteria designated pursuant to this new portion of the Coastal Act. Enforcement of these standards shall be the responsibility of the County of Sonoma.

1. Site

- a. Structures should be located upon lots to take maximum advantage of topographical features and existing tree masses. This is particularly true of those lots nearest to Highway One, since a poorly sited structure in close proximity to a public viewing area may have a substantial adverse impact on views to the coast. When sites are designated as 'tree' or 'topo' sites, this means that special attention to the noted condition of the lot shall be incorporated into the design of the project. Similarly, 'frontage' or 'low' site designations indicate that a proposed dwelling must be placed on the identified portion of the lot (generally the point furthest away from Highway One), in order to minimize obstruction of coastal views.
- b. Definitions
 - i. Low Site - Designates lots on which the home shall be sited on the lowest portion of the lot.
 - ii. Frontage Site - Designates lots on which the house shall be sited on the portion of the lot nearest the frontage road.
 - iii. Topo Site - Designates lots on which the home shall be sited in such a manner as to promote shielding of the home from public view by the terrain.
 - iv. Tree Site - Designates lots on which the home shall be sited to promote shielding of the home from public view by hedgerows and other existing trees.

2. Height

Height is measured as follows: From the natural grade on the highest side of the improvement to the highest point of the roof or any projection therefrom.

3. Bulk

Bulk is determined by calculating the gross square footage of the proposed structure or structures (i.e., garages are included). Bulk control is basically intended to reduce visual impacts on the landscape; therefore, different categories have been developed to reflect the degree of exposure of the site under consideration. Bulk limits in each category are as follows:

Category 1: 1250 square feet (highly visually sensitive lots)

Category 2: 1760 square feet (less visually sensitive lots adjacent to Highway One)

Category 3: 2250 square feet

Absent a specific designation of either Category 1 or 2, Category 3 shall apply to all lots west of Highway One.

4. Specific Designations

Specific design criteria have been established using the definitions and policies discussed above for each lot which is both visible from a scenic view easement and subject to a design recommendation in the Commission's Overall Conditions and Findings. Subject to the exception detailed below, houses on sites for which specific design criteria have been established must conform to these designations. The County shall have the responsibility for enforcing these criteria, using whatever review process it deems most effective.

A variance to a height, site and/or bulk designation may be allowed where the County makes a written finding that the house design is consistent with Coastal Act view protection objectives. Such variances, however, shall be subject to the following restrictions:

Height and Bulk - variations in these categories shall not exceed 25% of the height or bulk limit designated for the site.

Siting - alternate siting is permissible where the designated portion of the lot is the only area feasible for installation of a septic system. However, even in this situation the siting of the house shall attempt as far as possible to conform with the site designation.

Specific Height, Site and Bulk Designations

UNIT 1	Block 1	Lots 1-4, 7-9	tree site
	Block 5	Lots 1-5	16' height, Cat 2
	Block 6	Lots 2-5, 7, 8	16' height
	Block 7	Lots 4, 6, 13, 14	tree site
UNIT 7	Block 1	Lots 1, 3-5	16' height
	Block 2	Lots 1, 1, 4-9	frontage site, 16' height, Cat 2
	Block 3	Lots 7-8	16' height
		Lots 1-4, 6-8	tree site
	Block 4	Lots 1-4, 6-8	16' height
	Block 5	Lots 1-4, 12-16	24' height
		Lots 5-7	16' height
UNIT 15		Lots 3-5	16' height
		Lots 6-7	topo site, 16' height
		Lots 9-10	16' height
UNIT 17		Lots 44-46, 48	frontage site, 16' height, Cat 2
		Lots 53-55	16' height
		Lot 56	topo site, 16' height
UNIT 18		Lots 14-15, 18-19	tree sites
		Lots 20-24	low site, 16' height
		Lots 25-28, 30, 32-33, 35	16' height
		Lot 36	24' height
		Lots 39-42	frontage site, 16' height, Cat 2
		Lot 43	16' height
		Lots 44-45	topo site, 16' height
		Lots 46-48	16' height
		Lots 97-99	tree sites, 24' height
		Lots 101-102	frontage site, 16' height, Cat 2
UNIT 21		Lots 1-4	frontage site, 16' height, Cat 2
		Lots 6-9, 12, 14, 16	16' height
		Lots 16, 17, 19-23, 25-27	24' height
		Lots 29-32, 34	16' height
		Lots 36-40	frontage site, 16' height, Cat 2
		Lot 42	tree site, 16' height, Cat 2
		Lots 43-44	frontage site, 16' height, Cat 2
		Lots 45-46	tree site, 24' height
		Lots 52-58	tree sites, 24' height
		Lots 59, 61, 65	16' height
		Lot 68	trees site
		Lots 70, 72-75, 77-83, 85, 87-92	16' height
		Lot 94	24' height

Appendix A: Design Guidelines

UNIT 21 (cont.)	Lots 95-98, 104-107, 109, 111-117, 119, 120, 123, 125	16' height
	Lots 127-128	16' height
	Lot 130	tree site, 24' height
	Lots 132-141-143	topo site, 24' height
	Lot 146	24' height
	Lot 147	topo site, 16' height
	Lot 148-152	16' height
	Lot 154	frontage site, 16' height
Unit 24	Lot 1	16' height
	Lots 36, 38-42	24' height
	Lots 52-54-56, 62-67, 73-76	16' height
	Lots 78-79	24' height
	Lots 81-87-89	16' height, Category 2
	Lots 95-99, 101-103, 105-112, 114-118, 120, 121, 124-127, 129-131, 133-135	16' height
	Lots 136-148	24' height
	Lots 158, 159	16' height, Category 2
Unit 28	Lot 2	frontage site, 16' height, Category 2
	Lots 4, 6, 7, 9-11	topo site, 16' height, Category 2
	Lots 15-17	16' height
	Lot 19	tree site, 24' height
	Lots 21-23, 25-28, 30-31, 33-44, 48-70, 72-78, 81-97, 99-114, 117-120	16' height
	Lot 124	24' height
	Lot 125	tree site, 24' height
	Lot 126	topo site
	Lots 128-130, 132, 135, 136, 138	tree site, 24' height
	Lots 139, 140	frontage site, 16' height, Category 2
	Lots 141-147	frontage site, 16' height, Category 1
	Lots 148-150	frontage site, 16' height

**Sonoma County
Local Coastal Plan**

APPENDIX B: PUBLIC ACCESS PLAN



**Local Coastal Program
Permit Sonoma**

2550 Ventura Avenue
Santa Rosa, CA 95403

Adopted by Resolution No. 23-0356
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July 17, 2023

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APPENDIX B: PUBLIC ACCESS PLAN

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Note on "Status": A status of "Existing" includes both fully developed access points as well as access points that are in development but provide some level of public access or use while in development. "Proposed" access points are not available for public use until developed. Proposed access points on privately owned land may not be used for access without permission of the landowner. "Existing" public access points may be privately controlled or have additional public use restrictions and may not be open to the general public.

THE SEA RANCH NORTH SUBAREA 1 (FIGURE C-PA-1A)

(A-1) California Coastal Trail: The Sea Ranch North SubArea

(2001 County LCP reference: pages 100 & 163; SB 908; AB 1396)

This section of the California Coastal Trail is a braided trail, including a north-south multiple use bikeway with a pedestrian-only trail closer to the ocean where feasible. There are several sections: the proposed Sea Ranch Bikeway, Gualala Point Regional

Park, two public Sea Ranch Coastal Access Trails, and potentially additional routes unidentified at this time.

Owner/Manager:	Public/Private
Status:	Existing and Proposed
Acquisition Priority:	II
Development Priority:	II
Existing Improvements:	Blufftop Trail, Walk-On Beach Trail, select trails in Gualala Point Regional Park

Proposed Improvements and Programs:

1. Designate the proposed Class I Sea Ranch Bikeway, providing safe pedestrian and bicycle facilities across the Gualala River Bridge to the southerly boundary of The Sea Ranch, as the California Coastal Trail through this subarea. See A-5 for specific proposed improvements.
2. Identify the best route from State Highway 1 through the park, to the Blufftop Trail at the southwestern boundary of Gualala Point Regional Park. The trail should be separate from the park driveway. Designate this route as California Coastal Trail. See proposed improvements for Gualala Point Regional Park (A-2).
3. Designate the existing Blufftop, and Walk-On Beach Coastal Access Trails as the California Coastal Trail.
4. Work within the provisions of the California State Resources Code (Bane Bill), and with The Sea Ranch community and other stakeholders to identify a continuous California Coastal Trail between Walk-On Beach Access Trail and the southerly boundary of the subarea.

(A-2) Gualala Point Regional Park

(2001 County LCP reference: #1, page 70; #4 page 71; and page 95)

Gualala Point Regional Park is located adjacent to the Gualala River on the northern edge of Sonoma County and The Sea Ranch. The park provides access to the coast, coastal terrace, Gualala River and estuary. Steelhead and rock-fishing, boating, picnicking, nature study, and whale watching are popular activities.

Owner/Manager:	Sonoma County Regional Parks
Status:	Existing and Proposed
Acquisition Priority:	See A-3
Development Priority:	III

Existing Improvements: 3.1-mile trail system, 21 vehicle and 8 walk-in campsites, informal picnic facilities, visitor center, restrooms, dump station, 104 day use parking stalls

Proposed Improvements and Programs:

1. Replace the Beach Restroom. The design should be consistent with the Visitor Center restroom.
2. Connect the park office and park residences to the existing park sewer system per existing Gualala Community Service District agreement when funding is available.
3. Upgrade the park office for accessibility per adopted Countywide ADA Transition Plan.
4. Study the feasibility of providing a paddle craft launch site to the Gualala River.
5. Identify the California Coastal Trail from State Highway 1 through the park to the Blufftop Trail. Develop new trail if needed to provide off-road connectivity and designate as California Coastal Trail once continuous. Install California Coastal Trail signage.

(A-3) Gualala Point Regional Park Expansion

(2001 County LCP reference: #4, page 71 & page 95; 2020 County General Plan)

Scenic redwood groves border the Gualala River from Gualala Point Regional Park and continuing upstream. Fishermen, boaters, and other day use visitors regularly use the existing informal trails on private property adjacent to the Gualala River. The Gualala River is one of the County’s three largest watersheds and supports critical fisheries and other critical natural resources. The proposed park expansion includes the “Forest Trail” and “Fishing Trail” as proposed in previous County and coastal plans and provides the launch and landing sites to support the water trail. Between 1990 and 2016 there have been four unsuccessful negotiations by public and private conservation groups with two different owners of the subject lands to in part support the proposed Gualala Point Regional Park Expansion and Gualala River Water Trail (A-4).

Owner/Manager: Private
Status: Proposed
Acquisition Priority: I
Development Priority: II
Existing Improvements: Unknown

(A-4) Gualala River Water Trail

(2001 County LCP reference: #4, page 71 & page 95; 2020 County General Plan)

The Gualala River Water Trail is a water-based route for non-motorized recreational boating that is anchored by land based launch sites, camping, and picnicking facilities. Water trails provide educational and scenic experiences and are designed to accommodate boaters of all ages and abilities. With an integrated system of facilities and informational signs, good water trail programs encourage minimum-impact use and emphasize stewardship of the aquatic ecosystem and historic features.

Public and private conservation organizations have collaborated on acquisition attempts of lands to in part support the Gualala River Water Trail.

Owner/Manager:	Public/Private
Status:	Existing and Proposed
Acquisition Priority:	I
Development Priority:	II
Existing Improvements:	Unknown

Proposed Improvements and Programs:

1. Study the Gualala River Water Trail to identify an integrated system of facilities and programs to promote increased safe and responsible maximum public access to the Gualala River. Acquire easements or fee title from willing sellers along the main stem and South Fork of the Gualala River.
2. Amend the park master plan to address the water trail and expansion and support facilities. Depending upon the size and characteristics of the available land, camping opportunities should be evaluated.

(A-5) Sea Ranch Bikeway

(2001 County LCP reference: pages 163 & 166; 2010 Bikeways Plan Project 204)

The proposed Class I Bikeway connects the Sea Ranch Coastal Access Trails, Gualala Point Regional Park, The Sea Ranch community, and the community of Gualala. The Class I Bikeway will improve circulation, recreational opportunities, and safety. The Sonoma County Bicycle & Pedestrian Advisory Committee voted on October 20, 2010 to include the project in this Local Coastal Plan.

The approximately 600-foot long Gualala River Highway 1 Bridge has a narrow walkway on the side and has no shoulder or striped bike lanes. The bridge is a necessary link in the California Coastal Trail and is Project 204 in the County Bikeways Plan.

Owner/Manager: Caltrans/Private

Status: Proposed

Acquisition Priority: II

Development Priority: II

Existing Improvements: Unknown

Proposed Improvements and Programs:

1. Require Caltrans to provide safe and accessible pedestrian and bicycle facilities by retrofit or during bridge replacement. The pedestrian and bicycle facilities should extend south to the intersection at Highway 1 at Gualala Point Regional Park and The Sea Ranch golf course.
2. Locate the Class I Bikeway within Caltrans right-of-way as much as feasible. Pursuant to the Bane Bill section of the Public Resources Code, acquire easements parallel to Highway 1 for the bikeway if needed and when funding is available.
3. Construct the bikeway. Consider designating it as the California Coastal Trail to provide an alternative route to the other public pedestrian-only trails closer to the ocean.

(A-6) Coastal Ridge Trail

(2003 Draft County ORP: Trail AB)

This multiple use trail begins at the Gualala Point Regional Park and the Gualala River and connects to the trail system at Salt Point State Park. The proposed trail would generally follow the ridge between the ocean and the South Fork of the Gualala River.

Owner/Manager: Private

Status: Proposed

Acquisition Priority: III

Development Priority: III

Existing Improvements: Unknown

Proposed Improvements and Programs:

1. Study the feasibility of the trail to determine if the project is viable. Work with willing sellers to acquire easement access rights where required. If necessary,

manage public access within timber production zones to ensure compatibility within the land use type.

(A-7) Blufftop Sea Ranch Access Trail

(2001 County LCP reference: #5, page 71)

Access to Blufftop Trail and Walk-On Beach includes a 30-foot wide vehicular accessway to a parking area in Unit 34-A of The Sea Ranch for 10 cars; a 15-foot wide pedestrian accessway from the parking area west to the Blufftop Trail; and a 15-foot wide pedestrian easement beginning at the southern boundary of Gualala Point Regional Park and continuing for approximately three miles in a southern direction to the sandy beach at the northern end of Unit 28 just north of Walk-On Beach, together with a 15-foot wide pedestrian easement to provide a connection to Walk-On Beach to the south.

Erosion closed the trail in 2003 just south of the intersection of Walk-On Beach and in 2004 a study was initiated to evaluate options to reopen the public access route. The County obtained a license agreement from The Sea Ranch that uses private property to bypass the eroded areas in two locations. The license agreements are revocable, the bluff will continue to erode, and long-term options to protect public access should continue to be studied and pursued if feasible.

Owner/Manager: Sonoma County Regional Parks
Status: Existing
Acquisition Priority: None
Development Priority: I
Existing Improvements: 3-mile trail, restroom, 10 day use parking spaces

Proposed Improvements and Programs:

1. Select alternatives for implementation in the Blufftop Coastal Access Trail Study.
2. Acquire easements or license agreements from willing sellers if needed.
3. Construct improvements to reopen trail.

(A-8) The Sea Ranch Recreation Facilities

(The Sea Ranch Comprehensive Environmental Plan 2013)

The Sea Ranch North includes four undeveloped community recreation areas and the following developed community recreation areas: 1) Del Mar Center, which consists of a community hall, meeting rooms, kitchen, pool, tennis courts, sauna, community flower garden, and picnic area; 2) One-Eyed Jack's, which consists of a playground, picnic

tables, barbeque area, and volleyball and petanque courts; 3) Dog Park; and 4) Children's Play Park. These facilities are only available for use by The Sea Ranch Association residents and their guests and are not publicly accessible.

Owner/Manager: Private
Status: Existing
Acquisition Priority: None
Development Priority: III
Existing Improvements: see description above

Proposed Improvements and Programs:

1. Support development of a publicly accessible commercial area in the vicinity of the golf course clubhouse, as shown on the 1982 Amended Precise Development Plan.

(A-9) Salal Sea Ranch Access Trail

(2001 County LCP reference: #2, page 70)

The trailhead is one-quarter mile from Gualala Point Regional Park, south on State Highway 1. The trail connects to the Blufftop Trail and to a limited pocket cove at the beach. The accessible beach area ranges from nearly non-existent to up to 500 feet in length at the lowest tide. Parking is available at The Sea Ranch Golf Course, which is publicly accessible. Erosion from surface drainage routinely damages the trail and increases the need for maintenance.

Owner/Manager: Sonoma County Regional Parks
Status: Existing
Acquisition Priority: None
Development Priority: None
Existing Improvements: 0.75-mile trail, bridges

Proposed Improvements and Programs:

1. Investigate options of continuing to provide a safe, low-maintenance trail to access the Bluff Top Trail.

(A-10) Del Mar Landing Ecological Reserve

(2001 County LCP reference: #3, page 70)

An access easement has been dedicated to the State Department of Fish and Wildlife to provide access to the Del Mar Ecological Reserve. The Reserve protects endangered

species and includes the tidelands and submerged lands near Del Mar Point. No formal trail has been developed, and access should remain limited due to the fragile nature of the Reserve. Due to low intensity use, the restroom and parking facilities for the Gualala Point Regional Park are sufficient to serve this informal trail.

Owner/Manager: California Department of Fish and Wildlife

Status: Existing

Acquisition Priority: None

Development Priority: II

Existing Improvements: None

Proposed Improvements and Programs:

1. Develop a public trail from Highway 1 to the Reserve. Due to low intensity use, restroom and parking facilities for the Salal Trail should be sufficient to serve this trail.
2. Develop a procedure for obtaining access permits.

(A-11) Walk-On Beach Sea Ranch Access Trail

(2001 County LCP reference: #5, page 71)

This coastal access trail includes a parking area in Unit 34-A of The Sea Ranch west of State Highway 1, north of Leeward Way; and a 15-foot wide pedestrian trail over the common areas, crossing Leeward Road and continuing west to the Blufftop Sea Ranch Access Trail. Walk-On Beach is accessed by traveling south for approximately 500 feet on Blufftop Trail.

Erosion closed the trail in 2003 just south of the intersection of Walk-On Beach and Blufftop Trail. In 2004 a study was initiated to evaluate options to reopen the public access route. The County obtained a license agreement from The Sea Ranch Association that uses existing private property to bypass the eroded areas. The license agreements are revocable, the bluff continues to erode, and long-term options to protect the public access should continue to be studied.

Owner/Manager: Sonoma County Regional Parks

Status: Existing

Acquisition Priority: None

Development Priority: None

Existing Improvements: 0.4-mile trail, 10-day use parking spaces, restroom

Proposed Improvements and Programs:

1. See Blufftop Sea Ranch Access Trail Proposed Improvements and Programs to reestablish access to Walk-On Beach.

THE SEA RANCH SOUTH SUBAREA 2 (FIGURE C-PA-1B)

(B-1) California Coastal Trail: The Sea Ranch South SubArea

(SB 908; AB 1396)

The California Coastal Trail does not currently exist through this SubArea. The Bane Bill prohibits requiring the dedication of land in The Sea Ranch for additional public access not identified in that legislation. Senate Bill 908, Assembly Bill 1396, and other legislation direct the state to develop the California Coastal Trail as a continuous trail primarily for pedestrians as close to the ocean as feasible.

Owner/Manager:	Private
Status:	Proposed
Acquisition Priority:	III
Development Priority:	III
Existing Improvements:	None

Proposed Improvements and Programs:

1. Work within the provisions of the Bane Bill and with The Sea Ranch community and other stakeholders to identify a continuous California Coastal Trail through the entire The Sea Ranch South SubArea. Analyze the potential for designating The Sea Ranch Bikeway and offers to dedicate an easement at The Sea Ranch Lodge, as part of the California Coastal Trail.
2. If funding is available, acquire easements if needed and construct trail.

(B-2) Sea Ranch Bikeway

(2001 County LCP reference: pages 163 &166, Bane Bill)

The proposed Class I Bikeway connects the Sea Ranch Coastal Access Trails, Gualala Point Regional Park, The Sea Ranch community, and the community of Gualala. The Class I Bikeway will improve circulation, recreational opportunities, and safety.

Owner/Manager:	Public/Private
Status:	Proposed
Acquisition Priority:	II
Development Priority:	II
Existing Improvements:	Unknown

Proposed Improvements and Programs:

1. Identify the best alignment for The Sea Ranch Bikeway, using Caltrans right-of-way as much as possible. If needed, pursuant to the Bane Bill, acquire easements parallel to Highway 1 for a Class I Bikeway, separated from motorized traffic, when funding is available.
2. Construct the bikeway. Consider designating it a multiple use route of the California Coastal Trail.

(B-3) Coastal Ridge Trail

(2003 Draft County ORP: Trail AB)

This multiple use trail begins at the Gualala River main stem and connects to the trail system at Salt Point State Park. The proposed trail would generally follow the ridge between the ocean and the South Fork of the Gualala River.

Owner/Manager: Private
Status: Proposed
Acquisition Priority: III
Development Priority: III
Existing Improvements: Unknown

Proposed Improvements and Programs:

1. Study the feasibility of the trail to determine if the project is viable. Work with willing sellers to acquire easement access rights where required. If necessary, manage public access within timber production zones to ensure compatibility within the land use type.

(B-4) Shell Beach Sea Ranch Access Trail

(2001 County LCP reference: #6, page 71)

The Shell Beach Sea Ranch Access Trail is a pedestrian trail that connects State Highway 1 to Shell Beach in Unit 24 of The Sea Ranch. A fifteen-foot wide trail easement connects to both the northern and southern portions of Shell Beach.

Owner/Manager: Sonoma County Regional Parks
Status: Existing
Acquisition Priority: None
Development Priority: None
Existing Improvements: 0.5-mile trail, restroom, 6 day use parking spaces

Proposed Improvements and Programs: None

(B-5) Stengel Beach Sea Ranch Access Trail

(2001 County LCP reference: #7, page 72)

The Stengel Beach Sea Ranch Access Trail is a pedestrian trail on a 15-foot wide easement that connects Highway One with Stengel Beach at the intersection of Units 21 and 36A.

Owner/Manager: Sonoma County Regional Parks
Status: Existing
Acquisition Priority: None
Development Priority: III
Existing Improvements: 0.2-mile trail, restroom, 10 day use parking spaces

Proposed Improvements and Programs:

1. Add accessible picnic tables at the top of the stairs.

(B-6) The Sea Ranch Recreation Facilities

(The Sea Ranch Comprehensive Environmental Plan 2013)

The Sea Ranch South includes ten undeveloped community recreation areas and the following developed community recreation areas: 1) Moonraker Recreation Center, which consists of a pool, tennis court, and sauna; 2) Ohlson Ranch Center, which consists of meetings room, library, kitchen, pool, tennis courts, basketball and volleyball courts, sauna, picnic tables, and native plant demonstration garden; 3) Knipp-Stengel Bar, which consists of a meeting hall and theatre; 4) Hot Spot, a river swimming area with picnic tables and a barbeque area; 5) Equestrian Center for horse boarding including a riding ring, tack room, and pasture; and 6) Airstrip including private hangars. These facilities are only available for use by The Sea Ranch Association residents and their guests and are not publicly accessible.

Owner/Manager: Private
Status: Existing
Acquisition Priority: None
Development Priority: III
Existing Improvements: see description above

Proposed Improvements and Programs:

1. Support development of a publicly accessible commercial area in the vicinity of the golf course clubhouse, as shown on the 1982 Amended Precise Development Plan.

(B-7) Pebble Beach Sea Ranch Access Trail

(2001 County LCP reference: #8, page 72)

The Pebble Beach Sea Ranch Access Trail is a pedestrian trail on a 15-foot wide easement that connects Highway 1 in Unit 17 with Pebble Beach.

Owner/Manager: Sonoma County Regional Parks
Status: Existing
Acquisition Priority: None
Development Priority: None
Existing Improvements: 0.3-mile trail, restroom, 4 day use parking spaces
Proposed Improvements and Programs: None

(B-8) Black Point Beach Sea Ranch Access Trail

(2001 County LCP reference: #9, page 73)

The Black Point Beach Sea Ranch Access Trail includes a parking area and a 15-foot wide pedestrian easement adjoining The Sea Ranch Lodge to Black Point Beach. A staircase to the beach provides access to the beach. The access trail and parking area will be relocated as part of an expansion of The Sea Ranch Lodge. As part of the Conditions of Approval, a connecting trail easement to Black Point was previously required. See B-9 for additional detail.

Owner/Manager: Sonoma County Regional Parks
Status: Existing/Proposed
Acquisition Priority: None
Development Priority: None
Existing Improvements: 0.2-mile trail, staircase, restroom, 10 day use parking spaces

Proposed Improvements and Programs:

1. Maintain scenic views from the existing or proposed relocated parking area and trail.
2. Require new leach fields to be set back from the relocated parking area and trail by a minimum of 50 feet.

3. Require adequate staff and visitor parking to avoid Sea Ranch Lodge guests from using the public access parking as overflow.
4. Create a new public parking area prior to closing the old parking area and trail.
5. Once the Black Point Loop Trail (B-9) is constructed, designate it and the Black Point Beach Sea Ranch Access Trail as the California Coastal Trail.

(B-9) Black Point Loop Trail

(2001 County LCP reference Figure V-1: None, GP2020 reference Policy OSRC-17d)

In 2009 Sonoma County approved a proposed expansion of The Sea Ranch Lodge. Article 73 of Conditions of Approval for PLP 08-0011 required The Sea Ranch Lodge to dedicate an easement for a loop trail that extends from the existing Black Point Beach Access Trail to Black Point.

Owner/Manager:	Public/Private
Status:	Proposed
Acquisition Priority:	I
Development Priority:	II
Existing Improvements:	Informal trails

Proposed Improvements and Programs:

1. Prior to the issuance of grading or building permits for the Meadow Cluster or North Cluster, the Applicant shall make an Offer of Dedication to the Sonoma County Regional Parks Department for a Black Point loop trail easement that is conceptually depicted in Attachment "K" of the Sea Ranch Lodge Expansion Initial Study. The Offer of Dedication shall be placed in escrow and released to Regional Parks simultaneously with the issuance of certificates of occupancy for the Meadow Cluster or North Cluster. Prior to occupancy of the North Cluster or Meadow Cluster, the Applicant shall cooperate with Regional Parks and the Kashia Pomo Tribe to make any needed field adjustments to the loop trail that provides safe access to the westernmost end of Black Point from the existing Black Point Trail Easement.
2. Construct the trail and provide signage.
3. Once complete, designate the Black Point Loop Trail and the Black Point Beach Sea Ranch Access Trail as the California Coastal Trail.

(B-10) Black Point Connector Trail

(2001 County LCP reference: None)

In 2009 the owner of Sea Ranch Lodge offered Coastwalk, a statewide nonprofit organization promoting the California Coastal Trail, an offer to dedicate a trail easement across The Sea Ranch Lodge property to a qualified government or nonprofit agency. The trail easement would connect the northern and southern boundary of the Sea Ranch Lodge property to provide a continuous California Coastal Trail. This offer is contingent on several conditions documented in an agreement before the trail easement can be recorded.

Owner/Manager: Public/Private
Status: Proposed
Acquisition Priority: I
Development Priority: II
Existing Improvements: Informal trails

Proposed Improvements and Programs:

1. Once the conditions of the agreement between The Sea Ranch Lodge and Coastwalk have been met, encourage an appropriate recreation provider to work with Coastwalk and the Sea Ranch Lodge to record a trail easement including provisions for realignment for coastal bluff retreat and temporary alignments due to Lodge events.
2. Construct the trail and provide signage.
3. Designate the continuous trail through Sea Ranch Lodge property as the trail as the California Coastal Trail.

STEWARTS POINT/HORSESHOE COVE SUBAREA 3 (FIGURE C-PA-1C)

(C-1) California Coastal Trail: Sea Ranch to Salt Point State Park

(SB 908; AB 1396)

The approximate 6-mile distance through this SubArea between the southerly terminus of Sea Ranch and the northerly boundary of Salt Point State Park has been identified as an important and highly scenic connection for the California Coastal Trail by the State Coastal Conservancy and other park and conservation agencies. This area includes stunning coastal views, pristine coves, unique rock formations, and historic features. An approximately 1-mile long public trail easement was acquired in 2015 along the 6-mile long area.

Owner/Manager: Public/Private

Status: Proposed

Acquisition Priority: I

Development Priority: I

Existing Improvements: Unknown

Proposed Improvements and Programs:

1. Work with willing land owners to acquire easements or fee title to locate the California Coastal Trail as a continuous trail, separate from motorized traffic, from the southerly boundary of Sea Ranch to the northerly boundary of the public trail easement on Stewarts Point Ranch.
2. Develop the Coastal Trail on the Stewarts Point Ranch Trail Easement. Dedicate as the Coastal Trail. See Proposed Improvements for Stewarts Point Ranch and Cove (C-3).
3. Work with willing land owners to acquire easements or fee title to locate the California Coastal Trail as a continuous trail, separate from motorized traffic, from the southerly boundary of Stewarts Point Ranch to the northerly boundary of the public trail easement on the Kashia Coastal Reserve.
4. Assess the need for trailhead and interpretive facilities at the time of dedication. Develop the trail.

(C-2) Coastal Ridge Trail

(2001 County LCP reference: none; 2003 Draft County ORP: Trail AB)

This multiple use trail begins at the Gualala River main stem and connects to the trail system at Salt Point State Park. The proposed trail would generally follow the ridge between the ocean and the South Fork of the Gualala River.

Owner/Manager:	Private
Status:	Proposed
Acquisition Priority:	III
Development Priority:	III
Existing Improvements:	Unknown

Proposed Improvements and Programs:

1. Study the feasibility of the trail to determine if the project is viable. Work with willing sellers to acquire easement access rights where needed. If needed, mitigate public access within timber production zones including temporary trail reroutes to ensure compatibility within the land use type.

(C-3) Stewarts Point Ranch & Cove

(2001 County LCP reference: #10, page 73)

The historic Stewarts Point Ranch includes the land between Sea Ranch and Salt Point State Park, much of the Stewarts Creek watershed, a portion of the South Fork Gualala River, and a very significant old growth redwood stand outside of the Coastal Zone. Many recreation and conservation entities have long identified the property as a priority location for recreation and conservation. This area has been one of the longest stretches of coast without any public access and a highly desirable destination for nature lovers and divers. The historic ranch is now in several different ownerships.

The Save the Redwoods League purchased 871 acres of the historic Stewarts Point Ranch, and in 2017 sold a conservation easement and public trail easement. They resold the property to the previous owners for continued ranching while Sonoma County Regional Parks will develop the public access trail. The trail easement connects the north and south border of the property, and has a short connector trail to a small parking area.

Owner/Manager:	Private/Public
Status:	Proposed
Acquisition Priority:	None

Development Priority: I

Existing Improvements: Ranch roads, barns, private boat launch

Proposed Improvements and Programs:

1. Plan and develop the California Coastal Trail and small staging area on the existing public trail easement from the northern edge of the historic Stewart's Point townsite to the property boundary, approximately 0.8 miles to the north. Develop the Coastal Trail from the southern property boundary to the planned staging area. Develop the Coastal Trail from planned staging area to the northern property boundary once additional property rights are acquired from willing sellers to the north.
2. Identify the California Coastal Trail alignment through the historic ranch as a continuous trail to connect to the existing public access easement, separate from the motorized traffic and consistent with Coastal Commission's Coastal Trail siting guidelines. Acquire easements from willing sellers and construct trail.
3. Encourage the retention of active timber management on the historic Stewart's Point Ranch while providing for resource protection and maximum public access.
4. Encourage the retention of grazing in a manner that maximizes ecological health, supports the local agricultural economy, and provides for compatible recreation opportunities. Provide public education about recreation within grazing areas.

(C-4) Northern Red Box Coastal Access Trail 1: Fisherman Bay

(2001 County LCP reference: #11, page 74)

Located on very scenic private property on the historic Stewarts Point Ranch between The Sea Ranch and Horseshoe Cove, eight informal coastal access trails were closed to the public years ago due to the landowner's concerns about insurance and liability. The "Red Boxes" were red boxes where day use visitors dropped 1-2 dollars into when they visited before crossing the fence and walking an informal trail to the coast. The northern group of these coastal access trails had five locations. Fisherman Bay is the most northern of the eight and contains a scenic double cove.

Owner/Manager: Private

Status: Proposed

Acquisition Priority: II

Development Priority: II

Existing Improvements: None

Proposed Improvements and Programs:

1. Investigate the possibility of reestablishing public access to the coast at Fisherman Bay through purchase of fee title or easement from a willing property owner.
2. Assess the need for related facilities at the time of dedication. Provide maximum public access in a manner compatible with retaining grazing to maximize ecological health, supports the local agricultural economy, and provides for compatible recreation opportunities. Provide public education about recreation within grazing areas.

(C-5) Northern Red Box Vertical Coastal Access Trail 2 & 3: Sandy Point

(2001 County LCP reference: #11, page 74)

Located on very scenic private property on the historic Stewarts Point Ranch between The Sea Ranch and Horseshoe Cove, eight informal coastal access trails were closed to the public years ago due to the landowner's concerns about insurance and liability. The "Red Boxes" were red boxes that day use visitors dropped 1-2 dollars into when they visited before crossing the fence and walking an informal trail to the coast. The northern group of these coastal access trails had five locations. The second and third most northern red box access trail was located near Sandy Point.

Owner/Manager: Private
Status: Proposed
Acquisition Priority: II
Development Priority: II
Existing Improvements: None

Proposed Improvements and Programs:

1. Investigate the possibility of reestablishing public access to the coast at Sand Point through purchase of fee title or an easement from willing property owners.
2. Assess the need for related facilities at the time of dedication. Provide maximum public access in a manner compatible with retaining grazing to maximize ecological health, supports the local agricultural economy, and provides for compatible recreation opportunities. Provide public education about recreation within grazing areas.

(C-6) Northern Red Box Coastal Access Trail 4: Unnamed Access Trail

(2001 County LCP reference: #11, page 74)

Located on very scenic private property on the historic Stewarts Point Ranch between The Sea Ranch and Horseshoe Cove, eight informal coastal access trails were closed to the public years ago due to the landowner's concerns about insurance and liability. The "Red Boxes" were red boxes that day use visitors dropped one to two dollars into when they visited before crossing the fence and walking an informal trail to the coast. The northern group of these coastal access trails had five locations. The fourth most northern red box access trail was located approximately a quarter mile south of Sandy Point and a quarter mile north of an unnamed gulch.

Owner/Manager: Private
Status: Proposed
Acquisition Priority: II
Development Priority: II
Existing Improvements: Unknown

Proposed Improvements and Programs:

1. Investigate the possibility of reestablishing public access to the coast at the coastline halfway between Sandy Point and an unnamed gulch to the south through purchase of fee title or easements from willing sellers.
2. Assess the need for related facilities at the time of dedication. Provide maximum public access in a manner compatible with grazing to maximize ecological health and to support the local agricultural economy. Provide public education about recreation in grazing areas.

(C-7) Northern Red Box Coastal Access Trail 5: Unnamed Gulch

(2001 County LCP reference: #11, page 74)

Located on very scenic private property on the historic Stewarts Point Ranch between The Sea Ranch and Horseshoe Cove, eight informal coastal access trails were closed to the public years ago due to the landowner's concerns about insurance and liability. The "Red Boxes" were red boxes that day use visitors dropped 1-2 dollars into when they visited before crossing the fence and walking an informal trail to the coast. The fifth most northern red box coastal access trail was located at an unnamed gulch at the south end of a broad sandy cove, approximately half of a mile south of Sandy Point.

Owner/Manager: Private
Status: Proposed
Acquisition Priority: II
Development Priority: II
Existing Improvements: Unknown

Proposed Improvements and Programs:

1. Investigate the possibility of reestablishing public access to the unnamed gulch at the Sandy Cove coast at the coastline halfway between Sandy Point and an unnamed gulch to the south through purchase of fee title or easements from willing sellers.
2. Assess the need for related facilities at the time of dedication. Provide maximum public access in a manner compatible with grazing to maximize ecological health and support the local agricultural economy. Provide public education about recreation in grazing areas.

(C-8) Southern Red Box Coastal Access Trail 1: Mac's Cove

(2001 County LCP reference: #11, page 74)

Located on very scenic private property on the historic Stewarts Point Ranch between Sea Ranch and Horseshoe Cove, eight informal coastal access trails were closed to the public years ago due to the landowner's concerns about insurance and liability. The "Red Boxes" were red boxes that day use visitors dropped 1-2 dollars into when they visited before crossing the fence and walking an informal trail to the coast. The southern group of these coastal access trails had three locations. The northerly red box coastal access trail in the southern group was located at Mac's Cove, a third of a mile long cove just north of Rocky Point.

Owner/Manager: Private
Status: Proposed
Acquisition Priority: II
Development Priority: II
Existing Improvements: Unknown

Proposed Improvements and Programs:

1. Investigate the possibility of reestablishing public access to Rocky Point through purchase of fee title or easement from a willing seller.
2. Assess the need for related facilities at the time of dedication.

3. Provide maximum public access in a manner compatible with grazing to maximize ecological health and support the local agricultural economy. Provide public education about recreation in grazing areas.

(C-9) Southern Red Box Coastal Access Trail 2: Rocky Point

(2001 County LCP reference: #12, page 74)

Located on very scenic private property on the historic Stewarts Point Ranch between Sea Ranch and Horseshoe Cove, eight informal coastal access trails were closed to the public years ago due to the landowner's concerns about insurance and liability. The "Red Boxes" were red boxes that day use visitors dropped 1-2 dollars into when they visited before crossing the fence and walking an informal trail to the coast. The southern group of these coastal access trails had three locations. The middle coastal access trail of this group was located at Rocky Point, a scenic promontory.

Owner/Manager:	Private
Status:	Proposed
Acquisition Priority:	II
Development Priority:	II
Existing Improvements:	Unknown

Proposed Improvements and Programs:

1. Investigate the possibility of reestablishing public access to Rocky Point through purchase of fee title or easement from willing sellers.
2. Assess the need for related facilities at the time of dedication. Provide maximum public access in a manner compatible with grazing to maximize ecological health and support the local agricultural economy. Provide public education about recreation in grazing areas.

(C-10) Southern Red Box Coastal Access Trail 3: Small Cove

(2001 County LCP reference: #12, page 74)

Located on very scenic private property on the historic Stewarts Point Ranch between Sea Ranch and Horseshoe Cove, eight informal coastal access trails were closed to the public years ago due to the landowner's concerns about insurance and liability. The "Red Boxes" were red boxes that day use visitors dropped one to two dollars into when they visited before crossing the fence and walking an informal trail to the coast. The southern group of these coastal access trails had three locations. The southerly-most

red box coastal access trail was located at a sheltered, unnamed small cove, on the south side of Rocky Point.

Owner/Manager: Private
Status: Proposed
Acquisition Priority: II
Development Priority: II
Existing Improvements: Unknown

Proposed Improvements and Programs:

1. Investigate the possibility of reestablishing public access to the unnamed small cove through purchase of fee title or easement from willing sellers.
2. Assess the need for related facilities at the time of dedication. Provide maximum public access in a manner compatible with retaining grazing to maximize ecological health, supports the local agricultural economy, and provides for compatible recreation opportunities. Provide public education about recreation within grazing areas.

SALT POINT SUBAREA 4 (FIGURE C-PA-1D)

(D-1) California Coastal Trail: Kashia Coastal Reserve to Ocean Cove

(2001 County LCP reference: page 100 & #56-58, page 107; 2020 County General Plan; SB 908; AB 1396)

The Coastal Trail through the Salt Point SubArea consists of an approximately 1-mile trail easement held by Sonoma County Regional Parks on the Kashia Coastal Reserve. Salt Point State Park has over 9 miles coastline. The California Coastal Trail is partially identified and developed, although informal trails connect the majority of the length.

Owner/Manager: Sonoma County Regional Parks/California State Parks

Status: Proposed

Acquisition Priority: None

Development Priority: I

Existing Improvements: Several trails, restrooms, and parking areas

Proposed Improvements and Programs:

1. Complete plans to align the California Coastal Trail as a continuous trail through the entire length of Salt Point SubArea. Dedicate as the Coastal Trail. See Proposed Improvements for Kashia Coastal Reserve Coastal Trail (D-2) and Salt Point State Park Unit (D-3). Develop the trail.

(D-2) Kashia Coastal Reserve Coastal Trail

(2001 County LCP reference: #13, page 74)

In 2016, the Trust for Public Lands acquired a 688-acre ranch adjacent to Salt Point State Park which includes Northern Horseshoe Cove. The land is the ancestral home of the Kashia Band of Pomo Indians of the Stewarts Point Rancheria. The purchase restores ownership of coastal lands to the Kashia which will manage the property. Public access to a future section of the California Coastal Trail was a part of the acquisition. Sonoma County Regional Parks holds a trail easement along the western side of Highway 1 from Salt Point State Park to the northern ranch boundary, approximately 1 mile in length. The trail easement includes a small parking area. The property contains vital coastal habitat, including forest and riparian woodlands, coastal meadows, and tide pools.

Owner/Manager: Kashia Band of Pomos / Sonoma County Regional Parks
Status: Proposed
Acquisition Priority: None
Development Priority: I
Existing Improvements: None

Proposed Improvements and Programs:

1. Work with the Kashia Band of Pomos and other stakeholders to plan, develop, and open the Kashia Coastal Reserve section of California Coastal Trail. Work with Caltrans to secure an encroachment permit to locate the Coastal Trail within the Highway 1 right of way only where bluff erosion and a deep ravine provides no other option.
2. Work with the Kashia Band of Pomos and other stakeholders to create interpretive signage and programs.
3. Work with California State Parks and Caltrans to connect the Kashia Coastal Reserve Coastal Trail to the planned State Park staging area approximately a quarter mile south of the Salt Point State Park boundary.

(D-3) Salt Point State Park Unit

(2001 County LCP reference: #7, page 72)

The 5,684-acre Salt Point State Park has over six miles of coastline, rocky promontories, panoramic views, kelp-dotted coves, unique geologic formations, broad coastal prairies terraces, forested hills, and pygmy forests. Popular activities include picnicking, hiking, horseback riding, mountain biking, fishing, skin and scuba diving, and camping.

The General Plan for Salt Point State Park was adopted in 1976.

Owner/Manager: California State Parks
Status: Existing
Acquisition Priority: None
Development Priority: III
Existing Improvements: 20 miles of trail, 109 vehicle campsites, 1 group campsite, 10 hiker-biker campsites, 20 walk-in campsites, restrooms, day use parking

Proposed Improvements and Programs:

1. Update the park's 1976 General Plan. Evaluate the need for additional camping facilities.

2. Implement the planned trail realignment and related improvements for the California Coastal Trail and trailhead support facilities through Salt Point State Park.
3. Consider restoration or relocation of the environmental campground that was destroyed by fire.
4. Encourage the expansion of Salt Point State Park to the northeast and east to expand recreational opportunities and support resource protection.
5. Consider designation of a portion of the area to the east of Highway 1 as a State wilderness.
6. See individual proposed improvements for specific improvements such as parking, restrooms, and trails.

(D-4) Salt Point State Park – Horseshoe Cove and Horseshoe Point

(2001 County LCP reference: #14, page 74)

Two steep trails lead to the southern half of Horseshoe Cove, and one trail leads to Horseshoe Point on the coastal terrace.

Owner/Manager: California State Parks

Status: Existing

Acquisition Priority: None

Development Priority: III

Existing Improvements: Informal trails

Proposed Improvements and Programs:

1. Develop a day use parking area and a trailhead for the California Coastal Trail. Provide trail connections to the north and south.
2. Improve access to the cove if feasible.

(D-5) Salt Point State Park – Deadman Gulch

(2001 County LCP reference: #15, page 75)

Coastal access along Deadman Gulch is available, and a mid-terrace trail connects this coastal access trail to Highway 1 near Fisk Mill Cove.

Owner/Manager: California State Parks

Status: Existing

Acquisition Priority: None

Development Priority: III
Existing Improvements: 2-mile trail

Proposed Improvements and Programs:

1. Develop other interconnecting trails and shoreline access between Horseshoe Cove and Fisk Mill Cove. Construct bridge crossing for the California Coastal Trail.

(D-6) Salt Point State Park – Kruse Ranch Buildings

(2001 County LCP reference: #19, page 104)

The historic Kruse Ranch buildings include the Kruse Barn, old Wells Fargo office, hotel and store and are adjacent to Highway 1. There is currently no public access.

Owner/Manager: California State Parks
Status: Proposed
Acquisition Priority: None
Development Priority: III
Existing Improvements: Historic structures

Proposed Improvements and Programs:

1. Reconstruct the historic Kruse Barn, Wells Fargo office, hotel, and store structures subject to research on authenticity. Pursue adaptive reuse of these structures for interpretive facility or as a youth hostel. Relocate the trailer out of sight at the proposed park support service area to the south; or relocate it out of view of Highway 1 and use it as a park residence.
2. Develop trail connections within State lands from the historic structures to existing trails to the north, south and east.

(D-7) Salt Point State Park – Fisk Mill Cove

(2001 County LCP reference: #16, page 75)

A vertical coastal access trail from Highway 1 through a forested area leads to the rocky Fisk Mill Cove. The trail also connects to a Salt Point State Park blufftop trail that is part of the California Coastal Trail, and leads to Stump Beach to the south.

Owner/Manager: California State Parks
Status: Existing
Acquisition Priority: None
Development Priority: III

Existing Improvements: Barbeques, picnic tables, restrooms, potable water, vista overlook, 30+ day use parking spaces

Proposed Improvements and Programs:

1. Realign and reconstruct the vertical access trails to the beach, and develop a fully accessible trail that connects to the existing Salt Point State Park Blufftop Trail as part of the California Coastal Trail. Relocate and reconstruct bridge crossings for the Coastal Trail.

(D-8) Kruse Rhododendron State Natural Reserve

(2001 County LCP reference: page 96)

Established in 1933, the 317-acre Kruse Rhododendron State Natural Reserve contains second-growth redwood, Douglas fir, grand firs, tanoaks, and an abundance of rhododendrons. Over the last several decades, Salt Point State Park has expanded to the western and southern boundaries of Kruse Rhododendron State Natural Reserve.

Owner/Manager: California State Parks

Status: Existing

Acquisition Priority: None

Development Priority: None

Existing Improvements: 5-mile pedestrian and equestrian trail, 10 day use parking spaces

Proposed Improvements and Programs:

1. Manage the vegetation succession to promote spring time Rhododendron displays.

(D-9) Salt Point State Park – Stump Beach

(2001 County LCP reference: page 96)

A coastal access trail from State Highway 1 through a forested area leads to Stump Beach, a popular sandy beach. The trail also connects to a Salt Point State Park Blufftop Trail that is part of the California Coastal Trail.

Owner/Manager: California State Parks

Status: Existing

Acquisition Priority: None

Development Priority: None

Existing Improvements: 0.5-mile trail, picnic tables, restroom, day use parking

Proposed Improvements and Programs: None

(D-10) Salt Point State Park – Gerstle Cove

(2001 County LCP reference: page 96)

Gerstle Cove is the largest use area within the park. Gerstle Cove provides access to the Gerstle Cove Marine Reserve, the first underwater park established in California for the complete protection of marine resources.

Owner/Manager: California State Parks

Status: Existing

Acquisition Priority: None

Development Priority: None

Existing Improvements: Visitor center, boat launch, day use parking

Proposed Improvements and Programs: None

TIMBER COVE/ FORT ROSS SUBAREA 5 (FIGURE C-PA-1E)

(E-1) California Coastal Trail: Ocean Cove to Fort Ross State Historic Park

(2001 County LCP reference: page 100, #56-58, page 107; 2020 County General Plan; SB 908; AB 1396)

The California Coastal Trail is undefined through the north portion of this SubArea. California State Parks is planning a realignment of the Coastal Trail through Fort Ross State Historic Park. The environmental document for the project has been adopted, and project permits will be applied for when funding becomes available.

Owner/Manager:	Public/Private
Status:	Proposed
Acquisition Priority:	I
Development Priority:	II
Existing Improvements:	Informal trails

Proposed Improvements and Programs:

1. Complete the realignment and improvements to the California Coastal Trail through Fort Ross State Historic Park including new trailheads, new trail, boardwalks, bridges, restoration, signage, and restrooms.
2. Complete the Timber Cove Coastal Trail Feasibility Study which seeks to identify the California Coastal Trail in the northern half of this SubArea. Acquire easements if needed and construct trail or braided trails.

(E-2) Ocean Cove Coastal Access & Boat Launch

(2001 County LCP reference: #18, pages 75-76)

Access to Ocean Cove for pedestrians and for launching small watercraft is available for a small fee. Vehicular access to the blufftop and parking near the bluff are provided. A road from the bluff to a beach on the cove provides access. Approvals associated with coastal development at this location required offers to dedicate access and trail easements and other improvements to parking.

Owner/Manager:	Private
Status:	Existing
Acquisition Priority:	I
Development Priority:	III

Existing Improvements: Private campground, boat launch, store

Proposed Improvements and Programs:

1. Support private commercial recreational activities that provide public access to the shoreline including the boat launch
2. Develop access to Stillwater Cove Regional Park, consistent with the "Offer of Dedication of an Easement" recorded October 16, 2009, Document #2009099641.
3. A Coastal Development Permit, appealable to the Coastal Commission, shall be required for permanent termination of private commercial recreational activities that provide public access, including but not limited to, the boat launch.

(E-3) Bluff Trail: Ocean Cove to Stillwater Cove

(2001 County LCP reference: #19, page 76)

An existing bluff trail extends from Highway 1 at the Ocean Cove Campground south to Stillwater Cove Regional Park and crosses the private campground and four parcels owned by California State Parks. Sonoma County Regional Parks manages the four parcels as part of Stillwater Cove Regional Park under a management agreement with the State. The trail provides spectacular views and connects to two vertical access trails to the shoreline.

Owner/Manager: Public/Private

Status: Proposed

Acquisition Priority: I

Development Priority: II

Existing Improvements: Informal trails

Proposed Improvements and Programs:

1. Record the Trail Easement Offer to Dedicate required by Coastal Permit CPH00-0009. Include provisions for signage, relocating the easement due to bluff erosion, and year round hours of operation.
2. Add signage identifying the public trail, improve disabled access, and consider realigning the trail on the State-owned parcels to reduce erosion. Connect trail to Stillwater Cove.
3. Consider designating part or the entire trail as the California Coastal Trail.
4. Use the existing restroom and parking facilities at Stillwater Cove Regional Park and Ocean Cove. Evaluate constructing additional restroom and parking facilities to increase accessibility.

(E-4) Stillwater Cove Regional Park

(2001 County LCP reference #21, page 76 & page 96)

Stillwater Cove Regional Park offers a beautiful rocky shore, coastal terrace, and a sheltered beach well used for ocean based activities. Trails connect the lush Stockoff Creek canyon, scenic redwood groves, and the campground. There is a life estate covering 221 acres.

Owner/Manager:	Sonoma County Regional Parks
Existing Status:	Existing
Acquisition Priority:	I
Development Priority:	III
Existing Improvements:	3-miles of trail, picnic tables, restrooms, day use parking, 23 campsites, 1 walk-in/hike/bike campsites, fish cleaning station, cove suitable for boat access, ranger residence, park office

Proposed Improvements and Programs:

1. Master Plan the life estate to the east of the existing park.
2. Expand Stillwater Cove County Park to include the additional undeveloped land in the Stockoff Creek canyon. Extend the Stockoff Creek Trail to connect with Salt Point State Park.
3. Evaluate options for a long-term potable water supply.
4. Restore historic Fort Ross School when funding becomes available. Provide additional interpretation.
5. Replace three trail bridges over Stockoff Creek on the Creek Trail.
6. Evaluate options to renovate and enhance the trail system, day use parking area, damaged timber stairs to Highway 1, and picnic area to improve the user experience, provide additional amenities, signage, and picnic facilities.
7. Evaluate visitor opportunities for low-cost coastal accommodations options in accordance with the Coastal Conservancy program.
8. Identify the best continuous route for the California Coastal Trail through the park. Construct improvements.

(E-5) Stillwater Cove Regional Park – North Terrace & Coastal Access Trails

(2001 County LCP reference: #20, page 76)

These 4 parcels are across Stillwater Ranch, between Stillwater Cove and the Ocean Cove campground. Several turnouts with informal connecting trails provide access from the Highway to the bluff and the shoreline.

Owner/Manager: California State Parks/Sonoma County Regional Parks

Status: Existing

Acquisition Priority: None

Development Priority: III

Existing Improvements: Informal trails, 5-7 turnout parking spaces

Proposed Improvements and Programs:

1. Develop safe trails connecting the Bluff Trail at Ocean Cove to Stillwater Cove (E-4) and the shoreline.
2. Consider constructing additional trails, including the Coastal Trail, to vistas on interior meadows and rock outcrops, and parking improvements. Use existing restroom and parking facilities at Stillwater Cove Regional Park. Evaluate constructing additional parking and restroom facilities to increase accessibility.

(E-6) Stillwater Cove Regional Park – Stillwater Cove Coastal Access and Boat Launch

(2001 County LCP reference: #21, page 76 & page 97)

Stillwater Cove is a sheltered cove popular for diving, boating, fishing, tidepooling, and picnicking. The Stockoff Creek Trail on the east side of the Highway connects the cove with the campground and other trails.

Owner/Manager: Sonoma County Regional Parks

Status: Existing

Acquisition Priority: I

Development Priority: III

Existing Improvements: Paved vehicle loading area and trail, restrooms, rescue craft building, picnic tables, fish cleaning station.

Proposed Improvements and Programs:

1. Evaluate options for additional picnic facilities at the cove.
2. Develop a safe trail to connect the cove to the northern portions of the park.

(E-7) Stillwater Cove Regional Park Expansion – Pocket Cove

(2001 County LCP reference: #22, page 76)

A 10-acre parcel contains coastal terrace and rocky coastline adjacent to Stillwater Cove Regional Park. The Coastal Commission, County Regional Parks Department, and Sonoma Land Trust have identified this 10-acre parcel adjacent to the southern boundary of Stillwater Cove Regional Park known as “Pocket Cove” as a key potential addition to the park. In 1979 the Coastal Commission required the property developer to dedicate at least two acres adjacent to the existing park including Pocket Cove and provide Highway 1 frontage for a future trail connection to the south. The property was subsequently sold and has not been developed.

The Sonoma Land Trust identified the parcel as a “Tier One Opportunity” in its May 2002 *Russian River/North Coast Parcel Analysis*. As an expansion to Stillwater Cove Regional Park, it would provide access to the southern coastal terrace, spectacular views from the unnamed point, and shoreline access to Stillwater Cove. A recorded offer to dedicate is adjacent to the south side of the Pocket Cove parcel.

Owner/Manager: Private
Status: Proposed
Acquisition Priority: I
Development Priority: III
Existing Improvements: Informal trails

Proposed Improvements and Programs:

1. Pursue one of the following: a) require dedication of a public access easement with any development approval, b) purchase an access easement, or c) acquire the property.
2. Provide connecting trails between the existing Stillwater Cove Regional Park, the blufftop and shoreline. Consider designating a part as a link of the California Coastal Trail.
3. Use the existing restroom and parking facilities in Stillwater Cove County Park until use necessitates examining facility development.

(E-8) Timber Cove Access Easements

(2001 County LCP reference: none; numerous Coastal Permits)

Eight Offers to Dedicate have been accepted at locations within the Timber Cove Subdivision by Sonoma County Regional Parks. Although they are not contiguous, they may support the eventual connection and development of the California Coastal Trail as well as a potential connection to the beach.

Owner/Manager: Sonoma County Regional Parks

Status: Existing

Acquisition Priority: None

Development Priority: III

Existing Improvements: None

Proposed Improvements and Programs:

1. Complete the Timber Cove Coastal Trail Feasibility Study to identify the preferred alignment of the Coastal Trail through Timber Cove, using the Timber Cove access easements where feasible.

(E-9) Timber Cove Connection Trail

(2001 County LCP reference: #23, page 77)

This trail will connect an existing coastal access trail on the southern part of Ninive Drive to a coastal access trail at Timber Cove Inn. It will run from Cormorant Point along the southern end of Ninive Drive, to the west of Highway 1, to the blufftop adjacent to the Timber Cove Inn where it will connect with the Timber Cove Inn Coastal Access.

Owner/Manager: Private

Status: Proposed

Acquisition Priority: II

Development Priority: II

Existing Improvements: Unknown

Proposed Improvements and Programs:

1. Acquire access as a condition of approval for new development or through purchase of easement or fee title.
2. Develop a trail from the southern end of Ninive Drive to the Timber Cove Inn to connect the coastal access trails and provide bluff access. Consider designating portions or all the California Coastal Trail.

(E-10) Timber Cove Inn Coastal Access

(2001 County LCP reference: #24, page 77)

Several private trails lead from the Timber Cove Inn property to the coastline. Local Coastal Plan policy limits expansion at the Timber Cove Inn to improved parking facilities and coastal access. Vertical and lateral access supporting a continuous California Coastal Trail shall be a condition of approval for renovating the Inn.

Owner/Manager: Private
Status: Proposed
Acquisition Priority: II
Development Priority: II
Existing Improvements: Developed and informal trails

Proposed Improvements and Programs:

1. Acquire vertical access and link with Timber Cove Connection Trail (E-9).
2. Provide public parking and restrooms either combined with or separate from the Inn.

(E-11) Timber Cove Inn – Bufano Statue

(2001 County LCP reference: none)

The State Department of Parks and Recreation owns the parcel containing the Benny Bufano statue located in the surroundings of the Timber Cove Inn. The State also owns an undeveloped trail easement and a partially developed parking easement intended to access the statue. An informal trail for viewing the ocean and statue leads from the Timber Cove Inn parking lot across the bluff to the statue.

Owner/Manager: California State Parks
Status: Existing
Acquisition Priority: None
Development Priority: II
Existing Improvements: Statue, informal trails and parking area

Proposed Improvements and Programs:

1. Develop a trail route from the parking area to the Bufano Statue that meets accessibility guidelines. If necessary, relocate the existing trail and parking easement to follow the existing or an improved trail alignment and parking area.

2. Connect the statue to the Timber Cove Bluff Connection Trail when the bluff trail is established.
3. Install signage on Highway 1 identifying "Coastal Access" to the Bufano Statue as a State Park facility.

(E-12) Timber Cove Boat Landing & Campground

(2001 County LCP reference: #20, page 76)

A private campground south of Timber Cove Inn provides boat launching, camping, and a road to the beach. Extensively used by divers, the boat launch is particularly important.

Owner/Manager:	Private
Status:	Existing
Acquisition Priority:	None
Development Priority:	None
Existing Improvements:	Access road to boat launch, campground office, campsites

Proposed Improvements and Programs:

1. Continue beach access and boat launching under private ownership. If the property owner closes the access, consider acquisition of the boat launch facility.

(E-13) Fort Ross Area – Offers to Dedicate

The State Coastal Conservancy accepted five Offers to Dedicate north of Fort Ross State Historical Park. Although they are not all contiguous, several are important as future links of the California Coastal Trail. The State Coastal Conservancy will eventually transfer the Offers to Dedicate to California State Parks or Sonoma County Regional Parks.

Owner/Manager:	Public/Private
Status:	Proposed
Acquisition Priority:	None
Development Priority:	III
Existing Improvements:	None

Proposed Improvements and Programs:

1. Complete the Timber Cove Coastal Trail Feasibility Study to identify which of the five Offers to Dedicate can be useful to provide coastal access or to support the California Coastal Trail.

(E-14) Fort Ross State Historic Park Unit

(2001 County LCP reference: #26-31, pages 77-79 & page 105)

Fort Ross State Historic Park has over 4 miles of shoreline, 3,300 acres, multiple access points and a trail network that provides access to the coastal terrace and shoreline. The historic structures from the Russian settlement, trails, campsites, and almost all amenities are located west of the highway. Most of the property is to the east of Highway 1 and is undeveloped.

The Sonoma Land Trust identifies an expansion of Fort Ross State Historic Park as a “Tier Two Opportunity” in its May 2002 *Russian River/North Coast Parcel Analysis*.

Owner/Manager:	California State Parks
Status:	Existing
Acquisition Priority:	III
Development Priority:	II
Existing Improvements:	Visitor center, historic buildings, interpretive exhibits, 21 campsites, restrooms, picnic facilities, day use parking

Proposed Improvements and Programs:

1. Encourage continued restoration of the historic structures.
2. Realign and improve the California Coastal Trail to provide improved access and protection of natural and cultural resources. Trail improvements include boardwalks to protect wetlands, and bridges for crossing drainages.
3. Develop cultural interpretive trail focusing on Kashia Pomo culture, and integrate cultural trail with the California Coastal Trail.
4. Update the park General Plan to include the parkland on the east side of Highway 1. Consider additional trails and camping opportunities on the east side of the State Highway. Evaluate the need for additional camping, including group camping facilities and environmental campsites.
5. Acquire additional acreage in the Fort Ross Creek watershed to expand recreational opportunities and support resource protection.
6. Construct restrooms and improve parking areas at Fort Ross Terrace, Windermere Point, and Kolmer Gulch.

(E-15) Fort Ross State Historic Park Unit – Windermere Point

(2001 County LCP reference: #26, page 78)

The site is a former lumber mill. It is used for vehicular access, parking, and trail access to the coastline. It is physically degraded and in need of restoration, but provides for a significant amount of recreational use.

Owner/Manager: California State Parks
Status: Existing
Acquisition Priority: None
Development Priority: II
Existing Improvements: Informal day use parking

Proposed Improvements and Programs:

1. Develop parking and restroom facilities to serve both Windermere Point and Kolmer Gulch.
2. Develop the California Coastal Trail to connect Kolmer Gulch and Windermere Point

(E-16) Fort Ross State Historic Park Unit – Kolmer Gulch

(2001 County LCP reference: #27, page 78)

The beach at Kolmer Gulch is relatively large, sandy, attractive, and popular. Access to the beach is from informal trails leading from turnouts on State Highway 1.

Owner/Manager: California State Parks
Status: Existing
Acquisition Priority: None
Development Priority: I
Existing Improvements: None

Proposed Improvements and Programs:

1. Develop parking and restroom facilities to serve both Windermere Point and Kolmer Gulch.
2. Develop a trail connecting Kolmer Gulch with Windermere Point to the north and the bluff tops to the south.

(E-17) Fort Ross State Historic Park Unit – Call Ranch

(2001 County LCP reference: #28, page 78)

The Call Ranch stretches from Fort Ross north almost to Kolmer Gulch and was acquired as an expansion of Fort Ross State Historic Park. The coastline is rocky and has a small beach area at low tide; and there is vertical access down a steep path at Sandy Cove.

Owner/Manager: California State Parks
Status: Existing
Acquisition Priority: None
Development Priority: III
Existing Improvements: Historical structures, interpretive exhibits, trails

Proposed Improvements and Programs:

1. Develop an accessible trail from the Call House to the Fort Ross Visitor Center
2. Improve existing trail access to North Cove and extend trail east to the Call House

(E-18) Fort Ross State Historic Park Unit – Reef Campground

(2001 County LCP reference: #29, page 79)

A road to the northern boundary and a parking area provide access to the cove to the south, the cove to the north, and a bluff trail to the beach at Fort Ross State Historic Park. The middle bluff road and parking area lead to two steep shoreline trails.

Owner/Manager: California State Parks
Status: Existing
Acquisition Priority: None
Development Priority: None
Existing Improvements: 21 campsites, restrooms, day use parking

Proposed Improvements and Programs:

1. Extend the California Coastal Trail to the south to connect with the Fort Ross Terrace parking area.

(E-19) Fort Ross State Historic Park Unit – South Reef

(2001 County LCP reference: #30, page 79)

This coastal access trail provides access to the Fort Ross Reef area and is popular with abalone divers and fishermen.

Owner/Manager: California State Parks
Status: Existing
Acquisition Priority: None
Development Priority: II
Existing Improvements: Informal access trails, day use parking

Proposed Improvements and Programs:

1. Improve and expand existing parking area.
2. Develop Coastal Trail Trailhead signing at the parking area.
3. Develop bridge crossing to extend Coastal Trail to the south. Improve existing beach access trail to the south of unnamed drainage.

(E-20) Fort Ross State Historic Park Unit – Cardiacs Trail

(2001 County LCP reference: #31, page 79)

This access point is the most southerly access point at Fort Ross State Historic Park. A steep trail leads to a long narrow beach at the mouth of Timber Gulch.

Owner/Manager: California State Parks
Status: Existing
Acquisition Priority: None
Development Priority: III
Existing Improvements: 0.3-mile trail, day use parking

Proposed Improvements and Programs:

1. Improve vehicular access to the trailhead.
2. Provide trail connections to the north.

THE HIGH CLIFFS/MUNIZ/JENNER SUBAREA 6 (FIGURE C-PA-1F)

(F-1) California Coastal Trail: Fort Ross State Historic Park to Bridgehaven

(2001 County LCP reference: page 100 & #56-58, page 107; 2020 County General Plan; SB 908; AB 1396)

This section of the Sonoma County coastline is extremely rugged and steep, making it a challenge for locating a trail. The California Coastal Trail is unidentified and undeveloped in this area, although informal trails connect short sections north and south of Russian Gulch. Long sandy and rocky beaches become exposed at low tides, but these areas can be dangerous.

The Coastal Trail route through the High Cliffs/Muniz/Jenner SubArea connects Fort Ross State Historic Park, Vista Trail, Russian Gulch, Jenner Headlands Preserve, Russian River Bridge, and Bridgehaven. The route should either directly connect with Jenner or have a connector trail.

Owner/Manager:	Public/Private
Status:	Proposed
Acquisition Priority:	I
Development Priority:	I
Existing Improvements:	Existing trails and parking areas may be incorporated into alignment

Proposed Improvements and Programs:

1. Study off-road trail alignments between Fort Ross State Historic Park and Bridgehaven and select the most appropriate route or routes for the California Coastal Trail. The study will be based on the Coastal Commission's Guidelines for Siting the California Coastal Trail. The feasibility study should include a water taxi between Jenner River Access and Goat Rock River Access.
2. Modify the Russian River Bridge south of Jenner to provide safe pedestrian access for the Coastal Trail including a barrier or other separation between trail users and motorized vehicle traffic.
3. If needed, work with Caltrans and willing land owners to acquire land or easements for a safe off-road trail alignment. The California Coastal Trail should be separate from roads with motorized traffic.
4. Construct the trail in phases as funding becomes available.

(F-2) Sonoma Coast State Park Unit

(2001 County LCP reference: page 106)

The Sonoma Coast State Park spans almost the entire coastline through this subarea and contains numerous coastal access points, trails, and other facilities. Hiking, ocean and freshwater fishing, sea kayaking, seal and whale watching, tidepooling, surfing, and scuba diving are popular activities.

Owner/Manager:	California State Parks
Status:	Existing
Acquisition Priority:	See specific access points
Development Priority:	See specific access points
Existing Improvements:	Russian Gulch - day use beach access, restroom, and 30 parking spaces; Goat Rock - day use beach and river access, 2 restrooms, picnic sites, and 230 parking spaces (Blind Beach – 20, Arched View – 32; Goat Rock North – 68, Goat Rock South – 110); Campground – 12 campsites, river access, restroom, and 20 parking spaces; and State Highway 1 - numerous roadside turnouts

Proposed Improvements and Programs:

1. Continue deferred maintenance, rehabilitations, and upgrades as opportunities allow.
2. See recommendations for specific access points.

(F-3) Sonoma Coast State Park – Vista Trail

(2001 County LCP reference: #32, page 79)

The Vista Trail was acquired and developed by California State Parks as an accessible scenic interpretive facility. It is the northernmost developed part of the Sonoma Coast State Park. The view extends from Jenner to Point Reyes and captures most of the southern Sonoma Coast.

Owner/Manager:	California State Parks
Status:	Existing
Acquisition Priority:	None
Development Priority:	None

Existing Improvements: 1-mile paved loop accessible trail, picnic tables, restroom, and 15 day use parking spaces

Proposed Improvements and Programs:

1. Include the Vista Trail in the alignment of the California Coastal Trail if determined feasible.

(F-4) Russian Gulch – Northern Access Trail

(2001 County LCP reference: #33, page 80)

An informal trail leads from Russian Gulch over the hill to the cove to the north. At low tides it is possible to connect with Fort Ross State Historical Park, but the beach route can be dangerous. A gap in State ownership on the western side of State Highway 1 remains between the southern edge of Fort Ross State Historical Park and the northern edge of Sonoma Coast State Park.

Owner/Manager: California State Parks

Status: Existing

Acquisition Priority: I

Development Priority: I

Existing Improvements: Informal trails

Proposed Improvements and Programs:

1. Acquire remainder of the trail corridor to connect Russian Gulch and Vista Trail with Fort Ross State Historic Park. Study trail alignment alternatives for a safe, continuous trail as the California Coastal Trail. Evaluate both west and east sides of Highway 1.
2. Realign the existing informal trails to reduce erosion, protect resources, and provide safer and increased public access.

(F-5) Sonoma Coast State Park – Russian Gulch

(2001 County LCP reference: #34, page 80)

Russian Gulch has a large, accessible, attractive, and heavily used beach.

Owner/Manager: California State Parks

Status: Existing

Acquisition Priority: None

Development Priority: III

Existing Improvements: Picnic tables, restrooms, 60 day use parking spaces

Proposed Improvements and Programs:

1. Include Russian Gulch in the alignment of the California Coastal Trail if determined feasible.
2. Improve the parking area and restrooms.
3. Develop a trail connecting Russian Gulch with the Jenner Headlands Preserve.

(F-6) Sonoma Coast State Park – North Jenner Beach

(2001 County LCP reference: #35, page 80 and #35-36, page 105)

Several turn-outs along State Highway 1 provide access to an informal trail network. The trails lead to the top of the bluff and in some cases the shoreline. There are excellent vistas to the mouth of the Russian River and north.

Owner/Manager: California State Parks

Status: Existing

Acquisition Priority: II

Development Priority: II

Existing Improvements: Informal trails and about 29 parking spaces in six turnouts on State Highway 1

Proposed Improvements and Programs:

1. Construct restrooms and one parking area between Jenner and Russian Gulch. Evaluate all locations, including east of State Highway 1 not on State property.
2. Prevent vehicle access to the bluffs while providing safe turnout parking to the north and south of Manni Gulch. Evaluate and implement appropriate trail connections between North Jenner Beach and the parking lot on Jenner Headlands Preserve (see F-7 below).
3. Construct a trail that includes safe shoreline access to the double cove from the parking area to No Dog Beach.

(F-7) Jenner Headlands Preserve

(2001 County LCP reference: parking lot only: #36, page 80)

The headlands above the town of Jenner include coastal bluffs and Jenner Gulch, a stream with steelhead trout that is the sole domestic water source for the town. The Sonoma Land Trust acquired 5,630 acres of the Jenner Headlands in 2009 using funding from both private and public sources and has since transferred the property to

The Wildlands Conservancy, a non-profit organization that acquires and operates a network of preserves that provide public education and public access. The acquisition grants require that public access be provided on some portions of the property.

The Wildlands Conservancy and their partners developed an Integrated Resource Management Plan that includes public access with short and long-term public access improvements and programs for facilities. Approximately 12 miles of former ranch roads have been converted to public access trails. Two parking lots include public restrooms and provide parking for 30 vehicles, 2 ADA parking spaces, and 2 spaces for buses.

Owner/Manager: The Wildlands Conservancy (Private)
Status: Existing
Acquisition Priority: I
Development Priority: I
Existing Improvements: 34 parking spaces, restroom, 12 miles of trails

Proposed Improvements and Programs:

1. Provide maximum public access that is compatible with the preserve’s conservation goals. Study public access and recreation facilities including multiple use trails, overnight facilities including camping and backpacking, and environmental education facilities.
2. Locate the California Coastal Trail on the western portion of the property with coastal views to connect Russian Gulch with the Jenner area.
3. Provide maximum public access to the Preserve at a variety of access points in order to maximize connections and to disperse use. Study trail connections between Sonoma Coast State Park, State Highway 1, Jenner, and areas to the east. Pursue if compatible with conservation goals.
4. Encourage expansion of the Preserve to the north, east, and south to provide greater resource protection and recreation opportunities.
5. Encourage the retention of agriculture for ecological health and reducing fire danger. Manage the forest to promote maximum ecological, old growth forest characteristics, and reduce fire danger. A Non-Industrial Timber Harvest Plan may be required.

(F-8) River's End

(2001 County LCP reference: page 101)

River's End is a small private restaurant and resort facility located on the north side of the mouth of the Russian River in Jenner. Day use of the beach is possible. Cabins, a restaurant, and bar are also located on the property.

Owner/Manager: Private
Status: Existing
Acquisition Priority: III
Development Priority: III
Existing Improvements: Trail to beach

Proposed Improvements and Programs:

1. Continue day use access to the beach.

(F-9) Russian River Water Trail I

(2001 County LCP reference page 100)

The Russian River Water Trail is a water-based route for non-motorized recreational boating that are anchored by land based launch sites, camping, and picnicking facilities. Water trails provide educational and scenic experiences and are designed to accommodate boaters of all ages and abilities. With an integrated system of facilities, 'trail' guides and access site informational signage, good water trail programs encourage minimum-impact use and emphasize stewardship of the aquatic ecosystems, and historical features.

Owner/Manager: Public/Private
Status: Existing
Acquisition Priority: I
Development Priority: I
Existing Improvements: Various

Proposed Improvements and Programs:

1. Study the Russian River Water Trail to identify an integrated system of facilities and programs to promote increased safe and responsible public access to the Russian River.
2. See specific river access facility proposed improvements in this plan.

(F-10) Jenner River Access

(2001 County LCP reference: #36, pages 80 & 105)

Located at the mouth of the Russian River, this facility includes a popular small boat launch ramp and a small visitor center.

Owner/Manager:	California State Parks
Status:	Existing
Acquisition Priority:	None
Development Priority:	III
Existing Improvements:	Visitor center building, restroom, boat ramp, and 8 day use parking spaces

Proposed Improvements and Programs:

1. Provide structural improvements to the visitor center, including raising the building above flood levels.
2. Continue to partner with the Sonoma County Water Agency in management of the Russian River estuary.
3. Continue to operate the boat ramp, restroom, and visitor center as a coastal public information center.
4. Provide deferred maintenance to ensure viability of the visitor center.
5. Study the feasibility of acquiring adjacent properties to provide additional parking spaces for the visitor center and river access.

(F-11) South Jenner Vista Points

(2001 County LCP reference: #37, page 80)

Several turnouts are located within the right-of-way along State Highway 1 between Jenner and the Russian River Highway 1 Bridge that provide visual access to the Russian River, Penny Island, and Jenner Pond. Jenner Pond is a freshwater wetland located near the intersection of State Highway 116 and State Highway 1. The Sonoma Land Trust identified the pond as a "Tier Two Opportunity" in its May 2002 *Russian River/North Coast Parcel Analysis*.

Owner/Manager:	Public/Private
Status:	Proposed

Acquisition Priority: III
Development Priority: III
Existing Improvements: Informal turnouts

Proposed Improvements and Programs:

1. Designate a minimum of two turnouts as highway vista points, one for northbound traffic and one for southbound traffic. Provide directional road signs to notify the public about the vista points. Develop interpretive signs. Expand existing turnouts as necessary to provide safe access.
2. Encourage conservation agencies to acquire fee title or a conservation easement protecting Jenner Pond.

(F-12) Russian River Access from Highway 1 Bridge to Sawmill Gulch

(2001 County LCP reference: #38, page 80)

Several turnouts along State Highway 116 provide parking for informal trails across public and private property to the Russian River. The most desirable destination is the cove at the mouth of Sawmill Gulch, but no developed parking is available. California State Parks owns an undeveloped ten-acre riverside parcel provides access to the River. Additional access points would offer canoers and kayakers access to the lower five miles of the river. The Sonoma Land Trust identifies this area as a "Tier Two Opportunity" in its May 2002 *Russian River/North Coast Parcel Analysis*.

Owner/Manager: Public/Private
Status: Proposed
Acquisition Priority: III
Development Priority: III
Existing Improvements: Informal trails

Proposed Improvements and Programs:

1. Work with property owners to allow public use of existing informal access.
2. Pursue acquisition of easements or fee title for river access between Jenner and Duncans Mills. Assess the need for related facilities at the time of dedication.
3. Develop a trail and parking area for the property owned by California State Parks.

(G-1) Russian River Water Trail II

(2001 County LCP reference: page 100)

The Russian River Water Trail is a water-based route for non-motorized recreational boating that is anchored by land based launch sites, camping, and picnicking facilities. Water trails provide educational and scenic experiences and are designed to accommodate boaters of all ages and abilities. With an integrated system of facilities, access site informational signage, good water trail programs encourage minimum-impact use and emphasize stewardship of the aquatic ecosystems, and historical features.

Owner/Manager:	Public/Private (onshore only)
Existing Status:	Existing
Acquisition Priority:	II
Development Priority:	II
Existing Improvements:	See individual proposed improvements

Proposed Improvements and Programs:

1. Study the Russian River Water Trail to identify an integrated system of facilities and programs to promote increased safe and responsible public access to the Russian River.
2. See specific river access facility proposed improvements in this plan.

(G-2) Lower Russian River Beach Access

(2001 County LCP reference: #39, page 81)

Long, wide beaches are located between Duncans Mills and Highway 1 on the Russian River but there is currently no overland public access.

Owner/Manager:	Private
Status:	Proposed
Acquisition Priority:	II
Development Priority:	II
Existing Improvements:	Unknown

Proposed Improvements and Programs:

1. Work with willing sellers to establish day use public access to the Russian River beach area. Manage agriculture and public access to ensure mutual compatibility. Assess the need for related facilities at the time of dedication.

(G-3) Duncans Mills Campground

(2001 County LCP reference: #40, page 81; page 102; #62-63, page 107)

Duncans Mills Campground is a resort on the north bank of the Russian River, with a sandy beach and dense riparian vegetation open to camp club members and the public on occasion. Fishing, boating, hiking, picnicking, and horseback riding (including rentals), are common activities. Access to the Russian River was allowed for a small day use fee, but is now available only for private use by camp club members.

Owner/Manager:	Private
Status:	Existing
Acquisition Priority:	III
Development Priority:	III
Existing Improvements:	125 campsites, restrooms with showers, recreational vehicle sanitation facilities, boat launch, playground, basketball, volleyball, recreation center

Proposed Improvements and Programs:

1. Work with the property owner to re-establish day use public access to the Russian River.
2. Require dedication of a public access easement as a condition of approval for expanding the campground.

(G-4) Casini Family Ranch Campground

(2001 County LCP reference: #41, page 107)

Access to the Russian River is allowed for a small day use fee when the campground is not full.

Owner/Manager:	Private
Status:	Existing
Acquisition Priority:	III
Development Priority:	III
Existing Improvements:	225 campsites, restrooms, cabins, recreational vehicle waste disposal facilities, boat launch, playground, recreation center, sports fields

Proposed Improvements and Programs:

1. Continue public day use, including day use parking.

2. Require a Coastal Development Permit for discontinuance of existing fee-based day use public access.
3. Require day use public access as a condition of approval for expansion of the existing campground.
4. Encourage development of additional campsites and camper services. Any development plans should include prohibiting camping between the river and the riparian vegetation on the beach.

(G-5) Steelhead Boulevard River Access

(2001 County LCP reference: None)

Steelhead Boulevard right-of-way extends to the Russian River's mean high water in at least one location.

Owner/Manager: Sonoma Public Infrastructure

Status: Proposed

Acquisition Priority: III

Development Priority: III

Existing Improvements: Informal trail

Proposed Improvements and Programs:

1. Determine extent of public lands. Develop access on public right-of-way. Pursue acquisition of additional property from willing sellers if needed to support access.

(G-6) Rancho del Paradiso Subdivision/Freezeout Road River Access

(2001 County LCP reference: #42, page 82)

A beach is located adjacent to the Rancho del Paradiso Subdivision along the Russian River and connects to Freezeout Road via several roads, trails, and rights of way. Some of these routes have never been cleared, and others have been closed by physical barriers and overgrown vegetation. The Sonoma Land Trust and the County own several parcels and rights-of-way in the subdivision that may be able to provide public access from Freezeout Road.

Owner/Manager: Public/Private

Status: Proposed

Acquisition Priority: III

Development Priority: III

Existing Improvements: Unknown

Proposed Improvements and Programs:

1. Evaluate easements and rights of way recorded on the Rancho del Paradiso Subdivision to determine if the map or subsequent dedications provides public access to the Russian River.
2. Study the feasibility of providing maximum public access to the river using the existing County rights of way and Sonoma Land Trust parcels. Assess the need for support facilities, including parking management.
3. Clear Beach Drive and open it for pedestrian access. Consider constructing a parking area if adequate public right of way exists.

(G-7) Sonoma Coast State Park – Willow Creek – Freezeout Access

Located to the southwest of Duncans Mills, the Freezeout Access trailhead provides access to the eastern area of the Willow Creek Area of Sonoma Coast State Park.

Owner/Manager: California State Parks

Status: Existing

Acquisition Priority: None

Development Priority: I

Existing Improvements: Freezeout Creek watershed - about 8.8 miles of multi-use trails; Freezeout Access trailhead – 20 undeveloped day use parking spaces and equestrian trailer access.

Proposed Improvements and Programs:

1. Improve the trailhead facility and access road to reduce erosion and provide parking definition.
2. Include the Freezeout Creek watershed in the Willow Creek roads and trails plan as recommended under (H-9) Sonoma Coast State Park - Willow Creek Area.
3. Include Freezeout Creek area in the watershed and stream restoration projects as recommended under (H-9) Sonoma Coast State Park - Willow Creek Area.

(G-8) Duncans Mills River Access

(2001 County LCP reference: None)

Moscow Road crosses the Russian River adjacent to Duncans Mills, but no public access is currently available at this crossing. Extent of public right of way has not been determined.

Owner/Manager:	Public
Status:	Proposed
Acquisition Priority:	III
Development Priority:	III
Existing Improvements:	Unknown

Proposed Improvements and Programs:

1. Study the feasibility of providing maximum public access at or near the Moscow Road Bridge at Duncans Mills within the existing public right-of-way. Acquire additional right of way if needed from adjoining property owners.

(G-9) Monte Rio – Willow Creek Trail

(2001 County LCP reference: page 99; 2010 Bikeways Plan Project #209)

The Monte Rio - Willow Creek Trail is a section of the Lower Russian River Trail, a proposed Class I Bikeway to provide access between Monte Rio, the Russian River, and the Coast. Sonoma County Regional Parks and partners completed a feasibility study of a Class 1 Bikeway from Forestville to Highway 1 which includes this section in the Coastal Zone.

Owner/Manager:	Public/Private
Status:	Proposed
Acquisition Priority:	I
Development Priority:	I
Existing Improvements:	Unknown

Proposed Improvements and Programs:

1. Implement the trail improvements identified in the Lower Russian River Trail Feasibility Study.
2. Acquire property for the trail from willing sellers if needed.
3. Construct the trail.

PACIFIC VIEW/WILLOW CREEK SUBAREA 8 (FIGURE C-PA-1H)

(H-1) Russian River Water Trail III

(2001 County LCP reference: page 100)

The Russian River Water Trail is a water-based route for non-motorized recreational boating that are anchored by land based launch sites, camping, and picnicking facilities. Water trails provide educational and scenic experiences and are designed to accommodate boaters of all ages and abilities. With an integrated system of facilities, 'trail' guides and access site informational signage, good water trail programs encourage minimum-impact use and emphasize stewardship of the aquatic ecosystems, and historical features.

Owner/Manager: Public/Private

Status: Existing

Acquisition Priority: III

Development Priority: III

Existing Improvements: Various

Proposed Improvements and Programs:

1. Study the Russian River Water Trail to identify an integrated system of facilities and programs to promote increased safe and responsible public access to the Russian River.
2. See specific river access facility proposed improvements in this plan until a Russian River Water Trail Plan has been completed.

(H-2) Sonoma Coast State Park Unit

(2001 County LCP reference: page 106)

The Pacific View Area consists primarily of coastal terrace lands west of State Highway 1. There are 10 day use access points providing trail access to the beach. The Kortum Trail provides lateral trail access along the coastal terrace.

Owner/Manager: California State Parks

Status: Existing

Acquisition Priority: None

Development Priority: II

Existing Improvements: Day use parking lots, roadside turnouts, restrooms, and beach access trails; Wrights Beach Campground – 23 campsites, restroom, and day use beach access

Proposed Improvements and Programs:

1. Implement projects identified in the Sonoma Coast State Park General Plan, including development of a reliable water source for public facilities at Wrights Beach.

(H-3) Sonoma Coast State Park – Penny Island

(2001 County LCP reference: page 105)

Penny Island is accessible only by water craft. The island contains remnants of dairy ranch buildings and is popular with day use explorers.

Owner/Manager: California State Parks

Status: Existing

Acquisition Priority: None

Development Priority: I

Existing Improvements: Historic structures

Proposed Improvements and Programs:

1. Designate Penny Island and the marsh at Goat Rock as a State Reserve or State Natural Reserve.
2. Stabilize and preserve the existing milking barn and install interpretive signing.

(H-4) Sonoma Coast State Park – Russian River Access

(2001 County LCP reference: #43, page 82)

The beach at the mouth of the Russian River is accessible from the Goat Rock parking area at Sonoma Coast State Park.

Owner/Manager: California State Parks

Status: Existing

Acquisition Priority: None

Development Priority: None

Existing Improvements: 68 day use parking spaces

Proposed Improvements and Programs: None

(H-5) Sonoma Coast State Park – Goat Rock Ocean Access

(2001 County LCP reference: #46, page 82)

Four coastal access trails are available from Goat Rock Road within the Goat Rock Beach Unit.

Owner/Manager: California State Parks
Status: Existing
Acquisition Priority: None
Development Priority: None
Existing Improvements: 4 trails, restrooms, 110 parking spaces
Proposed Improvements and Programs: None

(H-6) Sonoma Coast State Park – Blind Beach

(2001 County LCP reference: #46, page 82)

A steep trail provides access to the ocean within the Goat Rock Beach Unit. The parking area is also the northern trailhead for the Kortum Trail.

Owner/Manager: California State Parks
Status: Existing
Acquisition Priority: None
Development Priority: None
Existing Improvements: 0.25-mile trail, restrooms, 20 day use parking spaces
Proposed Improvements and Programs: None

(H-7) California Coastal Trail: Bridgehaven to Carmet

(2001 County LCP reference: #47, page 83; page 100; #56-58, page 107; 2020 County General Plan; SB 908; AB 1396)

The California Coastal Trail is partially developed through this subarea and includes the spectacular Kortum Trail from Blind Beach parking area to Wright’s Beach. Recent upgrades to the Kortum Trail include boardwalks, bridges, gravel and asphalt surfacing to provide an accessible trail and to avoid damage to wetlands and coastal prairie. A new trailhead for the Kortum Trail was constructed at Wright’s Beach.

Owner/Manager: Public
Status: Existing

Acquisition Priority: I
Development Priority: I
Existing Improvements: Kortum Trail, 3.8-mile trail, including 0.5 mile paved accessible trail, parking areas

Proposed Improvements and Programs:

1. Modify the Russian River Bridge south of Jenner to provide safe pedestrian access for the Coastal Trail including a barrier or other separation between trail users and motorized vehicle traffic.
2. Study potential safe, off-road alignments for the Coastal Trail between Bridgehaven and the Kortum Trail including routes to the east and west of State Highway 1. If needed, acquire easements from willing sellers. Construct the trail.
3. Designate a portion of the Kortum Trail as the California Coastal Trail. Designate a route through the campground, across Wright’s Beach, and up the Duncan’s Landing Access Trail as the California Coastal Trail.
4. Study potential safe, off-road alignments for the Coastal Trail between Duncan’s Landing and Carmet including routes to the east and west of State Highway 1. If needed, acquire easements or fee title from willing sellers and collaborate with Caltrans Highway 1 Gleason Beach realignment project to develop the trail.

(H-8) Bridgehaven Trailer Park – Boat Launch

(2001 County LCP reference: #44, page 82)

Fee-based boat launching was available at the trailer park but is now available only to occupants of the trailer park.

Owner/Manager: Private
Status: Existing
Acquisition Priority: III
Development Priority: III
Existing Improvements: Boat launch

Proposed Improvements and Programs:

1. Construct a new public access to the river beneath the bridge on Caltrans right-of-way if feasible.
2. Work with property owner to reestablish fee-based public use of the boat launch.
3. Pursue acquisition of an access easement to the river. Assess the need for related facilities at the time of dedication.

(H-9) Sonoma Coast State Park – Willow Creek Area

(2001 County LCP reference: page 106)

The inland Willow Creek Area consists of the lower and a majority of the upper watershed of Willow Creek and portions of the watershed of Freezeout Creek. The total area is about 4800 acres. Only the lower area of these watersheds support developed facilities. Access to the area is provided in four locations - upper and lower Willow Creek Road, Freezeout Creek Access, and Coleman Valley Road Access.

Owner/Manager:	California State Parks
Status:	Existing
Acquisition Priority:	None
Development Priority:	I
Existing Improvements:	Pomo Campground - 22 walk-in campsites; Willow Creek Environmental Campground – 12 campsites with river access; trailhead – 30 parking spaces and pit toilets; primitive roads serving as trail access; Willow Creek watershed – about 14 miles of trail; and administrative facility for maintenance

Proposed Improvements and Programs:

1. Restore and expand the Willow Creek ranch buildings as a hostel, administrative facility, and/or environmental education facility. Development should reflect the historic character of the existing structures.
2. Continue negotiations with the owner of the property in the eastern portion of the Willow Creek watershed to acquire fee title and/or access easements for improved access and recreation opportunities.
3. Develop a roads and trail plan for Willow Creek to identify trailhead access points, and provide a recreational trails network linking Willow Creek to lands east, west, and south. Based on an approved roads and trails plan, identify and construct trail improvement projects.
4. Conduct watershed and stream restoration projects that include realigning, renovating, or removing problematic roads or other facilities identified as a significant source of sediment.

(H-10) Willow Creek Road Russian River Access

(2001 County LCP reference: none)

Access to the Russian River is available from an informal launch site on the side of Willow Creek Road, near the borrow pit, approximately ¼ mile before the Willow Creek Environmental Campground access trail.

Owner/Manager: Sonoma Public Infrastructure/California State Parks

Status: Existing

Acquisition Priority: None

Development Priority: I

Existing Improvements: Informal boat launch, roadside parking

Proposed Improvements and Programs:

1. Provide improved parking, signage, and boat launching at this location.

(H-11) Willow Creek Environmental Campground - Russian River Access

(2001 County LCP reference: #45, page 82)

Access to the Russian River is available from an access road that leads from Willow Creek Road to the walkway in the Willow Creek Environmental Campground.

Owner/Manager: California State Parks

Status: Existing

Acquisition Priority: None

Development Priority: II

Existing Improvements: Hike or paddle-in environmental campground – 20 campsites with river access, 20 day use and overnight parking spaces

Proposed Improvements and Programs:

1. Explore the feasibility of additional environmental campsites in the meadow.

(H-12) Monte Rio – Willow Creek Trail

(2010 Bikeways Plan Project #209)

The Monte Rio - Willow Creek Trail is a proposed Class I Bikeway to provide access between Monte Rio, the Russian River, and the Coast. Sonoma County Regional Parks and partners have received state funding and local funding to complete a feasibility study of a Class 1 Bikeway from Forestville to Highway 1 which includes this section in the Coastal Zone. Feasibility studies conducted since the 2010 Bikeways Plan identify the trail alignment for the Lower Russian River Trail through sub areas 6 and 7.

Owner/Manager: Public/Private

Existing Status: Proposed

Acquisition Priority: III

Development Priority: III

Existing Improvements: Unknown

Proposed Improvements and Programs:

1. Study the trail to identify the best alignment and update Public Access Maps as needed to reflect future Bikeways Plan updates. Address flooding issues through trail alignment, design, and management.
2. Acquire property for the trail from willing sellers if needed.
3. Construct the trail.

(H-13) Sonoma Coast State Park – Dr. Joseph Memorial Trail

(2001 County LCP reference: none)

The Dr. Joseph Memorial Trail, also known as the Pomo Canyon Trail, connects the Pomo Campground to the Shell Beach parking area on State Highway 1. An additional 1.25-mile loop trail has been developed on the Red Hill property to the south.

Owner/Manager: California State Parks

Status: Existing

Acquisition Priority: None

Development Priority: I

Existing Improvements: 3.5-mile trail

Proposed Improvements and Programs:

1. Provide trail connections between the Dr. Joseph Memorial Trail and Red Hill Trail to Wright Hill Regional Park & Open Space Preserve.

(H-14) Wright Hill Regional Park & Open Space Preserve

This 1,235-acre property was acquired from the Poff Family by the Sonoma County Agricultural Preservation & Open Space District in 2005 to provide resource protection and compatible recreation. It is bordered by Sonoma Coast State Park to the north and west. In 2017 the District adopted the Wright Hill Ranch Preserve Management Plan – Natural and Cultural Resources, which guides management decisions. The Management Plan does not include public access use or development. In 2021 the property was transferred to Sonoma County Regional Parks for ongoing management and providing public access.

Owner/Manager: Sonoma County Regional Parks

Status: Existing

Acquisition Priority: None

Development Priority: I

Existing Improvements: Ranch roads, historic structures

Proposed Improvements and Programs:

1. Complete a park master plan inclusive of public access in order to expand recreational opportunities, integrate public access with natural resource management goals, and provide for natural and historic interpretation.
2. Consider retaining agriculture for grassland management objectives.
3. Evaluate preservation and public access options for the historic cabin complex.
4. Reuse existing roads and/or construct trails within the property and to connect the property with Red Hill, Wrights Beach area, and other areas if feasible.

(H-15) Sonoma Coast State Park – Shell Beach

(2001 County LCP reference: #48, page 83)

Shell Beach provides safe access to the shore. The Kortum Trail connects Shell Beach to the Blind Beach trailhead on the north and to the Wright’s Beach area on the south. The parking area also serves as the trailhead for the Dr. Joseph Memorial Trail that connects to the Pomo Campground in Willow Creek.

Owner/Manager: California State Parks

Status: Existing

Acquisition Priority: None

Development Priority: None

Existing Improvements: 7 miles of trail, restrooms, 40 vehicle parking spaces

Proposed Improvements and Programs:

1. Continue improvements on the connecting trails to protect wetlands, reduce erosion, and protect other sensitive areas.

(H-16) Sonoma Coast State Park – Furlong Gulch

(2001 County LCP reference: #49, page 83)

This property was proposed for subdivision in the late 1970s, but was acquired by California State Parks and added to the State Park. A paved road, Grille Way, was developed prior to the acquisition and now provides access to the Kortum Trail at the northern and southern ends of the site.

Owner/Manager: California State Parks

Status: Existing

Acquisition Priority: None

Development Priority: III

Existing Improvements: Day use parking

Proposed Improvements and Programs:

1. Construct restrooms.

(H-17) Sonoma Coast State Park – Carlevaro Way

(2001 County LCP reference: None)

This property was proposed for subdivision in the late 1970s, but was acquired by the State Department of Parks and Recreation and added to the State Park. A paved road, Carlevaro Way, was developed prior to the acquisition and now provides access to the Kortum Trail at the northern and southern ends of the site.

Owner/Manager: California State Parks

Status: Existing

Acquisition Priority: None

Development Priority: None

Existing Improvements: Day use parking

Proposed Improvements and Programs: None

(H-18) Sonoma Coast State Park – Wright’s Beach

(2001 County LCP reference: #50, pages 83-84)

Wright’s Beach contains the only public campground on the coast between the Russian River and the Bodega Dunes and as such is a major use area. An accessible trail with parking has been developed adjacent to Wright’s Beach on the southern end of the Kortum Trail.

Owner/Manager: California State Parks
Status: Existing
Acquisition Priority: None
Development Priority: I
Existing Improvements: Trail, restroom, day use parking

Proposed Improvements and Programs:

1. Designate a route for the California Coastal Trail through Wright’s Beach Campground to connect the Kortum Trail with the beach. Separate pedestrians from motorized vehicles to the extent feasible. Provide signage.

(H-19) Sonoma Coast State Park – Duncan’s Landing

(2001 County LCP reference: #51, page 84)

Duncan’s Landing is a peninsula with a loop road that provides views to Death Rock, and to the north and south. A trail provides access to Wright’s Beach to the north.

Owner/Manager: California State Parks
Status: Existing
Acquisition Priority: None
Development Priority: None
Existing Improvements: Trail, restroom, 45 day use parking spaces

Proposed Improvements and Programs: None

(H-20) Sonoma Coast State Park – Duncan’s Cove

(2001 County LCP reference: #52, page 84)

Duncan’s Cove is on the south side of Duncan’s Landing. There are two trails to the cove, the primary trail begins at the Duncan’s Cove parking lot and the secondary trail begins at the Duncan’s Landing parking lot.

Owner/Manager: California State Parks
Status: Existing
Acquisition Priority: None
Development Priority: None
Existing Improvements: 2 trails, 25 day use parking spaces
Proposed Improvements and Programs: None

(H-21) Sonoma Coast State Park – Rock Point

(2001 County LCP reference: page 161)

This blufftop parking area adjacent to State Highway 1 has two turnouts that provide visual access to the shoreline.

Owner/Manager: California State Parks
Status: Existing
Acquisition Priority: None
Development Priority: None
Existing Improvements: Picnic table, 15 day use parking spaces
Proposed Improvements and Programs: None

(H-22) Sonoma Coast State Park – Gleason Beach Vista

(2001 County LCP reference: #53, page 84)

This bluff top vista provides visual access to the shoreline and parking.

Owner/Manager: California State Parks
Status: Existing
Acquisition Priority: None
Development Priority: None
Existing Improvements: 10 day use parking spaces
Proposed Improvements and Programs:

1. Maintain access and parking at the Gleason Beach vista point. Provide for no net loss of existing facilities during the realignment of State Highway 1 through this area.

(H-23) Sonoma Coast State Park – Scotty’s Creek Beach Access

(2001 County LCP reference: #54, page 84)

This access point is where the sandy beach reaches State Highway 1 at Scotty’s Creek. Caltrans has relocated Highway 1 due to bluff failure. An agreement between Caltrans, Coastal Commission, and the County is guiding public access development in the highway relocation area.

Owner/Manager:	Sonoma County Regional Parks
Status:	Existing
Acquisition Priority:	I
Development Priority:	I
Existing Improvements:	Informal roadside parking for 20 vehicles. Caltrans constructing permanent parking improvements and California Coastal Trail segment.

Proposed Improvements and Programs:

1. Require Caltrans to provide off-road continuous Coastal Trail access to the north and south of the project limits, parking, and sufficient provisions for future modifications that may be needed due to sea level rise and additional bluff retreat.
2. Provide universal access to the beach to the degree feasible.
3. Evaluate additional potential adjacent acquisitions to either mitigate the impacts of the highway relocation or to enhance the public access at Scotty Creek Beach Access. Acquisitions could support additional parking, a restroom, vistas, removal of debris and other benefits.

(H-24) Sonoma Coast State Park – Scotty’s Creek Vista Point

This is an existing bluff-top turnout between Scotty’s Creek and Calle de Sol subdivision that provides visual access north to Scotty’s Creek and Gleason Beach and south towards North Portuguese Beach.

Owner/Manager:	California State Parks
Status:	Existing
Acquisition Priority:	I
Development Priority:	I
Existing Improvements:	8 day use parking spaces

Proposed Improvements and Programs:

1. Install signage identifying the boundary between the existing State Park lands and the adjacent residence.
2. Evaluate acquisition opportunities to expand or enhance public access at the Gleason Beach area and to restore the bluff to its natural condition.

(H-25) Sonoma Coast State Park – North Portuguese Beach

(2001 County LCP reference: #55, page 85)

This access point consists of two coastal access trails and parking areas.

Owner/Manager: California State Parks
Status: Existing
Acquisition Priority: None
Development Priority: None
Existing Improvements: Two trails, 12 day use parking spaces in two areas
Proposed Improvements and Programs: None

(H-26) Sonoma Coast State Park – Portuguese Beach

(2001 County LCP reference: #55, page 85)

This is a major access point to a large sandy beach.

Owner/Manager: California State Parks
Status: Existing
Acquisition Priority: None
Development Priority: None
Existing Improvements: Trail, 68 day use parking spaces
Proposed Improvements and Programs: None

BODEGA BAY SUBAREA 9 (FIGURE C-PA-1I)

(I-1) Sonoma Coast State Park Unit

(2001 County LCP reference: page 106)

The Sonoma Coast State Park spans most of the coastline of this SubArea, including Bodega Dunes Campground and day use areas and Bodega Head. Additional recreation facilities provided by the County include Doran Park and Spud Point Marina.

Owner/Manager:	California State Parks
Status:	Existing
Acquisition Priority:	II
Development Priority:	I
Existing Improvements:	98 campsites; about 9 miles of trail, including an all access loop trail around Bodega Head; coastal access; 40 day use parking spaces; restrooms

Proposed Improvements and Programs:

1. Encourage development of a multi-agency visitor center in the vicinity of Salmon Creek, Bodega Bay, or the Bodega Dunes Campground.
2. Encourage development of a nature trail west of State Highway 1 at the Salmon Creek Marsh.
3. Develop the California Coastal Trail from Keefe Avenue to Bay Flat Road.
4. Encourage partnerships with the U.C. Davis Bodega Bay Marine Lab and local conservation organizations in the restoration and management of natural dunes systems.
5. Develop concession agreements for the operation of equestrian trail rides.
6. Develop a planning and feasibility analysis for acquisition needs and route planning for completion of missing segments of the California Coastal Trail.

(I-2) California Coastal Trail – Carmet to Salmon Creek

(2001 County LCP reference: page 100 & #56-58, page 107; 2020 County General Plan; SB 908; AB 1396)

The California Coastal Trail is unidentified from Carmet to Marshall Gulch, with steep cliffs preventing continuous access, and residential development complicating bluff access. From Marshall Gulch, the Coastal Trail route heads east of State Highway 1 onto the Carrington Ranch Regional Park and Open Space Preserve, owned by Sonoma County Regional Parks. The proposed Coastal Trail crosses Salmon Creek at the highway bridge.

Owner/Manager: State, To Be Determined
Status: Proposed
Acquisition Priority: I
Development Priority: I
Existing Improvements: None

Proposed Improvements and Programs:

1. Study the feasibility of connecting Carmet with Marshall Gulch. Routes west and east of Highway 1 should be evaluated. Acquire property from willing sellers if needed.
2. Develop the Coastal Trail from Marshall Gulch to the Salmon Creek State Highway 1 bridge as illustrated in the Carrington Ranch Immediate Public Use Facilities Plan completed by California State Parks or successor plan.
3. Develop a trail separated from motorized vehicles across the Salmon Creek State Highway 1 Bridge.

(I-3) Sonoma Coast State Park – Schoolhouse Beach

(2001 County LCP reference: # 56, page 85 and #11, page 161)

This is a major access point to a large sandy beach towards the north end of Carmet.

Owner/Manager: California State Parks
Status: Existing
Acquisition Priority: None
Development Priority: None
Existing Improvements: Trail, 79 day use parking spaces
Proposed Improvements and Programs: None

(I-4) Sonoma Coast State Park – North and South Carmet Beach

(2001 County LCP reference: #10, page 160)

This access point consists of one large parking turnout that serves two trails to two sandy beaches at the south end of Carmet.

Owner/Manager: California State Parks

Status: Existing
Acquisition Priority: None
Development Priority: None
Existing Improvements: 2 trails, 57 day use parking spaces
Proposed Improvements and Programs: None

(I-5) Sonoma Coast State Park – Marshall Gulch

(2001 County LCP reference: #9, page 160)

This access point consists of a short trail to a beach.

Owner/Manager: California State Parks
Status: Existing
Acquisition Priority: None
Development Priority: None
Existing Improvements: Trail, 8 day use parking spaces
Proposed Improvements and Programs: None

(I-6) Carrington Ranch Regional Park & Open Space Preserve

(2001 County LCP reference: None)

The Carrington Ranch was acquired by the Sonoma County Agricultural Preservation and Open Space District for transfer to California State Parks as an addition to Sonoma Coast State Park in 2003. The 330-acre property contains a historic ranch house and out buildings and is located entirely east of Highway 1. Coleman Valley Road bisects the property and provides access to the north and south. California State Parks incorporated the Carrington Ranch into the Sonoma Coast State Park General Plan and subsequently prepared a focused plan to provide public use and guidance for stabilization of historic structures. However, California State Parks was unable to accept the property, and Sonoma County Regional Parks accepted the property in 2020 and is completing a master plan.

Owner/Manager: Sonoma County Regional Parks
Status: Proposed
Acquisition Priority: None
Development Priority: I

Existing Improvements: Historic Building, informal parking areas

Proposed Improvements and Programs:

1. Complete a master plan the Carrington Property, including addressing historic structures, parking, access improvements, restrooms, trails, picnic sites, and caretaker residence improvements. Evaluate visitor opportunities for low-cost coastal accommodations options in accordance with the Coastal Conservancy program.
2. Develop the California Coastal Trail from Marshall Gulch to Salmon Creek Bridge.
3. Develop trail connections to properties to the east via trail easements and as conservation easements permit.
4. Implement a Master Plan in phases when resources allow.

(I-7) Sonoma Coast State Park – Arched Rock Vista

(2001 County LCP reference: #56, page 85)

This turnout on State Highway 1 immediately to the north of Coleman Valley Road provides spectacular views of Arched Rock and other sea stacks. There is currently no access to Arched Rock Beach from the Arched Rock Vista parking area.

Owner/Manager: California State Parks
Status: Existing
Acquisition Priority: None
Development Priority: None
Existing Improvements: Trail, 34 day use parking spaces
Proposed Improvements and Programs: None

(I-8) Sonoma Coast State Park – Coleman Beach

(2001 County LCP reference: #56, page 85)

This turnout on Highway 1 immediately south of Coleman Valley Road provides spectacular views of Arched Rock and other sea stacks. Repair storm damage to Coleman Beach access as feasible.

Owner/Manager: California State Parks
Status: Existing
Acquisition Priority: None
Development Priority: I

Existing Improvements: Trail, 26 day use parking spaces

Proposed Improvements and Programs:

1. Restore access to Coleman Beach if determined to be feasible.

(I-9) Sonoma Coast State Park – Miwok Beach

(2001 County LCP reference: #56, page 85)

Owner/Manager: California State Parks

Status: Existing

Acquisition Priority: None

Development Priority: None

Existing Improvements: Trail, 5 day use parking spaces

Proposed Improvements and Programs: None

(I-10) Sonoma Coast State Park – No-Name Beach

(2001 County LCP reference: #56, page 85)

Owner/Manager: California State Parks

Status: Existing

Acquisition Priority: None

Development Priority: None

Existing Improvements: Trail, day use parking

Proposed Improvements and Programs: None

(I-11) Sonoma Coast State Park – Rabbit Ears Beach

(2001 County LCP reference: #56, page 85)

Two sea stacks appear as rabbit ears when viewed from this parking area.

Owner/Manager: California State Parks

Status: Existing

Acquisition Priority: None

Development Priority: None

Existing Improvements: Trail, 5 day use parking spaces

Proposed Improvements and Programs: None

(I-12) Sonoma Coast State Park – North Salmon Creek Beach

(2001 County LCP reference: #56, page 85)

Owner/Manager: California State Parks
Status: Existing
Acquisition Priority: None
Development Priority: None
Existing Improvements: Trail, 40 day use parking spaces
Proposed Improvements and Programs: None

(I-13) Sonoma Coast State Park – Bodega Bay to Sebastopol Trail

(2003 Draft County ORP: Trail AA)

This proposed trail begins at Bodega Bay by Salmon Creek and ends at the West County Trail, north of Sebastopol. The trail connects Bodega Bay, Salmon Creek Beach, Carrington Ranch and other trail easements and the West County Trail north of Sebastopol. The existing West County Trail continues south into Sebastopol. The western portion of this proposed trail is in the Coastal Zone.

Owner/Manager: Public / Private
Status: Proposed
Acquisition Priority: II
Development Priority: III
Existing Improvements: None

Proposed Improvements and Programs:

1. Study the feasibility of trail alignments between existing trail easements, and public road right of way, and Sebastopol.
2. If feasible, develop offer-to-dedicate trail easements after public parking at Carrington Ranch has been established.

(I-14) Salmon Creek Trail

(2003 Draft County ORP: Trail BG)

This proposed trail begins at the Pacific Ocean and ends at Occidental. The portion of the alignment in the Coastal Zone is unidentified. The portion of the Salmon Creek Trail from Bodega to Occidental is proposed as a Class I Bikeway, Project 207 in the Sonoma County Bikeways Plan.

Owner/Manager: Private
Status: Proposed
Acquisition Priority: III
Development Priority: III
Existing Improvements: Unknown

Proposed Improvements and Programs:

1. Study the feasibility to identify the most appropriate alignment. If needed, acquire easements or fee title from willing sellers. Develop trail.

(I-15) California Coastal Trail: Salmon Creek to Bodega Harbour Subdivision

(2001 County LCP reference: page 100 & #56-58, page 107; 2020 County General Plan; SB 908; AB 1396)

The California Coastal Trail is a braided trail through this area and consists of two routes serving two purposes. The coastal route follows the western side of the Bodega peninsula and along Doran Beach. This route provides a coastal experience through State and County parkland to pedestrians, equestrians, and partially to bicyclists. The inland route generally parallels State Highway 1 along boardwalks, Class I Bikeways, and multiple use trails. This route connects the community and provides an important transportation corridor. The inland route the Class I segments of the Bodega Bay Pedestrian & Bicycle Trail. From Salmon Creek, the western route includes South Salmon Creek Beach, Bodega Dunes Trail, Bodega Marine Life Refuge, Bodega Head Loop Trail and Doran Beach.

Owner/Manager: Public/Private
Status: Proposed
Acquisition Priority: See Table C-PA-1 below
Development Priority: See Table C-PA-1 below
Existing Improvements: None

Proposed Improvements and Programs:

1. Modify the Salmon Creek Bridge to provide safe pedestrian access including a barrier or other separation between trail users and motorized vehicle traffic on the eastern side to connect with the Coastal Trail on the Carrington Ranch addition to the State Park. Cross Highway 1 to the south of Salmon Creek and connect with the Bodega Bay Pedestrian & Bicycle Trail.

2. The following Class I Bikeway segments in the Bodega Bay Pedestrian & Bicycle Trail Study are designated as the California Coastal Trail: 1B, 1C, 2B, 3A, 3B-2, 3D-1, 3D-2, 5B, 6B, 6C, I, and J. Acquire and develop the designated California Coastal Trail segments of the Bodega Bay Pedestrian & Bicycle Trail Plan according to the priorities identified in the Bikeways Plan.
3. Designate the existing Lower Dunes Trail, the Overlook Trail, and the Bodega Head Trail as the California Coastal Trail.
4. Develop a trail from the Bodega Head Loop Trail to Campbell Cove to separate hikers from motorized traffic.
5. Study the feasibility of providing a water taxi from Campbell Cove to Doran Regional Park and pursue if feasible to connect the Class I Bikeway on Doran (section I and J).
6. Install the California Coastal Trail signage along all designated sections.

Table C-PA-1: Segments of the Bodega Bay Bicycle & Pedestrian Trail Plan Which Are Part of the California Coastal Trail

North to South	Sonoma Co. Bikeways Plan Project #	Bodega Bay Pedestrian & Bicycle Trail Plan Segment	Acquisition Priority	Development Priority	Notes
1	None	None	I	I	Salmon Creek Bridge Pedestrian Upgrade
2	None	None	I	I	Inland Route East of Highway 1, crosses Highway to join 1B
3	197f	1B, 1C, 2B	I	I	Inland Route. 1B and 1C are Existing.
4	197e	3A, 3B-2	I	I	Inland Route. Only the portion north of Porto Bodega SFC of 3A is designated California Coastal Trail
5	197g	3D-1, 3D-2	I	I	Inland Route
6	197c	5B, 6B	I	I	Inland Route
7	197c	6C	Existing	Existing	Inland Route
8	197a	I, J	None	II	Coastal Route

(I-16) Sonoma Coast State Park – South Salmon Creek Beach

(2001 County LCP reference: #57, page 85)

South Salmon Creek is one of the most important and heavily used beach access points on the Sonoma County Coast. Existing parking for 20 cars is inadequate, and roadside parking is incompatible with residential uses. Heavy use of the area has damaged and destabilized the dunes such that the parking area has periodically been covered by drifting sand. California State Parks has undertaken a dune stabilization and revegetation project in selected areas, for which temporary closure of the parking area was necessary. Closure of the parking area may be necessary in the future for revegetation and dune stabilization.

The South Salmon Creek parking lot is usually inadequate on weekends, and overflow parking ends up on Bean Avenue, the road that provides access to the parking lot; and on private roads in the Salmon Creek Subdivision. Access along these narrow roads is very constrained.

Owner/Manager:	California State Parks
Status:	Existing
Acquisition Priority:	None
Development Priority:	II
Existing Improvements:	40 day use parking spaces

Proposed Improvements and Programs:

1. Continue revegetation and dune stabilization.
2. Parking improvements for South Salmon Creek Beach identified by California State Parks include: 1) expanding the South Salmon Creek parking lot; 2) constructing new parking lots further south along State Highway 1 and developing an alternative access to those lots; 3) moving the California State Parks headquarters and using that area for parking and beach access; and 4) providing signs at both the Bean Avenue entrance to the South Salmon Creek parking lot and at the entrance to the Dunes Campground directing vehicles to an existing parking lot at the Dunes kiosk for overflow parking.

(I-17) Sonoma Coast State Park – Bodega Dunes Campground

(2001 County LCP reference: #58, page 85)

Direct access to the beach is available from several areas of the Bodega Dunes Campground.

Owner/Manager: California State Parks
Status: Existing
Acquisition Priority: None
Development Priority: None
Existing Improvements: 98 campsites, restrooms, showers, RV dump station

Proposed Improvements and Programs:

1. Acquire the five parcels near the Roppolo Well to protect the dunes from development.
2. Consider providing a hostel or other alternative overnight facilities to serve the South Coast.
3. Evaluate trail connections to Chanslor Ranch and implement if feasible.

(I-18) Bodega Coastal Prairie Trail Property

(2001 County LCP reference: None)

This 34-acre property hosts the multi-purpose community center building, the Nicholas Green Bell Tower, and trails. Community groups lease the community center building for various activities, and the parking area is used for a farmer's market. The first of several phases of the Community Center has been developed.

Owner/Manager: County
Status: Existing
Acquisition Priority: None
Development Priority: II
Existing Improvements: Community center, memorial sculpture, 0.5-mile trail, day use parking

Proposed Improvements and Programs:

1. Extend the Coastal Prairie Trail, a segment of the Bodega Bay Pedestrian & Bike Trail and the California Coastal Trail, to Bay Flat Road.
2. Study the feasibility of using the area with the building and access road for expanded recreational and/or educational purposes.
3. Consider additional trail connections across the property and interpretive features.

(I-19) Bodega Marine Reserve and Laboratory

(2001 County LCP reference: #59, page 85)

The 362-acre Bodega Marine Reserve and Laboratory are owned by the University of California Davis and has limited public access. The Overlook Trail is a public pedestrian trail that traverses the Reserve and provides views of Horseshoe Cove. The trail connects with the Osprey Trail in the southern portion of the South Salmon Creek Beach and Bodega Dunes area. Although the remainder of the Reserve is closed to the public due to ongoing research, the University provides facility tours on a weekly basis and for special events.

Owner/Manager: University of California at Davis
Status: Existing
Acquisition Priority: None
Development Priority: None
Existing Improvements: 0.8-mile trail
Proposed Improvements and Programs: None

(I-20) Sonoma Coast State Park – Bodega Head

(2001 County LCP reference: #60, page 86)

Bodega Head is a heavily used area for hiking, sunset viewing, photography, fishing, and other ocean-based activities. The Overlook Trail extends from this site across the dunes to the Bodega Dunes Campground.

Owner/Manager: California State Parks
Status: Existing
Acquisition Priority: None
Development Priority: III
Existing Improvements: 2.1 miles of trail, restrooms, day use parking areas
Proposed Improvements and Programs:

1. Limit recreational development to passive day use activities to minimize conflicts with the Bodega Marine Reserve. Limit development to improving existing parking areas, restrooms, trails, and picnic facilities.
2. Develop an off-road trail from the existing Overlook Trail to Campbell Cove to provide a safe connection for the California Coastal Trail.

(I-21) Sonoma Coast State Park – Campbell Cove

(2001 County LCP reference: None)

Campbell Cove is on the north side of Bodega Head at the entrance to Bodega Harbor and is popular with fishermen, sightseers, bird watchers, and other visitors. Campbell Cove was the site of “The Hole in the Head” where Pacific Gas and Electric Company started to excavate for a nuclear power plant in the 1950s.

Owner/Manager:	California State Parks
Status:	Existing
Acquisition Priority:	None
Development Priority:	III
Existing Improvements:	Interpretive signage, trail/boardwalk, picnic tables, day use parking

Proposed Improvements and Programs:

1. Connect Campbell Cove and Bodega Head by an off-road trail.
2. Enhance the site’s accessibility, visitor amenities, interpretative signage, and resource protection.

(I-22) Westside Regional Park

(2001 County LCP reference: #61, page 86)

Located on the west side of Bodega Harbor, Westside Regional Park provides camping and harbor access. In 2006 Regional Parks completed the connection of the restrooms to public sewer. In 2016 Regional Parks completed the renovation and expansion of the boat launching facilities, including 3 lane launch, docks, ADA kayak launch, fish cleaning station, and accessibility upgrades.

Owner/Manager:	Sonoma County Regional Parks
Status:	Existing
Acquisition Priority:	None
Development Priority:	II
Existing Improvements:	47 campsites, day use picnic area, fish cleaning station, boat rinsing station, RV dump station, 76 boat trailer spaces, and 31 day use parking spaces

Proposed Improvements and Programs:

1. Renovate the campground to improved experience, functionality, sustainability, and aesthetics.
2. Connect the park’s boat washing facility and fish cleaning station to either a holding tank or public sewer.
3. Construct a trail separated from the road from Westside Regional Park south to West Side Trail at Sonoma Coast State Park to connect the campground to the greater trail system.
4. Evaluate potential impacts of sea level rise and plan and mitigate accordingly.

(I-23) Spud Point Marina

(2001 County LCP reference: pages 117-123 and #5 & #7, page 123)

Spud Point Marina was developed by the County in 1986 to accommodate commercial and recreational fishermen. A pier allows public access to view the bay as well as access to the harbor. Slips can accommodate boats up to 148 feet in length. The decline of the fishing industry and other factors has impacted the financial stability of the facility.

Owner/Manager:	Sonoma County Regional Parks
Status:	Existing
Acquisition Priority:	None
Development Priority:	I
Existing Improvements:	Marina, 244 slips with electrical service, fuel dock, laundry facilities, waste pump-out station, restrooms, showers, fishing pier, parking area

Proposed Improvements and Programs:

1. Complete disabled access improvements to the berths and gangways.
2. Develop a master plan for the Marina and immediate environment to maximize public use for commercial and recreational fishing, boating, and coastal access related activities and provides for stable finances.

(I-24) Mason’s Marina

(2001 County LCP reference: None)

Mason’s Marina is owned by the County and was leased to a private marina operator since the 1960s. The lease expired in 2012, and the County resumed management. The marina needs extensive repairs to the docks, buildings, restrooms, wharfs/ piers and other facilities. Recently completed reports inventory the necessary repairs and the shift

from a commercial focus to a mixed use focus of commercial, recreational, and educational uses.

Owner/Manager: Sonoma Public Infrastructure / Sonoma County Regional Parks

Status: Existing

Acquisition Priority: None

Development Priority: I

Existing Improvements: Marina, 120 slips, electrical service, fuel dock, restrooms, showers, dry storage, parking area

Proposed Improvements and Programs:

1. Complete disabled access improvements to the berths and gangways.
2. Complete a feasibility study for the Marina and immediate environment to study the potential to support appropriate commercial, educational, and recreational fishing and boating related activities. If feasible, obtain funding and implement the plan.

(I-25) Bodega Bay Sport Fishing Center

(2001 County LCP reference: none)

The County enters into a license agreement with sport fishing boat operators to allow them use the Bodega Bay Sport Fishing Center for party boats for fishing, whale watching, pelagic bird watching, and sightseeing.

Owner/Manager: Sonoma Public Infrastructure / Sonoma County Regional Parks

Status: Existing

Acquisition Priority: None

Development Priority: I

Existing Improvements: Dock, berths, parking area

Proposed Improvements and Programs:

1. Complete disabled access renovations of the Parking, gangway consistent with the County wide ADA Transition plan.
2. Maintain the breakwater, pontoons, and gangways.
3. Consider paving parking lot to delineate spaces for safety and to accommodate use levels.
4. Consider moving the Sport Fishing Center activities to Mason's Marina to improve the amenities, accessibility, and consolidate the management of the County's

marinas. Evaluate coastal dependent reuse options for the tidelands lease area now occupied by the Sport Fishing Center.

(I-26) Taylor Tract Trail

(2010 Bikeways Plan & Bodega Bay Pedestrian & Bicycle Trail: south portion of Trail 3A & 3B-1)

This Class I Bikeway follows the one-way portion of Bay Flat Road and provides an important connection between the businesses on State Highway 1 with the residences, businesses, Porto Bodega Sport Fishing Center, and the California Coastal Trail. This route begins at the intersection of Bay Flat Road and Eastshore Road and continues to Taylor Street. This is the southern half of segment 3A and all of 3B-1 in the Bodega Bay Pedestrian & Bicycle Trail Plan or Projects 197E in the Bikeways Plan.

In 1984 a landslide removed Bay Flat Road's western travel lane and the remaining lane was designated as a one-way road. This proposed Class I Bikeway is contingent upon repairing and stabilizing the slope and may require retaining walls and other measures.

Owner/Manager: Public
Status: Proposed
Acquisition Priority: I
Development Priority: I
Existing Improvements: None

Proposed Improvements and Programs:

1. Acquire easements if needed.
2. Construct Class I trail including retaining walls, safety barriers, switchbacks, and other measures necessary to provide safe access.

(I-27) Central Bodega Bay Commercial Access

(2001 County LCP reference: #62, page 86)

Existing commercial uses such as The Tides, Lucas Wharf, and Diekmann's Store provide physical and visual access to the harbor. The Coastal Conservancy purchased other parcels in the town to prohibit development, and these parcels also provide visual access. The proposed Bodega Bay Pedestrian & Bicycle Trail alignment is proposed through along the Central Bodega Bay Commercial area. Additional access opportunities may be possible.

Owner/Manager: Public / Private

Status: Existing
Acquisition Priority: None
Development Priority: III
Existing Improvements: Boardwalks, parking areas

Proposed Improvements and Programs:

1. Require that permits for expansion of existing uses, changing existing uses, establishment of new uses, and renewal of tideland leases with the County include a condition of approval for providing public access to Bodega Harbor, including the Proposed Improvements and Programs of the Bodega Bay Pedestrian & Bicycle Trails Plan.

(I-28) Bodega Harbor Yacht Club

(2001 County LCP reference: #63, page 86 and #9, page 123)

The Bodega Harbour Homeowners' Association did not renew its lease for the Yacht Club property from the County. The Yacht Club is considered one of the best wind-sailing launch sites for Bodega Harbour, however deferred maintenance, closed gates, and private signage prevented public access to Bodega Harbor until recently.

Owner/Manager: Public
Status: Existing
Acquisition Priority: None
Development Priority: I
Existing Improvements: Boat launch, day use parking area

Proposed Improvements and Programs:

1. Address deferred maintenance and upgrade the accessibility to the parking area and pier to support public access. Install signage notifying the public of access to Bodega Harbor.
2. Evaluate building reuse options.

(I-29) Birdwalk Coastal Access Trail

(2001 County LCP reference: #64, page 86)

The property previously known as the Old Airport Site has been used as a disposal site for dredge spoils. The Birdwalk Coastal Access Trail was constructed on the reclaimed perimeter berm of the disposal site, on the eastern side of Bodega Harbor. The site is still available for dredge spoil disposal and a 2003 Army Corps of Engineer Study identified the capacity of approximately 100,000 cubic yards. However, species and other environmental issues reduce the feasibility of the site for dredge disposal.

In 2008 Regional Parks constructed a section of the California Coastal Trail from Birdwalk Coastal Access to Doran Regional Park over Cheney Gulch. The Bodega Bay Bicycle & Pedestrian Plan identified continuing the Coastal Trail from the levee to Smith Brothers Road and beyond (Project #197c, 6B).

Owner/Manager: Sonoma County Regional Parks
Status: Existing
Acquisition Priority: None
Development Priority: I
Existing Improvements: 1.2-mile trail, picnic tables, restroom, 10 day use parking spaces

Proposed Improvements and Programs:

1. Reclaim and revegetate the site when the disposal of dredge spoils is complete.
2. Construct a Class I Bikeway from the north property boundary of the Birdwalk Coastal Access property to the existing levee trail on the levee, approximately 0.3 miles.

(I-30) Doran Beach Regional Park

(2001 County LCP reference: #66, page 69; #65, page 86; page 93; page 100; page 103; #54-55, page 107)

Doran County Park provides public access to Doran Beach, Doran Pond, Bodega Harbor, and Bodega Bay. Boat launching, clamming, crabbing, fishing, diving, picnicking, nature observation, bird watching, and surfing are all popular activities at this heavily used park. The Bodega Bay Bicycle & Pedestrian Plan identified a Class I Bikeway along the length of the park (Project #197a, Sections I, J).

Owner/Manager: Sonoma County Regional Parks
Status: Existing
Acquisition Priority: None
Development Priority: II
Existing Improvements: 323 day use parking spaces, 138 camp sites, 1 group camp sites, 3 restrooms with showers, 4 restrooms without showers, boat launch with dock, fish cleaning station, RV dump station, boardwalk, monuments, other amenities.

Proposed Improvements and Programs:

1. Develop a restroom by the Gull and Shell Camp areas.
2. Develop an accessible ramp to the beach at the Jetty Day Use Area.
3. Study replacing pit toilets with new restrooms to improve water quality and accessibility.
4. Expand boardwalk, interpretive displays, and native dune grass restoration.
5. Study expanded day use parking.
6. Construct a Class I Bikeway along the length of the park.
7. Complete accessibility upgrades consistent with the County Transition Plan.
8. Evaluate ecological and infrastructure resiliency strategies for adapting to sea level rise and increased king tides and groundwater. Implement mitigations and transition plans. Consider importance of Doran Beach in protecting Bodega Harbor from climate changes.

(I-31) Links at Bodega Harbour Golf Course

(2001 County LCP reference: page 108)

Designed by Robert Trent Jones Jr., the Links at Bodega Harbour Golf Course is an 18-hole golf course with clubhouse and other facilities available to owners of property in the Bodega Harbour Subdivision. The back nine greens were opened in 1978, and the front nine greens were added in 1987. Renovations to the golf course were completed in 2008, in which over 96 bunkers were re-constructed and bentgrass was installed on all 18 greens. In 2012 the pro shop was moved outside the clubhouse to the opposite end of the parking lot.

Owner/Manager:	Private
Status:	Existing
Acquisition Priority:	None
Development Priority:	III
Existing Improvements:	18-hole golf course, clubhouse, pro shop, golf warm-up facility, swimming pool, tennis courts, 89 parking spaces

Proposed Improvements and Programs:

1. Expand and upgrade the clubhouse and parking.
2. Construct a building for parking golf carts.

(I-32) California Coastal Trail: Bodega Harbor Subdivision to Marin County

(2001 County LCP reference: page 100 and #56-58, page 107; 2020 County General Plan; SB 908; AB 1396)

The California Coastal Trail is a braided trail through this area and consists of two primary routes. The coastal and inland routes of the California Coastal Trail from Bodega Harbor to Marin County are intertwined with both the Bodega Bay and Valley Ford SubAreas.

The coastal route follows the shoreline of the Bodega Harbour subdivision from Doran Regional Park to the Marin County line at the Estero Americano. This pedestrian only route is limited to use during low tides, although portions can be accessed anytime from Doran Beach, Pinnacle Gulch Trail, and Short Tail Gulch Trail.

The inland route generally follows Highway 1 and Valley Ford Estero Road from the entrance of the Bodega Harbour subdivision to the Marin County line. Highway 1 is very steep through this area.

Owner/Manager:	Public/Private
Status:	Proposed
Acquisition Priority:	I
Development Priority:	I
Existing Improvements:	See individual access points

Proposed Improvements and Programs:

1. Study the long-term inland route alignment to provide a multi-use trail connecting Bodega Harbor with Marin County.
2. Designate the Highway 1 right-of-way as an alternative trail route until a continuous alignment consistent with Coastal Commission siting goals can be identified. Work with Caltrans to improve pedestrian and bicycle access.
3. Work with Marin County and other partners to connect the coastal route in Marin County.
4. Provide improved signage to existing Pinnacle Gulch and Short Trail Gulch Trails.

(I-33) Pinnacle Gulch Trail

(2001 County LCP reference: #66, page 86)

Dedicating and developing a coastal access trail along Pinnacle Gulch was required as a condition of approval of the Bodega Harbour Subdivision. The narrow access easement has experienced numerous landslides.

Owner/Manager: Sonoma County Regional Parks
Status: Existing
Acquisition Priority: None
Development Priority: None
Existing Improvements: 0.5-mile trail, restrooms, 18 day use parking spaces

Proposed Improvements and Programs:

1. Maintain the trail and improve eroded sections.
2. If erosion persists, study options of relocating easements to more stable land.

(I-34) Short-Tail Gulch Trail

(2001 County LCP reference: #67, page 87)

An Offer of Dedication of a coastal access trail at the southern end of Bodega Harbor along Short-Tail Gulch was required as a condition of approval for the Bodega Harbour Subdivision. The trail was developed from Osprey Drive to the beach, which is less than a mile north of the mouth of the Estero Americano. Parking is available approximately ½ mile away at Pinnacle Gulch as well as on the public streets near the Short-Tail Gulch trailhead located approximately 150 feet north of the intersection of Osprey Drive and Owl Court. It is possible to walk along the beach from the Estero Americano to Doran Beach at low tide.

Owner/Manager: Sonoma County Regional Parks
Status: Existing
Acquisition Priority: None
Development Priority: I
Existing Improvements: 0.5-mile trail

Proposed Improvements and Programs:

1. Provide improved directional signage indicating public access trail and public parking locations from Highway 1 to Short Tail Gulch trailhead.

(I-35) Estero Ranch Preserve

(2001 County LCP reference: none)

In 2015 The Wildlands Conservancy acquired a 547-acre preserve at the mouth of the Estero Americano and ocean. The acquisition secured a conservation easement that included public funding and the requirement for public access. Road access is limited by easement restrictions that prohibit public use of Estero Lane. Trail access is either via the California Coastal Trail segment between Bodega Harbour and the mouth of the Estero Americano running along the Pacific Ocean. Future trail access may connect Short-Tail Gulch Trail to Estero Ranch Preserve. A management plan under development will balance appropriate public access to the bluff, estuary, and coast with ecological protection.

Owner/Manager: Private

Status: Existing

Acquisition Priority: None

Development Priority: I

Proposed Improvements and Programs:

1. Plan and develop appropriate public access, education, and research compatible with the site's fragile ecosystem.
2. Maintain agriculture and related infrastructure on the preserve to support grassland health.

VALLEY FORD SUBAREA 10 (FIGURE C-PA-1J)

(J-1) California Coastal Trail: Bodega Harbor Subdivision to Marin County

(2001 County LCP reference: page 100 & #56-58, page 107; 2020 County General Plan; SB 908; AB 1396

The California Coastal Trail is a braided trail through this area and consists of two primary routes. The coastal and inland routes of the California Coastal Trail from Bodega Harbor to Marin County are intertwined with both the Bodega Bay and Valley Ford SubAreas.

The coastal route follows the shoreline of the Bodega Harbour subdivision from Doran Regional Park to the Marin County line at the Estero Americano. This pedestrian only route is limited to use during low tides, although portions can be accessed anytime from Doran Beach, Pinnacle Gulch Trail, and Short Tail Gulch Trail. The 2016 acquisition of the Estero Ranch by The Wildlands Conservancy may support additional Coastal Trail routes. The inland route generally follows Highway 1 and Valley Ford Estero Road from the entrance of the Bodega Harbour subdivision to the Marin County line. Highway 1 is very steep through this area and bicyclists have trouble negotiating the severe grades.

Owner/Manager:	Public
Status:	Proposed
Acquisition Priority:	I
Development Priority:	I
Existing Improvements:	See individual access points

Proposed Improvements and Programs:

1. Study the long-term inland route alignment to provide a multi-use trail connecting Bodega Harbor with Marin County.
2. Designate the Highway 1 right-of-way as an alternative trail route until a continuous alignment consistent with Coastal Commission siting goals can be identified. Work with Caltrans to improve pedestrian and bicycle access.
3. Work with Marin County and other partners to connect the Coastal Trail in Marin County.
4. Provide improved signage to Pinnacle Gulch and Short Trail Gulch Trails.

(J-2) Estero Americano Preserve

(2001 County LCP reference: #68, page 88)

The Sonoma Land Trust owns a 127 acre preserve off Estero Lane that provides limited guided hikes and limited guided canoe/kayak access to the Estero Americano. Access is only through infrequent scheduled guided outings available to the public. Road access is limited by easement restrictions that prohibit public use of Estero Lane, which is the only road connecting Estero Americano Preserve to the public road network. The preserve hosts a variety of research projects on water, wildlife, and coastal grassland management. School groups occasionally visit the Preserve to learn about the unique and fragile ecosystem of the Estero Americano.

The Sonoma Land Trust identified additional property in the lower half of the Estero as a "Secondary Conservation Target" for protecting the watershed, biotic resources, and visual access to the ocean in its November 1999 *Sonoma County Coastal Parcel Study*.

Owner/Manager:	Private
Status:	Proposed
Acquisition Priority:	III
Development Priority:	III
Existing Improvements:	20 informal parking spaces

Proposed Improvements and Programs:

1. Encourage additional low-impact support facilities to enhance nature education and interpretation.
2. Work with adjacent landowners to allow public to access the Estero American Preserve using Estero Lane.
3. Pursue acquisition of additional conservation and/or access easements to the Estero Americano from willing sellers.
4. Maintain agriculture and related infrastructure on the preserve to maximize grassland health and address fuel load management.

(J-3) Estero Americano Water Trail

(2001 County LCP reference: page 119)

The Estero Americano is a navigable waterway for at least six miles and as such, the areas below mean high tide are legally available to the public. From Valley Ford Estero Road to the Pacific Ocean, the Estero Americano is part of the Greater Farallones National Marine Sanctuary. The waterway has become popular with paddlers, including

bird watchers and hunters because of the exceptional scenic and wildlife attributes. There is no developed access facility, and currently there is no identified agency that manages public access at the Estero Americano. As recreational use levels have risen, conflicts between adjacent property owners and people paddling on the Estero Americano have increased, demonstrating a need for public agency management of access and use of the Estero Americano. Public access is currently restricted to the mouth of the Estero via public trust lands at the Pacific Ocean outfall.

Owner/Manager: Public / Private

Status: Existing

Acquisition Priority: Existing

Development Priority: III

Existing Improvements: None

Proposed Improvements and Programs:

1. Create a maximum public access plan that manages the existing right to access the navigable waterway and protects the Estero and private property. The plan should protect the sensitive natural resources from overuse and prevent visitor impacts to private property and agricultural operations.

(J-4) Estero Trail

(2001 County LCP reference: none)

The Sonoma County Agricultural Preservation & Open Space District acquired a conservation easement and trail easement over the Bordessa Ranch, which remains in private ownership. The State Coastal Conservancy required a trail access plan be developed as part of the easement acquisition.

Owner/Manager: Public / Private

Status: Proposed

Acquisition Priority: Easement Acquired

Development Priority: II

Proposed Improvements and Programs:

1. Complete the trail plan, including locating trails and parking areas consistent with the recorded easements.
2. Implement the plan in phases to allow adaptive management techniques to be fine-tuned to prevent impacts to grazing and natural resources.

**Sonoma County
Local Coastal Plan**

APPENDIX C: RIGHT TO FARM ORDINANCE



**Local Coastal Program
Permit Sonoma**

2550 Ventura Avenue
Santa Rosa, CA 95403

Adopted by Resolution No. 23-0356
of the Sonoma County Board of Supervisors
July 17, 2023

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APPENDIX C: RIGHT TO FARM ORDINANCE

(ORDINANCE NO. 5203)

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SONOMA, STATE OF CALIFORNIA, ADDING SECTIONS 7-11.75, 25-12.75, 26-88-170, AND 26C-451.5 TO THE SONOMA COUNTY CODE, AND REPEALING AND RE-ENACTING ARTICLE II OF CHAPTER 30 OF THE SONOMA COUNTY CODE, THE SONOMA COUNTY RIGHT TO FARM ORDINANCE

The Board of Supervisors of the County of Sonoma, State of California, ordains as follows:

SECTION I. Section 7-11.75 of the Sonoma County Code is added to read:

Sec. 7-11.75. Compliance with right to farm ordinance.

Any building or structure subject to the provisions of this chapter shall comply with the right to farm ordinance set forth in Chapter 30 of this code.

SECTION II. Section 25-12.75 is added to the Sonoma County Code to read:

Sec. 25-12.75. Compliance with right to farm ordinance.

Any subdivision subject to the provisions of this chapter shall comply with the right to farm ordinance set forth in Chapter 30 of this code.

SECTION III. Section 26-88-170 is added to the Sonoma County Code to read:

Sec. 26-88-170. Compliance with right to farm ordinance.

Any use subject to the provisions of this chapter shall comply with the right to farm ordinance set forth in Chapter 30 of this code.

SECTION IV. Section 26C-451.5 is added to the Sonoma County Code to read:

Sec. 26C-451.5. Compliance with right to farm ordinance.

Any use subject to the provisions of this chapter shall comply with the right to farm ordinance set forth in Chapter 30 of this code.

SECTION V. Article II of Chapter 30 of the Sonoma County Code is repealed and re-enacted to read:

Article II. Right to Farm.

Sec. 30-20. Short Title.

This article shall be known and may be cited as the Sonoma County Right to Farm Ordinance or the Right to Farm Ordinance.

Sec. 30-21. Findings.

(a) It is the declared policy of this county to conserve, protect, enhance, and encourage agricultural operations on agricultural land within the unincorporated area of the county. Further, it is the intent of this county to provide its residents proper notification of the county's recognition and support, through this article, of the right to farm.

(b) Where non-agricultural land uses, particularly residential and commercial development, extend onto agricultural land or exist side by side, agricultural operations are frequently the subject of nuisance complaints. As a result, some agricultural operations are forced to cease or curtail their operations and many others are discouraged from making investments in improvements to their operations, all to the detriment of adjacent agricultural uses and the economic viability of the county's agricultural industry as a whole. It is the purpose and intent of this article to reduce the loss to the county of its agricultural resources by limiting the circumstances under which properly conducted agricultural operations on agricultural land may be considered a nuisance.

(c) It is the further purpose and intent of this article to promote a good-neighbor policy by requiring notification of owners, purchasers, residents, and users of property adjacent to or near agricultural operations on agricultural land of the inherent potential problems associated with being located near such operations, including, without limitation, noise, odors, fumes, dust, smoke, insects, operation of machinery during any time of day or night, storage and disposal of manure, and ground or aerial application of fertilizers, soil amendments, seeds, and pesticides. It is intended that, through mandatory disclosures, owners, purchasers, residents, and users will better understand the impact of living or working near agricultural operations and be prepared to accept attendant conditions from properly conducted agricultural operations as a normal and necessary aspect of living in a county with a strong rural character and an active agricultural sector.

(d) It is the further purpose and intent of this article to carry out and advance the goals, objectives, policies, and implementation programs of the agricultural resources element of the general plan.

Sec. 30-22. Relationship to other laws.

This article is not intended to, and shall not be construed or given effect in a manner that modifies or abridges federal law or regulation, or state law as set out in the Civil Code, Health and Safety Code, Fish and Game Code, Food and Agricultural Code, Division 7 of the Water Code, or any other applicable provision of state law relative to nuisances; instead, this article is only to be utilized in the interpretation and enforcement of provisions of this code and county regulations. Further, this article is not intended to, and shall not be construed or given effect in a manner that limits or restricts the county's authority to review and approve or disapprove proposals for agricultural operations on agricultural land in accordance with other provisions of this code or other laws.

Sec. 30-23. Schedule of fees and charges.

The board of supervisors may from time to time establish a schedule of fees and charges following the procedures required by law to recover the reasonable cost of providing services, issuing permits, recording documents, and enforcing regulations pursuant to this article.

Sec. 30-24. Definitions.

Unless the provision or context otherwise requires, the definitions contained in this section shall govern the construction of this article. The definition of a word or phrase applies to any of that word's or phrase's variants.

"Adjacent to agricultural land" means within 300 feet of agricultural land.

"Agricultural land" means all that real property within the unincorporated area of the county designated as land intensive agriculture, land extensive agriculture, or diverse agriculture by the general plan and zoning ordinance.

"Agricultural operation" means and includes, but shall not be limited to, the cultivation and tillage of the soil, dairying, the production, irrigation, frost protection, cultivation, growing, harvesting, processing, and storing of any agricultural commodity, including viticulture, horticulture, timber, or apiculture, the raising of livestock, fur bearing animals, fish, or poultry, and any commercial agricultural practices performed incident to or in conjunction with such operations, including preparation for market, delivery to storage or to market, or delivery to carriers for transportation to market.

"Development approval" means all of the following:

(a) Any discretionary approval granted pursuant to Chapter 25, 26, or 26C of this code to allow residential or commercial development of land, including, without limitation, any approval of a zone change, tentative map, lot line adjustment, use permit, or design review.

(b) Any building permit issued pursuant to Chapter 7 of this code to allow construction of a new single-family dwelling, enlargement of an existing single-family dwelling by six hundred forty (640) square feet or more of floor area, or installation of a manufactured home.

"Director of permit and resource management" means the director of permit and resource management of the county or his or her authorized representative.

"General plan" means the Sonoma County General Plan.

"Properly conducted agricultural operation" means an agricultural operation that is in conformance with existing laws and regulations and proper and accepted customs and standards.

"Treasurer/tax collector" means the treasurer/tax collector of the county or his or her authorized representative.

"Zoning ordinance" means the Sonoma County Zoning Ordinance set forth in Chapter 26 of this code or the Sonoma County Coastal Zoning Ordinance set forth in Chapter 26C of this code, as appropriate.

Sec. 30-25. Nuisance - agricultural operation.

No agricultural operation conducted or maintained on agricultural land in a manner consistent with proper and accepted customs and standards, as established and followed by similar agricultural operations in the county, shall be or become a nuisance for purposes of this code or county regulations if it was not a nuisance when it began, provided that such operation complies with the requirements of all applicable federal, state, and county statutes, ordinances, rules, regulations, approvals, and permits. The provisions of this section shall not apply where a nuisance results from the negligent or improper management or operation of an agricultural operation.

Sec. 30-26. Disclosure of article to current owners.

The treasurer/tax collector shall cause the following notice to be mailed to all owners of real property within the county with the annual tax bill:

The County of Sonoma permits the operation of properly conducted agricultural operations on agricultural land within the unincorporated area of Sonoma County, and has declared it County policy in the Sonoma County Right to Farm Ordinance (Sonoma County Code, Chapter 30, Article II) to conserve, protect, enhance, and encourage such operations. Residents or users of property located near an agricultural operation on agricultural land may at times be subject to inconvenience or discomfort arising from that operation, including, without limitation, noise, odors, fumes, dust, smoke, insects, operation of machinery during any time of day or night, storage and disposal of manure, and ground or aerial application of fertilizers, soil amendments, seeds, and

pesticides. One or more of these inconveniences or discomforts may occur as result of any properly conducted agricultural operation on agricultural land. The County of Sonoma has determined in the Sonoma County Right to Farm Ordinance that inconvenience or discomfort arising from a properly conducted agricultural operation on agricultural land will not be considered a nuisance for purposes of the Sonoma County Code or County regulations, and that residents or users of nearby property should be prepared to accept such inconvenience or discomfort as a normal and necessary aspect of living in a county with a strong rural character and an active agricultural sector. For more information about the Sonoma County Right to Farm Ordinance, please contact the Sonoma County Agricultural Commissioner's office at 2604 Ventura Avenue, Santa Rosa, CA 95403.

Sec. 30-27. Disclosure of article in development approvals.

Where a development approval is sought on or adjacent to agricultural land, the property owner, as part of the application for the development approval, shall execute a declaration acknowledging the right to farm. The director of permit and resource management shall cause the declaration to be recorded in the office of the county recorder upon granting of the development approval, unless a declaration acknowledging the right to farm has already been recorded for the property pursuant to this section, in which case the declaration need not be recorded. The declaration shall be in substantially the following form:

DECLARATION ACKNOWLEDGING RIGHT TO FARM

The undersigned do hereby certify to be the owner(s) of certain real property located in Sonoma County, California, and more particularly described in Exhibit "A," attached hereto and incorporated herein by this reference ("the subject property").

The undersigned do hereby acknowledge that the subject property is located on or adjacent to agricultural land, as defined in the Sonoma County Right to Farm Ordinance (Sonoma County Code, Chapter 30, Article II). The undersigned do hereby further acknowledge that the County of Sonoma permits the operation of properly conducted agricultural operations on agricultural land within the unincorporated area of Sonoma County, and has declared it County policy in the Sonoma County Right to Farm Ordinance to conserve, protect, enhance, and encourage such operations. The undersigned do hereby further acknowledge that if the subject property is located near an agricultural operation on agricultural land, residents or users of the subject property may at times be subject to inconvenience or discomfort arising from that operation, including, without limitation, noise, odors, fumes, dust, smoke, insects, operation of machinery during any time of day or night, storage and disposal of manure, and ground or aerial application of fertilizers, soil

amendments, seeds, and pesticides. The undersigned do hereby further acknowledge that one or more of these inconveniences or discomforts may occur as a result of any properly conducted agricultural operation on agricultural land. The undersigned do hereby further acknowledge that the County of Sonoma has determined in the Sonoma County Right to Farm Ordinance that inconvenience or discomfort arising from a properly conducted agricultural operation on agricultural land will not be considered a nuisance for purposes of the Sonoma County Code or County regulations, and that residents or users of nearby property should be prepared to accept such inconvenience or discomfort as a normal and necessary aspect of living in a county with a strong rural character and an active agricultural sector.

This Declaration shall run with the subject property in perpetuity and shall be binding upon the undersigned and the undersigned's heirs, personal representatives, lessees, executors, successors, and assigns. This Declaration and the acknowledgments contained herein shall be disclosed to prospective transferees of any interest in the subject property, including, without limitation, a leasehold interest, prior to any such transfer.

IN WITNESS WHEREOF, the undersigned has/have executed this Declaration this _____ day of _____, 19__.

DECLARANT(S)

Dated: _____

Dated: _____

NOTE: ACKNOWLEDGMENTS MUST BE ATTACHED FOR ALL SIGNATORIES.

Sec. 30-28. Disclosure of article to buyers of real property.

(a) Where a transfer of real property by sale, exchange, installment land sale contract, lease with an option to purchase, any other option to purchase, ground lease coupled with improvements, or residential stock cooperative improved with one to four dwelling units is proposed for any real property within the unincorporated area of the county, the transferor shall disclose this article and the nature of its provisions to the prospective transferee in one of the following ways:

(1) Deliver a general disclosures and disclaimers advisory to the prospective transferee pursuant to local real estate practice that includes a statement disclosing this article and the nature of its provisions. The statement shall be in substantially the following form:

The County of Sonoma permits the operation of properly conducted agricultural operations on agricultural land within the unincorporated area of Sonoma County, and has declared it County policy in the Sonoma County Right to Farm Ordinance (Sonoma County Code, Chapter 30, Article II) to conserve, protect, enhance, and encourage such operations. If the property you are purchasing is located near an agricultural operation on agricultural land, residents or users of the property may at times be subject to inconvenience or discomfort arising from that operation, including, without limitation, noise, odors, fumes, dust, smoke, insects, operation of machinery during any time of day or night, storage and disposal of manure, and ground or aerial application of fertilizers, soil amendments, seeds, and pesticides. One or more of these inconveniences or discomforts may occur as a result of any properly conducted agricultural operation on agricultural land. The County of Sonoma has determined in the Sonoma County Right to Farm Ordinance that inconvenience or discomfort arising from a properly conducted agricultural operation on agricultural land will not be considered a nuisance for purposes of the Sonoma County Code or County regulations, and that residents or users of nearby property should be prepared to accept such inconvenience or discomfort as a normal and necessary aspect of living in a county with a strong rural character and an active agricultural sector. For more information about the Sonoma County Right to Farm Ordinance, please contact the Sonoma County Agricultural Commissioner's office at 2604 Ventura Avenue, Santa Rosa, CA 95403.

(2) Deliver a disclosure statement to the prospective transferee pursuant to Article 1.5 (commencing with Section 1102) of Chapter 2 of Title 4 of Part 4 of Division 2 of the Civil Code disclosing this article and the nature of its provisions. The disclosure statement shall be in substantially the following form:

LOCAL OPTION

REAL ESTATE TRANSFER DISCLOSURE STATEMENT

THIS DISCLOSURE STATEMENT CONCERNS THE REAL PROPERTY SITUATED IN THE UNINCORPORATED AREA OF THE COUNTY OF SONOMA, STATE OF CALIFORNIA, DESCRIBED AS *(Address and Assessor's Parcel Number(s))*. THIS STATEMENT IS A DISCLOSURE OF THE CONDITION OF THE ABOVE DESCRIBED PROPERTY IN COMPLIANCE WITH SECTION 30-28 OF THE SONOMA COUNTY CODE AS OF *(date)*. IT IS NOT A WARRANTY OF ANY KIND BY THE SELLER(S) OR ANY AGENT(S) REPRESENTING ANY PRINCIPAL(S) IN THIS TRANSACTION, AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE PRINCIPAL(S) MAY WISH TO OBTAIN.

SELLERS INFORMATION

The Seller discloses the following information with the knowledge that even though this is not a warranty, prospective Buyers may rely on this information in deciding whether and on what terms to purchase the subject property. Seller hereby authorizes any agent(s) representing any principal(s) in this transaction to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of the property.

THE FOLLOWING ARE REPRESENTATIONS MADE BY THE SELLER(S) AS REQUIRED BY THE COUNTY OF SONOMA, AND ARE NOT THE REPRESENTATIONS OF THE AGENT(S), IF ANY. THIS INFORMATION IS A DISCLOSURE AND IS NOT INTENDED TO BE PART OF ANY CONTRACT BETWEEN THE BUYER AND SELLER.

The County of Sonoma permits the operation of properly conducted agricultural operations on agricultural land within the unincorporated area of Sonoma County, and has declared it County policy in the Sonoma County Right to Farm Ordinance (Sonoma County Code, Chapter 30, Article II) to conserve, protect, enhance, and encourage such operations. If the property you are purchasing is located near an agricultural operation on agricultural land, residents or users of the property may at times be subject to inconvenience or discomfort arising from that operation, including, without limitation, noise, odors, fumes, dust, smoke, insects, operation of machinery during any time of day or night, storage and disposal of manure, and ground or aerial application of fertilizers, soil amendments, seeds, and pesticides. One or more of these inconveniences or discomforts may occur as a result of any properly conducted agricultural operation on agricultural land. The County of Sonoma has determined in the Sonoma County Right to Farm Ordinance that inconvenience or discomfort arising from a properly conducted agricultural operation on agricultural land will not be considered a nuisance for purposes of the Sonoma County Code or County regulations, and that residents or users of nearby property should be prepared to accept such inconvenience or discomfort as a normal and necessary aspect of living in a county with a strong rural character and an active agricultural sector. For more information about the Sonoma County Right to Farm Ordinance, please contact the Sonoma County Agricultural Commissioner's office at 2604 Ventura Avenue, Santa Rosa, CA 95403.

Seller certifies that the information herein is true and correct to the best of the Seller's knowledge as of the date signed by the Seller.

Seller _____ Date _____

Seller _____ Date _____

BUYER(S) AND SELLER(S) MAY WISH TO OBTAIN PROFESSIONAL ADVICE AND/OR INSPECTIONS OF THE PROPERTY AND TO PROVIDE FOR APPROPRIATE PROVISIONS IN A CONTRACT BETWEEN BUYER(S) AND SELLER(S) WITH RESPECT TO ANY ADVICE/INSPECTIONS/DEFECTS.

I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS STATEMENT.

Seller _____ Date _____

Seller _____ Date _____

Buyer _____ Date _____

Buyer _____ Date _____

Agent (Broker Representing Seller) _____ By _____ Date _____
(Associate Licensee or Broker-Signature)

Agent (Broker Obtaining the Offer) _____ By _____ Date _____
(Associate Licensee or Broker-Signature)

A REAL ESTATE BROKER IS QUALIFIED TO ADVISE ON REAL ESTATE. IF YOU DESIRE LEGAL ADVICE, CONSULT YOUR ATTORNEY.

(b) If a prospective transferee refuses to sign the general disclosures and disclaimers advisory or disclosure statement required by subsection (a), the transferor may comply with the requirements of this section by delivering the advisory or statement to the prospective transferee as provided in subsection (a) and affixing and signing the following declaration to the advisory or statement:

"I, (name), have delivered a copy of the foregoing (general disclosures and disclaimers advisory/disclosure statement) as required by Section 30-28 of the Sonoma County Code to (transferee's name), who has refused to sign.

I declare the foregoing to be true.

Date: _____ Signature: _____ Print Name: _____

Sec. 30-29. Noncompliance with article.

Noncompliance with any provision of this article shall not affect title to real property, nor prevent the recording of any document.

SECTION VI. If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be unconstitutional and invalid, such decision shall not affect the validity of the remaining portion of this ordinance. The Board of Supervisors hereby declares that it would have passed this ordinance and every section, subsection, sentence, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared unconstitutional or invalid.

SECTION VII. This ordinance shall be and the same is hereby declared to be in full force and effect from and after thirty (30) days after the date of its passage and shall be published once before the expiration of fifteen (15) days after said passage, with the names of the Supervisors voting for or against the same, in *The Press Democrat*, a newspaper of general circulation published in the County of Sonoma, State of California.

In regular session of the Board of Supervisors of the County of Sonoma, passed and adopted this day of , 2012, on regular roll call of the members of said Board by the following vote:

SUPERVISORS:

Brown	Rabbitt	Carrillo	McGuire	Zane
AYES	NOES	ABSENT	ABSTAIN	

WHEREUPON, the Chair declared the above and foregoing ordinance duly adopted and

SO ORDERED.

Chair, Board of Supervisors
County of Sonoma

ATTEST:

Veronica A, Ferguson, Clerk of the Board of Supervisors

**Sonoma County
Local Coastal Plan**

APPENDIX D: SCENIC RESOURCES



**Local Coastal Program
Permit Sonoma**

2550 Ventura Avenue
Santa Rosa, CA 95403

Adopted by Resolution No. 23-0356
of the Sonoma County Board of Supervisors
July 17, 2023

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APPENDIX D: SCENIC RESOURCES

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APPENDIX D: SCENIC RESOURCES

1. SCENIC VIEW EASEMENTS

(Adopted by Board of Supervisors' Resolution #71611, April 20, 1982)

As a part of the legislative solution to the question of development of The Sea Ranch, the Coastal Act has been amended by the addition of Subsection 30610.6 (d) which instructs the executive director to "specifically identify the areas along State Highway One for which scenic view easements...will be required." Subsection 30610.6 (c) states that these easements are to be established for the purpose of allowing for the removal of trees in order to restore and preserve scenic views from the highway.

Using the Commission's current Overall Conditions and Findings for The Sea Ranch, plus the Sonoma County LCP, as starting points, the staff has identified those areas for which easements will be required. Below is a list of such areas as well as a recommendation for tree removal at each site. These recommendations are designed to be both an aid in directing the eventual removal of the trees as well as a means of ensuring that drainage areas within each easement will not be subject to increased erosion due to tree removal.

Easements and Tree Removal Guidelines

Unit 15

Easement – All the common area in this unit shall be subject to a scenic view easement.

Tree Removal Guideline – South of the Yardarm Drive entrance all trees within 50 feet of the entrance shall be removed, as shall all trees along the southernmost 200 feet of Yardarm Drive. Trees should be removed to open coastal views throughout the easement north of the entrance. (See Map A)

Unit 11

Easement – The easement shall be a 20-foot wide strip running the length of the area tentatively identified as Unit 11, adjacent to Highway One frontage. (See Map B)

Tree Removal Guideline – Trees should be thinned and removed where necessary to open coastal view.

Unit 1

Easement – The easement shall encompass all of the common area behind the Moonraker Recreation Area and Block 5. (See Map C)

Tree Removal Guideline – To open a downcoast view to Black Point trees behind the Moonraker Recreation Center shall be trimmed and thinned, gradually giving way to the creation of a clearing behind Captain's Close.

Moonraker Road

Easement – An easement shall extend 200' seaward along the first 400' of Highway One frontage, south of Moonraker Road. (See Map C)

Tree Removal Guideline – Trees in this area shall be removed.

Unit 7

Easement – Starting at the northern hedgerow, the easement extends across the common area between Highway One and the rear of Block 2 and the lot reserved for a recreation area. (See Map D)

Tree Removal Guideline – Remove only those Bishop Pines in the area behind Lots 4-9. Leave all the trees in the vicinity of Annapolis Road.

Unit 18

Easement 1 – The easement begins at the southernmost hedgerow and proceeds southward across the common area between Highway One, Mariners Drive and Lot 102. It then continues along the highway frontage, maintaining the width established between the southeastern corner of Lot 102 and the highway until it terminates at the boundary of this unit and Unit 17. (See Map E)

Tree Removal Guideline – All the young Bishop Pines along the fence shall be removed.

Easement 2 – The easement includes all the common area south of Whitesurf Road, between Lots 38-42 and Highway One. (See Map E)

Tree Removal Guideline – Remove most of the trees in this area.

Sea Ranch Stables

Easement – In the portion of the stables area north of the hedgerow (above Unit 21, Lots 130-140), an easement shall extend southward 200' from the northeast leg of the boundary with Unit 21. In addition, a 20' wide easement, adjacent to Highway One frontage, shall extend south to the hedgerow. (See Map F)

Tree Removal Guideline – Trees along the boundary with Unit 21 shall be topped and trimmed to maintain the northern view across the unit. Trees in the strip along the highway shall be removed where necessary to restore lateral coastal views.

Unit 21

Easement 1 – Includes all common land south of the northern hedgerow to Breaker Reach, bordered by Hedgegate Road on the west. (See Map F)

Tree removal Guideline – Remove all the trees in this area to restore the best downcoast view in The Sea Ranch.

Easement 2 – The easement extends from the Breaker Reach entrance to the Vantage Road entrance. This easement is bordered on the west by Greenvale Close and the lots fronting on that street, down to Lot 8. The easement ends at a straight line between the northwest corner of Lot 8 and the southwest corner of Lot 31. (See Map F)

Tree Removal Guideline – Widen the view down Breaker Reach by cutting the Bishop Pines just south of the entrance. Top and thin trees between Lots 31-34 and 7-8 to maintain a clear downcoast view over this area. It is noted, however, that extensive cutting in this area is not recommended because of the drainage course at this site. Trees behind Lots 4-6 should be thinned. The trees from behind Lot 3 to the Vantage Road entrance should be removed.

Easement 3 – This easement starts at the Vantage Road entrance and extends southward, between Sentinel Close and Highway One, to the boundary between this unit and The Sea Ranch Stables. (See Map f)

Tree Removal Guideline – The young pines in this area should be removed, but the wind stunted redwoods and brush in the southern drainage area should remain to prevent increased erosion.

Easement 4 – The easement begins at the northern hedgerow and extends northward behind Lots 42, 43, and 44, and terminates at the end of this unit. (See Map G)

Tree Removal Guideline – Removal all the young pines along the fence.

Unit 24

Easement – To widen the view down Whalebone Road an easement shall be established to include all the common area south of Whalebone, between Highway One and the rear of Lots 158 and 159. (Note: Pursuant to Coastal Act Subsection 30610.6 (c)(2) this area is also the site of a six vehicle parking area. This scenic easement is intended to cover that portion of the designated area that is not used for parking.) (See Map G)

Tree Removal Guideline – Removal all the trees in this area.

Unit 28

Easement 1 – An easement shall be established to include all common area south of the northern hedgerow to Leeward Spur, between Highway One and Leeward Road. (See Map H)

Tree Removal Guideline – Thin and remove trees in the easement area to restore a view across the entire unit. No trees should be removed between Lots 6 and 7 to avoid exacerbating erosion in the small drainage area.

Easement 2 – This easement extends across all the common area bordered by Leeward Spur, Leeward Road and the southern hedgerow. (See Map H)

Tree Removal Guideline – Thin trees to restore view of the coast.

2. SCENIC VIEW GUIDELINES

Development

Screening with Topography and Vegetation. New structures shall be sited and designed to take maximum advantage of existing topography and vegetation in order to substantially screen them from view from public roads and use areas.

Ocean and Coastline View Preservation. New structures shall be sited and designed to preserve existing views of the ocean and coastline from public roads and use areas.

Open Areas on Ridgeline and Hilltops. Development of highly visible open areas on ridgelines and hilltops shall be avoided.

Silhouette Projections. New structures shall not be located on ridgelines or hilltops or so that they project above the silhouette of the ridgeline or hilltop against the sky as viewed from public roads and use areas.

Cuts and Fills. Visible cuts and fills on ridgelines and hilltops shall be minimized.

Structure Cluster. To the extent feasible, structures shall be clustered on each parcel within existing built areas and near existing natural features such as tree groupings.

Driveways and Access Roads. Driveways and access roads shall be substantially screened from views from public roads and use areas where practical.

Tree and Vegetation Removal. Removal of trees and other mature vegetation shall be minimized. Removal of specimen trees, tree groupings, and tree Windbreaks shall be avoided. Where removal of trees is a necessary result of a proposed project, the trees shall be replaced at a greater than 1:1 ratio at another location on the site or at an off-site location approved by Permit Sonoma.

Existing Vegetation and Topography. After new structures have been constructed, existing vegetation or topography shall not be altered or removed if it would expose the new structures to view from public roads and use areas.

Landscaping. Where existing topography and vegetation would not screen structures from view from public roads and use areas, landscaping consisting of native vegetation in natural groupings that fit with the character of the area shall be installed in order to substantially screen structures from view. Screening with native, fire-retardant plants may be required.

Building Material. Structures shall be designed to use building materials and color schemes that blend with the natural landscape and vegetation.

Satellite Dishes. Satellite dishes requiring a building permit shall be sited such that they are not visible in views from public roads and use areas.

Minimize Visual Impacts. If compliance with these standards would make a parcel unbuildable, structures shall be sited and designed so that minimum visual impacts would result.

3. VIEW PROTECTION GUIDELINES

View Protection

Development within Scenic Landscape Units, Major Views, and views from Vista Points shall be required to meet the following criteria in addition to all other applicable design guidelines in order to be consistent with **Policy C-OSRC-1f**. In the case of conflict, the most restrictive design standards shall apply:

Structure Site. New structures shall be sited and designed to take maximum advantage of existing topography and vegetation in order to substantially screen them from view from public roads and use areas.

Ocean and Coastline Views. New structures shall be sited and designed to preserve existing views of the ocean and coastline from public roads and use areas.

Development in High Visible Areas. Development of highly visible open areas on ridgelines and hilltops shall be avoided.

Ridgelines and Hilltops. New structures shall not be located on ridgelines or hilltops or so that they project above the silhouette of the ridgeline or hilltop against the sky as viewed from public roads and use areas.

Cuts and Fills. Visible cuts and fills on ridgelines and hilltops shall be minimized.

Cluster Structures. To the extent feasible, structures shall be clustered on each parcel within existing built areas and near existing natural features such as tree groupings.

Driveways and Access Roads. Driveways and access roads shall be substantially screened from views from public roads and use areas where practical.

Tree and Vegetation Removal. Removal of trees and other mature vegetation shall be minimized. Removal of specimen trees, tree groupings, and tree Windbreaks shall be avoided. Where removal of trees is a necessary result of a proposed project, the trees shall be replaced at a greater than 1:1 ratio at another location on the site or at an off-site location approved by Permit Sonoma.

Existing Vegetation and Topography. After new structures have been constructed, existing vegetation or topography shall not be altered or removed if it would expose the new structures to view from public roads and use areas.

Structure Screening. Where existing topography and vegetation would not screen structures from view from public roads and use areas, landscaping consisting of native vegetation in natural groupings that fit with the character of the area shall be installed in order to substantially screen structures from view. Screening with native, fire-retardant plants may be required.

Building Materials and Colors. Structures shall be designed to use building materials and color schemes that blend with the natural landscape and vegetation.

Satellite Dishes. Satellite dishes requiring a building permit shall be sited such that they are not visible in views from public roads and use areas.

Minimize Visual Impacts. If compliance with these standards would make a parcel unbuildable, structures shall be sited where minimum visual impacts would result.

**Sonoma County
Local Coastal Plan**

APPENDIX E: NATURAL RESOURCES



**Local Coastal Program
Permit Sonoma**

2550 Ventura Avenue
Santa Rosa, CA 95403

Adopted by Resolution No. 23-0356
of the Sonoma County Board of Supervisors
July 17, 2023

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APPENDIX E: NATURAL RESOURCES

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APPENDIX E: NATURAL RESOURCES

1. RESTORATION AND MONITORING REQUIREMENTS

Restoration and Monitoring

A Restoration and Monitoring Plan shall be required for any project involving habitat mitigation or restoration consistent with **Policy C-OSRC-7i**. The Restoration and Monitoring Plan shall consist of a stand-alone document that specifies performance standards, success criteria, adaptive management, and monitoring requirements as described below. Permit Sonoma County staff may request additional information to address site-specific conditions.

Restoration and Monitoring Plan. A Restoration and Monitoring Plan shall:

- (a) Be a stand-alone document that describes actual methods and practices to be employed, including performance/success criteria and adaptive management and monitoring requirements;
- (b) Provide complete information, avoiding generalizations and oversimplification of data and references;
- (c) Be able to be implemented by a technical specialist who has not been involved in the project;
- (d) Be written in such a way that an educated layman could understand and evaluate the plan;

Key Components. A Restoration and Monitoring Plan shall include, but not be limited to, the following key components:

- (a) A clear statement of the goals of the restoration for all habitat types;
- (b) Characterization of the desired habitat, including at least one actual sampled site, that can act as both a model (with clear rationale and criteria for comparison with the project site) for the restoration and as a reference site for developing success criteria;
- (c) Details about the sampling protocol used for the reference site and those methods that will be applied to the restoration site, along with a report and discussion of the data collected from the reference site;
- (d) A clear rationale for selecting the proposed restoration site, including specific characteristics that make it a strong candidate for a successful restoration project;
- (e) A detailed qualitative and quantitative description of the chosen restoration site prior to restoration, including existing biological resources and their conditions;

- (f) Specific performance criteria and the rationale for their selection, procedures for determining performance success, a formal sampling design including analytical methods, and a reporting schedule (interim and final);
- (g) Requirements for designation of a qualified professional as the Restoration Manager who will be personally responsible for all phases of the restoration;
- (h) Prohibition on assignment of different phases of the restoration to different contractors without onsite supervision by the Restoration Manager;
- (i) A detailed Grading Plan if the topography must be altered, including fill amounts and locations, and the locations of fill removal and disposal;
- (j) A specific Erosion Control Plan if soil or other substrate will be significantly disturbed during the course of the restoration;
- (k) A Weed Eradication Plan. The Plan should be designed to eradicate existing weeds and to control future invasion by exotic species, to be approved by and carried out or supervised by a restoration biologist;
- (l) A Planting Plan that specifies a detailed plant palette based on the natural habitat type and reference site(s) that is the model for the restoration, using local native and non-invasive stock, and requiring that if plants, cuttings, or seed are obtained from a nursery, the nursery must certify that they are of local origin and are not cultivars. The Planting Plan shall provide specifications for preparation of nursery stock and include technical details of planting methods (e.g., spacing, mycorrhizal inoculation, etc.);
- (m) An Irrigation Plan that describes the method and timing of watering, conserves water, and ensures removal of watering infrastructure by the end of the monitoring period. Where feasible, planting and seeding should be timed to take advantage of naturally-favorable conditions (e.g., prior to the onset of winter rains) to help reduce reliance on irrigation for establishment;
- (n) An Interim Monitoring Plan that includes maintenance and remediation activities, interim performance goals, assessment methods, and schedule. The Interim Monitoring Plan should serve as an adaptive management plan, guiding modifications to the restoration project based upon observed and measured performance, to maximize the success of the effort;
- (o) A Final Monitoring Plan to determine whether the restoration has been successful that specifies: the basis for selection of the performance criteria, types of performance criteria, procedure for judging success, formal sampling design, sample size, approval of a final report, and provision for possible further action.

2. BIOLOGICAL RESOURCE ASSESSMENT REQUIREMENTS

Biological Resources

A biological resource assessment shall be required for any project which could impact biological resources consistent with **Policy C-OSRC-8c**. The biological resource assessment shall be performed by a qualified professional and shall meet criteria described below. Permit Sonoma staff may require additional information to address site-specific conditions.

Permit Sonoma County staff may request additional information to address site-specific conditions.

Site Description. A description of the regional setting and physical characteristics of the site, including, topography (e.g. slope orientation, etc.), soil types, habitat and/or wildlife migration corridors, and microclimate.

Photographic Documentation. Photographic documentation of the existing condition of the proposed development site.

Sensitive Habitats. A list of sensitive habitats and species that could occur on the site, which can be generated from the California Natural Diversity Database, California Native Plant Society, and other reliable source(s).

Site Specific Assessment. A site-specific assessment, based upon the list of sensitive habitats and species with potential to occur on the site and at least one field visit for all parcels that are part of the proposed development. The assessment shall include a discussion of any species observations during the field visit, and whether other species are likely to be present during other times of the year, based upon habitat analysis and professional opinion. Constraints on the accuracy of the assessment (e.g., wrong season, time-of-day) should be explicitly discussed.

Trees for Sensitive Species. Identification of trees suitable for nesting or roosting or significant foraging habitat, and any evidence of sensitive bird species and raptor use.

Wetlands. Identification, assessment, and mapping of potential wetland areas in accordance with **Appendix E**, Section 4.

Field Visit. Details of the field visit, including date, time, weather, temperature, and methods employed. The field visit shall be completed in spring, unless a different

and/or additional time of year is recommended by the Sonoma County staff biologist based on the likelihood of finding particular sensitive habitats or species.

Habitat and Plant Community Types. Identification of and delineation within polygons all the habitat/plant community types (at the alliance level based on the classification methodology used in the *Manual of California Vegetation* (Sawyer et al. 2009 or subsequent editions) present on the property and generally indicate the locations of the plant communities on adjacent properties. The location of observed sensitive plant or animal species should also be shown on the map.

ESHA. Identification and delineation of the limits of potential ESHA on and immediately adjacent to the project site, based upon **Policies C-OSRC-8a** through **C-OSRC-8e**.

Pre and Post Project Conditions. A comparison of pre-project and post-project conditions, including identification of potential project impacts on ESHA and other biotic resources both on and off the project site, and a discussion of the duration, extent, and severity of the project's effects on the condition of the resource within its natural range locally.

3. CRITERIA FOR ESTABLISHING BUFFER AREAS

A buffer area provides essential open space between the development and the environmentally sensitive habitat area. The existence of this open space ensures that the type and scale of development proposed will not significantly degrade the habitat area (as required by CA Coastal Act Section 30240). Therefore, development allowed in a buffer area is limited to access paths, fences necessary to protect the habitat area, and similar uses which have either beneficial effects or at least no significant adverse effects on the environmentally sensitive habitat area. A buffer area is not itself a part of the environmentally sensitive habitat area, but a "buffer" or "screen" that protects the habitat area from adverse environmental impacts caused by the development.

A buffer area should be established for each development adjacent to environmentally sensitive habitat areas based on the standards enumerated below. The width of a buffer area will vary depending upon the analysis. The buffer area should be a minimum of 100 feet for small projects on existing lots (such as one single family home or one commercial office building) unless the applicant can demonstrate that 100 feet is unnecessary to protect the resources of the habitat area. If the project involves substantial improvements or increased human impacts, such as a subdivision, a much wider buffer area should be required. For this reason, the guideline does not recommend a uniform width. The appropriate width will vary with the analysis based upon the standards. For a wetland, the buffer area should be measured from the landward edge of the wetland. For a stream or river, the buffer area should be measured landward from the landward edge of riparian vegetation or from the top edge of the bank (e.g., in channelized streams). Maps and supplemental information may be required to determine these boundaries. Standards for determining the appropriate width of the buffer area as follows:

1. Biological significance of adjacent lands. Lands adjacent to a wetland, stream, or riparian habitat area vary in the degree to which they are functionally related to these habitat areas. That is, functional relationships may exist if species associated with such areas spend a significant portion of their life cycle on adjacent lands. The degree of significance would depend upon the habitat requirements of the species in the habitat area (e.g., nesting, feeding, breeding or resting). This determination requires the expertise of an ecologist, wildlife biologist, ornithologist, or botanist who is familiar with the particular type of habitat involved. Where a significant functional relationship exists, the land supporting this relationship should also be considered to be part of the environmentally sensitive habitat area, and the buffer area should be measured from the edge of these lands and be sufficiently wide to protect these functional relationships. Where no significant functional relationships exist, the buffer should be extended

from the edge of the wetland, stream or riparian habitat (for example) which is adjacent to the proposed development (as opposed to the adjacent area which is significantly related ecologically).

2. Sensitivity of species to disturbance. The width of the buffer area should be based, in part, on the distance necessary to ensure that the most sensitive species of plants and animals will not be disturbed significantly by the permitted development. Such a determination should be based on the following:
 - a. Nesting, feeding, breeding, resting or other habitat requirements of both resident and migratory fish and wildlife species.
 - b. An assessment of the short-term and long-term adaptability of various species to human disturbance.
3. Susceptibility of parcel to erosion. The width of the buffer area should be based, in part, on an assessment of the slope, soils, impervious surface coverage, runoff characteristics, and vegetative cover of the parcel and to what degree the development will change the potential for erosion. A sufficient buffer to allow for the interception of any additional material eroded as a result of the proposed development should be provided.
4. Use of natural topographic features to located development. Hills and bluffs adjacent to environmentally sensitive habitat areas should be used, where feasible, to buffer habitat areas. Where otherwise permitted, development should be located on the sides of hills away from environmentally sensitive habitat areas. Similarly, bluff faces should not be developed, but should be included in the buffer area.
5. Use of existing cultural features to locate buffer zones. Cultural features, (e.g., roads and dikes) should be used, where feasible, to buffer habitat areas. Where feasible, development should be located on the side of roads, dikes, irrigation canals, flood control channels, etc., away from the environmentally sensitive habitat area.
6. Lot configuration and location of existing development. Where an existing subdivision or other development is largely built out and the buildings are a uniform distance from a habitat area, at least that same distance will be required as a buffer area for any new development permitted. However, if that distance is less than 100 feet, additional mitigation measures (e.g., planting of native vegetation which grows locally) should be provided to ensure additional protection. Where development is proposed in an area which is largely undeveloped, the widest and most protective buffer area feasible should be required.
7. Type and scale of development proposed. The type and scale of the proposed development will, to a large degree, determine the size of the buffer area necessary to protect the environmentally sensitive habitat area. For example, due

to domestic pets, human use and vandalism, residential developments may not be as compatible as light industrial developments adjacent to wetlands, and may therefore require wider buffer areas. However, such evaluations should be made on a case-by-case basis depending upon the resources involved, and the type and density of development on adjacent lands.

4. TECHNICAL CRITERIA FOR IDENTIFYING AND MAPPING WETLANDS AND OTHER WET ENVIRONMENTALLY SENSITIVE HABITAT AREAS

The purpose of this discussion is to provide guidance in the practical application of the definition of "wetland" contained in the California Coastal Act. The Coastal Act definition of "wetland" is set forth in Section 30121 of the Act which states:

Sec. 30121 "Wetland means lands within the coastal zone which may be covered periodically or permanently with shallow water and include saltwater marshes, freshwater marshes, open or closed brackish water marshes, swamps, mudflats, and fens.

This is the definition upon which the California Coastal Commission relies to identify "wetlands". The definition refers to lands "...which may be periodically or permanently covered with shallow water..." However, due to highly variable environmental conditions along the length of the California Coast, wetlands may include a variety of different types of habitat areas. For this reason, some wetlands may not be readily identifiable by simple means. In such cases, the Commission will also rely on the presence of hydrophytes and/or the presence of hydric soils. The rationale for this in general is that wetlands are lands where saturation with water is the dominant factor determining the nature of soil development and the types of plant and animal communities living in the soil and on its surface. For this reason, the single features that most wetlands share is soil or substrata that is at least periodically saturated with or covered by water, and this is the feature used to describe wetlands in the Coastal Act. The water creates severe physiological problems for all plants and animals except those that are adapted for life in water or in saturated soil, and therefore only plants adapted to these wet conditions (hydrophytes) could thrive in these wet (hydric) soils. Thus, the presence or absence of hydrophytes and hydric soils make excellent physical parameters upon which to judge the existence of wetland habitat areas for the purposes of the Coastal Act, but they are not the sole criteria. Proper identification of wetlands will require the skills of a qualified professional.

The United States Fish and Wildlife Service has officially adopted a wetland classification system¹ which defines and classifies wetland habitats in these terms. Contained in the classification system are specific biological criteria for identifying wetlands and establishing their upland limits. Since the wetland definition used in the classification

¹ "Classification of Wetlands and Deep-Water Habitats of the United States." By Lewis M. Cowardin, et al, United States Department of the interior, Fish and Wildlife Service, December 1979.

system is based upon a feature identical to that contained in the Coastal Act definitions, i.e., soil or substrata that is at least periodically saturated or covered by water, the Commission will use the classification system as a guide in wetland identification. Applying the same set of biological criteria consistently should help avoid confusion and assure certainty in the regulatory process. This appendix discusses the adaptation of this classification system to the Coastal Act definition of "wetland" and other terms used in the Act, and will form the basis of the Commission's review of proposals to dike, fill or dredge wetlands, estuaries or other wet habitat areas.

4.1 U.S. Fish and Wildlife Classification System: Upland, Wetland/Deep-water Habitat Distinction

The United States Fish and Wildlife Service classification is hierarchical, progressing from systems and subsystems, at the most general levels, to classes, subclasses, and dominance types. The term "system" refers here to a complex of wetland and deep-water habitats that share the influence of one or more dominant hydrologic, geomorphic, chemical, or biological factors.

The Service provides general definitions of wetland and deep-water habitat and designates the boundary between wetland and deep-water habitat and the upland limit of a wetland. The following are the Services' definitions of wetland and deep-water habitats:

A. Wetlands

"Wetlands are lands transitional between terrestrial and aquatic systems where the water table is usually at or near the surface or the land is covered by shallow water. For purposes of this classification, wetlands must have one or more of the following three attributes: (1) at least periodically, the land supports predominantly hydrophytes; (2) the substrata is predominantly undrained hydric soil; and (3) the substrata is non-soil and is saturated with water or covered by shallow water at some time during the growing season of each year.

Wetlands as defined here include lands that are identified under other categories in some land use classifications. For example, wetlands and farm lands are not necessarily exclusive. Many areas that we define as wetlands are farmed during dry periods, but if they are not tilled or planted to crops, a practice that destroys the natural vegetation, they will support hydrophytes.²

² For the purpose of identifying wetlands using the technical criteria contained in this guideline, one limited exception will be made. That is, drainage ditches as defined herein will not be considered wetlands under the Coastal Act. A drainage ditch shall be defined as a narrow (usually less than 5-foot wide), manmade, non-tidal ditch excavated from dry land.

Drained hydric soils that are now incapable of supporting hydrophytes because of a change in water regime are not considered wetlands by our definition. These drained hydric soils furnish a valuable record of historic wetlands, as well as an indication of areas that may be suitable for restoration.

The upland limit or wetland is designated as (1) the boundary between land with predominantly hydrophytic cover; (2) the boundary between soil that is predominantly hydric and soil that is predominantly non-hydric; or (3) in the case of wetlands without vegetation or soil, the boundary between land that is flooded or saturated at some time each year and land that is not. Wetlands should be identified and mapped only after a site survey by a qualified professional.³

B. Deep water Habitats

"Deep water habitats are permanently flooded lands lying below the Deep water boundary of wetlands. Deep water habitats include environments where surface water is permanent and often deep, so that water, rather than air, is the principal medium within which the dominant organisms live, whether or not they are attached to the substrata. As in wetlands, the dominant plants are hydrophytes; however, the substrata are considered non-soil because the water is too deep to support emergent vegetation (U.S. Conservation Service, Soil Survey Staff, 1975).

"The boundary between wetland and deep-water habitat in the Marine and Estuarine Systems (i.e., areas subject to tidal influence) coincides with the elevation of the extreme low-water of spring tide (ELIS); permanently flooded areas are considered deep-water habitats in these systems. The boundary between wetland and deep-water habitat in the Riverine, Lacustrine and Palustrine System lies at a depth of 2 meters (6.6 ft.) below low water; however, if emergents, shrubs or trees grow beyond this depth at any time, their deep-water edge is the boundary."

4.2 Wetland/Estuary/Open Coastal Water Distinction

For the purposes of mapping "wetlands" under the Coastal Act's definition of wetlands, and of mapping the other wet environmentally sensitive habitat areas referred to in the Act, including "estuaries", "streams", "riparian habitats", "lakes", and "open coastal water", certain adaptations of this classification system will be made. The following is a discussion of these adaptations.

"Wetland as defined in Section 30121 of the Coastal Act, refers to land covered by "shallow water", and the examples given in this section include fresh, salt and brackish

³ Further details regarding the standards and criteria for mapping wetlands using the Service's classification system may be found in the following, "Mapping Conventions of the National Wetland Inventory", (undated), published by the U.S.F.W.S. The document may be obtained from the U.S.F.W.S., Regional Coordinator, Region 1, Portland, Oregon.

water marshes, mudflats and fens. A distinction between "wetland" and the other habitat areas in the Act, for example, "estuary", must be made because the Coastal Act's policies apply differently to these areas, and because the Coastal Act does not define some of these terms (such as "estuary"). A reasonable distinction can be made between "wetland" and "estuary" on the basis of an interpretation of the phrase "shallow water". Using the Service's classification system, "shallow water" would be water that is above the boundary of deep-water habitat, which would be the line of extreme low-water of spring tide⁴ for areas subject to tidal influence and 2 meters for non-tidal areas. Therefore, wetland begins at extreme low-water of spring tide and "estuary" or "open coastal water" is anything deeper. The Coastal Act definition of "wetlands" would include the wetland areas of Estuaries, Palustrine, and Lacustrine ecological systems defined by the Fish and Wildlife classification system.

For the purposes of the Coastal Act, an "estuary" is a coastal water body usually semi-enclosed by land, but which has open, partially obstructed, or intermittent exchange with the open ocean and in which ocean water is at least occasionally diluted by fresh water runoff from the land. The salinity may be periodically increased above that of the open ocean by evaporation.

"Open coastal water" or "coastal water" as used in the Coastal Act refers to the open ocean overlying the continental shelf and its associated coastline with extensive wave action. Salinities exceed 30 parts per thousand with little or no dilution except opposite mouths of estuaries.

⁴ While the Service's classification system uses "extreme low-water of spring tide" as the datum to distinguish between "shallow-water" and "deep-water habitat", such datum is not readily available for the California coast. Therefore, the lowest historic tide recorded on the nearest available tidal bench mark established by the U.S. National Ocean Survey should be used as the datum.

Data for such bench marks are published separately for each station in loose-leaf form by the National Ocean Survey, Tideland Water Levels, Datum and Information Branch, (C23), Riverdale, MD 20840. These compilations include the description of all bench marks at each tide station (for ready identification on the ground), and their elevations above the basic hydrographic or chart datum for the area, which is mean lower low-water on the Pacific coast. The date and length of the tidal series on which the bench mark elevations are based are also given.

4.3 Wetland/Riparian Area Distinction

For the purpose of interpreting Coastal Act policies, another important distinction is between "wetland" and "riparian habitat". While the Service's classification system includes riparian areas as a kind of wetland, the intent of the Coastal Act was to distinguish these two areas. "Riparian habitat" in the Coastal Act refers to riparian vegetation and the animal species that require or utilize these plants. The geographic extent of a riparian habitat would be the extent of the riparian vegetation. As used in the Coastal Act, "riparian habitat" would include the "wetland" areas associated with Palustrine ecological systems as defined by the Fish and Wildlife Service classification system.

Unfortunately, a complete and universally acceptable definition of riparian vegetation has not yet been developed, so determining the geographic extent of such vegetation is rather difficult. The special case of determining consistent boundaries of riparian vegetation along watercourses throughout California is particularly difficult. In Southern California, these boundaries are usually obvious; the riparian vegetation grows immediately adjacent to watercourses and only extends a short distance away from the watercourse. In Northern California, however, the boundaries are much less distinct; vegetation that occurs alongside a stream may also be found on hillsides and far away from a watercourse.

For the purposes of this guideline, riparian vegetation is defined as that association of plant species which grows adjacent to freshwater watercourses, including perennial and intermittent streams, lakes, and other freshwater bodies. Riparian plant species and wetland plant species either require or tolerate a higher level of soil moisture than dryer upland vegetation, and are therefore considered hydrophytic. However, riparian vegetation may be distinguished from wetland vegetation by the different kinds of plant species. At the end of this appendix, lists are provided of some wetland hydrophytes and riparian hydrophytes. These lists are partial, but give a general indication of the representative plant species in these habitat areas and should be sufficient to generally distinguish between the two types of plant communities.

The upland limit of a riparian habitat, as with the upland limit of vegetated wetlands, is determined by the extent of vegetative cover. The upland limit of riparian habitat is where riparian hydrophytes are no longer predominant.

As with wetland, riparian habitats should be identified and mapped only after a site survey by a qualified professional. ⁵ (See pp. 6-9 of the guideline for a list of information which may be required of the applicant.)

4.4 Vernal Pools

While "vernal pool" is a poorly defined term, all information available to the Commission suggests that all vernal pools are distinct from vernal ponds and vernal lakes, which exist in the coastal zone. The Commission generally considers these habitat areas to be wetlands for the purposes of the Coastal Act, and therefore all applicable sections of the Coastal Act will be applied to these areas.

4.5 Representative Plant Species in Wetlands and Riparian Habitat Areas

This is a list of "representative" species that can be expected to be found in the various habitat areas indicated. Not all of them will be found in all areas of the State, and there are numerous others that could be included. However, this test should suffice to generally distinguish between these types of plant communities.

A. Salt Marsh

- Pickleweed (*Salicornia virginica*)
- Glasswort (*S. subterminales*)
- Saltgrass (*Distichlis spicata*)
- Cordgrass (*Spartina foliosa*)
- Jaumea (*Jaumea carnosa*)
- Saltwort (*Batis maritima*)
- Alkali heath (*Frankenia grandifolia*)
- Salt cedar (*Monanthocalce littoralis*)
- Arrow grass (*Triziocnin maritimum*)
- Sea-bliza (*Suaeda californica* var *pubescens*)
- Marsh rosemary (*Limonium californicum* var *mexicanum*)
- Gum plant (*Grindelia stricta*)
- Salt Marsh fleabane (*Plucnea purpurescens*)

⁵ Identification of riparian habitat areas in Northern California presents peculiar difficulties. While Southern California riparian vegetation generally occurs in a narrow band along streams and rivers, along the major rivers in Northern California it may be found in broad floodplains, abandoned river channels and the bottoms adjacent to the channels. In forested areas, the overstory of riparian vegetation may remain similar to the adjacent forest but the understory may contain a variety of plant species adapted to moist or wet substrates. For example, a salmonberry, bayberry, willow, twinberry, and lady fern, may all be more common in the understory of riparian habitat areas than in other types of forest habitats.

B. Freshwater Marsh

Cattails (*Typha* spp.)
Bulrushes (*Scirpus* spp.)
Sedges (*Carex* spp.)
Rushes (*Juncus* spp.)
Spikerush (*Heleocharis palustris*)
Pondweeds (*Potamogeton* spp.)
Smartweeds (*Polygonum* spp.)
Water Lilies (*Nuphar* spp.)
Buttercup (*Ranunculus aquatilis*)
Water-cress (*Nasturium officinale*)
Bur-reed (*Sparganium eurycarpum*)
Water parsley (*Vernanthe sarmentosa*)
Naiads (Na)

C. Brackish Marsh

Alkali bulrush (*Scirpus robustus*)
Rush (*Juncus balnicus*)
Brass buttons (*Cotula coronopifolia*)
Fat-hen (*Atriplex patula* var *hastata*)
Olney's bulrush (*Scirpus olneyi*)
Common tula (*Scirpus acutus*)
Common reed (*Phragmites communis*)

D. Riparian

Willows (*Salix* spp.)
Cottonwoods (*Populus* spp.)
Red alder (*Alnus rubra*)
Box alder (*Acer negundo*)
Sycamore (*Platanus racemosa*)
Blackberry (*Rubus vitifolia*)
So. Black W alnut (*Juglans californica*) (So. Calif.)
California Bay (*Umbellularia californicum*) (So. Calif.)
Bracken fern (*Pteris aquilinum*) (Cen. Calif.)
Current (*Ribes* spp.)
Twinberry (*Lonicera involucrata*) (No. Calif.)
Lady fern (*Athyrium filix-femina*)
Salmonberry (No. Calif.)
Bayberry (No. Calif.)

E. Vernal Pools

Downingia (*Downingia* sp.)
Meadow-foxtail (*Alopecurus howellii*)

Hair Grass (*Deschampsia danthonioides*)
Quilwort (*Isoetes* sp.)
Meadow-foam (*Limnanthes* sp.)
Pogogyne (*Pogogyne* sp.)
Flowering Quilwort (*Lilaea scilloides*)
Cryptantha (*Cryptantha* sp.)
Loosestrife (*Lythrum hyssopifolium*)
Skunkweed (*Navarretia* sp.)
Burton-celery (*Eryngium* sp.)
Crouse-grass (*Orcuttia* sp.)
Water-starwort (*Callitriche* sp.)
Waterwort (*Elatine* sp.)
Woolly-heads (*Psilocarpus* sp.)
Brodiaea (*Brodiaea* sp.)
Tilaea (*Crassula aquatica*)

5. HABITAT PROTECTION GUIDELINES

5.1 Streamside Conservation Area or Riparian Corridor

Allowable uses and development within any streamside conservation area or Riparian Corridor shall be limited to uses and methods described below consistent with **Policy C-OSRC-4c**.

Timber Harvest. Timber harvest operations conducted in accordance with an approved timber harvest plan.

Vegetation Removal. Vegetation removal, including as part of an integrated pest management program administered by the Sonoma County Agricultural Commissioner, necessary for continued viability of the riparian habitat.

Streamside Maintenance and Restoration. Streamside maintenance and restoration necessary for continued viability of the riparian habitat.

Fire Fuel Management. Fire fuel management where vegetation removal is limited to the minimum required for fire safety.

Habitat Alteration. Filling, grading, or dredging necessary for continued viability of the riparian habitat.

Public Recreation Facilities. Parks, public access, trails, bikeways, and other public recreational facilities dependent on the riparian resources where it can be shown there would be no long-term impacts on the viability of the riparian habitat from construction, maintenance, and public use of the facilities.

Stream and River Alteration. Limited alterations of rivers and streams, as provided in **Policy C-OSRC-4e**.

Agricultural Activities. The following agricultural activities, provided that they are conducted and maintained in compliance with agricultural best management practices developed or referenced by the Agricultural Commissioner, or defined in a farm or ranch water quality plan acceptable to the Agricultural Commissioner. The Agricultural Commissioner shall determine the applicable agricultural best management practices and shall enforce the provisions of this subsection.

- (a) Grazing and similar agricultural activities not involving structures or agricultural cultivation, except as defined by (b) below, and conducted in accordance with water quality protection guidelines of the Sonoma County Agricultural

Commissioner, Resource Conservation Districts, or Regional Water Quality Control Boards.

- (b) Agricultural cultivation and related planting, seeding, fertilizing, weeding, irrigation, and harvesting, not including application of pesticides and herbicides, located less than 100 feet from the edge of the riparian canopy.

Development. Grading, road crossings, and utility line crossings only under one or both of the following conditions:

- (a) It can be clearly demonstrated to Permit Sonoma Planning staff through having substantial functions or values as riparian habitat; and the proposed development would not have a significant, adverse impact on the functions and values of adjacent riparian habitat.
- (b) A conservation plan is approved by County Permit Sonoma Planning staff that provides for the appropriate protection of biotic resources, water quality, flood management, bank stability, groundwater recharge, and other functions of riparian habitat.

Until the County adopts mitigation standards and procedures for specific land uses and riparian functions, prior to approval of the conservation plan, the Permit Sonoma staff shall consult with the California Department of Fish and Wildlife, appropriate Resource Conservation District, Sonoma County Agricultural Commissioner, and other pertinent resource agencies regarding adequacy of the conservation plan.

5.2 Diking, Filling, Draining, and Dredging of Coastal Waters, Wetlands, and Estuaries

Diking, filling, draining, and dredging of coastal waters, wetlands, and estuaries shall be permitted only in accordance with other applicable provisions of this Local Coastal Program, where there is no feasible less environmentally damaging alternative, and where feasible mitigation measures have been provided to minimize adverse environmental effects, and shall be limited to uses and methods described below consistent with **Policies C-OSRC-5e and C-OSRC-9e**.

- (a) New or expanded port, energy, and coastal-dependent industrial facilities, including commercial fishing facilities.
- (b) Maintaining existing, or restoring previously dredged, depths in existing navigational channels, turning basins, vessel berthing and mooring areas, and boat launching ramps.
- (c) In open coastal waters, other than wetlands, including streams, estuaries, and lakes, new or expanded boating facilities and the placement of structural pilings

for public recreational piers that provide public access and recreational opportunities.

- (d) Incidental public service purposes, including but not limited to, burying cables and pipes or inspection of piers and maintenance of existing intake and outfall lines.
- (e) Mineral extraction, including sand for restoring beaches, except in ESHA.
- (f) Maintenance, restoration, and enhancement of wetland function.
- (g) Nature study, aquaculture, or similar resource dependent activities.

Allowable diking, filling, draining, and dredging activities shall meet the following conditions:

- (a) Located outside of wildlife breeding habitat;
- (b) Limited to the smallest area feasible;
- (c) Utilize measures to protect water quality and remove them as soon as possible after they have served their purpose;
- (d) Result in no net loss in area and value of wetlands.

5.3 Mitigations Criteria

Where wetlands fill or development impacts are permitted in conformity with the Coastal Act and any applicable Local Coastal Plan policies, require mitigation measures to compensate for the temporal and functional loss of affected wetlands and associated habitat and shall be limited to uses and methods described below consistent with **Policy C-OSRC-5i**.

Net Loss in Wetlands. No net losses shall occur in wetland acreage, functions, or values. This includes both direct impacts on wetlands and essential buffers, and consideration of potential indirect effects of development due to changes in available surface water and nonpoint source water quality degradation. Detailed review of the adequacy of a proposed mitigation plan shall be performed as part of any environmental and permit review of the proposed development project to allow for a thorough evaluation of the anticipated loss, as well as the replacement acreage, functions, and values.

Restoration in Wetlands. Restoration of degraded wetlands is generally preferred to creation of new replacement wetlands, due to the greater likelihood of success in terms of ecological function.

Mitigation Implementation. Mitigation shall be implemented prior to and/or concurrently with the project activity causing the potential adverse impact to minimize any short-term loss and modification to wetlands.

Wetland Buffer. An area of adjacent upland habitat shall be protected to provide an adequate buffer for wetland functions and values. Development shall be set back the minimum distance required under **Policy C-OSRC-5d** to create this buffer.

Mitigation Sites. Mitigation sites shall be permanently protected and managed for open space and wildlife habitat purposes.

Mitigation Projects. Mitigation projects must to the extent feasible minimize the need for ongoing maintenance and operational manipulation (e.g., dredging, artificial water-level controls, etc.) to ensure long-term success. Self-sustaining projects with minimal maintenance requirements constitute the primary objective and are encouraged.

Adverse Impacts on Wetlands. All plans to minimize or mitigate adverse impacts to wetland habitats shall include provisions to monitor the success of the restoration project for at least 5 years. The measures taken to avoid adverse impacts may be modified, but not weakened, if the original plans prove unsuccessful. Performance bonds or other evidence of financial responsibility shall be required for all mitigation plans involving habitat creation or enhancement, including the cost of monitoring for at least five years post-completion, or as long as necessary to ensure success criteria are achieved.

Restored Wetland Target. Mitigation shall be commensurate with adverse impacts of the wetland alteration and consist of providing similar values and greater wetland acreage than those of the wetland area adversely affected. All restored or created wetlands shall have the same or increased habitat values as the wetland proposed to be impacted.

Such mitigation measures may not be required for temporary or short-term fill or diking; provided that a bond or other evidence of financial responsibility is provided to assure that restoration will be accomplished in the shortest period of time, not to exceed 12 months.

6. ADMINISTRATIVE WAIVER OF WETLAND REQUIREMENTS IN THE LOCAL COASTAL PLAN IN "RURAL COMMUNITIES" AND "URBAN SERVICE AREAS" ONLY, WHERE ROADS, TOPOGRAPHY, OTHER DEVELOPMENT EXISTS BETWEEN PROPERTY DEVELOPMENT AREA AND WETLAND

In enforcing setbacks from wetlands in areas designated "rural community" and "urban service areas" on the Coastal Plan Land Use Map the Director of the Permit and Resource Management Department may, through aerial photos, topographical maps, or other means make a determination, subject to review and approval by the Executive Director of the Coastal Commission, that development will not affect the riparian area or wetland because:

- a. Other developed lots or roads exist between the proposed development and the wetland. This standard shall be used cautiously - at the outer edge of the 300-foot limit. If there is any reasonable doubt the proposal would affect the wetlands or riparian area, an environment assessment shall be undertaken and include appropriate mitigation measures.
- b. Topography is such that it is highly unlikely that development could affect the wetland.

7. REVISION OF MAPPED ENVIRONMENTALLY SENSITIVE HABITAT AREAS

If there is no obvious mapping error which can be determined from review of aerial photos, the burden of proof is on the applicant to redefine the boundaries of a mapped environmentally sensitive habitat area.

To define wetlands, the applicant shall use the California Coastal Commission Criteria for identifying and mapping wetlands and other wet environmentally sensitive habitat areas. (See Appendix E, Section 4) The California Coastal Act defines wetlands as "lands within the coastal zone which may be covered periodically or permanently with shallow water and include saltwater marshes, freshwater marshes, open or closed brackish water marshes, swamps, mudflats, and fens.

Riparian areas refer only to riparian vegetation. The geographical extent of a riparian habitat would be where riparian vegetation comprises at least 50% of the ground (shade) cover. Other habitats may be defined from Coastal Plan definitions.

Small drainage ways, usually less than five feet wide, with no evidence of riparian vegetation, are not to be considered riparian corridors. Unless there is a pooled or marshy area, they are probably also not wetlands as defined by the guidelines.

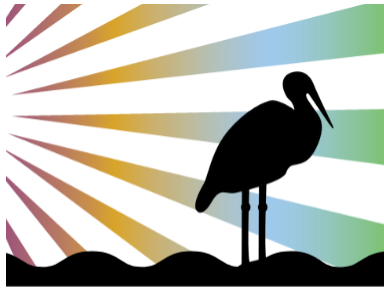
Where, during the course of review of a project, Coastal staff discovers an unmapped environmentally sensitive habitat area, staff shall utilize Coastal Plan habitat definitions and coastal Commission guidelines (for wet environmentally sensitive habitat areas), to define such area. Applicable Coastal Program restrictions would then apply.

Official changes in Open Space Maps may occur when Local Coastal Plan amendments are considered.

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**Sonoma County
Local Coastal Plan**

**APPENDIX F: SHORELINE PROTECTION
STRUCTURES GUIDELINES**



**Local Coastal Program
Permit Sonoma**

2550 Ventura Avenue
Santa Rosa, CA 95403

Adopted by Resolution No. 23-0356
of the Sonoma County Board of Supervisors
July 17, 2023

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APPENDIX F: SHORELINE PROTECTION STRUCTURE GUIDELINES

The construction, reconstruction, expansion, alteration, and/or replacement of a shoreline protective device, including seawalls, revetments, breakwaters, groins, bluff retention devices, deep piers/caissons and other shoreline protection structures for coastal erosion control and hazards protection shall be allowed only if all of the following criteria of the California Coastal Commission and County of Sonoma are met:

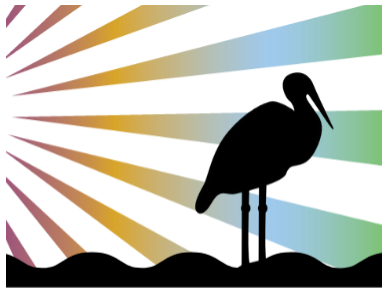
- (1) The structure would serve or protect only an existing (i.e., in existence prior to the Coastal Act on January 1, 1977) principally permitted use, public road, or public beach.
- (2) The siting and design of the proposed structure takes into account projected future changes in sea level based on the most up-to-date science and agency guidance.
- (3) The design of the proposed structure would not significantly alter the natural landform on which it is placed, and would not impact local sand supply.
- (4) The proposed structure would not have any of the following environmental effects:
 - a. Impede lateral beach access.
 - b. Reduce public access to the coastal environment.
 - c. Significant impacts on cultural and paleontological resources.
 - d. Significant impacts on wetlands, marine habitats and other significant resources or habitat areas.
 - e. Adversely affect adjacent or other sections of the shoreline.
 - f. Create a hazard in the area in which it is built.
- (5) A certified engineering geologist report is prepared which:
 - a. Demonstrates that the primary structure is in imminent risk from coastal erosion.
 - b. Contains at a minimum an alternatives analysis which includes the alternatives of: 1) no action; 2) relocating or demolishing the primary structure subject to the hazards; 3) removal of the portion of the development that is subject to the hazard; or 4) other non-structural alternatives such as sand replenishment or managed retreat; and concludes that a non-structural alternative is not feasible and that the device is the least environmentally damaging feasible alternative.

Appendix F: Shoreline Protection Structure Guidelines

- c. Provides evidence that the proposed protection structure is designed and can be constructed and maintained to withstand the specific range of coastal conditions which can be expected to occur, including sea level rise.
 - d. Includes measures which ensure that the protection structure can and will be maintained through its design life.
- (6) A deed restriction or other legally binding document is recorded on the property which requires the following:
 - a. Owner is to be responsible, including financially, for monitoring and maintaining the shoreline protection structure.
 - b. Owner is to be responsible, including financially, for removing the shoreline protection structure if it fails or has an adverse effect on other properties which cannot be mitigated; the use it protects is abandoned; or the County, State Lands Commission, or Coastal Commission determines the structure should be removed.
- (7) The owner posts a cash bond with the County in an amount equal to the total cost plus inflation of removing the shoreline protection structure to guarantee that the money is available for that purpose.
- (8) The shoreline protective device shall be regularly monitored by an engineer or engineering geologist familiar and experienced with coastal structures and processes. Monitoring reports to the County and the Coastal Commission shall be required every five years from the date of coastal permit issuance until the coastal permit expiration, which shall evaluate whether or not the shoreline protective device is still required to protect the existing structure it was designed to protect.
- (9) Shoreline protective devices shall be required to mitigate impacts to shoreline sand supply, public access and recreation, and any other relevant coastal resource impacts in 20-year increments, starting with the building permit completion certification date. Permittees shall apply for a coastal permit amendment prior to expiration of each 20-year mitigation period, proposing mitigation for coastal resource impacts associated with retention of the shoreline protective device beyond the preceding 20-year mitigation period, and such application shall include consideration of alternative feasible mitigation measures in which the permittee can modify the shoreline protective device to lessen its impacts on coastal resources.

**Sonoma County
Local Coastal Plan**

**APPENDIX G:
BODEGA BAY FOCUSED VULNERABILITY ASSESSMENT AND
ADAPTATION STRATEGIES**



**Local Coastal Program
Permit Sonoma**

2550 Ventura Avenue
Santa Rosa, CA 95403

Adopted by Resolution No. 23-0356
of the Sonoma County Board of Supervisors
July 17, 2023

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County of Sonoma

Bodega Bay Focused Sea Level Rise Vulnerability Assessment and Adaptation Strategies



April 30, 2017

Funded by:
California Ocean Protection Council

Prepared by:
Sonoma County Permit and Resource Management Department
Lisa Posternak, Planner III

Sea Level Rise Adaptation Planning Grant (CO300500)

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County of Sonoma

Permit Sonoma

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Lisa Posternak – Planner III

Mary Nicholl – Environmental Specialist II

Shelly Bianchi-Williamson – Senior Geographic Information Technician

Jann Samuels – Geographic Information Technician II

Noah Najarian – Geographic Information Technician II

County Counsel

Verne Ball – Deputy County Counsel

Regional Parks

Steve Ehret – Park Planning Manager

Melanie Parker – National Resource Manager

Transportation and Public Works

Susan Klassen – Director, Transportation & Operations

Olesya Tribukait – Engineering Division Manager

Janice Thompson – Senior Engineer

Fire and Emergency Services

Christopher Helgren – Emergency Manager

Kelsey Scanlon – Emergency Services Coordinator

Agricultural Preservation and Open Space District

Karen Gaffney – Manager

Tom Robinson – Conservation Planner

Institutional

Center for Ocean Solutions

Eric Hartge – Research Development Manager

Lisa Wedding – Research Associate in Spatial Ecology & Analysis

UCLA School of Law

Sean Hecht – Co-Executive Director, Emmett Institute on Climate Change and the Environment; Evan Frankel Professor of Policy and Practice; and Co-Director, UCLA Law Environmental Law Clinic

Megan Herzog – Emmett/Frankel Fellow in Environmental Law & Policy, Emmett Institute on Climate Change & the Environment

Private

Point Blue Conservation Science

Michael Fitzgibbon – Chief Technology Officer

Sam Veloz – Climate Adaptation Group Director

Maya Hayden – Coastal Adaptation Program Leader

3. EXECUTIVE SUMMARY

This Sonoma County Coast Focused Vulnerability Assessment has been prepared under the County's California Ocean Protection Council Sea Level Rise Adaptation Planning Grant. It focuses on Bodega Bay, the coastal community most at risk from the impacts of sea level rise based on the results of the Sonoma County Coast *General Vulnerability Assessment*.

This Vulnerability Assessment: (1) identifies the coastal areas and assets in Bodega Bay exposed to sea level rise and storm events; (2) analyzes the location and extent of assets projected to be inundated by sea level rise and flooded by storm events; (3) assesses the impacts of inundation and flooding; and (4) identifies potential adaptation measures to minimize the risks and impacts of inundation and flooding.

Sea levels are expected to rise over 6 feet by the end of this century. The sea level rise and storm scenarios used in the analysis are based on: (1) the range of sea level rise projections for California adopted by the National Research Council in 2012; and (2) the Our Coast Our Future website and tool that uses the U.S. Geological Survey's Digital Elevation Model and Coastal Storm Modeling System. The model incorporates several factors that can be analyzed individually and collectively under various scenarios, including: sea level rise, tides, storm surge, El Niño effects, wave set up, and wave run up. Sonoma County selected five sea level rise and storm scenarios that cover a full range of impact to affected coastal communities by the end of the century.

The northern section of Bodega Bay is referred to as the Bodega Harbor Area. It contains all of the marinas, the only rural residential development, and the largest area of urban residential development in the Bodega Bay study area. By 2100 under the worst case scenario, permanent inundation from sea level rise would affect 59% to 99% of marinas; 28% to 76% of County roads; 53% of a coastal wetland, and less than 1% to 14% of residential areas.

The eastern section of Bodega Bay is referred to as the Highway 1 Area. It contains all of the commercial development and the only public utility (Bodega Bay PUD Wastewater Treatment Plant) in the Bodega Bay study area. By 2100 under the worst case scenario, permanent inundation from sea level rise would affect 9% to 70% of commercial areas, 51% of the Bodega Harbour Yacht Club, 13% to 22% of residential areas, and 2% of a public access and recreation area (Dredge Spoil Disposal Ponds Site).

The southern section of Bodega Bay is referred to as the County Regional Parks Area. It contains the only County parks (Westside and Doran Beach Regional Parks) and institutional development (U.C. Davis Bodega Marine Laboratory) in the Bodega Bay study area. By 2100 under the worst case scenario, permanent inundation from sea level rise would affect 20% to 73% of coastal wetlands, almost 100% of Westside Regional Park and 36% of Doran Beach Regional Park, 26% to 39% of County roads, 23% of the Links at Bodega Harbor Golf Course, and less than 1% of the U.C. Davis Bodega Marine Laboratory.

4. 1. INTRODUCTION

Sea Level Rise Adaptation Planning Grant

The June 2016, *General Sea Level Rise Vulnerability Assessment for the Sonoma County Coast* prepared by staff evaluated coastal areas, communities, land uses, development, public infrastructure, and habitats most vulnerable to sea level rise impacts. This General Vulnerability Assessment also identified Bodega Bay and Jenner as the communities most at risk from the impacts of sea level rise. Permit Sonoma chose Bodega Bay as the first community for a Focused Vulnerability Assessment. This Focused Vulnerability Assessment for Bodega Bay is based on the process outlined in the California Coastal Commission's Sea Level Rise Policy Guidance, and incorporates the results of the *Focused Vulnerability Assessment: Sonoma County* (July 29, 2016) by the Center for Ocean Solutions (COS). **Figure 1** shows the Bodega Bay Study Area.

Local Coastal Plan Update

The California Coastal Commission recently adopted policy guidance on assessing and addressing sea level rise risks in local communities. While only advisory, the guidance includes steps for analyzing sea level rise in Local Coastal Plans, including choosing a range of sea level rise projections, identifying potential impacts, and assessing risks coastal habitats and development. With this analysis, the guidance provides example adaptation measures and Local Coastal Plan policy options to use when drafting updated or new Local Coastal Plan policies for certification with the Coastal Commission. The guidance further provides steps to implementing the policy in an updated Local Coastal Plan, monitoring, and amending the Local Coastal Plan as scientific and engineering fields advance our knowledge of adapting to sea level rise. The Local Coastal Plan regulates lands in the Coastal Zone as defined under California Law.

In the last few years, Sonoma County has focused on climate change and sea level rise. The County is updating its Local Coastal Plan for several reasons, one of which is to reflect the potential impacts of sea level rise and storm events on its coastal residents, infrastructure, and natural resources and to develop appropriate policies and actions to avoid and minimize those impacts. This Focused Vulnerability Assessment informs the Sonoma County Local Coastal Plan Update, and is part of an ongoing scientific, engineering, and public process to understand and prepare for the impacts of sea level rise.

This Focused Vulnerability Assessment tracks the Coastal Commission's Guidance, is consistent with planning standards used in hazards mitigation planning, and will be used to inform policies in the Local Coastal Plan Update. The Assessment is advisory and not regulatory.

Climate Change and Sea Level Rise

Climate change is affecting natural and built systems around the world, including the California coast. In the past century, average global temperature has increased about 1.4°F, and average global sea level has increased 7 to 8 inches. Sea level at the San Francisco tide gauge has risen 8 inches over the past century, and the National Research Council (NRC) projects that by 2100,

sea level in California south of Cape Mendocino may rise 66 inches. Recent research shows that in the worst case scenario, sea-level could rise 70 inches by 2100. The two major causes of global sea level rise are thermal expansion of warming oceans and the melting of land-based glaciers and polar ice caps. While Sonoma County's ocean coast regularly experiences erosion, flooding, and significant storm events, sea level rise would exacerbate these natural processes, and lead to significant social, environmental, and economic impacts. The third National Climate Assessment cites strong evidence showing that the cost of doing nothing exceeds the costs associated with adapting to sea level rise by 4 to 10 times. Therefore, it is critically important that Sonoma County plan and prepare to adapt to sea level rise to ensure public resources and coastal communities are resilient for present and future generations.

The Sonoma County coastline encompasses two characteristically distinct coasts (1) north of the Russian River is a rocky coast with tall bluffs punctuated with small coves; and (2) south of its mouth the coastline is comprised of low-lying grassland, sandy dunes, and pocket beaches. Exposure to coastal erosion and inundation caused by sea level rise and storm events differs significantly along the Sonoma County coastline, with distinct breaks north and south of the mouth of the Russian River. North of Jenner, the high rocky cliffs shelter much of the coastline, and extend into a rocky continental shelf dominated by kelp beds to the border with Mendocino County. The coastline south of Jenner includes the Russian River Estuary and sediment deposition influences hydrology and fisheries through inland Sonoma County. Moving south of Jenner the open coast and low lying beaches allow for greater coastal exposure; and habitats include beaches, high and low dunes, and wetlands extending south along the coast around Bodega Head and to the border with Marin County. These habitats provide some buffering of the coastline from the effects of erosion and inundation. The inland extent of Bodega Harbor is open to wave erosion due to the shallow waters and small amount of fetch. (Center for Ocean Solutions 2016a & b).

The high dunes at Doran Beach along the southern extent of Bodega Bay protect the inner harbor from northwest swells and the impacts of waves. This protection has allowed for the formation of diverse and complex inner harbor tidal mudflat, eelgrass beds, and salt marsh habitats. These habitats host a diversity of species including endangered salmonids, shorebirds, and occasionally seals, which feed on shellfish and invertebrates and seek refuge in the inner harbor. These inner harbor habitats also buffer the effects of shoreline erosion, sedimentation, and inundation during storm events by absorbing excess sediment and the nutrients necessary for production of eelgrass, shellfish, and invertebrates. (Center for Ocean Solutions 2016a & b).

5. 2. METHODS

This Focused Vulnerability Assessment process is guided by the California Coastal Commission’s August 2015 *Sea Level Rise Policy Guidance*, similar to the California Emergency Management Agency’s July 2012 *Climate Adaptation Planning Guide*, used by Marin County in its *Draft Marin Coast Sea Level Rise Vulnerability Assessment*. The Focused Vulnerability Assessment provides background and analysis for individuals, communities, Sonoma County, and local and state agencies to use in planning for and adapting to sea level rise.

This Focused Vulnerability Assessment does not address erosion. In addition, it does not address property under the jurisdiction of the state or federal government, including the Sonoma Coast State Park and Beach and U.S. Coast Guard Station.

In order to organize the analysis of Bodega Bay for this Assessment, we sectioned the community into three Areas: the Bodega Harbor Area to the north, Highway 1 Area to the east, and County Regional Parks Area to the south (**Figure 2**).

5.1 Modeling

Table 1 shows the range of sea level rise projections for the San Francisco, California region adopted by the National Research Council (NRC) in 2012. The NRC projections are the basis for the projections used in this Focused Vulnerability Assessment. Given the uncertainty in the magnitude and timing of future sea level rise, Sonoma County (and Marin County) used a scenario-based approach to assess a range of potential sea level rise impacts. Assessing a range of scenarios provides a framework for analyzing the vulnerability of Sonoma County’s assets to sea level rise and storm events. The five scenarios selected for this Vulnerability Assessment are derived from the U.S. Geological Survey’s (USGS) Coastal Storm Modeling System (CoSMoS; Storm Model).

Table 1. Sea Level Rise Projections for San Francisco, CA Region

Year	Projected Rise in Sea Level
2030	0.13 – 0.98 feet (4 – 30 cm)
2050	0.39 – 2 feet (12 – 61 cm)
2100	1.38 – 5.48 feet (42 – 167 cm)

Source: National Research Council (2012)

Sea level rise projections used in this analysis are from the Our Coast Our Future (OCOF) website and tool. OCOF was developed through a partnership of several notable institutions and agencies and represents the best available sea level rise and coastal storm science for the Bay Area Region and other parts of coastal California. OCOF uses the USGS Digital Elevation Model (DEM; Elevation Model) constructed for the region with 2-meter horizontal grid resolution and the Storm Model to produce a combination of 40 different sea level rise and storm scenarios. These scenarios include sea level rise, tides, storm surge, El Niño effects, wave set up, and wave run up. High quality elevation data incorporated into the Elevation Model delineates the current mean higher high water (MHHW) tidal elevation plus sea level rise heights and provides the option to add storm scenarios. Because the Elevation Model uses the highest tide measured, properties exposed to MHHW could be dry at lower tides. It is important to note that this tool only accounts for ocean levels and does not incorporate impacts from creek flooding or changes in the coastline (geomorphology) as erosion continues.



Sonoma County selected the sea level rise and storm scenarios in **Table 2** based on the National Research Council sea level rise projections in **Table 1** and the geographic extent and variety of storm severity. When combined, these scenarios cover a full range of impact to affected coastal communities by the end of this century. Scenarios 2-5 are the same scenarios Marin County used in its *Marin Coast Sea Level Rise Vulnerability Assessment*. Scenario 1 represents existing conditions. Scenario 2 represents near-term, and corresponds to the 2030 National Research

Council projected range in sea level rise. Scenario 3 is considered medium-term and is within the 2050 National Research Council sea level rise range. Scenarios 4 and 5 represent the long-term. Scenario 4 corresponds to the 2100 National Research Council sea level rise range. Scenario 5 represents sea level rise by 2100 based on additional research theorizing the worst case scenario for sea level rise summarized by the California Ocean Protection Council Science Advisory Team Working Group in *Rising Seas in California – An Update on Sea Level Rise Science* (Griggs et. al. 2017).

The Scenarios include storm events because they have the potential to cause catastrophic damage and hazardous coastal conditions that could increase in geographic extent as sea-levels rise. The storm frequencies presented in **Table 2** are the annual, 20-year, and 100-year storms. An annual storm has a high likelihood of happening in most years; a 20-year storm has a five percent chance of happening annually; and a 100-year storm has a one percent chance of happening in any given year.

Future storm conditions depend on the complicated interaction between the Earth's atmosphere and ocean systems, which the Storm Model attempts to simulate. Replicating storm scenarios

within the model is also difficult due to altered wave conditions varying between different storm events. Lower lying portions of Bodega Bay may experience more inundation during a five or 10-year storm event due to increased water levels, wave heights, storm surges, and altered patterns of erosion and accretion of the ocean floor. For example, the Storm Model has higher wave heights offshore than the 20-year storm; however the waves approach the coast from a more northerly direction.

Table 2. Sea Level Rise and Storm Scenarios Used in Focused Vulnerability Assessment

Scenario	Projected Sea Level Rise		Storm Event
	feet	cm	
1 - 2016	0	0	annual
2 - 2030	0.83	25	20-year
3 - 2050	1.67	50	20-year
4 – 2100 Best Case	3.33	100	100-year
5 – 2100 Worst Case	6.56	200	100-year

5.2 Assessment

An asset’s vulnerability depends on its exposure, sensitivity, and its capacity to adapt to sea level rise and storm events. This Focused Vulnerability Assessment analyzes almost 40 exposed Residential, Commercial, Marine Industrial, Public Utility, Public Infrastructure, Public Access & Recreation, Private Recreation, and Wetland assets. We identified the assets that could be vulnerable to sea level rise and storm events by developing a “Sonoma County Sea Level Rise Viewer” based on the National Oceanic and Atmospheric Administration (NOAA) *Sea Level Rise and Coastal Flooding Impacts Viewer*. Geographic data layers for parcels, building footprints, land use, public & protected lands, trails, infrastructure, schools, riparian corridors, wetlands, and marine habitats were added.

To assess the potential flooding or inundation of an asset other than roads and the California Coastal Trail (Coastal Trail), a GIS shapefile was created and then entered into the Storm Model on the OCOF site to produce an “OCOF Sea Level Rise and Scenario Report”. The OCOF Report includes area and elevation information and two tables: “Projected Percent Area Flooded for the Selected Area” and “Projected Average Flood Depth for the Selected Area.” Based on that information, a Table was prepared showing projections for inundation (sea level rise alone) and flood (sea level rise plus storm event) as percent of the selected area.

Permit Sonoma staff assessed the potential temporary flooding or permanent inundation of County Roads or the Coastal Trail (linear assets), by measuring the total length of the road or trail on the Sonoma County Sea Level Rise Viewer. Then using the OCOF site to measure the projected temporary flooding or permanent inundation of the road or trail, staff then went back to the Sonoma County Coast Sea Level Rise Viewer to approximate and measure the extent of the flood or inundation impacts. Staff added the lengths of sections of affected road or trail together to obtain the total length of affected road or trail. Staff used the total affected length divided by the entire road length or trail to obtain the percent of road or trail inundated or flooded. Using the process above, Staff formulated the potential temporary flooding or permanent inundation of linear assets for all Sea Level Rise and Storm Scenarios in **Table 2**.

Coastal Wetland Categories

Data on the location and size of coastal wetlands is from the San Francisco Estuary Institute and Aquatic Science Center, part of the California Aquatic Resource Inventory (CARI; Inventory). The Inventory is a compilation of wetlands, streams, and riparian areas in California. This statewide dataset pulls together many sources of wetland data. In the case of Sonoma County, the National Wetlands Inventory, originally from the U.S. Fish and Wildlife Service, is the source of the wetland data. The National Wetlands Inventory was last updated in 2010 and was acquired by the San Francisco Estuary Institute in 2011. **Table 3** identifies the California Aquatic Resource Inventory wetland classifications comprising the Coastal Freshwater Marsh, Coastal Brackish Marsh, and Bodega Harbor Tidal Mudflat wetland categories.



Coastal Brackish Marsh

Table 3. California Aquatic Resource Inventory Classifications Comprising Wetland Categories

Coastal Freshwater Marsh
Freshwater Emergent Wetland - Depressional Seasonal Natural Emergent Freshwater Emergent Wetland - Depressional Seasonal Natural Emergent Freshwater Emergent Wetland - Depressional Seasonal Unnatural Emergent Freshwater Forested/Shrub Wetland - Depressional Seasonal Natural Shrub-Scrub Freshwater Forested/Shrub Wetland - Depressional Seasonal Natural Shrub-Scrub Freshwater Forested/Shrub Wetland - Depressional Seasonal Unnatural Shrub-Scrub
Coastal Brackish Marsh
Estuarine and Marine Wetland - Estuarine Saline Natural Intertidal Emergent Estuarine and Marine Wetland - Estuarine Saline Natural Intertidal Emergent
Bodega Harbor Tidal Mudflat
Estuarine and Marine Wetland - Estuarine Saline Unnatural Intertidal Non-Vegetated Estuarine and Marine Wetland - Estuarine Saline Unnatural Intertidal Vegetated

6. **3. BODEGA BAY COMMUNITY PROFILE**

Bodega Bay is a small rural community and harbor located approximately 40 miles northwest of San Francisco and 20 miles west of Santa Rosa in Sonoma County, California. The Bodega Bay Census Designated Place (CDP) has a total area of 12.5 square miles, of which 8.3 square miles of it is land and 4.2 square miles of it is water. The population of Bodega Bay was 1,411 in 2014 and 1,077 in 2010. Residential density is concentrated along Bay Flat Road and Westshore Road and near Highway 1.

Bodega Bay is a marine habitat used for navigation, recreation, and commercial and sport fishing. It is about 5 miles across and straddles the boundary between Sonoma County to the north and Marin County to the south, connecting to the mouth of Tomales Bay in Marin County. Bodega Head protects the Bay on its north end from the Pacific Ocean. Bodega Head shelters the harbor and separates it from the main bay by a jetty. The village of Bodega Bay sits on the east side of the harbor. North of the village lies a long coastal exposure of alternating rock outcrops and the sandy beaches of Sonoma Coast State Park. On the coast immediately north of Bodega Head is the University of California's Bodega Bay Marine Laboratory.

All coastal drainages between Salmon Creek and Point Reyes flow into Bodega Bay, creating a complex of fresh and brackish water marshes, tidal mudflats and coastal wetlands. Two main freshwater inputs are Johnson Gulch to the north and Cheney Gulch towards the east. The Bodega Harbor estuary empties southerly into Bodega Bay. The Estero Americano and Estero de San Antonio empty into Bodega Bay along its eastern side and Tomales Bay flows northerly into Bodega Bay. The Tomales Bay Peninsula lies across from Bodega Head, and together they create a neck for the outflow and allow Bodega Bay to function as a marine estuary (2014 Pacific Coast Joint Venture Strategic Plan). **Figures 3 and 4** show the coastal wetlands in the Bodega Bay study area.

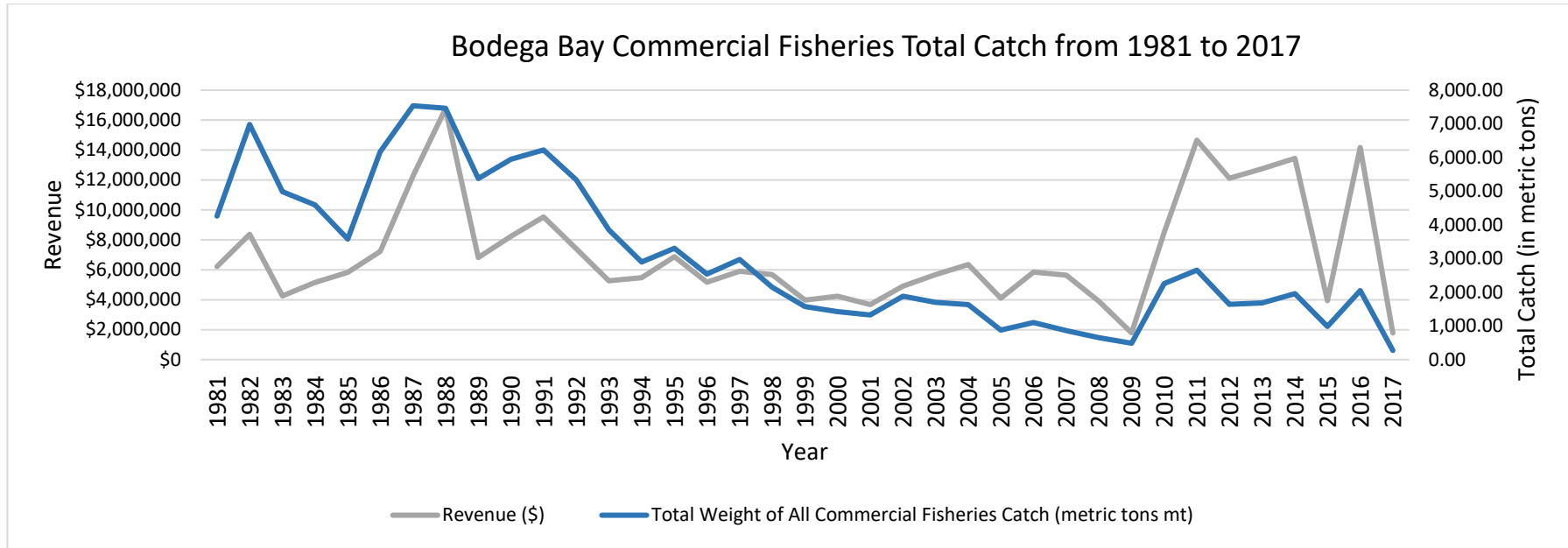
Commercial fishing remains a major component of Bodega Bay's economy. As of 2007, there was one commercial fish processing plant to which 317 commercially registered vessels delivered fish. **Figure 5** depicts the total catch in Bodega Bay commercial fisheries from 1981 to 2017. The sharp decline in 2015 is due to state officials closing the Dungeness crab fishery due to a harmful algal bloom. **Table 4** shows the 2016 total catch by west coast fishery and revenue in Bodega Bay commercial fisheries.

Table 4. 2016 Total Catch (Metric Tons) and Revenue in Bodega Bay Commercial Fisheries

West Coast Fishery	Total Catch (metric tons)	Revenue
Coastal Pelagic	0	\$0
Crab	1,816.5	\$1,047,625
Groundfish	89	\$639,074
Highly Migratory Species	0	\$0
Rockfish	3.4	\$13,759
Salmon	48.9	\$836,848

Source: Pacific Fisheries Information Network (2017)

Figure 5. Bodega Bay Commercial Fisheries: Total Catch (Metric Tons) 1981 to 2017



Marinas in Bodega Bay include the private Porto Bodega Marina & RV Park; and Mason's Marina, Spud Point Marina, and Bodega Bay Sport Fishing Center managed by Sonoma County Regional Parks. At Spud Point Marina, 80 percent of the berths are allocated to commercial fishing. Sonoma County Regional Parks also provides public boat launches at Doran Beach and Westside Regional Parks.

Commercial fishing remains a major component of Bodega Bay's economy. Expanding recreational opportunities to State and County parks in the region has increased exponentially in recent years, substantially increasing tourism to Bodega Bay. Sonoma Coast State Park encompasses 10,272 acres immediately west and north of the bay. Sonoma County Regional Parks manages Doran Beach Regional Park at the south end of the harbor and Westside Regional Park on the west side of the harbor.

About 20 businesses in Bodega Bay offer overnight accommodations including inns, hotels, bed and breakfasts, and an RV park. Four campgrounds provide low cost visitor-serving accommodations. California State Parks manages the Dunes and Wrights Beach Campgrounds in Sonoma Coast State Park, and Sonoma County Regional Parks manages the campgrounds at Doran Beach and Westside Regional Parks. **Figures 6-7** show the locations of the California Coastal Trail and County Regional Parks trails in the Bodega Bay study area.

Annual festivals demonstrate the economic and cultural significance of fishing to the Bodega Bay community: the Fisherman's Festival and Blessing of the Fleet for the approaching salmon season in April and The Seafood, Art, Music, and Wine Festival in August.



Spud Point Marina

7. 4. FLOODING AND SEA LEVEL RISE INUNDATION: IMPACTS AT BODEGA BAY

7.1 Bodega Harbor Area

The Bodega Harbor Area is the North Bay, encompassing the area from Spud Point Marina to the north end of the bay, and to the Bodega Bay Sports Fishing Center on the east. Bodega Harbor Area contains all of the Marine Industrial uses (marinas), the only Rural Residential development, and the largest area of Urban Residential development in Bodega Bay. Additional Bodega Harbor Area assets include Wetlands, County Roads, and County Trails. **Figure 8a** shows the location of and number assigned to each asset.

Assets in the Bodega Harbor Area vulnerable to sea level rise and storm events include Westshore, Eastshore, and Bay Flat Roads; public and private marinas; residential development; and coastal freshwater marsh and tidal mudflat. Sea level rise will impact these valuable assets leading to potential impacts on access; land use; habitats, including critical habitat; recreation and tourism; and commercial fishing. The floating docks at some of the marinas are resilient to rising tides; however, the residential development and the low-cost visitor-serving facilities at marinas are not as adaptable. Some residential buildings may not have direct impacts from sea level rise due to their elevation, but could become isolated and cut-off from all services due to compromised access and damaged utilities.



Bodega Harbor Area

Sea level rise will increase the salinity in freshwater sources, such as Johnson Gulch and Cheney Gulch, the two main sources freshwater to the harbor. The U.S. Fish and Wildlife Service have designated the coastal brackish water marsh at Johnson Gulch along Eastshore Road (FWMARSH-1 on **Figure 8a**) as a tidewater goby (*Eucyclogobius newberryi*) recovery sub-unit. Johnson Gulch marsh supports special status aquatic and terrestrial species. Bodega Harbor also provides rearing habitat for listed salmonids. The flow of freshwater from Johnson and Cheney Gulches into Bodega Harbor has created brackish tidal mudflats at their

convergence. As sea level rise results in higher tides, the brackish mixing of these two systems will occur further upstream, which would impact the type and diversity of plant and animal species in the gulches, potentially jeopardizing critical habitat for listed species.

The sections below provide information on the percentage area of each asset that would be inundated or flooded as a result of sea level rise and storm events and potential impacts.

Coastal Wetlands

The Bodega Harbor Area contains two types of coastal wetlands exposed to sea level rise and storm events: (1) Coastal Freshwater Marsh and (2) Bodega Harbor Tidal Mudflat.

Coastal Freshwater Marsh

Coastal Freshwater Marsh occurs in two locations: 1) the boat storage area at the eastern end of Porto Bodega Marina & RV Park to the east toward State Highway 1 (FWMARSH-1 on **Figure 8a**); and 2) north and west of Westshore Road near where it becomes Bay Flat Road (Rail Ponds; FWMARSH-2). The Rail Ponds have some characteristics of coastal brackish marsh. The Rail Ponds area was originally a coastal marsh connected to Bodega Harbor. Development of Westshore Road in 1963 separated the Rail Ponds from the bay shoreline. The Rail Ponds are labeled coastal freshwater marsh but are tidally influenced by an existing connection to Bodega Harbor. They receive freshwater from groundwater inputs and saltwater through culverts carrying the tidal flow under Westshore Road from Bodega Harbor (California Coastal Commission 2012). Vegetation in the Rail Ponds includes coastal brackish marsh plant species - salt grass (*Distichlis spicata*), franconia (*Frankenia salina*), pickleweed (*Salicornia sp.*), and cordgrass (*Spartina foliosa*).

Potential Inundation and Flood Impacts

Sea level rise and storm events would result in inundation and flooding of Coastal Freshwater Marsh. **Table 5** shows the projected percent of marsh area permanently inundated by sea level rise and with storm event flooding. **Figure 8b** illustrates the projected permanent inundation, and **Figure 8c** illustrates the projected permanent inundation with storm event flooding of Coastal Freshwater Marsh under Scenario 5 (2100 Sea Level Rise Worst Case).

FWMARSH-1 is not projected to be at risk of permanent inundation from sea level rise by 2100. However, in 2100 the marsh would experience periodic flooding during storm events at less than 1% of the marsh under the best case scenario and 3% under the worst case scenario.

FWMARSH-2 is projected to be at risk of inundation from sea level rise by 2100. In 2030 the marsh would not be permanently inundated by sea level rise and 17% of the marsh would be subject to periodic flooding during storm events. In 2100 under the best case scenario, 37% of the marsh would be permanently inundated and 53% would be subject to periodic flooding during storm events. In 2100 under the worst case scenario, 53% of the marsh would be permanently inundated and subject to periodic flooding.

Coastal habitats are likely to differ in their vulnerability and response to climate related stressors depending on coastal exposure and local conditions. For example, as sea level rises, coastal deltas and mudflats are likely to be lost to open water. Wetlands and coastal dunes exposed to coastal hazards can migrate upslope given a path free of barriers from coastal development or shoreline hardening. The California Department of Fish and Wildlife has identified wetlands as a sensitive natural community that is vulnerable to further degradation from sea level rise inundation, flooding, and development.

Table 5. Bodega Harbor Area: Coastal Freshwater Marsh – Inundation and Flood Projections (Percent Area)

Scenario	Projected Sea Level Rise		Storm Event	<i>FWMARSH-1</i> 9.95 acres		<i>FWMARSH-2</i> 1.97 acres	
	feet	cm		Inundated by Sea Level	Plus Storm Event Flood	Inundated by Sea Level	Plus Storm Event Flood
1 - 2016	0	0	annual	----	----	----	----
2 - 2030	0.83	25	20-year	----	----	----	17%
3 - 2050	1.67	50	20-year	----	----	----	39%
4 – 2100 Best Case	3.33	100	100-year	----	< 1%	37%	53%
5 – 2100 Worst Case	6.56	200	100-year	----	3%	53%	53%

Bodega Harbor contains about 107 acres of Coastal Freshwater Marsh and 70 acres of Coastal Brackish Marsh. There are three major ways by which sea level rise can disrupt a marsh: inundation, erosion, and saltwater intrusion. The natural impact of a rising sea is to cause marsh systems to migrate upward and inland. Sea level rise increases the frequency and/or duration of tidal flooding throughout a marsh. If no inorganic sediment or peat is added to the marsh, the seaward portions become flooded so much that marsh grass drowns and marsh soil erodes; portions of the high marsh become low marsh; and upland areas immediately above the former spring tide level are temporarily flooded at spring tide, becoming high marsh. If nearby rivers or floods supply additional sediment, sea level rise slows the rate at which the marsh advances seaward.

Wetlands can grow upward fast enough to keep pace with the slow rise in sea level that most areas have experienced in the recent past. Thus, areas that might have been covered with two or three meters of water (or more) have wetlands instead. If sea level rise accelerates only slightly, marshes that are advancing today may have sufficient sediment to keep pace with sea level. But if sea level rise accelerates more rapidly, the sea will be rising much more rapidly than the demonstrated ability of wetlands to grow upward in most areas, and the increase in wetland acreage of the last few thousand years will be negated. If adjacent upland areas are developed, all the wetlands could be lost.

The net change in total marsh acreage depends on the slopes of the marsh and upland areas. If the land has a constant slope throughout the marsh and upland, then the area lost to marsh drowning will be equal to the area gained by the landward encroachment of spring high tides. In most areas, however, the slope above the marsh is steeper than the marsh, so a rise in sea level causes a net loss of marsh acreage.

The U.S. Fish and Wildlife Service has designated the coastal freshwater marsh at Johnson Gulch along Eastshore Road (FWMARSH-1 on **Figure 3**) as a tidewater goby (*Eucyclogobius newberryi*) recovery sub-unit. This marsh supports special status aquatic and terrestrial species. The ability of this freshwater marsh to migrate inland is limited because the marsh is already narrow and backed by residential development. However, under the near-term and medium-term sea level rise scenarios, this marsh habitat would buffer the effects of sea level rise for the residential development by absorbing the rising water and sediment.

Bodega Harbor Tidal Mudflat

Bodega Harbor Tidal Mudflat occurs in two locations: (1) west of Porto Bodega Marina & RV Park (1.70 acres; TIDFLT-1 on **Figure 8a**) and (2) east of the Porto Bodega Marina & RV Park and south of the Bodega Bay Sport Fishing Center (5.12 acres; TIDFLT-2).

Potential Flooding and Inundation Impacts

Data on projected inundation and flooding of Bodega Harbor Tidal Mudflat is not available.

Bodega Harbor contains about 480 acres of Tidal Mudflat that support about 130 acres of Eelgrass Bed. Bodega Harbor Tidal Mudflat links marine, freshwater, and terrestrial habitats; as well as provides economic and recreational benefits to the community. Tidal mudflats form unique habitats and maintain valuable ecosystems, buffering eelgrass beds from excess sedimentation, providing habitat for wildlife, and protecting terrestrial infrastructure from inundation (Thorne 2015). Bodega Harbor tidal waters ebb and flow over the central harbor mudflats depositing suspended sediments and organic matter from local plant production. This ecosystem is particularly unique in that the tidal velocity profile of Bodega Harbor show that water within the channel moves uniformly from top to bottom at fairly rapid flow rates, indicating a large throughput through the system and that the harbor flushes itself, contaminants, and sediments out daily (Rasmussen 2004).

Climate change effects such as sea level rise are altering this habitat, and coastal models are available to extrapolate potential effects until more site specific research is conducted. Tidal mudflat survival depends on the balance between the forces that lead to their creation (mineral and organic sediment accumulation) and the forces that lead to their deterioration (sea level rise, subsidence, and wave erosion). Sea level rise impacts to mudflats over the short and mid-term are controlled by the rate of vertical development (when accumulation exceeds deterioration) compared to relative sea level rise (the combination of the change in sea level and the change in land level; Cahoon 2010).

USGS models predict that over long-term sea level rise, mudflat deterioration will overpower accumulation, vertical development will lag behind sea level rise, permanent inundation will result in below optimum growth range for eelgrass, and tidal mudflat will convert to intertidal mudflat or subtidal open water (Cahoon 2010).

The flow of freshwater from Johnson Gulch into Bodega Harbor has created brackish tidal mudflat at their convergence. As sea level rise results in higher tides, the brackish mixing of these two systems will occur further upstream, which would impact the type and diversity of plant and animal species in the gulches, potentially jeopardizing important habitat for endangered species.

Public Access & Recreation – Trails

The Bodega Harbor Area contains a portion of one segment of the California Coastal Trail (Coastal Trail) exposed to sea level rise and storm events: an Existing Coastal Trail segment along the east side of Bodega Bay (0.54 miles, 2,849 feet). **Figure 6** shows the locations of Coastal Trail segments in the Bodega Bay Study Area.

Potential Inundation and Flood Impacts

Sea level rise and storm events may result in inundation and would result in flooding of the Coastal Trail segment. **Figure 8b** illustrates the projected permanent inundation, and **Figure 8c** illustrates the projected permanent inundation with storm event flooding of the Coastal Trail segment under Scenario 5 (2100 Sea Level Rise Worst Case).

Temporary flooding of an Existing Coastal Trail segment would result in trail damage and disrepair and require temporary closure or routing to an alternative trail segment during trail repair or re-construction. Permanent inundation of an Existing Coastal Trail segment would require relocation of the segment. The level of difficulty in relocating a Coastal Trail segment would depend on the sources of funding and the specific terms of easements with private property owners.

Marine Industrial

Bodega Harbor is the hub of commercial and sport fishing in Sonoma County, and is a popular destination during crab and salmon seasons. The marinas in the Bodega Harbor Area exposed to sea level rise and storm events include Porto Bodega Marina & RV Park (MI-1 on **Figure 8a**), Bodega Bay Sport Fishing Center (MI-2); Mason's Marina (MI-3E: east side of Westshore Road, MI-3BW: west side of Westshore Road); and Spud Point Marina (MI-4).

Porto Bodega Marina & RV Park (MI-1). The Porto Bodega Marina & RV Park is a privately owned resort off Bay Flat Road consisting of 75 open boat slips, guest docks, 58 RV sites, 2 vacation rentals, boat trailer parking, club house, and laundry.

Bodega Bay Sport Fishing Center (MI-2). The Bodega Bay Sport Fishing Center is a County-owned and operated facility east of the Porto Bodega Marina & RV Park. The County has a license agreement with sport fishing boat operators to allow them to use the Bodega Bay Sport Fishing Center License for party boats for fishing, whale watching, pelagic bird watching, and sightseeing. The facility includes a dock, boat launch, bait and tackle shop, and parking.

Mason's Marina (MI-3E & MI-3W). Mason's Marina is a County-owned and operated marina off Westshore Road that serves commercial fishing boats as well as recreational vessels including sailboats and motor launches. A small paved parking area and dock are used for fish-buying (MI-3E). The area on the west side of Westshore Road is used for storing crab pots (MI-3W).

Spud Point Marina (MI-4). Spud Point Marina is a County-owned and operated marina off Westshore Road that serves users of overnight and monthly berths and yacht club cruisers. It

consists of stable docks, fuel dock, guest dock and overnight berths, fishing and observation piers, tenant and public restrooms, laundry, dry dock storage, and parking.

Potential Inundation and Flood Impacts

Sea level rise and storm events would result in inundation and flooding of Marine Industrial assets. The marina assets analyzed comprise landside facilities only and do not include the piers or docks. **Table 6** shows the projected percent area of the marinas permanently inundated by sea level rise and with storm event flooding. **Figure 8b** illustrates the projected permanent inundation, and **Figure 8c** illustrates the projected permanent inundation with storm event flooding of the marinas under Scenario 5 (2100 Sea Level Rise Worst Case).

All of the marinas are projected to be at risk of inundation from sea level rise by 2100. Porto Bodega Marina & RV Park and Mason's Marina would be more at risk than the other marinas.

Porto Bodega Marina & RV Park. In 2030 3% of the marina would be permanently inundated by sea level rise and less than 1% would be subject to periodic flooding during storm events. In 2100 under the best case scenario, 55% of the marina would be permanently inundated and 86% would be subject to periodic flooding during storm events. Under the worst case scenario, 65% of the marina would be permanently inundated and 95% would be subject to periodic flooding.

Bodega Bay Sport Fishing Center. In 2030 the marina would not be permanently inundated by sea level rise and less than 1% would be subject to periodic flooding during storm events. In 2100 under the best case scenario, less than 1% of the marina would be permanently inundated and 18% would be subject to periodic flooding during storm events. Under the worst case scenario, 59% of the marina would be permanently inundated and 84% would be subject to periodic flooding.

Mason's Marina (East). In 2030 less than 1% of the marina would be permanently inundated by sea level rise and 44% would be subject to periodic flooding during storm events. In 2100 under the best case scenario, 91% of the marina would be permanently inundated and 99% would be subject to periodic flooding during storm events. Under the worst case scenario, 99% of the marina would be permanently inundated and subject to periodic flooding.

Mason's Marina (West). In 2030 the marina would not be permanently inundated by sea level rise and less than 1% would be subject to periodic flooding during storm events. In 2100 under the best case scenario, 50% of the marina would be permanently inundated and 86% would be subject to periodic flooding during storm events. Under the worst case scenario, 69% of the marina would be permanently inundated and 95% would be subject to periodic flooding.

Spud Point Marina. In 2030 the marina would not be permanently inundated by sea level rise and 2% would be subject to periodic flooding during storm events. In 2100 under the best case scenario, 8% of the marina would be permanently inundated and 45% would be subject to periodic flooding during storm events. Under the worst case scenario, 63% of the marina would be permanently inundated and 81% would be subject to periodic flooding.

Table 6. Bodega Harbor Area: Marine Industrial Assets – Inundation and Flood Projections (Percent Area)

Scenario	Projected Sea Level Rise		Storm Event	Porto Bodega Marina & RV Park <i>MI-1</i> <i>10.34 acres</i>		Bodega Bay Sport Fishing Center <i>MI-2</i> <i>1.54 acres</i>		Mason's Marina <i>MI-3E</i> <i>1.51 acres</i>		Mason's Marina <i>MI-3W</i> <i>3.45 acres</i>		<i>Spud Point Marina</i> <i>MI-4</i> <i>3.32 acres</i>	
	feet	cm		Inundated by Sea Level	Plus Storm Event Flood	Inundated by Sea Level	Plus Storm Event Flood	Inundated by Sea Level	Plus Storm Event Flood	Inundated by Sea Level	Plus Storm Event Flood	Inundated by Sea Level	Plus Storm Event Flood
1 - 2016	0	0	annual	< 1%	----	----	----	----	6%	----	----	----	----
2 - 2030	0.83	25	20-year	3%	< 1%	----	< 1%	< 1%	44%	----	< 1%	----	2%
3 - 2050	1.67	50	20-year	7%	50%	< 1%	< 1%	< 1%	94%	----	50%	----	9%
4 – 2100 Best Case	3.33	100	100-year	55%	86%	< 1%	18%	91%	99%	50%	86%	8%	45%
5 – 2100 Worst Case	6.56	200	100-year	65%	95%	59%	84%	99%	99%	69%	95%	63%	81%

Permanent inundation of all or a portion of marinas would result in the loss of marine industrial land area to bay waters.



Porto Bodega Marina & RV Park

Temporary flooding and permanent inundation from sea level rise would damage and impair land-based facilities at marinas, potentially rendering them inoperable, including: the clubhouse, laundry, and boat trailer parking at Porto Bodega Marina & RV Park; bait and tackle shop, boat launch, and parking at the Bodega Bay Sport Fishing Center; crab pot storage and parking area at Mason's Marina; and restrooms,

laundry, dry dock storage, and parking area at Spud Point Marina. Storm flooding, sea level rise, daily tidal flooding, and erosion would damage and impair docks. Temporary flooding and permanent inundation would impede or prevent access to and from the marinas.

Permanent inundation of the land-based portion of the marinas would result in loss of marine industrial area land.

Permanent inundation of Porto Bodega Marina & RV Park would result in loss of some or all of the RV sites, which would result in the temporary or permanent relocation of residents and loss of affordable housing.

Impacts on land-based facilities, docks, and public access at the marinas and the loss of marine industrial land would decrease sport fishing and other recreational opportunities at Bodega Bay, which would decrease tourism to Bodega Bay and result in the loss of tourist revenue.

Impacts on land-based facilities, docks, and public access at Mason's Marina and Spud Point Marina and the loss of marine industrial area land would decrease commercial fishing opportunities at Bodega Bay, which would reduce the viability of Bodega Bay's commercial fishing industry.

County Roads

The Bodega Harbor Area includes three County Roads exposed to sea level rise and storm events – Eastshore Road, Bay Flat Road, and Westshore Road. **Figure 8a** shows the location of these roads.

Potential Inundation and Flood Impacts

Sea level rise and storm events would result in inundation and flooding of Eastshore Road, Bay Flat Road, and Westshore Road. **Table 7** shows the projected percent of road alignment permanently inundated by sea level rise and with storm event flooding. **Figure 8b** illustrates the projected permanent inundation, and **Figure 8c** illustrates the projected permanent inundation with storm event flooding of the roads under Scenario 5 (2100 Sea Level Rise Worst Case).

Table 7. Bodega Harbor Area: County Roads – Inundation and Flood Projections (Percent Alignment)

Scenario	Projected Sea Level Rise		Storm Event	<i>Eastshore Road</i> 2,791.5 feet (0.53 mi)		<i>Bay Flat Road</i> 8,435.1 feet (1.60 mi)		<i>Westshore Road</i> 4,896.2 feet (0.93 mi)	
	feet	cm		Inundated by Sea Level	Plus Storm Event Flood	Inundated by Sea Level	Plus Storm Event Flood	Inundated by Sea Level	Plus Storm Event Flood
1 - 2016	0	0	annual	----	----	----	----	----	3%
2 - 2030	0.83	25	20-year	----	11%	----	2%	< 1%	16%
3 - 2050	1.67	50	20-year	< 1%	32%	----	16%	< 1%	48%
4 – 2100 Best Case	3.33	100	100-year	33%	37%	16%	26%	52%	78%
5 – 2100 Worst Case	6.56	200	100-year	35%	39%	28%	44%	76%	82%

These County Roads are projected to be at risk of inundation from sea level rise between 2050 and 2100. Westshore Road is the more at risk than the other County Roads.

Eastshore Road. In 2030 the road would not be permanently inundated by sea level rise and 11% would be subject to periodic flooding during storm events. In 2100 under the best case scenario, 33% of the road would be permanently inundated and 37% would be subject to periodic flooding during storm events. Under the worst case scenario, 35% of the road would be permanently inundated and 39% would be subject to periodic flooding during storm events.

Bay Flat Road. In 2030 the road would not be permanently inundated by sea level rise and 2% would be subject to periodic flooding during storm events. In 2100 under the best case scenario, 16% of the road would be permanently inundated and 26% would be subject to periodic flooding during storm events. Under the worst case scenario, 28% of the road would be permanently inundated and 44% would be subject to periodic flooding.

Westshore Road. In 2030 less than 1% of the road would be permanently inundated by sea level rise and 16% would be subject to periodic flooding during storm events. In 2100 under the best case scenario, 52% of the road would be permanently inundated and 78% would be

subject to periodic flooding during storm events. Under the worst case scenario, 76% of the road would be permanently inundated and 82% would be subject to periodic flooding.

Temporary flooding of County Roads would cause road closures during a flood event and result in road damage and accelerated deterioration. Recurring damage and deterioration from flooding could result in road failure or capacity restrictions. Road closures would temporarily restrict access to and from homes, businesses, or park and recreation areas. Residents may not be able to evacuate in emergencies, and emergency vehicles may not be able to reach locations in time, or at all. As road access becomes increasingly limited, so will the carrying capacity for visitors that contribute greatly to the regional economy.

Permanent inundation of County Roads would render road segments impassable, resulting in permanent road closures. As for many of these roads alternative routes are not available, access would be limited or non-existing to and from homes, businesses, or park and recreation areas. Homes and businesses would not be able to perform their primary function and become isolated and cut-off from all services. In the Bodega Harbor Area, permanent inundation of Eastshore, Bay Flat, and Westshore Roads would eliminate access to and from rural and urban residential areas and marinas.

Residential

The Bodega Harbor Area contains three urban residential areas and one rural residential area exposed to sea level rise and storm events. The urban residential areas are north of Porto Bodega Marina & RV Park (UR-1 on **Figure 8a**), northwest of Mason's Marina (UR-2), and west of Spud Point Marina (UR-3). The rural residential area (RR-1) is northeast of UR-2. **Table 8** shows the number of developed and vacant lots and number of dwelling units which comprise these residential areas.

Table 8. Bodega Harbor Area: Residential Assets – Lots and Dwelling Units

Asset	Lots	Vacant Lots	Dwelling Units
RR-1	9	2	7
UR-1	6	1	5
UR-2	60	14	46
UR-3	25	5	20



UR-2 and RR-1

Potential Inundation and Flood Impacts

Sea level rise and storm events would result in inundation and flooding of these residential areas. **Table 9** shows the projected percent area permanently inundated by sea level rise and with storm event flooding. **Figure 8b** illustrates the projected permanent inundation, and **Figure 8c** illustrates the projected permanent inundation with storm event flooding of the areas under Scenario 5 (2100 Sea Level Rise Worst Case).

All of the residential areas are projected to be at risk of inundation from sea level rise by 2100. RR-1 and UR-2 would be more at risk than the other residential areas.

RR-1. In 2030 the residential area would not be permanently inundated by sea level rise and 3% would be subject to periodic flooding during storm events. In 2100 under the best case scenario, 7% of the area would be permanently inundated and 14% would be subject to periodic flooding during storm events. Under the worst case scenario, 14% of the area would be permanently inundated and 23% would be subject to periodic flooding.

UR-1. In 2030 the residential area would not be permanently inundated by sea level rise or subject to periodic flooding during storm events. In 2100 under the best case scenario, the area would not be permanently inundated and less than 1% would be subject to periodic flooding during storm events. Under the worst case scenario, less than 1% of the area would be permanently inundated and 6% would be subject to periodic flooding.

UR-2. In 2030 the residential area would not be permanently inundated by sea level rise and 9% would be subject to periodic flooding during storm events. In 2100 under the best case scenario, 10% of the area would be permanently inundated and 13% would be subject to

periodic flooding during storm events. Under the worst case scenario, 10% of the area would be permanently inundated and 19% would be subject to periodic flooding.

UR-3. In 2030 the residential area would not be permanently inundated by sea level rise or subject to periodic flooding during storm events. In 2100 under the best case scenario, the area would not be permanently inundated and 2% would be subject to periodic flooding during storm events. Under the worst case scenario, less than 1% of the area would be permanently inundated and 4% would be subject to periodic flooding.

Permanent inundation of all or a portion of residential properties would result in the loss of residential land area to bay waters.

RR-1. Permanent inundation from sea level rise would affect four properties, resulting in: (1) loss of property frontage, hence the size of the useable area; (2) loss of access to and from residences at Bay Flat Road and Westshore Road (see discussion of impacts on County Roads above), potentially isolating and cutting-off residences from essential services; and (3) the bay being closer to properties and residences, decreasing the buffer between them, which could result in inundation of one residence.

UR-1. Permanent inundation from sea level rise would affect all six properties, resulting in: (1) loss of property frontage, hence the size of the useable area; and (2) the bay being closer to properties and residences, decreasing the buffer between them, which could result in inundation of six residences.

UR-2. Permanent inundation from sea level rise would affect mainly the area between Westshore Road and Bay Flat Road where several vacant or unbuildable properties are located. Permanent inundation would result in: (1) loss of property frontage, hence the size of the useable area; (2) loss of access to residences from Westshore Road and Bay Flat Road, including the entrance to the residential development at Whaleship Road (see the discussion of impacts on County Roads above); and (3) the bay being closer to properties and residences, decreasing the buffer between them, which could result in inundation of four residences.

UR-3. Permanent inundation from sea level rise would affect two properties, resulting in: (1) loss of access to and from the properties at the intersection of Westshore Road and Bay Flat Road; and (2) the bay being closer to the properties and residences, decreasing the buffer between them, which could result in inundation of two residences.

Table 9. Bodega Harbor Area: Residential Assets – Inundation and Flood Projections (Percent Area)

Scenario	Projected Sea Level Rise		Storm Event	<i>RR-1</i> 6.30 acres		<i>UR-1</i> 1.09 acres		<i>UR-2</i> 12.80 acres		<i>UR-3</i> 5.35 acres	
	feet	cm		Inundated by Sea Level	Plus Storm Event Flood	Inundated by Sea Level	Plus Storm Event Flood	Inundated by Sea Level	Plus Storm Event Flood	Inundated by Sea Level	Plus Storm Event Flood
1 - 2016	0	0	annual	----		----	----	----	----	----	----
2 - 2030	0.83	25	20-year	----	3%	----	----	----	9%	----	----
3 - 2050	1.67	50	20-year	----	8%	----	----	----	10%	----	----
4 – 2100 Best Case	3.33	100	100-year	7%	14%	----	< 1%	10%	13%	----	2%
5 – 2100 Worst Case	6.56	200	100-year	14%	23%	< 1%	6%	10%	19%	< 1%	4%

Bodega Harbor Area - Summary

Potential Impacts

Table 10 summarizes the projected percent of Bodega Harbor Area assets permanently inundated by sea level rise in 2100 under the best and worst case scenarios.

By 2100 under the worst case scenario, permanent inundation from sea level rise would affect 59% to 99% of marinas; 28% to 76% of County Roads; 53% of a coastal wetland, and less than 1% to 14% of residential areas.

Table 10. Bodega Harbor Area: Summary of Projected Percent Area of Assets Permanently Inundated by Sea Level Rise by 2100

Asset	Best Case Scenario	Worst Case Scenario
Coastal Wetlands		
FWMARSH-1	----	----
FWMARSH-2	37%	53%
TIDFLT-1	N/A	N/A
TIDFLT-2	N/A	N/A
Public Access and Recreation		
California Coastal Trail	N/A	N/A
Marine Industrial		
Porto Bodega Marina & RV Park	55%	65%
Mason's Marina (East)	91%	99%
Mason's Marina (West)	50%	69%
Bodega Bay Sport Fishing Center	<1%	59%
Spud Point Marina	8%	63%
County Roads		
Westshore Road	52%	76%
Eastshore Road	33%	35%
Bay Flat Road	16%	28%
Residential		

Asset	Best Case Scenario	Worst Case Scenario
RR-1	7%	14%
UR-1	----	<1%
UR-2	10%	10%
UR-3	----	<1%

Potential Adaptation Strategies

Possible adaptation strategies for the Bodega Harbor Area are retreat and protect. The retreat strategy includes avoiding new development, redeveloping vulnerable infrastructure, and removing damaged infrastructure in hazard areas. Protecting vulnerable road infrastructure in 2030 to 2050 is anticipated until a long-term adaptation strategy has been determined. Section 5 contains a full suite of adaptation strategies for Bodega Bay informed by public outreach.

Bodega Harbor Area adaptation priorities include: (1) avoid new development within mapped hazard areas; (2) consider protection measures for shoreline roads in the short-term, and determine the feasibility of relocating shoreline roads and increasing culvert and roadside ditch capacity in the long-term; and (3) consider developing an abatement program to remove abandoned boats and docks that may degrade harbor water quality.

7.2 Highway 1 Area

The Bodega Bay Highway 1 Area is the east bay, encompassing the area from south of the Bodega Bay Sports Fishing Center to the western edge of the Bodega Harbour Subdivision and Golf Course. The Highway 1 Area contains all of the Commercial assets and the only public utility (Bodega Bay Wastewater Treatment Plant) in Bodega Bay; and a smaller area of Urban Residential development compared to the Bodega Harbor Area. Additional Highway 1 Area assets include Wetlands and County Trails. **Figure 9a** shows the location of and number assigned to each asset.

Assets in the Highway 1 Area vulnerable to sea level rise and storm events include Highway 1, residential and commercial buildings on the harbor side of Highway 1; yacht club; wastewater treatment plant; County Regional Parks trails and California Coastal Trail; and coastal freshwater marsh, coastal brackish marsh, and tidal mudflat.

Sea level rise will impact these valuable assets leading to potential impacts on access, land use, recreation and tourism, and habitats. Buildings on the harbor side of Highway 1 are more vulnerable to storm damage and sea level rise than are those on the upland side of Highway 1. Some houses on the harbor side have been elevated on wooden pilings which require maintenance. Boat docks and aquatic infrastructure at the yacht club and other harbor properties are supported by pressure treated wooden piles driven into harbor mud that are not adaptable to changing tidal heights. Residential or commercial buildings that may not be affected by sea level rise due to their elevation could become isolated and cut-off from all services due to compromised access and damaged utilities.

Cheney Gulch is a short drainage that drops steeply from coastal scrub to riparian ravines and freshwater marsh habitat. It supports special status aquatic and terrestrial species such as the California Freshwater Shrimp (*Syncaris pacifica*) and California Red-legged frog (*Rana draytonii*).

The sections below provide information on the percentage area of each asset that would be flooded or inundated as a result of sea level rise and storm events and potential impacts.

Coastal Wetlands

The Highway 1 Area contains two types of coastal wetlands: (1) Coastal Freshwater Marsh and (2) Bodega Harbor Tidal Mudflat.

Coastal Freshwater Marsh

Coastal Freshwater Marsh occurs in three locations: (1) on the north side of State Highway 1 opposite COM-2 at 935 State Highway 1 (FWMARSH-1 on **Figure 9a**; 0.80 acres); (2) on both sides of State Highway 1 in the area of Doran Park Road (FWMARSH-2, 8.58 acres); and (3) on the north side of Highway 1 opposite the Dredge Spoil Disposal Ponds site along Cheney Gulch (FWMARSH-3, 4.72 acres).

Potential Inundation and Flood Impacts

According to the analysis based on the Our Coast Our Future (OCOF) website tool and model, these Coastal Freshwater Marsh areas are not at risk of inundation from sea level rise or flooding from storm events by 2100 under the best and worst case scenarios. However, the model is limited in that it does not incorporate tidal flow through culverts. In the case of FWMARSH-3 along Cheney Gulch, there is tidal flow through the culvert under the Highway 1 bridge that affects this marsh, and the Cheney Gulch drainage system extends out to the bay between the Dredge Spoil Disposal Ponds Site and the Bodega Bay PUD Wastewater Treatment Plant. Up to 2050, the coastal freshwater marsh along Cheney Gulch would buffer the effects of sea level rise for the surrounding land uses by absorbing the rising water and sediment. However, sea level rise inundation would have an adverse impact on the non-saline tolerant plant and animal species which occur in or use the marsh. The potential for inland migration of this marsh would be limited because the dredge spoil ponds site, wastewater treatment plant, and residential development confine the drainage.

Public Access & Recreation – Trails and Areas

Trails

The Highway 1 Area contains two County Regional Parks Trails exposed to sea level rise and storm events: (1) Birdwalk Loop Trail (0.6 miles, 3,168 feet) and (2) Cheney Creek Trail (0.5 miles, 2,640 feet). The Area also contains portions of two segments of the California Coastal Trail (Coastal Trail): (1) an Existing Coastal Trail segment at the Dredge Spoil Disposal Ponds Site (0.53 miles, 2,804 feet) and (2) a Proposed Coastal Trail segment along the east side of Bodega Bay (1.1 miles, 5,880 feet). Coastal Trail segments. **Figures 6 and 7** show the locations of Coastal Trail segments and County Regional Parks Trails in the Bodega Bay Study Area.

Potential Inundation and Flood Impacts

Sea level rise and storm events may result in inundation and would result in flooding of the County Regional Parks Trails and Coastal Trail segments. **Figure 9b** illustrates the projected permanent inundation, and **Figure 9c** illustrates the projected permanent inundation with storm event flooding in the area of the trails under Scenario 5 (2100 Sea Level Rise Worst Case).

Temporary flooding of a County Regional Parks Trail or Existing Coastal Trail segment would result in trail damage and disrepair and require temporary closure or routing to an alternative trail section during trail repair or re-construction. Permanent inundation of a County Regional Parks Trail or Existing Coastal Trail segment would require relocation of the trail section. The level of difficulty in relocating a County Regional Parks Trail or Existing Coastal Trail segment would depend on the sources of funding and the specific terms of easements with private property owners.

Areas

The Highway 1 Area contains an area consisting of two dredge spoil disposal ponds and a County Regional Parks Trail (Birdwalk Loop Trail). The Dredge Spoil Disposal Ponds Site (PUBACC-1 on **Figure 9a**) is owned and operated by Sonoma County Regional Parks and used by the public for recreation.

Potential Inundation and Flood Impacts

Sea level rise and storm events would result in inundation and flooding of the Dredge Spoil Disposal Ponds Site. **Table 11** shows the projected percent area permanently inundated by sea level rise and with storm event flooding. **Figure 9b** illustrates the projected permanent inundation, and **Figure 9c** illustrates the projected permanent inundation with storm event flooding of the Dredge Spoil Disposal Ponds Site under Scenario 5 (2100 Sea Level Rise Worst Case).

The Dredge Spoil Disposal Ponds Site is projected to be at risk of permanent inundation from sea level rise by 2100. In 2030 less than 1% of the site would be permanently inundated by sea level rise and 2% would be subject to periodic flooding during storm events. In 2100 under the best case scenario, 2% of the area would be permanently inundated and 3% would be subject to periodic flooding during storm events. Under the worst case scenario, 2% of the area would be permanently inundated and 5% would be subject to periodic flooding.



Birdwalk Loop Trail

Table 11. Highway 1 Area: Dredge Spoil Disposal Ponds Site – Inundation and Flood Projections (Percent Area)

Scenario	Projected Sea Level Rise		Storm Event	<i>Dredge Spoil Disposal Ponds Site PUBACC-1 23.91 acres</i>	
	feet	cm		Inundated by Sea Level	Plus Storm Event Flood
1 - 2016	0	0	annual	<1%	<1%
2 - 2030	0.83	25	20-year	<1%	2%
3 - 2050	1.67	50	20-year	<1%	2%
4 – 2100 Best Case	3.33	100	100-year	2%	3%
5 – 2100 Worst Case	6.56	200	100-year	2%	5%

Public Utility

The Highway 1 Area includes the only Public Utility in Bodega Bay – the Bodega Bay PUD Wastewater Treatment Plant (UTIL-1 on **Figure 9a**).

Potential Inundation and Flood Impacts

Sea level rise and storm events would result in flooding of the Bodega Bay PUD Wastewater Treatment Plant. **Table 12** shows the projected percent area permanently inundated by sea level rise and with storm event flooding. **Figure 9b** illustrates the projected permanent inundation, and **Figure 9c** illustrates the projected permanent inundation with storm event flooding of the public utility site under Scenario 5 (2100 Sea Level Rise Worst Case).

The Bodega Bay PUD Wastewater Treatment Plant is not projected to be at risk of permanent inundation from sea level rise by 2100. However, the utility site would experience periodic flooding during storm events at 40% of the site under the 2100 worst case scenario. Flooding would occur at the southern boundary of the utility property, not at the structures or systems. Periodic flooding during storm events could result in temporary disruption of plant operations.



Bodega Bay PUD Wastewater Treatment Plant

Table 12. Highway 1 Area: Bodega Bay PUD Wastewater Treatment Plant – Inundation and Flood Projections (Percent Area)

Scenario	Projected Sea Level Rise		Storm Event	<i>Bodega Bay PUD Wastewater Treatment Plant UTIL-1 4.08 acres</i>	
	feet	cm		Inundated by Sea Level	Plus Storm Event Flood
1 - 2016	0	0	annual	----	----
2 - 2030	0.83	25	20-year	----	----
3 - 2050	1.67	50	20-year	----	----
4 – 2100 Best Case	3.33	100	100-year	----	----
5 – 2100 Worst Case	6.56	200	100-year	----	40%

Commercial

The Highway 1 Area includes five commercial areas along the east side of Bodega Bay, four of which are exposed to sea level rise and storm events: the area currently occupied by Diekmann's Bay Store (COM-1 on **Figure 9a**); the area currently occupied by Harbor View Gifts (COM-2); the area currently occupied by Patrick's of Bodega Bay, Gourmet Au Bay, and Tides Wharf Restaurant (COM-3); and the area currently occupied by Fisheterian Fish Market and Lucas Wharf Restaurant & Bar (COM-4). COM-5 is the area currently occupied by Bodega Bay & Beyond, Sonoma Coast Living Real Estate, Coffee Cove, Bodega Bay Escapes, Jessica Brianne Carpenter Photos, and Bodega Coast Inn & Suites.

Potential Inundation and Flooding

Sea level rise and storm events would result in inundation and flooding of these commercial areas. **Table 13** shows the projected percent area permanently inundated by sea level rise and with storm event flooding. **Figure 9b** illustrates the projected permanent inundation, and **Figure 9c** illustrates the projected permanent inundation with storm event flooding of the areas under Scenario 5 (2100 Sea Level Rise Worst Case).

All of these commercial areas except COM-5 are projected to be at risk of inundation from sea level rise by 2100. COM-2 and COM-3 would be more at risk than the other commercial areas.

COM-1. In 2030 5% of the area would be permanently inundated by sea level rise and 9% would be subject to periodic flooding during storm events. In 2100 under the best case scenario, 10% of the area would be permanently inundated and 14% would be subject to periodic flooding during storm events. Under the worst case scenario, 9% of the area would be permanently inundated and 19% would be subject to periodic flooding.



Lucas Wharf Restaurant & Bar

COM-2. In 2030 the area would not be permanently inundated by sea level rise and 11% would be subject to periodic flooding during storm events. In 2100 under the best case scenario, 12% of the area would be permanently inundated and 66% would be subject to periodic flooding during storm events. Under the worst case scenario, 70% of the area would be permanently inundated and 91% would be subject to periodic flooding.

COM-3. In 2030 2% of the area would be permanently inundated by sea level rise and 9% would be subject to periodic flooding during storm events. In 2100 under the best case scenario, 10% of the area would be permanently inundated and 14% would be subject to periodic flooding during storm events. Under the worst case scenario, 69% of the area would be permanently inundated and 84% would be subject to periodic flooding.

COM-4. In 2030 5% of the area would be permanently inundated by sea level rise and 16% would be subject to periodic flooding during storm events. In 2100 under the best case scenario, 18% of the area would be permanently inundated and 27% would be subject to periodic flooding during storm events. Under the worst case scenario, 34% of the area would be permanently inundated and 56% would be subject to periodic flooding.



Permanent inundation of all or a portion of commercial properties would result in the loss of commercial land area to bay waters.

COM-1 and COM-4. Permanent inundation from sea level rise would result in: (1) loss of property frontage, hence the size of the useable area; and (2) the bay being closer to the commercial building and parking area, decreasing the buffer between them, which could result in inundation of the building and parking area.

COM-2 and COM-3. Permanent inundation from sea level rise would result in: (1) partial loss of access to the commercial building and parking area; (2) loss of property frontage, hence the size of the useable area; and (3) the bay being closer to the commercial building and parking area, decreasing the buffer between them., which could result in inundation of the building and parking area.

Table 13. Highway 1 Area: Commercial Assets – Inundation and Flood Projections (Percent Area)

Scenario	Projected Sea Level Rise		Storm Event	COM-1 0.50 acres		COM-2 0.19 acres		COM-3 3.56 acres		COM-4 1.21 acres		COM-5 5.43 acres	
	feet	cm		Inundated by Sea Level	Plus Storm Event Flood	Inundated by Sea Level	Plus Storm Event Flood	Inundated by Sea Level	Plus Storm Event Flood	Inundated by Sea Level	Plus Storm Event Flood	Inundated by Sea Level	Plus Storm Event Flood
1 - 2016	0	0	annual	2%	< 1%*	----	----	< 1%	3%	2%	5%	----	----
2 - 2030	0.83	25	20-year	5%	9%	----	11%	2%	9%	5%	16%	----	----
3 - 2050	1.67	50	20-year	7%	10%	5%	42%	5%	12%	10%	19%	----	----
4 – 2100 Best Case	3.33	100	100-year	10%	14%	39%	73%	12%	66%	18%	27%	----	----
5 – 2100 Worst Case	6.56	200	100-year	9%**	19%	70%	91%	69%	84%	34%	56%	----	----

* Unknown why a decrease in % area affected with a storm event

** Decrease in permanent inundation under an increase in sea level rise is likely due to a small circulation change that occurs as a result of the higher sea-level and its interaction with flood water (Maya Hayden, Point Blue Conservation Science, personal communication, 201

Private Recreation

Owned and operated by the Bodega Harbour HOA, the Bodega Harbour Yacht Club is the only Private Recreation asset in the Highway 1 Area (PRIV-1 on **Figure 9a**). Situated on the bay off Smith Brothers Road, the Bodega Harbour Yacht Club is a two-story hall with kitchen available for rent.

Potential Inundation and Flood Impacts

Sea level rise and storm events would result in inundation and flooding of the Bodega Harbour Yacht Club. **Table 14** shows the projected percent area of the property permanently inundated by sea level rise and with storm event flooding. **Figure 9b** illustrates the projected permanent inundation, and **Figure 9c** illustrates the projected permanent inundation with storm event flooding of the Bodega Harbour Yacht Club property under Scenario 5 (2100 Sea Level Rise Worst Case).

The Bodega Harbour Yacht Club is projected to be at risk of permanent inundation from sea level rise by 2100. In 2030 8% of the site would be permanently inundated by sea level rise and 34% would be subject to periodic flooding during storm events. In 2100 under the best case scenario, 13% of the site would be permanently inundated and 49% would be subject to periodic flooding during storm events. Under the worst case scenario, 48% of the site would be permanently inundated and 60% would be subject to periodic flooding.



Bodega Harbour Yacht Club

While inundation and flooding would not prevent access to the Bodega Harbour Yacht Club property at the entrance off Smith Brothers Road, it would impact building ingress (and egress) and most if not all of the parking lot. Impacts on access to the Bodega Harbour Yacht Club would decrease private recreational opportunities and the number of private facilities available for social gatherings in Bodega Bay, and would decrease revenue for the Bodega Harbour Homeowners' Association.

Table 14. Highway 1 Area: Bodega Harbour Yacht Club– Inundation and Flood Projections (Percent Area)

Scenario	Projected Sea Level Rise		Storm Event	<i>Bodega Harbour Yacht Club PRIV-1 0.48 acres</i>	
	feet	cm		Inundated by Sea Level	Plus Storm Event Flood
1 - 2016	0	0	annual	4%	< 1%
2 - 2030	0.83	25	20-year	8%	34%
3 - 2050	1.67	50	20-year	13%	49%
4 – 2100 Best Case	3.33	100	100-year	48%	60%
5 – 2100 Worst Case	6.56	200	100-year	51%	73%

Residential

The Highway 1 Area contains two urban residential and three resources and rural development areas along the east side of Bodega Bay exposed to sea level rise and storm events (UR-1 to UR-2 and RRD-1 to RRD-3 on **Figure 9a**). **Table 15** shows the number of developed and vacant lots and number of dwelling units which comprise these residential areas.

Table 15. Highway 1 Area: Residential Assets – Lots and Dwelling Units

Asset	Lots	Vacant Lots	Dwelling Units
UR-1	3	0	3
UR-2	13	2	12
RRD-1	2	1	1
RRD-2	2	0	3
RRD-3	1	0	1

Potential Inundation and Flood Impacts

Sea level rise and storm events would result in inundation and flooding of these residential areas. **Table 16** shows the projected percent area permanently inundated by sea level rise and with storm event flooding. **Figure 9b** illustrates the projected permanent inundation, and **Figure 9c** illustrates the projected permanent inundation with storm event flooding of the areas under Scenario 5 (2100 Sea Level Rise Worst Case).

All of these residential areas are projected to be at risk of inundation from sea level rise by 2100.

UR-1. In 2030 less than 1% of the area would be permanently inundated by sea level rise and subject to periodic flooding during storm events. In 2100 under the best case scenario, 28% of the area would be permanently inundated and 31% would be subject to periodic flooding during storm events. Under the worst case scenario, 17% of the area would be permanently inundated and 42% would be subject to periodic flooding.

UR-2. In 2030 5% of the area would be permanently inundated by sea level rise and 9% would be subject to periodic flooding during storm events. In 2100 under the best case scenario, 11% of the area would be permanently inundated and 15% would be subject to periodic flooding during storm events. Under the worst case scenario, 13% of the area would be permanently inundated and 21% would be subject to periodic flooding.

RRD-1. In 2030 4% of the area would be permanently inundated by sea level rise and 10% would be subject to periodic flooding during storm events. In 2100 under the best case scenario, 13% of the area would be permanently inundated and 17% would be subject to periodic flooding during storm events. Under the worst case scenario, 19% of the area would be permanently inundated and 32% would be subject to periodic flooding.



UR-2

RRD-2. In 2030 7% of the area would be permanently inundated by sea level rise and 11% would be subject to periodic flooding during storm events. In 2100 under the best case scenario, 14% of the area would be permanently inundated and 20% would be subject to periodic flooding during storm events. Under the worst case scenario, 22% of the area would be permanently inundated and 30% would be subject to periodic flooding.

RRD-3. In 2030 the area would not be permanently inundated by sea level rise and 12% would be subject to periodic flooding during storm events. In 2100 under the best case scenario, 14% of the area would be permanently inundated and 16% would be subject to periodic flooding during storm events. Under the worst case scenario, 17% of the area would be permanently inundated and 24% would be subject to periodic flooding.

Permanent inundation of all or a portion of these residential properties would result in the loss of residential land area to bay waters.

UR-1. Permanent inundation from sea level rise would affect one property, resulting in: (1) loss of property frontage, hence the size of the useable area; and (2) the bay being closer to the property and residence, decreasing the buffer between them, which could result in inundation of the residence.

UR-2. Permanent inundation from sea level rise would affect six developed properties, resulting in: (1) loss of property frontage, hence the size of the useable area; and (2) the bay being closer to the properties and residences, decreasing the buffer between them, which could result in inundation of six residences. Permanent inundation of the two vacant properties would result in loss of property frontage, hence the size of the useable area.

RRD-1. Permanent inundation from sea level rise would affect two properties, resulting in: (1) loss of property frontage, hence the size of the useable area; and (2) the bay being closer to the residences, which could result in inundation of one residence.

RRD-2. Permanent inundation from sea level rise would affect two properties, resulting in: (1) loss of property frontage, hence the size of the useable area; and (2) the bay being closer to the two duplexes, which could result in inundation of the duplexes.

RRD-3. Permanent inundation from sea level rise would affect one property, resulting in: (1) loss of property frontage, hence the size of the useable area; and (2) the bay being closer to the residence, which could result in inundation of the residence.

Table 16. Highway 1 Area: Residential Assets – Inundation and Flood Projections (Percent Area)

Scenario	Projected Sea Level Rise		Storm Event	<i>UR-1</i> 0.46 acres		<i>UR-2</i> 1.47 acres		<i>RRD-1</i> 0.5 acres		<i>RRD-2</i> 0.10 acres		<i>RRD-3</i> 0.07 acres	
	feet	cm		Inundated by Sea Level	Plus Storm Event Flood	Inundated by Sea Level	Plus Storm Event Flood	Inundated by Sea Level	Plus Storm Event Flood	Inundated by Sea Level	Plus Storm Event Flood	Inundated by Sea Level	Plus Storm Event Flood
1 - 2016	0	0	annual	----	----	2%	2%	< 1%	3%	4%	3%	----	----
2 - 2030	0.83	25	20-year	< 1%	< 1%	5%	9%	4%	10%	7%	11%	----	12%
3 - 2050	1.67	50	20-year	< 1%	28%	7%	11%	6%	13%	8%	14%	6%	14%
4 – 2100 Best Case	3.33	100	100-year	28%	31%	11%	15%	13%	17%	14%	20%	14%	16%
5 – 2100 Worst Case	6.56	200	100-year	17%*	42%	13%	21%	19%	32%	22%	30%	17%	24%

* Decrease in permanent inundation under an increase in sea level rise is likely due to a small circulation change that occurs as a result of the higher sea-level and its interaction with flood water (Maya Hayden, Point Blue Conservation Science, personal communication, 2017)

Summary – Highway 1 Area

Potential Impacts

Table 17 summarizes the projected percent of Highway 1 Area assets permanently inundated by sea level rise in 2100 under the best and worst case scenarios.

By 2100 under the worst case scenario, permanent inundation from sea level rise would affect 9% to 70% of commercial areas, 51% of the Bodega Harbour Yacht Club, 13% to 22% of residential areas, and 2% of a public access and recreation area (Dredge Spoil Disposal Ponds Site).

Table 17. Highway 1 Area: Summary of Projected Percent Area of Assets Permanently Inundated by Sea Level Rise by 2100

Asset	Best Case Scenario	Worst Case Scenario
Coastal Wetlands		
FWMARSH-1	----	----
FWMARSH-2	----	----
FWMARSH-3	----	----
Public Access and Recreation		
Dredge Spoil Disposal Ponds Site	2%	2%
County Regional Parks Trails	N/A	N/A
California Coastal Trail	N/A	N/A
Public Utility		
Bodega Bay PUD Wastewater Treatment Plant	----	----
Commercial		
COM-1	10%	9%
COM-2	39%	70%
COM-3	12%	69%
COM-4	18%	34%
Private Recreation		

Asset	Best Case Scenario	Worst Case Scenario
Bodega Harbour Yacht Club	48%	51%
Residential		
UR-1	28%	17%
UR-2	11%	13%
RRD-1	13%	19%
RRD-2	14%	22%
RRD-3	14%	17%

Potential Adaptation Strategies

Possible adaptation strategies for the Highway 1 Area are accommodate and retreat. Accommodate strategies employ methods that modify existing development to decrease hazard risks and increase resiliency. Because most of the residential and commercial structures have been built on piling, maintenance of these pilings will be necessary as wave and tidal scours undermine footings over time. Some buildings may need to be incrementally relocated and in-water structures removed. Relocation of the wastewater treatment plant would have to comply with Coastal Act policy (Section 30231) to minimize adverse effects of wastewater discharges and entrainment.

Highway 1 Area adaptation priorities include: (1) potentially accommodate sea level rise through redevelopment and maintenance strategies, (2) protect or increase adaptive capacity of shoreline roads and trail access, and (3) consider relocating the wastewater treatment plant.

7.3 County Regional Parks Area

The County Regional Parks Area is the west and south bay, encompassing the area from Westside Regional Park south to the tip of Sonoma Coast State Park, east across Bodega Harbor, across Doran Beach Regional Park, to where it meets the Highway 1 Area at the western edge of the Bodega Harbour Subdivision and Golf Course. The County Regional Parks Area includes all of the Institutional and most of the Public Access & Recreation (County Regional Parks) assets in Bodega Bay. Additional County Regional Parks Area assets include Private Recreation, Trails, and Coastal Wetlands. **Figure 10a** shows the location of and number assigned to each asset.

The assets most vulnerable to sea level rise and storm events in the County Regional Parks Area are Westshore Road, Westside Regional Park, and Doran Beach Regional Park.

Westshore Road is a critical north-south access route that originates in the north harbor and terminates at the Bodega Head trailhead. Sea level rise inundation would substantially affect access to and along Westshore Road. West Bodega Harbor residents and U.C. Davis Bodega Marine Laboratory personnel depend on Westshore Road for access to homes and research facilities/employment. County residents and tourists depend on Westshore Road for access to Westside Regional Park. Potential adaptation measures include relocation of the road alignment or elevating the road.

Westside and Doran Beach Regional Parks combined provide recreational and commercial boat



Doran Beach

launches, campsites, day use areas, picnic areas, and parking. Sea level rise inundation would affect almost the entire Westside Regional Park and almost 40 percent of Doran Beach Regional Park. Parkland and facilities would be lost or damaged, substantially reducing the available recreational opportunities and the Bodega Bay tourism economy.

Bodega Harbor's inlet is a 100-foot wide channel protected by two rubble mounded jetties built by the U.S. Army Corps of Engineers in 1943. The north jetty is 1,130 feet long, and the south jetty is 1,650 feet long. The north jetty is perpendicular to Doran Beach on the

bay side. It may disrupt shoreline currents by reflecting wave energy back towards the beach, exacerbating sand loss between the north jetty and the beach. Sea level rise will increase the frequency of waves overtopping the jetties, which can erode and weaken the structures.

Doran Beach is a two-mile long dune spit that separates Bodega Harbor from Bodega Bay. Its high sand dunes protect the inner harbor by absorbing wave energy. Normally dunes migrate inland on uninhabited shoreline. However, water surrounds Doran Beach on both sides, increasing erosion potential and reducing the habitat's resiliency to exposure. Sea level rise increases wave height and volume, which would accelerate erosion of these protective dunes.

The sections below provide information on the percentage area of each asset that would be inundated or flooded as a result of sea level rise and storm events and potential impacts.

Coastal Wetlands

The County Regional Parks Area contains three types of coastal wetlands exposed to sea level rise and storm events: (1) Coastal Freshwater Marsh, Coastal Brackish Marsh, and (3) Bodega Harbor Tidal Mudflat.

Coastal Freshwater Marsh

Coastal Freshwater Marsh occurs in three locations: (1) west of Westside Regional Park (FWMARSH-1 on **Figure 10a**); (2) south of Westside Regional Park, west of Westshore Road (FWMARSH-2); and (3) south of FWMARSH-2 (FWMARSH-3).

Potential Inundation and Flood Impacts

Sea level rise and storm events would result in inundation and flooding of Coastal Freshwater Marsh. **Table 18** shows the projected percent of marsh area permanently inundated by sea level rise and with storm event flooding. **Figure 10b** illustrates the projected permanent inundation, and **Figure 10c** illustrates the projected permanent inundation with storm event flooding of Coastal Freshwater Marsh under Scenario 5 (2100 Sea Level Rise Worst Case).

FWMARSH-1 and FWMARSH-2 are projected to be at risk of permanent inundation from sea level rise by 2100.

FWMARSH-1. In 2030 the marsh would not be permanently inundated by sea level rise or subject to periodic flooding during storm events. In 2100 under the best case scenario, less than 1% of the marsh would be permanently inundated and 3% would be subject to periodic flooding during storm events. Under the worst case scenario, 35% of the marsh would be permanently inundated and 76% would be subject to periodic flooding.

FWMARSH-2. In 2030 and in 2100 under the best case scenario, the marsh would not be permanently inundated by sea level rise or subject to periodic flooding during storm events. Under the worst case scenario, 20% of the marsh would be permanently inundated and 37% would be subject to periodic flooding.

Table 18. County Regional Parks Area: Coastal Freshwater Marsh – Inundation and Flood Projections (Percent Area)

Scenario	Projected Sea Level Rise		Storm Event	<i>FWMARSH-1</i> 42.26 acres		<i>FWMARSH-2</i> 8.74 acres		<i>FWMARSH-3</i> 1.1 acres	
	feet	cm		Inundated by Sea Level	Plus Storm Event Flood	Inundated by Sea Level	Plus Storm Event Flood	Inundated by Sea Level	Plus Storm Event Flood
1 - 2016	0	0	annual	----	----	----	----	----	----
2 - 2030	0.83	25	20-year	----	----	----	----	----	----
3 - 2050	1.67	50	20-year	----	<1%	----	----	----	----
4 – 2100 Best Case	3.33	100	100-year	<1%	3%	----	----	----	----
5 – 2100 Worst Case	6.56	200	100-year	35%	76%	20%	37%	----	----

Coastal Brackish Marsh

Coastal Brackish Marsh occurs in both the Highway 1 and County Regional Parks Areas, but mainly in the County Regional Parks Area, at the following location: north and south of the Dredge Spoil Disposal Ponds Site and south of the Bodega Bay PUD Wastewater Treatment Plant; west of the Bodega Harbour Subdivision and within and west of the Links at Bodega Harbour Golf Course; and along the northern boundary of Doran Beach Regional Park (BRMARSH-1 on **Figure 10a**).

Potential Inundation and Flood Impacts

Sea level rise and storm events would result in inundation and flooding of Coastal Brackish Marsh. **Table 19** shows the projected percent of marsh area permanently inundated by sea level rise and with storm event flooding. **Figure 10b** illustrates the projected permanent inundation, and **Figure 10c** illustrates the projected permanent inundation with storm event flooding of Coastal Brackish Marsh under Scenario 5 (2100 Sea Level Rise Worst Case).

BRMARSH-1 is currently at risk of permanent inundation from sea level rise. In 2030 32% of the marsh would be permanently inundated by sea level rise and 70% would be subject to periodic flooding during storm events. In 2100 under the best case scenario, less than 72% of the marsh would be permanently inundated and 74% would be subject to periodic flooding during storm events. Under the worst case scenario, 73% of the marsh would be permanently inundated and 78% would be subject to periodic flooding.

See Coastal Freshwater Marsh – Inundation and Flood Impacts under the Bodega Harbor Area.

Table 19. County Regional Parks Area: Coastal Brackish Marsh – Inundation and Flood Projections (Percent Area)

Scenario	Projected Sea Level Rise		Storm Event	<i>BRMARSH-1</i> 69.56 acres	
	feet	cm		Inundated by Sea Level	Plus Storm Event Flood
1 - 2016	0	0	annual	21%	32%
2 - 2030	0.83	25	20-year	32%	70%
3 - 2050	1.67	50	20-year	61%	71%
4 – 2100 Best Case	3.33	100	100-year	72%	74%
5 – 2100 Worst Case	6.56	200	100-year	73%	78%

Bodega Harbor Tidal Mudflat

Bodega Harbor Tidal Mudflat occurs in both the Highway 1 and County Regional Parks Areas, but mainly in the County Regional Parks Area in four locations: (1) along the west side of Bodega Bay, west of the main bay channel, from Westside Regional Park south to the first turnout off Westshore north of the access to Bodega Head (134.48 acres; TIDFLT-1 on **Figure 10a**); (2) east of the main bay channel, along and north of Doran Beach Regional Park, and west of the Dredge Spoil Disposal Ponds Site and COM-5 (278.70 acres; TIDFLT-2); (3) east of the Bodega Head turnout and parking area along Campbell Cove State Beach (5.57 acres; TIDFLAT-3); and (4) west of the Links at Bodega Harbour Golf Course north of Doran Beach Road (6.42 acres; TIDFLAT-4).

Potential Inundation and Flood Impacts

Data on projected permanent inundation and storm event flooding of Bodega Harbor Tidal Mudflat is not available.

See Bodega Harbor Tidal Mudflat - Potential Inundation and Flood Impacts under the Bodega Harbor Area.

Public Access & Recreation – Parks and Trails

County Regional Parks

The County Regional Parks Area contains the only Sonoma County Regional Parks in Bodega Bay – Westside Regional Park (PUBACC-1 on **Figure 10a**) and Doran Beach Regional Park (PUBACC-2).

Westside Regional Park. Westside Regional Park features campsites and boat launch facilities. Amenities include 47 RV and tent campsites, 76 boat trailer and 31 day use parking spaces, three boat and kayak launch lanes, docks and gangway, fish-cleaning and boat rinsing stations, day use picnic area, and RV dump station.

Doran Beach Regional Park. Doran Beach Regional Park has a wide, 2-mile stretch of beach on Bodega Bay and is ideal for walking, picnicking, playing in the sand, flying kites, surfing, and bird-watching. Over 120 tent and RV campsites are available. A boat launch provides access to Bodega Harbor for sport fishing, kayaking, stand-up paddling, and kite surfing. A jetty at the harbor mouth is a popular spot for rock fishing and exploring sea life.



Doran Beach Regional Park

Potential Inundation and Flood Impacts

Sea level rise and storm events would result in inundation and flooding of Westside Regional Park and Doran Beach Regional Park. The Regional Parks assets analyzed comprise landside facilities only and do not include piers or docks. **Table 20** shows the projected percent area of the Regional Parks permanently inundated by sea level rise and with storm event flooding.

Figure 10c illustrates the projected permanent inundation, and **Figure 10b** illustrates the projected permanent inundation with storm event flooding of the Regional Parks under Scenario 5 (2100 Sea Level Rise Worst Case).

Westside Regional Park is projected to be more at risk than Doran Regional Park of permanent inundation from sea level rise by 2100.

Westside Regional Park. In 2030 the park would not be permanently inundated by sea level rise or subject to periodic flooding during storm events. In 2100 under the best case scenario, less than 1% of the park would be permanently inundated and 83% would be subject to periodic flooding during storm events. Under the worst case scenario, 98% of the park would be permanently inundated and 100% would be subject to periodic flooding. Permanent inundation would affect almost the entire park, resulting in the loss of recreational land area and many Bodega Bay recreational amenities, including RV and tent campsites and parking. The loss of these recreational amenities would result in a decrease in tourism to Bodega Bay and the loss of tourist revenue.

Doran Beach Regional Park. In 2030 7% of the area would be permanently inundated by sea level rise and 17% would be subject to periodic flooding during storm events. In 2100 under the best case scenario, 19% of the area would be permanently inundated and 35% would be subject to periodic flooding during storm events. Under the worst case scenario, 36% of the area would be permanently inundated and 75% would be subject to periodic flooding. Permanent inundation of the park would result in loss of the following recreational amenities: (1) entire Doran Beach, (2) Jetty Day Use Area, (3) Miwok Tent Campground, and (4) Boat Launch & Parking.



Doran Beach Regional Park – Jetty Campground



Westside Regional Park

Table 20. County Regional Parks Area: Regional Parks – Inundation and Flood Projections (Percent Area)

Scenario	Projected Sea Level Rise		Storm Event	<i>Westside Regional Park (PUBACC-1)</i> 12.54 acres		<i>Doran Beach Regional Park (PUBACC-2)</i> 102.51 acres	
	feet	cm		Inundated by Sea Level	Plus Storm Event Flood	Inundated by Sea Level	Plus Storm Event Flood
1 - 2016	0	0	annual	----	----	< 1%	8%
2 - 2030	0.83	25	20-year	----	----	7%	17%
3 - 2050	1.67	50	20-year	----	2%	12%	20%
4 – 2100 Best Case	3.33	100	100-year	< 1%	83%	19%	35%
5 – 2100 Worst Case	6.56	200	100-year	98%	100%	36%	75%

Permanent inundation would also affect a portion of, or bring sea level closer to, the following facilities, decreasing their buffer from sea level rise: (1) Jetty Campground; (2) Cove, Gull, and Shell Campgrounds; (3) Cypress Day Use Area; and (4) day use parking areas. It would also render eastern and western segments of Doran Beach Road permanently impassible. The above impacts of temporary flooding and permanent inundation could result in temporary or permanent closure of Doran Beach Regional Park. Temporary or permanent closure of the park

would result in loss of a significant recreational opportunity in Bodega Bay, and a decrease in tourism and loss of tourist revenue.

Trails

The County Regional Parks Area includes sections of four segments of the California Coastal Trail: (1) an Existing Coastal Trail segment at the Cheney Creek Trail (0.2 miles, 1,261 feet), (2) an Existing Coastal Trail along Doran Beach Regional Park Beach (1.8 miles, 9,504 feet), (3) an Existing Coastal Trail segment on the coast south of Doran Beach Regional Park Beach (0.8 miles, 4,475 feet), and (4) a Future Coastal Trail segment from Doran Beach Regional Park to Sonoma Coast State Beach (1.1 miles, 5,987 feet). **Figure 6** shows the locations of Coastal Trail segments.

Potential Inundation and Flood Impacts

Sea level rise and storm events may result in inundation and would result in flooding of the County Coastal Trail segments. **Figure 10b** illustrates the projected permanent inundation, and **Figure 10c** illustrates the projected permanent inundation with storm event flooding in the area of the trails under Scenario 5 (2100 Sea Level Rise Worst Case).

Periodic flooding during storm events of an Existing Coastal Trail segment would result in trail damage and disrepair and require temporary closure or routing to an alternative trail section during trail repair or re-construction. Permanent inundation of an Existing Coastal Trail segment would require relocation of the trail section. The level of difficulty in relocating an Existing Coastal Trail segment would depend on the sources of funding and the specific terms of easements with private property owners.

County Roads

The County Regional Parks Area includes two County Roads exposed to sea level rise and storm events – Doran Beach Road and Westshore Road.

Potential Inundation and Flood Impacts

Sea level rise and storm events would result in inundation and flooding of Doran Beach and Westshore Roads. **Table 21** shows the projected percent of road alignment permanently inundated by sea level rise and with storm event flooding. **Figure 10a** illustrates the projected permanent inundation, and **Figure 10b** illustrates the projected permanent inundation with storm event flooding of the roads under Scenario 5 (2100 Sea Level Rise Worst Case).

Westshore Road is projected to be more at risk than Doran Beach Road of permanent inundation from sea level rise by 2100.

Doran Beach Road. In 2030 the road would not be permanently inundated by sea level rise and 10% of the road would be subject to periodic flooding during storm events. In 2100 under

the best case scenario, 12% of the road would be permanently inundated and 25% would be subject to periodic flooding during storm events. Under the worst case scenario, 26% of the road would be permanently inundated and 68% would be subject to periodic flooding.

Westshore Road. In 2030 the road would not be permanently inundated by sea level rise or subject to periodic flooding during storm events. In 2100 under the best case scenario, 3% of the road would be permanently inundated and 18% would be subject to periodic flooding during storm events. Under the worst case scenario, 39% of the road would be permanently inundated and 90% would be subject to periodic flooding.

Table 21. County Regional Parks Area: County Roads – Inundation and Flood Projections (Percent of Alignment)

Scenario	Projected Sea Level Rise		Storm Event	<i>Doran Beach Road</i> 9,503.2 feet (1.80 miles)		<i>Westshore Road</i> 9,025.9 feet (1.71 miles)	
	feet	cm		Inundated by Sea Level	Plus Storm Event Flood	Inundated by Sea Level	Plus Storm Event Flood
1 - 2016	0	0	annual	----	----	----	----
2 - 2030	0.83	25	20-year	----	10%	----	----
3 - 2050	1.67	50	20-year	7%	12%	----	5%
4 – 2100 Best Case	3.33	100	100-year	12%	25%	3%	18%
5 – 2100 Worst Case	6.56	200	100-year	26%	68%	39%	90%

See Potential Inundation and Flood Impacts under County Roads in the Bodega Harbor Area. In the County Regional Parks Area, permanent inundation of Westshore Road would affect access to and from Westside Regional Park and the U.C. Davis Marine Laboratory. Permanent inundation of Doran Beach Road would affect access to and from Doran Beach Regional Park.

Westshore Road

Institutional

The County Regional Parks Area includes the only Institutional asset in Bodega Bay – the U.C. Davis Bodega Marine Laboratory (INST-1 on **Figure 10a**). For nearly 50 years, the Bodega Marine Laboratory has provided hands-on training to students who have become leaders in the fields of marine science and policy. Faculty and researchers address a diverse array of basic and applied research problems. An Organized Research Unit of U.C. Davis, the Bodega Marine Laboratory is a specialized facility equipped with a meteorological and oceanographic observation network and long-term data set, Cadet Hand Library, teaching classrooms, wet labs, seawater system, greenhouses, dive training facility, facility-wide animal care and support, Bodega Marine Reserve, housing and conference facilities, and vessel fleet.

and

Sea
storm
result

U.C.



Potential Inundation Flood Impacts

level rise and events would result in negligible inundation and flooding of the Davis Bodega Marine Laboratory property.

Table 22 shows the projected percent area of the property permanently inundated by sea level rise and with storm event flooding. **Figure 10b** illustrates the projected permanent inundation,

and **Figure 10c** illustrates the projected permanent inundation with storm event flooding of the Marine Laboratory property under Scenario 5 (2100 Sea Level Rise Worst Case).

Table 22. County Regional Parks Area: U.C. Davis Marine Laboratory Property – Inundation and Flood Projections (Percent Area)

Scenario	Projected Sea Level Rise		Storm Event	<i>INST-1</i> 274.69 acres	
	feet	cm		Inundated by Sea Level	Plus Storm Event Flood
1 - 2016	0	0	annual	< 1%	< 1%
2 - 2030	0.83	25	20-year	< 1%	< 1%
3 - 2050	1.67	50	20-year	< 1%	< 1%
4 – 2100 Best Case	3.33	100	100-year	< 1%	< 1%
5 – 2100 Worst Case	6.56	200	100-year	< 1%	2%

In 2030 and 2100 under the best case scenario, less than 1% of the property would be permanently inundated by sea level rise and subject to periodic flooding during storm events. Under the worst case scenario, less than 1% of the property would be permanently inundated and 2% would be subject to periodic flooding. Under the 2100 worst case scenario, flooding would prevent access to the property entrance off Westshore Road and to Westshore Road itself. While inundation would not prevent access to the property right at the entrance, it would prevent access to Westshore Road, essentially preventing access to the property. If there is no access to the property, it may become necessary to close the facility. Closure of the U.C. Davis Marine Laboratory would result in the loss of a major marine science and policy training and research facility in California.

Private Recreation

The Links at Bodega Harbour Golf Course is the only Private Recreation asset in the County Regional Parks Area. This analysis addresses only the grounds of the Golf Course exposed to sea level rise and storm events (PRIV-1 on **Figure 10a**).

Potential Inundation and Flood Impacts

Sea level rise and storm events would result in inundation and flooding of the affected grounds of the Links at Bodega Harbour Golf Course. **Table 23** shows the projected percent area of the affected grounds permanently inundated by sea level rise and with storm event flooding. **Figure 10b** illustrates the projected permanent inundation, and **Figure 10c** illustrates the

projected permanent inundation with storm event flooding of the affected grounds under Scenario 5 (2100 Sea Level Rise Worst Case).

In 2030 the grounds would not be permanently inundated by sea level rise, and 6% of the grounds would be subject to periodic flooding during storm events. In 2100 under the best case scenario 9% of the grounds would be permanently inundated and 21% would be subject to periodic flooding during storm events. Under the worst case scenario, 23% of the grounds would be permanently inundated and 40% would be subject to periodic flooding.

Links at Bodega Harbour Golf Course



Table

**Parks
Links**

Golf

**23.
County
Regional
Area:
at
Bodega
Harbour
Course**

(affected grounds) – Inundation and Flood Projections (Percent Area)

Scenario	Projected Sea Level Rise	Storm Event	<i>PRIV-1</i> <i>19.07 acres</i>
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	feet	cm		Inundated by Sea Level	Plus Storm Event Flood
1 - 2016	0	0	annual	----	----
2 - 2030	0.83	25	20-year	----	6%
3 - 2050	1.67	50	20-year	----	15%
4 – 2100 Best Case	3.33	100	100-year	9%	21%
5 – 2100 Worst Case	6.56	200	100-year	23%	40%

Permanent inundation and periodic flooding would affect the grounds of three of 18 holes at the Links at Bodega Harbour Golf Course - those located south of Heron Drive and southwest of the Bodega Harbour Clubhouse. Periodic flooding could result in damage and disrepair to the grounds of three holes, which may result in temporary closure of the grounds while they are being repaired or reconstructed. Permanent inundation of the grounds of two holes could result in temporary closure of the grounds while they are being relocated and constructed, or in their permanent closure. Temporary or permanent closure of the grounds for up to three holes at the golf course could decrease tourist attraction to the golf course, hence could decrease revenue for the Bodega Harbour Homeowners' Association.

Summary – County Regional Parks Area

Potential Impacts

Table 24 summarizes the projected percent of County Regional Parks Area assets permanently inundated by sea level rise in 2100 under the best and worst case scenarios.

By 2100 under the worst case scenario, permanent inundation from sea level rise would affect 20% to 73% of coastal wetlands, almost 100% of Westside Regional Park and 36% of Doran Beach Regional Park, 26% to 39% of County Roads, 23% of the Links at Bodega Harbour Golf Course, and less than 1% of the U.C. Davis Bodega Marine Laboratory.

Table 24. Highway 1 Area: Summary of Projected Percent Area of Assets Permanently Inundated by Sea Level Rise by 2100

Asset	Best Case Scenario	Worst Case Scenario
Coastal Wetlands		
FWMARSH -1	<1%	35%
FWMARSH -2	----	20%
FWMARSH -3	----	----
BRMARSH-1	72%	73%
TIDFLT-1	N/A	N/A
TIDFLT-2	N/A	N/A
TIDFLT-3	N/A	N/A
TIDFLT-4	N/A	N/A
Public Access and Recreation		
Westside Regional Park	<1%	98%
Doran Beach Regional Park	19%	36%
California Coastal Trail	N/A	N/A
County Roads		
Doran Beach Road	12%	26%
Westshore Road	3%	39%
Institutional		

Asset	Best Case Scenario	Worst Case Scenario
U.C. Davis Bodega Marine Laboratory	<1%	<1%
Private Recreation		
Links at Bodega Harbour Golf Course	9%	23%

Potential Adaptation Strategies

Possible adaptation strategies for the County Regional Parks Area are accommodate and retreat. Accommodate strategies employ methods that modify existing development to decrease hazard risks and increase resiliency of the development. Sonoma County Regional Parks may consider moving the campgrounds and parking areas upland to a higher elevation. Potential adaptation strategies for Westshore Road are addressed under the Bodega Harbor Area.

County Regional Parks Area adaptation priorities include: (1) potentially accommodate sea level rise through redevelopment, (2) relocate facilities out of hazard areas, and (3) protect beaches through a sand enrichment program.

8. **5. ADAPTATION STRATEGIES**

Introduction

As described in this Focused Vulnerability Assessment, Bodega Bay faces a number of threats from a rising sea and bay. Sea level rise exacerbates existing climate-related hazards such as an increased number of flooding incidents, increased ocean acidification, or bluff erosion and failure. The previous sections of this assessment identify the assets and resources of Bodega Bay vulnerable to sea level rise and coastal storms; and in this section the County considers potential adaptation strategies to prepare for future changes in coastal hazards. Vulnerable assets and resources identified include development and infrastructure; public access and recreational opportunities; beaches, wetlands, and other environmentally sensitive habitat areas; scenic and visual resources; agricultural resources; and water quality.

As the County prepares for these changes, we must evaluate the feasibility of adaptation strategies necessary to protect public safety, health, and quality of life. Such strategies are still developing and evolving, so the County will have to evaluate whether the cost, legal, or permitting constraints for these strategies are manageable. The strategies we present below are not panaceas to protect, accommodate, or retreat the Sonoma County assets impacted by sea level rise. Rather, these strategies are meant to continue our discussion with the community about the suite of possibilities and constraints to consider for climate adaptation starting from the sea level rise adaptation workshop we held in November.

Legal Context for Sea Level Rise Adaptation

The California Coastal Act, the public trust doctrine, California Environmental Quality Act (CEQA), Coastal Zone Management Act, Clean Water Act, Porter Cologne Act, River and Harbors Act, constitutional protections for property, and other laws provide the context for evaluation of appropriate adaptation measures for Bodega Bay. Section 30235 of the Coastal Act states:

Revetments, breakwaters, groins, harbor channels, seawalls, cliff retaining walls, and other such construction that alters natural shoreline processes shall be permitted when required to serve coastal-dependent uses or to protect existing structures or public beaches in danger from erosion and when designed to eliminate or mitigate adverse impacts on local shoreline sand supply...

Section 30253(b) requires new development to avoid risk and prohibits new development from in any way requiring the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs. The Coastal Commission guidance suggests rezoning hazard areas as open space; and anticipating that sea level rise will impact new development, assuring that critical infrastructure will be safe from inundation.

Some of the adaptation strategies may involve the adoption of Local Coastal Plan policies and programs, changes to zoning and building codes, or permit conditions that focus on avoidance and minimization of risks and protection of coastal resources. Other adaptation strategies could

build adaptive capacity into projects themselves, thus addressing future changes in hazard risks while ensuring long-term resource protection.

General Adaptation Categories

Adaptation strategies for vulnerable resources or assets fall into three broad categories: protect, accommodate, and retreat. These strategies are reciprocal, and one strategy does not preclude using another later in time. For purposes of implementing the Coastal Act, no single category or specific strategy should be considered the “best” option (California Coastal Commission 2015). Sea Level Rise planning for Bodega Bay includes strategies from multiple adaptation categories, and may be modified over time as science and engineering evolve. Some adaptation strategies may have legal or procedural constraints. For example, in order to construct and maintain coastal armoring, the County would need to work closely with various regional, state, and federal permitting agencies to meet design standards, both for the structures themselves and the adjacent shoreline environment. Adaptive responses will also need to be consistent with the Coastal Act, California Environmental Quality Act, and outside agency permit conditions.

The following paragraphs describe each adaptation strategy and potential areas for implementation in the Bodega Bay community.

Strategies to Protect Assets

Protection strategies generally employ some sort of engineered structure or other measure to defend development or other resources from sea level rise while allowing the resource or asset to remain in its current location. There are two main types of protection strategies: hard and soft defensive measures or armoring. Hard armoring refers to engineered structures such as seawalls, revetments, and bulkheads that defend against coastal hazards such as wave impacts, erosion, and flooding. Armoring is a common response to coastal hazards, but it can result in serious negative impacts to coastal resources, particularly as sea level rises (California Coastal Commission 2015). Soft armoring refers to the use of natural or green infrastructure like beaches, dune systems, wetlands, and other natural systems to buffer coastal areas.

Hard armoring is common along the harbor in Bodega Bay - large rock boulders protect Westshore Road substructure and pavement from tidal erosion and storm surges. The Bodega Harbor Jetty is a rubble mound jetty seawall and another example of a hard protection strategy. Hard structures have an ecological cost since they form barriers that impede the ability of natural beaches and habitats to migrate inland over time. If they are unable to move inland, public recreational beaches, wetlands, and other habitats will be lost as sea level continues to rise. Passive erosion is the narrowing of beaches because the back of the beach on an eroding shoreline is fixed in place (Flick et al. 2012). In Bodega Bay, this occurs on the harbor side of Doran Beach where the back of the beach is lined with large rock boulders. Other detrimental impacts of hard armoring may include negative visual impacts or interference with other ecosystem services (California Coastal Commission 2015).

Soft armor buffering strategies like using wetlands, beach nourishment, dune management or the construction of living shorelines capitalize on the natural ability of these systems to protect coastlines. At the same time, these strategies provide benefits such as habitat enhancement,

recreational areas, more pleasing views, and the continuation or enhancement of ecosystem services. The engineering of green infrastructure is a somewhat newer concept, and because of this the effectiveness of some of these strategy types is not well known or tested. In cases where soft armor strategies might not be completely effective or preferred, a hybrid approach using both hard and soft armoring could be considered. A potential adaptation strategy for Doran Beach would be beach nourishment.

Although the Coastal Act provides for potential protection strategies for existing development, it requires adaptive capacity in new development to prevent altering a natural shoreline (California Coastal Commission 2015). The Coastal Commission recommends prioritizing “hard” or “soft” protection options that enhance and maximize coastal resources and access. Innovative nature-based approaches such as living shoreline techniques or managed/planned retreat should be considered in Sonoma County.

Strategies to Accommodate Sea Level Rise

Accommodation strategies employ methods that design or modify developments to decrease hazard risks and thus increase the resiliency of developments to the impacts of sea level rise. Accommodation strategies include actions such as elevating structures, retrofits and/or the use of materials meant to increase the strength of development, building structures that can easily be moved and relocated, or using extra setbacks. Sonoma County Regional Parks’ Doran Beach and Westside Regional Parks boat launches use floating docks that will fall and rise with the tides and rising harbor water levels.

On a community scale, accommodation strategies could include zoning ordinances for redevelopment actions that will help support the resiliency of the built environment. For example, the County could create a combining district for vulnerable areas that would setback development from bluffs or beaches. Strategies to accommodate sea level rise seek to prevent exposure by clustering development in less vulnerable areas.

As with protection strategies, some accommodation strategies could result in negative impacts to coastal resources. For example, redevelopment such as elevating structures may block coastal views and degrade community character and beach ambience. Pile-supported structures could erode into a form of shoreline protection that interferes with coastal processes, blocks beach and trail access, and deters from the scenic character of the bay. Pile-supported structures that occur on the southside of Highway 1 will accommodate sea level rise, but may require reinforcing due to scour.

Strategies to Retreat from Sea Level Rise

Retreat strategies are those that relocate or remove existing development out of hazard areas and limit the construction of new development within vulnerable areas. These strategies include providing land use designations and zoning to encourage building in more resilient areas, or gradually removing and relocating existing development. Acquisition and buyout programs, transfer of development credits programs, and removal of structures (i.e., after reasonable amortization periods) are examples of strategies designed to encourage managed retreat.

Potential Adaption Strategies for Bodega Bay

In this section, the County cautiously applied the general adaptation categories defined above to vulnerable assets to help increase resilience to sea level rise. These potential strategies may change over time as science and engineering evolve. The County will refine these potential adaptation strategies during the development of Local Coastal Plan programs and policies for the diverse geography and conditions of the Sonoma Coast. For this focused vulnerability assessment, the adaptation strategies focus on Bodega Bay.

Sonoma County hosted a Sea Level Rise Adaptation Planning Workshop for the community of Bodega Bay on November 29, 2016 at the U. C. Davis Bodega Bay Marine Laboratory. The County provided members of the community with a presentation of the three broad categories of strategies for adaptation, along with examples of how and where different adaptation strategies might be used. County staff requested that the community consider implementation locations for adaptation measures by marking aerial photomaps of Bodega Bay. The County incorporated these suggestions into the adaptation strategies discussion for each Bodega Bay area below.

Bodega Harbor Area

Assets vulnerable to sea level rise and storms in the Bodega Harbor Area include: Westshore, Eastshore, and Bay Flat Roads; public and private marinas; residential development; and coastal habitats. Anticipated impacts include road substructure and pavement degradation, ditches clogged with excess sediment, and the possibility of saltwater contaminating private wells and coastal freshwater habitats.

Possible adaptation strategies for Bodega Harbor fall into the categories of retreat and protect. The retreat strategy includes avoiding new development, redeveloping vulnerable infrastructure, and removing damaged infrastructure in hazard areas. Protecting vulnerable road infrastructure in the near to mid-term is anticipated until a long-term relocation strategy has been determined. The measures below combine suggestions from the community and guidance from the Coastal Commission.

Land Use Adaptation Strategies

Bodega Harbor Area Priorities: Avoid new development within mapped hazard areas, protect or relocate shoreline roads and access, remove boats and infrastructure that may damage or degrade harbor water quality, and increase culvert and roadside ditch capacity.

Retreat:

- **Consider avoiding new development in hazardous areas:** avoid construction of new development in zones or overlay areas identified or designated as hazardous due to potential flooding and inundation.
- **Determine the feasibility of a "Transfer of Development Credit" program (TDC):** Restrict development in one area ("sending area") and allow for the transfer of

development credits to another area more appropriate for intensive use (“receiving area”). Local Coastal Plans can establish policies to implement a TDC program to restrict development in areas vulnerable to sea level rise and allow for transfer of development credits to parcels with less vulnerability to hazards. A TDC program can encourage the relocation of development away from at-risk locations, and may be used in combination with a buy-out program.

- **Consider options for future removal when planning and designing new development:** Design options should not place an undue burden on future property owners or coastal resources. For new development in high hazard areas or resource-constrained areas, ensure that foundation designs or other aspects of the development will not preclude future incremental relocation or managed retreat. Certain foundation and building elements such as deep perimeter foundations may be difficult to remove in the future, thus alternative design options should be considered.
- **Consider developing a plan to remove or relocate structures that become threatened:** This measure would require authorization through a Coastal Development Permit for removal or relocation of new development vulnerable to wave action, erosion, or other hazards should it become threatened in the future.
- **Consider developing a plan to remove or relocate existing structures that become threatened:** This measure would require authorization through a Coastal Development Permit for removal or relocation of redevelopment subject to wave action, erosion, or other hazards should it become threatened in the future.
- **Consider developing a boat abatement program:** Sea level rise and coastal storms may result in the sinking, breaking apart, or washing ashore of boats abandoned in Bodega Harbor. This program would prevent abandoned, unregistered boats moored at Sonoma County Regional Parks and marinas from contaminating the harbor or damaging other infrastructure; and would include evaluating and enforcing anchorage rules.
- **Plan and design transportation systems to accommodate anticipated sea level rise impacts:** Ensure that transportation networks are designed to function even if the highest projected sea level rise occurs. Efforts to realign, retrofit, and/or protect infrastructure should be coordinated with Caltrans, local public works/transportation agencies, and coastal planning efforts. Individual transportation projects would be implemented through Coastal Development Permits.
- **Consider retrofitting existing transportation infrastructure as necessary:** In instances where relocation of existing transportation infrastructure is not an option, repair the damage and/or retrofit the existing structures to better withstand sea level rise impacts. For example, use stronger materials, elevate bridges or sections of roadway, and build larger or additional drainage systems to address flooding concerns.
- **Attempt to build redundancy into the transportation system:** Provide alternate routes, as possible, to allow for access to and along the coast for instances in which sections of roadways may become temporarily impassible as a result of coastal hazards.

Ensure that alternate route information is provided to residents and visitors to coastal areas.

Protect:

- **Evaluate locations for hard protection use only if allowable and if no feasible less damaging alternative exists:** "Hard" coastal protection is a broad term for most engineered features such as seawalls, revetments, cave fills, and bulkheads that block the landward retreat of the shoreline. In some cases, caissons and pilings may also be considered hard shoreline protective devices. Due to adverse effects on shoreline sand supply and beach area available for public use, such protective devices should be avoided where feasible. Under current law, shoreline protection for existing structures in danger from erosion may be allowed if coastal resource impacts are avoided or minimized and mitigated.
- **Potentially survey and determine feasibility of retaining existing shoreline protection:** Westshore Road, Highway 1, and Bayflat Road run along developed shoreline with no or limited alternate routes. The structural integrity of existing armoring along these roads should be determined, and potential long-term strategies for road resiliency to sea level rise should be considered.
- **Consider increasing capacity of stormwater infrastructure:** Actions to reduce impacts from higher water levels could include widening drainage ditches, improving carrying and storage capacity of tidally-influenced streams, installing larger pipes and culverts, adding pumps, converting culverts to bridges, creating retention and detention basins, and developing contingency plans for extreme storm events. Encouraging and supporting these types of efforts upstream may also be important.

Highway 1 Area

The assets vulnerable to sea level rise and storms in the Highway 1 Area include Highway 1, residential and commercial buildings on the harbor side of Highway 1, yacht club, wastewater treatment plant, Regional Parks and California Coastal Trails access, and environmentally sensitive habitat areas. Soldier pile walls and hard armoring reinforce the low-lying areas of Highway 1. Residential and commercial buildings on the harbor side of Highway 1 are more vulnerable to storm surges, kind tide inundation, and sea level rise. Some of the buildings have been elevated on wooden pilings, which require maintenance.

The adaptation strategies to consider for these assets are based on accommodate and retreat. Accommodate strategies employ methods that modify existing developments to decrease hazard risks and increase resiliency of the development. Because most of the residential and commercial structures have been built on pilings already, maintenance of these pilings will be necessary as wave and tidal scours undermine footings over time. Some buildings may need to be incrementally relocated and in-water structures removed. Relocation of the wastewater treatment plant would be required to follow Coastal Act policy (Section 30231) to minimize the adverse effects of wastewater discharges and entrainment.

Land Use Adaptation Strategies

Highway 1 Area Priorities: Potentially accommodate sea level rise through redevelopment and maintenance strategies, protect or increase adaptive capacity of shoreline roads and trail access, determine wastewater treatment plant resiliency.

Accommodate:

- **Consider revising setbacks for new development:** Ensure structures (especially wells and septic systems) are set back far enough inland from the beach or bluff edge such that they will not be endangered by erosion (including sea level rise induced erosion) over the life of the structure, without the use of a shoreline protective device. When used to address future risk, setbacks are normally defined by a measurable distance from an identifiable location such as a bluff edge, line of vegetation, dune crest, or roadway.
- **Examine non-conforming structure policies and definitions:** Consider developing policies and regulations to define development in the area between the sea and the first coastal roadway or other known hazard zones as non-conforming, in order to avoid perpetuating development that may become at risk.
- **Consider policies for the gradual phase out of uses in hazardous areas subject to future sea level rise:** Over time, sea level rise is going to create hazardous or harmful conditions that will make some uses unworkable. In some cases it will be difficult or not feasible to mitigate impacts of sea level rise. In these cases, the County will consider policies to phase out existing uses in high hazard or emerging nuisance areas over time. Consider the adoption of policies, including phase out times, for amortization of the uses. Until an amortization schedule is adopted, existing uses that become non-conforming will be allowed to remain for their economic life, but would not be allowed to be rebuilt.
- **Scrutinize redevelopment or upgrades to existing structures in at risk locations:** Use redevelopment policies or regulations to limit expansions, additions, or substantial renovations of existing structures in danger from erosion. Require removal of non-conforming portions of the existing structure, when possible, when a remodel or renovation is proposed.
- **Evaluate redevelopment of existing structures and encourage use of current standards.** Use Local Coastal Plans and CDPs to require that renovations meeting the threshold for redevelopment not be approved unless the entire structure meets the standards for new development, including but not limited to a waiver of right to protection. Specify that if any existing non-conforming elements are permitted to remain, those non-conforming elements are not subject to rights to protection pursuant to Coastal Act Section 30235. Consider limiting cumulative improvement or additions to existing structures:
- **Consider retrofitting existing transportation infrastructure as necessary:** In instances where relocation is not an option, repair damage and/or retrofit existing

structures to better withstand sea level rise impacts. For example, use stronger materials, elevate bridges or sections of roadways, and build larger or additional drainage systems to address flooding concerns.

- **Consider developing ecological buffer zones and/or increase the size of buffers:** Buffer zones are intended to protect sensitive habitats from the adverse impacts of development and human disturbance. An important aspect of buffers is that they are distinct ecologically from the habitat they are designed to protect. Local Coastal Plans can establish requirements for ecological buffers and provide guidance on how to establish or adjust these buffers to accommodate sea level rise. Coastal Permits should require buffers to be designed, where applicable, to provide “habitat migration corridors” that allow sensitive habitats and species to migrate inland or upland as sea level rises.
- **Carefully consider siting and design of wastewater disposal systems to avoid risks from sea level rise:** Wastewater treatment and disposal systems are particularly challenging in that they are often located in areas that will be impacted by sea level rise. Damage to these facilities could result in impacts to water quality or other coastal resources. New facilities should not be sited in hazardous areas. Existing facilities already located within hazardous areas should be modified to withstand worst-case scenario sea level rise impacts.
- **Encourage siting and design wastewater disposal systems to avoid risks from sea level rise:** Wastewater treatment and disposal systems are particularly challenging in that they are often located in areas that will be impacted by sea level rise. Ensure that these systems are not adversely affected by the impacts of sea level rise over the full life of the structure and ensure that damage to these facilities would not result in impacts to water quality or other coastal resources. Avoid locating new facilities in hazardous areas if possible. If complete avoidance is not possible, minimize elements of the system that are in hazardous areas (for example, locate the main facility on higher ground and only place pump stations in potentially hazardous areas), and design any facilities in hazardous areas to withstand worst-case scenario sea level rise impacts.
- **Evaluate water quality risks from wastewater treatment plants, septic systems, and ocean outfalls:** Consider conducting a feasibility study of wastewater treatment plant operations, berm stability, and emergency operations. Consider establishing a program to retrofit, decommission, relocate, or eliminate ocean outfalls and other wastewater infrastructure deemed at risk. Alternatives include modifications to outfall lines, the use of green infrastructure, and redesign of waste and stormwater systems.
- **Identify research and monitoring needs to more precisely understand local issues:** Research programs may be established to analyze the particular local challenges related to water quality and supply as a result of sea level rise. Opportunities for innovative solutions to these challenges should be identified.

Retreat:

- **Consider avoiding the expansion or perpetuation of existing structures in at-risk locations:** On an eroding shoreline, the seaward portions of an existing structure may become threatened as the setback or buffer zone between the structure and the mean high tide line or bluff edge is reduced due to erosion of the beach or bluff. When the seaward portion of the structure no longer meets the standards or setback that would be required for new development, it becomes a “non-conforming” structure for purposes of redevelopment policies and regulations. The following should be considered, as consistent with the Coastal Act, FEMA policies, and other relevant standards, to address existing non-conforming development to avoid the need for shoreline or bluff protective devices and associated impacts to coastal resources.
- **Consider retrofitting or relocating vertical accessways:** Consider options to retrofit existing accessways to reduce impacts from sea level rise. Such retrofits could include using different materials that can better withstand impacts, or re-orienting the layout or other features of accessways to lessen damage and other impacts. Also begin to plan for and identify triggers and options for relocating accessways over time as conditions change.
- **Evaluate the potential of retrofitting or relocating sections of the Coastal Trail:** Use boardwalks, bridges, and/or other design features to ensure continuity of the California Coastal Trail (Coastal Trail) in sections that are vulnerable to sea level rise hazards. Some sections may need to be relocated over time. A Local Coastal Plan could identify vulnerable sections of the Coastal Trail and establish a phased approach to relocate sections of the trail in such a way that is consistent with provisions of the Coastal Act and ensures that the Coastal Trail remains within sight, sound, or smell of the sea.
- **Determine the feasibility of establishing conservation easements or other development restrictions to protect habitat:** Establish a formalized program to identify, acquire, and manage areas appropriate for some form of conservation protection. Easements or other strategies may be used to limit or restrict development on portions of a lot parcel that are most vulnerable to sea level rise impacts. The program might develop standard agreements to be used for easements and identify the entities that could hold the easements. A conservation easement program could be established on a community wide basis through a Local Coastal Plan and implemented on a parcel by parcel basis through individual Coastal Permits.
- **Encourage open space protection as a component of new development located adjacent to coastal habitats:** The Local Coastal Plan can require permit conditions for new development in certain areas that buffers around natural resource areas be protected through a conservation easement, deed restrictions, or other comparable mechanism.
- **Identify opportunities for Regional Sediment Management:** Sediment supplies will be important for the long-term sustainability of many beaches and wetland areas. Strategies to maintain or restore natural sediment supplies and to coordinate sediment removal efforts with opportunities for reuse can provide multiple benefits to coastal ecosystems. See Strategy A.19c above for more detail on RSM programs.

County Regional Parks Area

The assets most vulnerable to sea level rise and storms are Westshore Road, Doran Beach, and Westside Regional Parks, and the inlet to Bodega Harbor. Sea level rise inundation would affect access to and along Westshore Road. Permanent sea level rise inundation would affect almost all of Westside Regional Park facilities including parking and campgrounds by 2100. Doran Beach Regional Park will have permanent inundation of up to 35 percent of the beach and campground by 2100.

The adaptation strategies to consider for these assets are accommodate and retreat. Accommodate strategies employ methods that modify existing developments to decrease hazard risks and increase resiliency of the development. Sonoma County Regional Parks may consider moving the campgrounds and parking areas higher upland. Potential adaptation strategies for Westshore Road have been discussed in the Bodega Harbor Area section.

Land Use Adaptation Strategies

County Regional Parks Area Priorities: Potentially accommodate sea level rise through redevelopment, relocate facilities out of hazard areas, and protect beaches through a sand enrichment program.

Accommodate:

- **Consider long-term hazards in site design for access sites and facilities to minimize impacts:** May include policies that encourage public access sites, segments of the CCT, and recreation and visitor-serving facilities to be sited and designed to avoid impacts from sea level rise, while maximizing public access and recreation opportunities. Examples of siting and design standards for development can be found in section A. Where facilities can be safely sited for the near term but future impacts are likely, require an adaptive management plan detailing steps for maintenance, retrofitting, and/or relocation.
- **Consider protecting existing Parks and Open Space adjacent to the coast:** Plan for future coastal recreational space and parkland by protecting open space adjacent to coastal habitats so that beaches and other habitats can migrate or so that there is open space available as parkland or other areas are lost.
- **Support research on impacts to recreation and public access:** Changes in sea level will affect wave conditions and sediment transport, but additional research is needed to understand how these changes will affect specific conditions for surfing and other recreation activities. While such research programs may be outside the scope of individual local jurisdictions, statements of support for the local issues that need to be addressed can help guide research agendas at the regional state or federal level. Or, such needs can serve to guide grant applications to undertake the needed projects within a jurisdiction. To the extent possible, add policies to promote research on sea

level rise impacts to recreational activities like surfing or other coastal recreational uses in the Local Coastal Plan jurisdiction.

Retreat:

- **Consider the feasibility of retrofit or relocate recreation and visitor-serving facilities:** Consider options to retrofit existing recreation and visitor-serving facilities to better accommodate sea level rise impacts. Such retrofits could include use of different building materials and/or relocating facilities.

Protect:

- **Consider incorporating sea level rise into a comprehensive beach management strategy:** Potentially develop a new comprehensive beach management strategy to address loss of beach areas, including loss of lateral access, or changes in beach management due to sea level rise. Establish a program to minimize loss of beach area through, as may be appropriate, a beach nourishment program; restoring sand and sediment supply to the littoral cell; removal, adjustments, or maintenance to shoreline protection structures; use of man-made structures such as terminal groins or artificial reefs to retain sediment; or other actions.
- **Determine the feasibility of establishing a beach nourishment program and protocols:** The County may need to develop new policies to address the need for beach nourishment with sea level rise. Policies within a Local Coastal Plan may identify locations where nourishment may be appropriate or ecologically feasible. Beach nourishment programs should also consider how nourishment options may need to change over time as sea level rises.
- **Determine the feasibility of establishing management actions to maintain and restore dunes and natural dune processes.** Dunes provide buffers against erosion and flooding by trapping windblown sand, storing excess beach sand, and protecting inland areas, and they provide habitat. Doran Beach is a sand spit with dune habitat that provides wind protection to the inner Harbor, and is a sensitive ecosystem. The County would have to determine the ecological feasibility of this adaptation strategy. This is likely most effective for areas with some existing dune habitat and where there is sufficient space to expand a foredune beach for sand exchange between the more active (beach) and stable (dune) parts of the ecosystem. This strategy requires incremental amounts of sand due to increased erosion from sea level rise.

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10. 7. GLOSSARY

Land Use Categories

Marine Industrial (MI). Land designated for or occupied by marine industrial development. The MI 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.

Rural Residential (RR). Land designated for very low density residential development (1 to 20 acres per dwelling unit) which has few if any public services but which has access to county maintained roads.

Urban Residential (UR). Land planned for public services for low and medium density residential development (1 to 6 dwelling units per acre) to accommodate a variety of housing and tenure types.

Resources and Rural Development (RRD). Land designated for very low density residential development and to protect lands needed for use and production of natural resources (e.g., water, timber, geothermal steam, or aggregate production); protect water resources and biotic habitats; and protect from intensive development lands constrained by geologic, flood, or fire hazards or other constraints.

Inundation and Flooding

Permanent Inundation. Permanently covered by water from sea level rise.

Temporary Flooding. Temporarily covered by flood water from storm events.

California Coastal Trail

Existing Coastal Trail. The trail has been constructed.

Proposed Coastal Trail. The approximate location of the trail alignment has been identified as described in the Public Access Plan of the Local Coastal Plan Update.

Future Coastal Trail. The trail alignment between two end points is unknown. In some cases, where the alignment has not been identified, the beginning and end points of the trail are shown and the future alignment is illustrated along State Highway 1.

Coastal Wetlands

Section 30122 of the 1976 California Coastal Act defines wetlands as lands within the coastal zone which may be covered periodically or permanently with shallow water and include

saltwater marshes, freshwater marshes, open or closed brackish water marshes, swamps, mudflats, and fens.

**Sonoma County
Local Coastal Plan**

**APPENDIX H: 2010 SONOMA BICYCLE AND PEDESTRIAN PLAN –
COASTAL ZONE PROJECTS**



**Local Coastal Program
Permit Sonoma**

2550 Ventura Avenue
Santa Rosa, CA 95403

Adopted by Resolution No. 23-0356
of the Sonoma County Board of Supervisors
July 17, 2023

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LIST OF PROJECTS – COASTAL ZONE

Route Segments	Project Area	Supervisorial District	Project Number	Bikeway	Begin Point	End Point	Miles	Cost / Mile	Cost Estimate	Notes	Priority
Bean Ave. – Ocean View Ave.	Coast	5	128	Class III	Ocean View Ave.	Sonoma Coast State Beach	0.23	\$5,000	\$1,000	Signs and striping only. Bodega Bay Trail segment B.	MEDIUM
Bodega Ave.	Coast	5	131	Class III	State Hwy. 1	Windy Lane	0.23	\$5,000	\$1,000	Signs and striping only. Bodega Bay Trail segment 3C-1	MEDIUM
Bodega Bay Trail	Coast	5	197E	Class I	Eastshore Rd.	Taylor St.	0.2	\$7,605,000	\$1,521,000	Cost estimate from Bodega Bay Trails Plan feasibility study. Bodega Bay Trail segments 3A, and 3B-1.	HIGH
Bodega Bay Trail	Coast	5	197B	Class I	Harbor View Dr.	State Hwy. 1	0.65	\$400,000	\$259,000	Switch-back section recommended by the Harbor View feasibility study. Bodega Bay Trail segment 3C-2	HIGH
Bodega Bay Trail	Coast	5	197F	Class I	Keefe Ave.	Bay Flat Rd.	1.43	\$400,000	\$572,000	Bodega Bay Trail segments 1B, 1C, and 2B	HIGH
Bodega Bay Trail	Coast	5	197G	Class I	Bay Flat Rd.	Smith Bros. Rd.	0.92	\$2,228,000	\$2,050,000	Cost estimate from Bodega Bay Trails Plan feasibility study. Bodega Bay Trail segments 3D-1 and 3D-2.	HIGH
Bodega Bay Trail	Coast	5	197C	Class I	Lucas Warf/ Smith Bros. Rd.	Doran Beach Rd.	0.66	\$400,000	\$266,000	Bodega Bay Trail segments 5B, 6B, and 6C.	HIGH
Bodega Bay Trail	Coast	5	197A	Class I	State Hwy. 1	Jetty Campground	1.78	\$400,000	\$713,000	Bodega Bay Trail segments I and J	MEDIUM
Coleman Valley Rd.	Coast	5	122	Class III	State Hwy. 1	Bohemian Hwy.	9.54	\$5,000	\$48,000	Signs and striping only.	MEDIUM
Fort Ross Rd.	Coast	5	123	Class III	State Hwy. 1	Cazadero Hwy.	10.59	\$5,000	\$53,000	Signs and striping only.	LOW
Gualala River Bridge Trail	Coast	4	204	Class I	Mendo. Co. Line	Mendo. Co. Line	0.3	\$400,000	\$119,000	Provides connection to Mendocino County via Class I across the Highway 1 Gualala River Bridge.	HIGH
Harbor View Dr.	Coast	5	134	Class III	Bodega Ave.	State Hwy. 1	0.25	\$5,000	\$1,000	Signs and striping only. Bodega Bay Trail segment 3C-2	MEDIUM
Keefe Ave.	Coast	5	130	Class III	Bodega Bay Trail (1B)	Ocean View Ave.	0.12	\$5,000	\$1,000	Signs and striping only. Bodega Bay Trail segment C. Connects Hwy 1 with segment 1B Class I.	MEDIUM
Kruse Ranch Rd.	Coast	5	126	Class III	Seaview Rd.	State Hwy. 1	3.65	\$5,000	\$18,000	Signs and striping only.	LOW
Meyers Grade Rd.	Coast	5	124	Class III	State Hwy. 1	Fort Ross Rd.	4.92	\$5,000	\$25,000	Signs and striping only.	LOW
Ocean View Ave.	Coast	5	129	Class III	Keefe Ave.	State Hwy. 1	0.12	\$ N/A	\$1,000	Connects segments B and C of the Bodega Bay Trail with Hwy 1.	MEDIUM
Smith Brothers Rd.	Coast	5	135	Class III	State Hwy. 1	State Hwy. 1	0.3	\$5,000	\$2,000	Signs and striping only. Bodega Bay Trail segment 5B.	MEDIUM
State Hwy. 1	Coast	5	4E	Class II	Slaughter House Rd.	Doran Beach Rd.	7.23	\$25,000	\$181,000	Adequate right-of-way for Class II. Signs, striping, brush removal, and minor improvements.	HIGH
State Hwy. 1	Coast	5	4F	Class II, Shoulders	Valley Ford Rd.	Slaughter House Rd.	1.49	\$750,000	\$1,119,000	Roadway must be widened and additional right-of-way acquired.	HIGH
State Hwy. 1	Coast	5	4D	Class II, Shoulders	Doran Beach Rd.	State Hwy. 116	11.04	\$750,000	\$8,278,000	Roadway must be widened and additional right-of-way acquired.	HIGH
State Hwy. 1	Coast	5	4G	Class II	Marin Co. Line	Valley Ford Rd.	1.52	\$25,000	\$38,000	Adequate right-of-way for Class II. Signs, striping, brush removal, and minor improvements.	MEDIUM
State Hwy. 1	Coast	5	4C	Class II, Shoulders, Class III	State Hwy. 116	Meyer's Grade Rd.	6.05	\$390,000	\$2,360,000	Class II in climbing lanes, Class III in descending lanes. Roadway must be widened and additional right-of-way acquired.	MEDIUM
State Hwy. 1	Coast	5	4A	Class II, Shoulders, Class III	Kruse Ranch Rd.	Gualala River Bridge	15.47	\$390,000	\$6,034,000	Class II in climbing lanes, Class III in descending lanes. Roadway must be widened and additional right-of-way acquired.	MEDIUM
State Hwy. 1	Coast	5	4B	Class III	Meyer's Grade Rd.	Kruse Ranch Rd.	16.12	\$5,000	\$81,000	Signs and striping only.	MEDIUM
State Hwy. 116	Russian River	5	1A	Class II	Moscow Road	State Hwy. 1	3.71	\$750,000	\$2,784,000	Roadway must be widened and additional right-of-way acquired. Regional Network.	
Taylor St.	Coast	5	132	Class III	State Hwy. 1	Bodega Ave.	0.04	\$ N/A	\$1,000	Signs and striping only. Bodega Bay Trail segment 3C-1.	MEDIUM

Windy Lane	Coast	5	133	Class III	State Hwy. 1	Bodega Ave.	0.06	\$	N/A	\$1,000	Signs and striping only. Bodega Bay Trail segment 3C-1.	MEDIUM
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**Sonoma County
Local Coastal Plan**

APPENDIX I: HISTORIC RESOURCES INVENTORY



**Local Coastal Program
Permit Sonoma**

2550 Ventura Avenue
Santa Rosa, CA 95403

Adopted by Resolution No. 23-0356
of the Sonoma County Board of Supervisors
July 17, 2023

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APPENDIX J: HISTORIC RESOURCES INVENTORY

Feature	Location	Ownership	Description
Sea Ranch North			
Del Mar	West of Highway 1 in The Sea Ranch at Del Mar Landing	Private	This gable roof board and batten cottage is one of the few remaining buildings that was the town of Del Mar, a lumber town. The roof has a rarely found shingle pattern in that shingles are very long. Adjacent are barns and evidence of a lumber mill and moorings.
Sea Ranch South			
Sea Ranch stable and barn	West of Highway 1 in The Sea Ranch	Private	The Sea Ranch stable barn has a wide gable roof and is topped with two large ventilators. The sides are vertical boards and the south gable end, which appears to have been replaced, is horizontal siding. Estimated construction date: 1905.
Sea Ranch barn and cottage	West of highway 1 at Black Point near The Sea Ranch Lodge	Private	The house and barn are deteriorating but are an important part of The Sea Ranch landscape. The house has vertical board and batten siding and long wood shingles on the roof and centered porch. The large barn has the same exposed shingle roof over the entire structure. The siding is vertical redwood. Estimated construction date: 1890.
Condominium I	End of Sea Walk Drive, The Sea Ranch	Private	Condominium I includes ten units designed by Moore, Lyndon, Turnbull and Whitaker in Sea Ranch Modern, forerunner of this style of architecture in the United States. Construction date: 1965.
Espherick Cluster House	Black Point Reach, The Sea Ranch	Private	One of the Espherick cluster houses, first detached residential units at Sea Ranch. Hedge Row housing related to cypress windbreak, Construction date: 1965.
Stewarts Point / Horseshoe Cove			
Stewarts Point Post Office	Highway 1 and Skaggs Springs Road, Stewarts Point	Private	The Post Office building and cluster of houses appear to be built at various times and date from 1890 to 1920, but are similar with gable roofs, are small and painted white.
Stewarts Point Store	Highway 1 and Skaggs Springs Road, Stewarts Point	Private	The general merchandise store is a two story Greek Revival building painted blue with white trim and horizontal shiplap siding. The gable roof has a broken pediment. There are six symmetrically placed windows at the front and rear. Construction date: 1868.
Stewarts Point Hotel and Barns	Highway 1 and Skaggs Springs Road, Stewarts Point	Private	This group of buildings appears to range in date from 1870 to 1900. The hotel has two buildings, the one to the west appearing older because of the wider shiplap siding. The salt box barn to the south is an excellent example, with long shingles on the gable roof and vertical unpainted siding. These and various barns and outbuildings, along with the adjacent store building and one-room school, demonstrate every facet of rural Greek Revival architecture and are the first example of a small rural complex in Sonoma County.

Appendix J: Historic Resources Inventory

Feature	Location	Ownership	Description
Stewarts Point / Horseshoe Cove (cont.)			
Stewarts Point School	West of Highway 1, south of Stewarts Point	Private	The Stewarts Point School is an excellent example of the one-room Greek Revival schoolhouses that dotted Sonoma County before the turn of the century. The main gable roof and the two side gablets have broken pediments, and a cupola with flagpole sits on the eave toward the front of the building. Estimated construction date: 1860.
Richardson House	29601 Highway 1	Private	This vernacular residence shows distinctive styles of the late nineteenth and early twentieth century. The wide, steep-pitched gable roof covers a square bay on the second floor and tall, narrow windows below. Various wings have been added. A small gable roof barn sitting in the rocks overlooking the ocean exemplifies the small sheep feeder barns in the region. Estimated construction date: 1900.
Kruse Barn and House	Highway 1 at Cannon Gulch	Public	The Kruse Ranch barn is a very large gable roof wood structure with vertical wood siding. A large portion of the roof collapsed in the last year. Across the road are two gable roof cottages. Estimated construction date: 1880.
Salt Point			
Plantation	34285 Kruse Ranch Road	Private	Plantation is a small town of gable roof structures built around San Andreas Fault sag ponds. The existing residence is a gable roof structure. Estimated construction date: 1870
Sawmill Teepee	31090 Seaview Road	Private	The sawmill teepee, remnant of a lumber mill, is believed to be the only remaining on in the Sonoma Coastal Zone.
Timber Cove / Fort Ross			
Stillwater Cove Ranch	22555 Coast Highway 1	Private	The house is a simple colonial style structure with gable roof and roof dormers. There are two stone buildings on the property and stone pillars at the entrance. The complex has been used as a boys' school but is currently operated as a guest ranch.
Fort Ross School	Stillwater Cove Regional Park, Highway 1	Public	The one-room school has recently been restored after being moved to its present site. The schoolhouse, constructed around 1885 at Fort Ross, is Greek Revival with simple, clean lines and precise detailing. It has horizontal lap siding and the distinguishing bell tower of a school. The Fort Ross School is Sonoma County Landmark No. 27.
Ocean Cove	23125 Coast Highway 1	Private	There are four structures on this site: A grocery store, barn and two houses. The store and the two houses are sided with long shingles. Estimated construction date: 1900.
Town of Fort Ross	20700 Coast Highway 1	Private	The town of Fort Ross has three gable roof houses with natural wood, horizontal siding. There is a large water tank between the houses and the cove. Estimated construction date: 1920.

Feature	Location	Ownership	Description
Timber Cove / Fort Ross (cont.)			
Plummer Graveyard	Highway 1 near Timber Cove	Private	Gravestones are located within a wood picket fenced area. Fence posts feature decorative top pieces. Also on the site are remnants of a log building. Estimated establishment date: 1860.
Residence	21085 Coast Highway 1	Private	Greek Revival house with horizontal siding and attached shed. The house has tall, narrow windows. Estimated construction date: 1890
Bufano Statue at Timber Cove Inn	Coast Highway 1, Timber Cove	Private	Large statue of a human figure with a hand affixed to the head, symbol of peace. made of mosaic by Italian sculptor Benny Bufano in 1960.
Sea View Ranch	27780 Sea View Road	Private	This gable roof barn has lean-to extensions on both sides. The walls are vertical unpainted redwood. Estimated construction date: 1900.
Eckert Ranch	18001 Coast Highway 1	Private	The ranch contains several red board and batten sheep barns with gable roofs along Highway 1. Estimated construction date: 1900.
Fort Ross Call Ranch	19005 Coast Highway 1	Public	The Call Ranch Home is a gable roof cottage with the oldest continuing weather station on the West Coast, starting in 1874. The ranch is part of the Fort Ross Historic Park.
Fort Ross Chapel	Highway 1, Fort Ross	Public	The chapel is one of the many fine structures presently in the compound of Fort Ross Park, with a domical roof and vertical siding. Originally built in 1825, it was rebuilt many times.
High Cliffs / Jenner			
Four Clapboard Houses	9081, 9089, 9095, 9101 Balboa Ave., Jenner	Private	These four gable cottages were built in 1904-05 and were homes to lumber mill workers for the Jenner lumber mill which operated from 1904 to 1914. The cottages, originally identical, have been altered over time.
Mill Cottage	9500 Balboa Ave	Private	Mill Cottage built in 1904 or 1905
Bungalow Residence	9440 Balboa Ave.	Private	Stepped into the hillside of a crag overlooking Jenner, this bungalow is two stories with a raised foundation and a hop and gable roof. A second story veranda with a solid balustrade wraps around three sides of the house. Estimated construction date:; 1904-05.
Double bunkhouse	9498 Pomo Ave.	Private	This residence once served as a double bunkhouse for lumber mill workers.
Bungalow Residence	10609 Highway 1 Jenner	Private	One story, gabled bungalow, with distinctive craftsman detailing in the stickwork trim of the gables, site on a raised foundation and has a porch extension facing the Russian River. Estimated construction date: 1910.
Bungalow Residence	9509 Pomo Ave. Jenner	Private	One story shingled bungalow with a gable roof and exterior brick chimney reflecting a craftsman influence. An enclosed porch extends across the gable end. The residence is situated on the side of Castle Crag overlooking Jenner. Construction date: 1904-05

Appendix J: Historic Resources Inventory

Feature	Location	Ownership	Description
High Cliffs / Jenner (cont.)			
Board and Batten Structure	Willig Drive and Riverside Drive, Jenner	Private	Two and a half story gabled frame building with board and batten siding stepped into the hillside.
Cottages	Willig Drive and El Camino, Jenner	Private	A row of derelict cottages are partially concealed by trees behind Murphy's Restaurant at the intersection of Willig Avenue and Highway 1.
Jenner School	Willig Drive, Jenner	Private	A gable roof, one story schoolhouse stepped into the hillside, the Jenner Schook has the shingle siding typical of the bungalow era. The gable façade facing Willig Avenue has shiplap siding. Construction date: 1904.
Mill Hospital	10483 Willig Drive	Private	This residence once served as the lumber mill hospital and was built 1904-05.
Mill House Bungalow	Willig Drive, Jenner	Private	Hip roof bungalow on raised foundation, two and a half stories, with shiplap siding, brick chimney, and a second story veranda. Construction date 1904-05.
Three mill cottages	10467, 10469, and 10471 Willig Drive, Jenner	Private	These three mill cottages have a prominent location at the intersection of Highway 1 and Willig Drive and were located across Willig from the lumber mill. They have been altered over the years. Construction date: 1904-05.
Duncans Mills			
Sheep Ranch	26600 Highway 116	Private	A cluster of sheep ranch building which includes two gable roof barns, one with vertical siding and another particularly find barn with board and batten siding, a gabled L-shape farmhouse and several frame outbuildings. Estimated construction date: 1880.
Greek Revival Residence	Duncans Mills	Private	The one and a half story residence sits on a hillside overlooking Duncans Mills. It has a gable roof and sits on a raised foundation. The shed roof porch supported by four square posts has a fine turned balustrade. Estimated construction date: 1878
Hip Roof Cottage	Duncans Mills	Private	A one story cottage with a hip roof and shiplap siding, it has a shed roof porch, supported by square posts extending the length of the front of the building. The cottage is adjacent to an avenue distinguished by large cypress and eucalyptus trees. Construction date: 1880
Dentist office	Main Street, Duncans Mills	Private	A one story gable roof cottage with a front porch which extends the length of the front of the building and is supported by four wood posts. The cottage was removed from its original location near the Russian River in the area called Pig Allen after the 1906 earthquake. Estimated construction date: 1880.
The Jeweler	Main Street, Duncans Mills	Private	A one and a half story gable roof building with an Italianate false front, the building is unusual in that the false front is attached to the non gable side. The elaborate cornice has a paneled frieze, pierced and scrolled brackets and dentils. Estimated construction date: 1877.

Feature	Location	Ownership	Description
Duncans Mills (cont.)			
DeCarly General Store	B Street, Duncans Mills	Private	Two commercial false fronts are joined by a third smaller building to form a continuous commercial streetscape that is virtually unaltered. The frame buildings have gable roofs, shiplap siding, and stepped false fronts. A 1920's gas pump is located in front. Estimated construction date: 1888.
Country Store	Main Street, Duncans Mills	Private	A one-and-a-half story frame building with shiplap siding, a gable roof, and a false front attached to the gable end, the building occupies the corner of Main and B Streets. Attached to the rear of the building is a two-story gable roof building which appears to have served as a barn or stable on the first floor with quarters on the second floor. The two buildings form an L shape. Estimated construction date: 1880.
Duncans Mills School	Near B St., Duncans Mills	Private	The schoolhouse is a one-story rectangular frame building with a gable roof and an open, square bell tower above the entrance in the gable end. Siding is channel rustic. The schoolhouse is in an open field near the original road, now closed, that once swept around the outer perimeter of Duncans Mills. Estimated construction date: 1885.
Duncans Mills Depot	Highway 116, Duncans Mills	Private	The depot is a recently restored frame building with a central core and open waiting platform area sheltered under a hip roof. The open waiting area roof overhang is supported by square posts. Stick style influence is evident. Date constructed: 1910.
The Slaughterhouse	Duncans Mills Campground	Private	A rectangular frame building, one story in height, with a metal gable roof. Vertical board siding is of single-wall construction. In the gable end is a door of vertical boards and the legend "The Slaughterhouse, Vic Pedroia, Prop.".
Moscow Mill Pond	22855 Moscow Road	Private	A 19th century mill pond believed to be one of the earliest in Sonoma County.
Moscow Barn Casini Ranch	22855 Moscow Road	Private	A two-story gabled barn with gabled dormers and shiplap siding. There have been considerable alterations with the addition of windows, verandas, and interior remodeling. Estimated construction date: 1890.
Willow Creek State Beach			
Greek Revival Farmhouse	Willow Creek Road	Public	This farm cluster includes a Greek Revival farmhouse, gabled barn and several outbuildings. The farmhouse is two stories. The central doorway has a transom; the pedimented frame porch appears added. Estimated construction date: 1900.
Farmhouse Barns	Willow Creek Road	Public	This farm cluster includes a one-story farmhouse, two barns, and frame outbuildings. The farmhouse carries craftsman stick details and is in an L-shape form with a gabled roof and narrow, horizontal siding. Estimated construction date: 1910.

Appendix J: Historic Resources Inventory

Feature	Location	Ownership	Description
Willow Creek State Beach (cont.)			
Farmhouse	Willow Creek Road	Private	This farmhouse and cluster of ranch buildings are located in a small valley at the edge of the redwoods. The farmhouse is two stories on a raised foundation with a hip and gabled roof and shiplap siding. A partially-enclosed porch wraps around two sides. Estimated construction date: 1890.
Bridgehaven Resort	Highway 1 and Russian River	Private	The resort includes a cluster of three gable roof cottages and a garage. The cottages are one-story with exposed rafters, narrow horizontal siding, interior brick chimneys and sash windows. The two-story gable roof garage is stepped into the hillside. Estimated construction date: 1925.
Sheep Ranch	9275 Highway 1 South of Jenner	Public	A gabled one-story cottage with channel rustic and vertical siding is the ranch house for this sheep ranch which has adjacent gabled frame barns with vertical wood siding. Estimated construction date: 1910.
Ranch	Highway 1, Ocean View	Private	A ranch cluster with a two-story, gabled structure with a saltbox form and a one-story gabled shed. Estimated construction date: 1910.
Water Tower	Cliff Avenue, Ocean View	Private	A water tower raised to an unusual height, has a wood tank on a frame tower.
Duncans Point Duncans Landing	Highway 1	Public	Landscape feature and site of early lumbering, shipping operations
Mann Ranch	Highway 1 and Scotty Creek	Private	This scenic farm complex includes what may have been the oldest frame building in Sonoma County.
Bodega Bay			
Greek Revival Residence	McChristian Avenue, Salmon Creek	Private	A two-story Greek Revival clapboard residence with an interior brick chimney at the gable end. The front entrance is in the non-gable facade facing the original roadway. Extensive greenhouse additions have been made as well as a one-story gabled addition with shiplap siding. The house sits on a knoll and is shielded by a cypress grove. Estimated construction date: 1860.
Carrington Ranch	Coleman Valley Road and Highway 1	Private	High on a knoll surrounded by a cypress windbreak is this two-story Greek Revival clapboard residence. The main non-gable facade faces the ocean. A two-story water tower with a hip roof, a large gable roof frame barn, and outbuildings are adjacent to the house. Estimated construction date: 1860.
Queen Anne	Bay Flat road, Bodega Bay	Private	A Queen Anne corner tower with a tent roof transforms this hip roof bungalow into a more formal residence, unique in Bodega Bay. One story with shiplap siding, the house rests on a raised foundation typical of seaside residences.

Feature	Location	Ownership	Description
Bodega Bay (cont.)			
"Marin"	Bay Flat Road and Whaleship Road	Public	A derelict 1920's California river boat, the "Marin" is beached just off Bay Flat Road. The boat carried a two-story superstructure with a pilot house and had a shallow draft.
Bodega Bay Union Church	Bay View Road, Bodega Bay	Private	Craftsman church similar in size and scale to craftsman bungalow cottages in Bodega Bay. The gabled roof has exposed rafters and gable trim. Wood siding is narrow and horizontal. A gabled portico and gabled wing extend from one side. In front is a square bell tower. Estimated construction date: 1910.
Craftsman Bungalow	Bodega Avenue and Kent Avenue	Private	A one-story craftsman bungalow with the characteristic gently pitched double gables exposed rafters and purlins, and a large gable sheltering a front porch. Estimated construction date: 1915.
Ghislini House	1215 Highway 1, Bodega Bay	Private	Stepped into the steep hillside beneath Highway 1 is this one-story hip-roof bungalow surrounded by cypress trees overlooking the bay. A gabled wing projecting toward the water is flanked by side and front porches and an enclosed sun porch beneath a shed roof. Construction date: 1917.
Medley Shop Antiques	Highway 1 and Windy Lane	Private	An excellent example of a craftsman bungalow, two stories, stepped into the hillside. It carries a low-pitched gable roof with exposed rafters, a strong central front gable with split columns and detailed craftsman windows. Estimated construction date: 1915.
Woodhaven	Highway 1 and Windy Lane	Private	Woodhaven, the seaside residence of the Wood family, a prominent Sonoma County family, is one-and-a-half stories with a gabled roof and projecting gable dormer. Balconies extend to each side of the dormer. The house sits on a raised foundation on a knoll overlooking the harbor and is surrounded by a picket fence. Estimated construction date: 1910.
Queen Anne Bungalow	Highway 1, Bodega Bay	Private	A hip roof bungalow with a projecting gable reflecting the Queen Anne style, this one-story house extends over the water on pylons. A distinguishing feature is the two-story water tower with a hip roof on the hillside above the house. Estimated construction date: 1910.
Meredith's Fish Company	Highway 1, Bodega Bay	Private	Functional gable roof industrial frame building on a wharf extending into Bodega Bay, central to the commercial fisheries district. Varying roof levels and siding indicate a number of add-on stages. Estimate construction date: 1920
Gas Station	Highway 1, Bodega Bay	Private	In the style of a hip roof bungalow, common to seaside communities of the 1920's, this one-story building, once serving as a gas station, has a low-pitched hip roof with exposed rafters extending over a drive-through area. Estimated construction date: 1920.

Appendix J: Historic Resources Inventory

Feature	Location	Ownership	Description
Bodega Bay (cont.)			
Greek Revival Residence	Highway 1 and Bay Hill Road	Private	A one-and-a-half story Greek Revival house with its non-gable main facade to the highway. The gable roof has a boxed cornice and plain frieze. A shed roof porch extends the length of the front of the building supported by plain square posts. Siding is clapboard. Estimated construction date: 1875.
Farm	19000 Highway 1	Private	A farm cluster with a one-and-a-half story, gable roof farmhouse, a gabled frame barn and several frame outbuildings. The house has clapboard gables and vertical frame siding on the non-gable main facade, with a partially enclosed porch. Estimated construction date: 1875.
Valley Ford			
Greek Revival Farm	18300 Highway 1	Private	A cluster of 19th century farm buildings including a Greek Revival farmhouse, a small gabled vertical frame barn and a grove of eucalyptus trees. The farmhouse has a T-shape with a two-story gable wing facing the road. Estimated construction date: 1875.
Greek Revival Farm	1600 Valley Ford Freestone Road	Private	Greek Revival farm with a residence, barn, outbuildings, and wood bridge over creek.
Dinucci's Italian Dinners	Valley Ford Road, Valley Ford	Private	A two-and-a-half story square building with a hip roof and gables displaying the decorative shingles characteristic of the Queen Anne style. The first floor has been enlarged with the enclosure of a porch. Estimated construction date: 1905.
Bungalow Dairy	Valley Ford Estero Road	Private	A one-and-a-half story bungalow with a hip roof and shed dormers which is the farmhouse for a dairy ranch. The frame house has a front porch extending the length of the house supported by turned columns. Clustered near the bungalow are three gable roof barns, several outbuildings, and a round tower. Estimated construction date: 1910.
Valley Ford Market	14400 Highway 1, Valley Ford	Private	A one-story rectangular brick building with a stucco surface and a flat roof, the market had a curvilinear false front added about 1930. The painted mural on the false front commemorates the Running Fence. Estimated construction date: 1895.
Fire Department Tank and Frame Garage	14445 Highway 1, Valley Ford	Public	Behind a gable roof metal building housing the present volunteer fire department equipment stands a water tank. The tank, an exposed wood cask, sits on a raised frame platform. A fire siren rises above. To one side is a shed-roof building with two bays and siding of vertical board.
Frame False front	14390 Highway 1, Valley Ford	Private	Adjacent to the west side of Valley Ford Market is a one-story gable roof false front building with channel rustic siding. Characteristic of the earliest false front frame buildings, it is one-room wide with a central door in the false front. Estimated construction date: 1880.

Feature	Location	Ownership	Description
Valley Ford (cont.)			
Bank of America	14435 Highway 1, Valley Ford	Private	A one-story masonry building with neo-classical influence, the Dairyman's Bank suffered damage in the 1906 earthquake and has been subsequently remodeled. In front of the brick facade is a stepped parapet concealing a flat roof. A sign carried the legend, "1893 - the Dairyman's Bank - 1914". Estimated construction date: 1893.
Sandy's	14415 Highway 1, Valley Ford	Private	A two-story gable roof building with its non-gable facade to the road, the hotel has a channel rustic siding and a porch extending the length of the front. Six posts support the low hip roof of the porch which has a raised foundation. Estimated construction date: 1870.
Hip Roof Bungalow	14405 Highway 1, Valley Ford	Private	A one-story residence on a raised foundation with a hip roof and channel rustic siding. The front porch is sheltered under the main hip roof. Porch posts are square with sawn and pierced brackets. Estimated construction date: 1900.
Greek Revival Residence	14380 Highway 1, Valley Ford	Private	Facing the Valley Ford Road is this one-and-a-half story gable roof residence with its gable end to the road. To the rear are several additions. Estimated construction date: 1875.
Italianate Residence	14395 Highway 1, Valley Ford	Private	An Italianate influence is seen in the windows and door of the one-and-a-half story gable roof cottage with channel rustic siding. A porch partially extends across the front. It is supported by distinctive turned columns with intricate brackets, bracket extensions, and decorative button detailing on the columns and column bases. Estimated construction date: 1875.
Shingle Bungalow	14350 Highway 1, Valley Ford	Private	A one-and-a-half story shingled bungalow with a hip roof dormer, the residence sits on a raised foundation which is sheathed with narrow horizontal siding. To the rear is a shingled water tower with a hip roof finial and a large frame gable roof barn. Estimated construction date: 1910.
Greek Revival Cottage	14220 Highway 1, Valley Ford	Private	A one-and-a-half story Greek Revival cottage which reflects several distinctive architectural influences of the mid-19th century, including board and batten siding and a hip roof porch. Estimated construction date: 1870.
Greek Revival Cottage	14210 Highway 1	Private	This one-and-a-half story residence has channel rustic siding and quoins at the corners. A carved and sawn sunburst panel marks the gable end. A gable roof portico over the front entrance is supported by square posts. Estimated construction date: 1880.
Eucalyptus Windbreak	Valley Ford, Petaluma Road	Public	Eucalyptus windbreak along the road. Estimated planting date: 1900.

Appendix J: Historic Resources Inventory

Feature	Location	Ownership	Description
Valley Ford (cont.)			
Soil Conservation Service Building	School Street, Valley Ford	Public	A one-and-a-half story building, with Spanish Colonial Revival influence, with a raised foundation, the former school was built into a hillside. The hip roof has a central gable over the main entrance with its round-arched entryway. Siding is stucco with a concrete and stucco staircase. Estimated construction date: 1920.
Hip Roof Queen Anne Cottage	14460 School Street, Valley Ford	Public	A one-story cottage with a steep hip roof, a Queen Anne influence is visible in the pedimented gable with its decorative shingles. Siding is channel rustic. Estimated construction date: 1900.
Bridge	Middle Road near Valley Ford	Public	A timber and iron bridge over the Estero Americano marking the boundary between Sonoma County and Marin County.
Christo's Running Fence	Main Street, Valley Ford	Private	Pole No. 7-33 is a 21-foot steel pole with small portions of steel cable and guy wires used in the construction of the Christo Running Fence in September, 1976. On opposite sides of the pole are two steel monuments displaying two bronze plaques. This site is Sonoma County Historic Landmark No. 24.

**Sonoma County
Local Coastal Plan**

APPENDIX J: STATE ROUTE 1 REPAIR GUIDELINES



**Local Coastal Program
Permit Sonoma**

2550 Ventura Avenue
Santa Rosa, CA 95403

Adopted by Resolution No. 23-0356
of the Sonoma County Board of Supervisors
July 17, 2023

Final Sonoma State Route 1 Repair Guidelines



California Department of Transportation
District 04

March 2019



Note to the Project Development Team

FROM HELENA 'LENKA' CULIK CARO:

I am pleased to present the Sonoma State Route 1 Repair Guidelines. Consistent with Caltrans' Strategic Management Plan, these guidelines will help promote stewardship and sustainability of our transportation resources by streamlining projects through a shared vision with our partners. The shared vision promotes sustainability by reducing environmental impacts through design flexibility.

The objective of these repair guidelines is to provide guidance that integrates and balances safety, mobility, and maintenance goals with environmental values. This document provides a framework to enable more timely repairs that are not only functional but are also consistent with the landscape, uses, and regulatory and land management policies associated with Highway 1. This allows the Project Development Team to have a shared understanding of practices and features best suited for the Highway 1 corridor. With a corridor-centric approach, all those who work on repair projects on Highway 1 in Sonoma County share a common vision rather than approaching each project with separate design considerations. This vision not only bridges Caltrans functional units, it also supports and connects the requirements of the California Coastal Act, Sonoma County Local Coastal Plan, California State Park Services and is supported by Caltrans' policy of Context Sensitive Solutions and the Highway Design Manual flexibility guidance.

These guidelines, as put into practice, will help promote the organizational excellence goals of Caltrans and help the Project Development Team to produce a quality project. Thank you for your hard work, public service and dedication.



Helena 'Lenka' Culik-Caro
Deputy District Director, Design
District 4

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CALIFORNIA DEPARTMENT OF TRANSPORTATION

Arnica MacCarthy, Planner, Environmental Analysis
Betsy Joseph, Regional Project Manager
Dianne Yee, Associate Transportation Planner, Pedestrian and Bicycle Branch
Helena 'Lenka' Culik-Caro, Deputy District Director, Design
Jeanne Gorham, Office Chief, Landscape Architecture
Manny Caluya, Office Chief, Design SHOPP
Robert Effinger, Project Delivery Coordinator
Sergio Ruiz, Office Chief, Pedestrian and Bicycle Branch
Stefan Galvez, Office Chief, Environmental Analysis
Stephen Yokoi, Office Chief, System and Regional Planning
Steven Kakihara, Maintenance Design Engineer

INTERAGENCY AND STAKEHOLDER COLLABORATORS

Alisha O'Loughlin, formerly of Sonoma County Bicycle Coalition
Brendan O'Neil, California Department of Parks and Recreation
Crystal Acker, Sonoma County Permit and Resource Management Department
Jeannine Manna, California Coastal Commission
Ken Tam, Sonoma County Regional Parks
Sara Pfeifer, California Coastal Commission
Shannon Fiala, formerly of California Coastal Commission
Stephanie Rexing, California Coastal Commission
Tami Grove, California Coastal Commission

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- Appendix B** Coastal Act Repair Maintenance Exclusions
- Appendix C** Highway Design Manual Topics

List of Abbreviated Terms

AASHTO	American Association of State Highway and Transportation Officials
ADT	average daily traffic
Caltrans	California Department of Transportation
CCC	California Coastal Commission
CCT	California Coastal Trail
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CESA	California Endangered Species Act
Coastal Act	California Coastal Act
Conservancy	California Coastal Conservancy
CWA	Clean Water Act
CZMA	Coastal Zone Management Act
DIB	Design Information Bulletin
DSDD	Design Standard Decision Document
EO	emergency opening
FWS	U.S. Fish and Wildlife Service
Guidelines	State Route 1 Repair Guidelines
HDM	<i>Highway Design Manual</i>
Highway 1	California State Route 1
KPRA	kingpin-to-rear-axle

List of Abbreviated Terms

LCP	Local Coastal Program
Master Plan	Sonoma County Transportation Authority Countywide Bicycle and Pedestrian Master Plan
MGS	Midwest Guardrail system
mph	mile(s) per hour
NEPA	National Environmental Policy Act
PDT	Project Development Team
PRC	Public Resources Code
State Parks	California Department of Parks and Recreation
USACE	U.S. Army Corp of Engineers

Glossary

Complete Streets: A transportation facility that is planned, designed, operated, and maintained to provide safe mobility for all users, including pedestrians, bicyclists, motorists, and transit users, appropriate to the function and context of the facility.

Design Vehicle: For Highway 1 in Sonoma County, the design vehicle is a California Legal Kingpin-to-Rear-Axle Distance (KPRA) Advisory Route, with a KPRA of 30 feet.¹ See also *Highway Design Manual Topic 404.4(2)(b)*.

Design Standard Decision Document (DSDD): A DSDD is required on a project if any element on a project does not meet current standards. The DSDD must justify a design exception and must be approved prior to the nonstandard feature being constructed.

Roadside: A general term denoting the area adjoining the outer edge of the roadbed to the right-of-way line.

Roadway: That portion a highway between the outside lines of the sidewalks, or curbs and gutters, or side ditches, including the appertaining structures and all slopes, ditches, channels, waterways, and other features necessary for proper drainage and protection.

Scenic Highway: A state or county highway—in total or in part—that is recognized for its scenic value, is protected by a locally adopted corridor protection program, and has been officially designated by Caltrans.

Shoulder: The portion of the roadway contiguous with the traveled way for the accommodation of stopped vehicles, for emergency use, for errant vehicle recovery, and for lateral support of base and surface courses. The shoulder may accommodate bicyclists and pedestrians, and in towns, it may accommodate parking.

Travel Lane: The portion of the roadway for the movement of vehicles and bicycles, exclusive of shoulders.

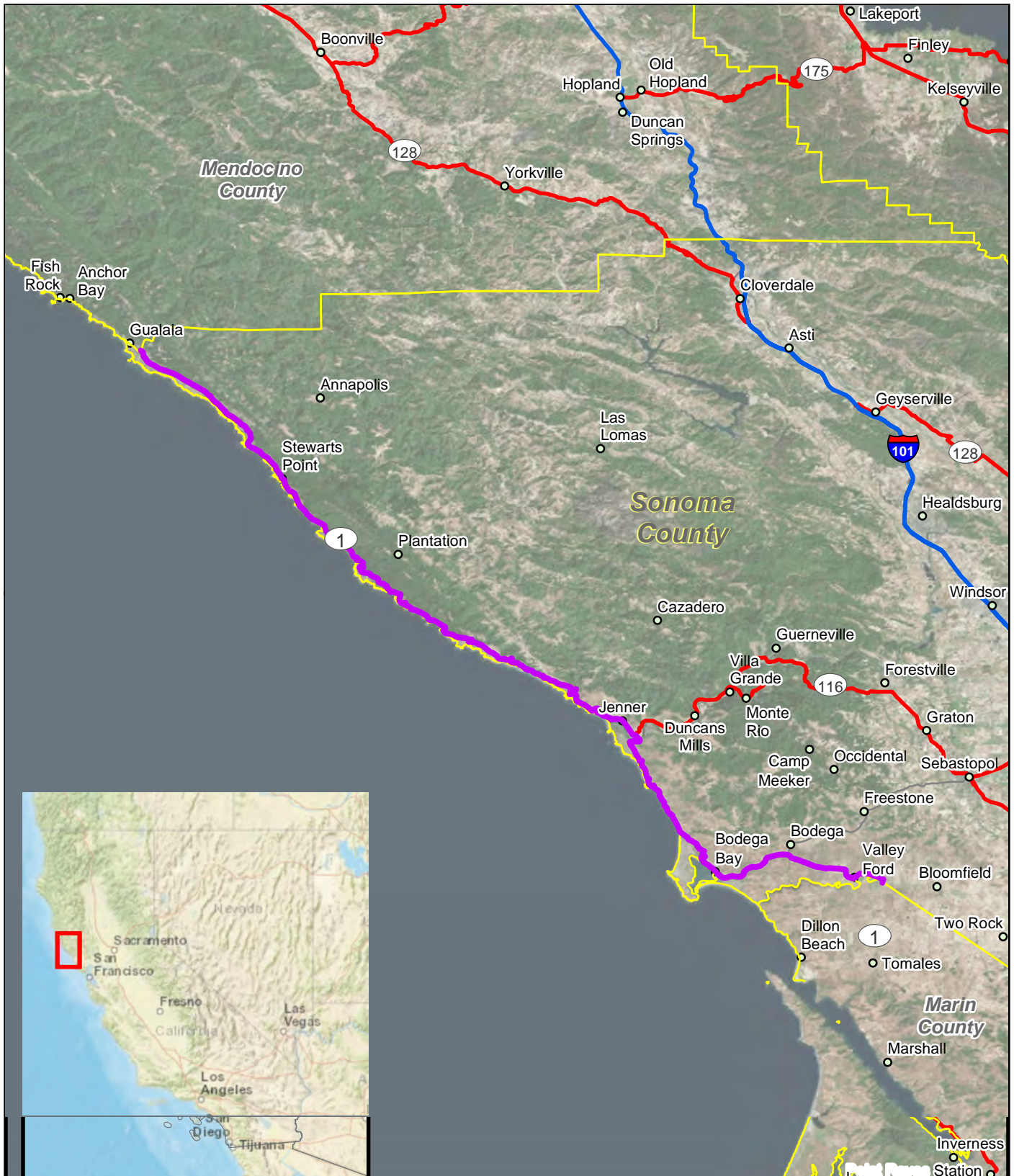
¹ See <http://www.dot.ca.gov/trafficops/trucks/docs/truckmap-d04.pdf>.

Chapter 1 Purpose

The purpose of these *Sonoma State Route 1 Repair Guidelines* (Guidelines) is to provide California Department of Transportation (Caltrans) staff and stakeholders with a consistent vision and direction when working on or reviewing damage repair (permanent restoration) projects along that portion of California State Route 1 (Highway 1) traversing Sonoma County (Figure 1-1). While this damage is predominantly related to storm events, the recommendations apply to any major event that damages the roadway. The Guidelines allow Caltrans District 4 and its partner agencies to respond with timely and consistent efforts to repair projects in a manner that minimizes alterations, acknowledges the special sensitivity of this segment of Highway 1, supports the existing aesthetics, and protects natural resources while meeting the needs of all user groups.

Dialogue with the California Department of Parks and Recreation (State Parks), Sonoma County, and the California Coastal Commission (CCC) helped identify the great need for shared damage repair guidance. No Highway 1 corridor-wide recommendations previously existed as references for Caltrans staff and partnering agencies when considering potential treatments for damage repair.

To respond to these concerns, Caltrans convened an interdisciplinary working group with these partners to create recommendations that maintain sensitivity to the Highway 1 corridor's social, historic, scenic, and environmental values while also protecting the safety of users. The objective is to provide guidance that Caltrans and its partnering agencies can reference to promote efficient, appropriate repairs to this highly valued highway. The Guidelines reflect compromises made by all partners to find consensus, and to provide more suitable design guidance to Project Development Teams (PDTs) working on repair projects along this corridor.



Legend

- U.S. Highway
- State Route
- Local
- State Route 1 Sonoma County
- County Boundary

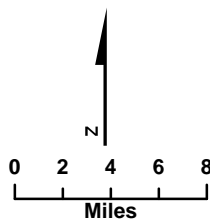


FIGURE 1-1
STATE ROUTE 1 IN SONOMA COUNTY
Sonoma State Route 1 Repair Guidelines

Chapter 2 How to Use these Guidelines

These Guidelines have been developed to provide consistency and clarification in design development for Caltrans roadway damage repair projects within Sonoma County along Highway 1. Damage repair projects are typically spot improvement projects no more than 0.5 mile in length. They may or may not involve structures, such as bridges or retaining walls. Although these Guidelines were created in response to the ongoing need for repair projects, they contain context and stakeholder information that would benefit all projects being considered in the scenic coastal environment.

These Guidelines are intended to instruct users on how to align the design of repair projects with the existing transportation needs of Highway 1 while preserving and enhancing the resources and aesthetics of the project location. Applying these approaches should also streamline the process for meeting the requirements for local, state, and federal approvals of projects in the corridor. This chapter provides a brief description of each remaining chapter in the Guidelines, along with the target audience for each chapter.

Chapter 3 – Environmental and Permitting Conditions

Chapter 3 outlines the issues and key players involved in the project development process. Staff involved in developing projects along Highway 1 in Sonoma County should thoroughly understand this section. The District Landscape Architecture Office and Environmental Division will be able to answer any additional questions regarding individual project issues and solutions.

Chapter 4 – Process

Chapter 4 covers the fundamentals of the project development process for damage repair projects. Staff involved in developing projects along Highway 1 in Sonoma County should thoroughly understand this section. The District Maintenance Office and District Design Liaison will be able to provide additional details.

Chapter 5 – Design Guidelines

Chapter 5 contains specific recommendations regarding the design of the permanent restoration portion of a damage repair project and is the essence of this document. Recommendations can be specific or general in nature, and the designer should use judgment when applying these recommendations and keep the context of the Highway 1 facility in mind. All staff involved in the design of a damage repair project

along Highway 1 should review this section in its entirety. Note that the design guidelines in this section do not replace the *Highway Design Manual (HDM)* (Caltrans 2016), and any deviations from the standards contained in the HDM will require an approved Design Standard Decision Document (DSDD). The design guidelines, however, are intended to provide ancillary information for these DSDDs. On January 30, 2015, the design exception approval process was delegated to the District for this type of highway.

It is important to understand the project location, natural context, landscape setting, vehicle and bicycle volumes and speeds, stakeholder needs, and other key site conditions when designing projects. To support Caltrans' Context-Sensitive Solutions policy as part of these design recommendations, the Highway 1 corridor is segmented according to landscape units. Each landscape unit represents an area with similar visual character based on vegetation, topography, and other visual elements. Fifteen designated Highway 1 segments are located in Sonoma County. Appendix A, *Landscape Units and Existing Conditions*, describes each unit. Staff should use these recommendations in tandem with Table 5-1, *Design Recommendations*, presented in Chapter 5.

Chapter 3 Environmental and Permitting Considerations

3.1 The Uniqueness of Highway 1

Throughout most of Sonoma County, Highway 1 is a two-lane rural highway that meanders along the Pacific coastline. Highway 1 traverses several State Parks, including Fort Ross State Historic Park, Kruse Rhododendron State Natural Reserve, Salt Point State Park, and Sonoma Coast State Park. Highway 1 connects, and has become a well-known feature of, the scenic coastline and pastoral inland areas that dominate this region. This scenic quality is protected by the California Coastal Act (Coastal Act), Sonoma County's Local Coastal Program (LCP) (Sonoma County, 2001), and State Parks land management policies. Highway 1 is currently eligible for scenic highway status.

Residents in the area greatly value the unrushed and rural lifestyle of their communities. For many coastal residents along the route, Highway 1 is the only transportation connection to the rest of California and constitutes their economic lifeline and access to emergency services. The stunning natural beauty of the landscape has also made this section of Highway 1 a popular destination corridor for outdoor enthusiasts of all types. The Highway 1 corridor serves both as a basic means of transportation and a source of multimodal recreation; therefore, roadway design must comprehensively consider and account for a variety of user needs and values.

The geographic context and proximity to the Pacific Ocean means Highway 1 is subject to serious damage from winter storms and earthquakes. Depending on the extent of roadway damage, effects can range from mere traveling inconveniences to full roadway closures. The Loma Prieta earthquake on October 17, 1989, caused significant damage along Highway 1 in Sonoma County.

Sonoma County lies in the Coast Range geomorphic province. The Coast Range comprises northwest-trending folded and faulted mountains and intermountain valleys that roughly parallel the San Andreas fault zone. The range extends from the Pacific Ocean on the west to the edge of the Great Valley to the east. The topography through which most of Highway 1 traverses Sonoma County is dominated by the Pacific Ocean and the San Andreas fault.

The geology of Highway 1 through Sonoma County comprises four distinct terrains underlain by four different rock units (from south to north): Tertiary Wilson Grove Formation, Quaternary marine terraces, Cretaceous Franciscan Complex Mélange, and Cretaceous granitic rocks (Salinian block).

The Tertiary Wilson Grove Formation underlies Highway 1 in the southern part of Sonoma County from the Marin County line to roughly Bodega Bay. This formation comprises marine sedimentary rocks (e.g., sandstones, siltstones, and conglomerates) overlying the Franciscan Complex. This section of Highway 1 traverses gently rolling topography and is generally not prone to extensive instability.

North of Bodega Bay, the San Andreas fault heads offshore, and Highway 1 hugs a slightly elevated coastline underlain by Quaternary marine terraces. These very young, poorly lithified sedimentary rocks were deposited over Franciscan Complex rocks when sea levels were slightly higher. They form the bluffs just above the beach from Bodega Bay to Jenner. Strong wave action is the primary erosional feature, over steepening the bluffs and creating local instabilities.

Franciscan Mélange underlies Highway 1 from Jenner to about Fort Ross. This unit consists of sedimentary rocks that include greywacke sandstone, siltstone, shale, limestone, and chert, along with volcanic and metamorphic blocks in a sheared matrix of argillite. Franciscan rocks can be weak—especially where argillite is present—and weather quickly to clayey soil. The Franciscan Complex is known for extensive deep-seated earth flows and landslides and is considered highly susceptible to erosion due to heavy rainfall and wave action generated from winter storms. This unit is found exclusively on the east side of the San Andreas fault. This stretch of coast is steep and often requires structural solutions to repair unstable slopes.

The San Andreas fault crosses Highway 1 again just south of Fort Ross. Cretaceous granitic rocks, found exclusively on the west side of the San Andreas fault, are capped by a thin sequence of Quaternary marine terrace rocks. The granitic rocks are of varying compositions (e.g., granites, granodiorites) and crop out locally as intact blocks. This section of Highway 1 from Fort Ross to the Mendocino County line traverses gently rolling terrain, and instabilities are often localized and shallow.

Highway 1 in Sonoma County is located near, and often within, the seismically active San Andreas strike-slip fault complex. This fault system forms the boundary between the North American and Pacific Plates and often comprises one or more distinctive strands, any or all of which can rupture during a seismic event. Movement along these

faults, characterized as strike-slip, allow the plates to grind past each other. The entire length of Highway 1 in Sonoma County is expected to experience strong ground motion and possible surface rupture at specific locations during a large seismic event on the San Andreas Fault. Several major earthquakes have occurred in the San Francisco Bay Area since 1800. Protecting against impacts to the geological, biological, visual, cultural, and archeological resources along Highway 1 can constrain and often delay its maintenance and repair. Historically, repair and maintenance projects have been challenging and usually take longer than similar projects in inland portions of the Caltrans system.

In addition to its unique natural features, Highway 1 is distinguished by its political boundaries. Most of Highway 1 falls within the California coastal zone, where specific policies govern development in an effort to protect the access, qualities, and resources of the California coast.

3.2 Guiding Authorities

3.2.1 State Parks Policies

State Parks has extensive policies that direct the management and use of their lands. These policies span natural resource protection, transportation, recreational uses, and protection of their viewsheds. These policies affect activities in and adjacent to State Parks lands. Highway 1 traverses parks at various locations in Sonoma County, as indicated in the Landscape Units Map in Appendix A. A selection of State Parks policies is presented in the following subsections and should be considered when projects occur adjacent to or may affect these lands.

State Parks policies relating to Highway 1 include the following:

- ***Department Operations Manual, State Parks (0304.2.3) (State Parks 2010).***
The purpose of State Parks shall be to preserve outstanding natural, scenic, and cultural values; indigenous aquatic and terrestrial fauna and flora; and the most significant and representative examples of ecological regions.
- ***Department Operations Manual, Scenic Values and Viewshed (0312.2) (State Parks, 2010).*** The principal objective in the management of scenic areas is preservation of the quality of the visual environment. More specific objectives in scenic resource management should include the following:
 - Identify and protect scenic resources and qualities

- Avoid or minimize modifications to scenic resources
- Remove intrusive human-made elements that are not significant cultural resources, including intrusive light and noise
- Where modifications of scenic resources are necessary, design attractive structures, subordinate to the character of their surroundings and that appear to belong to their setting, in sympathy with the sense of place
- Locate structures in the background as much as possible, isolated from primary views
- Use visually harmonious materials, colors, textures, and scale that blend into and are subordinate to their landscapes' background
- Unify structures on the site with a consistent style of architecture and materials

Protection of scenic resources goes beyond State Parks boundaries. Development outside of the park boundary that is out of scale with its surroundings, with contrasting colors or reflective surfaces, or poorly sited, can impact views from within the park.

3.2.2 Coastal Zone Management Act

The U.S. Congress passed the Coastal Zone Management Act (CZMA) of 1972 to preserve, protect, develop, and (where possible) restore or enhance the resources of the nation's coastal zone. Additionally, Congress intended to encourage and assist the states to exercise effectively their responsibilities in the coastal zone through the development and implementation of management programs to achieve wise use of the land and water resources of the coastal zone, giving full consideration to ecological, cultural, historic, and aesthetic values, as well as the needs for compatible economic development.

For all of the California Coast, except the San Francisco Bay, the CCC is responsible for implementing the CZMA. The CCC is responsible for reviewing proposed federal and federally authorized activities to assess their consistency with the approved state coastal management program.

The CCC's federal consistency authority applies to activities that are undertaken, funded, or permitted by federal agencies or if they occur on federal lands. Such activities, whether or not they occur inside of the coastal zone, are subject to the federal consistency CZMA provisions if they have the potential to affect resources in

the coastal zone. During such reviews, the CCC determines whether the proposed activities are consistent with the policies of the Coastal Act and may refer to certified LCP policies as guidance for determining such consistency.

3.2.3 California Coastal Act

The resource protection policies and planning processes underpinning the Coastal Act were established by voter initiative in 1972 (Proposition 20) and later adopted by the California Legislature through the Coastal Act of 1976 (Public Resources Code sections 30000-30900). The law is administered by the CCC and is the backbone of the State's federally approved coastal management program. The CCC issues coastal development permits; reviews federal activities affecting the coastal zone; reviews LCPs; educates the public; and works with local governments and other agencies to protect a number of coastal resources, including public beach access, wetlands, sensitive habitats, agricultural lands, water quality, scenic vistas, and coastal tourism. The CCC's jurisdiction extends to all areas within the coastal zone, which includes approximately 1.5 million acres of coastal land extending from Oregon to Mexico. The coastal zone's western boundary begins 3 miles at sea and extends inland to varying degrees that range from a few blocks up to 5 miles. Highway 1 in Sonoma County falls within the coastal zone.² Projects within the coastal zone that include activities not specifically excluded by the Coastal Act are subject to regulatory review by the CCC or, where the CCC has certified a LCP, by the local government implementing that program. A large proportion of Caltrans' projects that are subject to local government review for necessary Coastal Development Permits are also appealable to the CCC.

Several Coastal Act policies apply specifically to Highway 1, including, but not limited to the following:

- **Public Resources Code (PRC) Section 30251:** “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.”

² See <https://databasin.org/maps/new#datasets=ece6ae2d026b43959cfa11cceb2c07ac>.

- **PRC Section 30254:** “it is the intent of the (California) Legislature that State Highway 1 in rural areas of the coastal zone remain a scenic two-lane highway.”
- **PRC Section 30240:** “Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade those areas, and shall be compatible with the continuance of those habitat and recreation areas.”
- **PRC Section 30610:** “no coastal development permit shall be required pursuant to this chapter for...(d) Repair or maintenance activities that do not result in an addition to, or enlargement or expansion of, the object of those repair or maintenance activities; provided, however, that if the commission determines that certain extraordinary methods of repair and maintenance involve a risk of substantial adverse environmental impact, it shall, by regulation, require that a permit be obtained pursuant to this chapter.”

The permit exclusion described above (PRC 30610) applies to a number of activities covered in the CCC’s regulations. Local governments can also request that these exclusions be included in their LCPs, as certified by the CCC.

So long as there is no risk of causing substantial adverse impacts on public access, environmentally sensitive habitat areas, wetlands, or public views to the ocean and there is no expansion of the roadway facility, no permit is required for repair and maintenance of existing public roads. This includes landscaping; signalization; lighting; signing; resurfacing; installing or expanding retaining walls, safety barriers, and railings; and other comparable development within the existing right-of-way.³ Designers are encouraged to contact the District’s Coastal Liaison in the Environmental Division to determine the applicability of the exclusion.

Maintenance activities are generally those necessary to preserve the highway facility as it was constructed, including constructing temporary detours; removing slides and slip outs; restoring and repairing drainage appurtenances; installing slope protection devices; installing minor drainage facilities for preservation of the roadway or adjacent properties; restoring, repairing, and modifying bridges and other highway structures for public safety; and restoring pavement and base to original condition by

³ 14 California Code of Regulations 13252(a) & Repair, Maintenance and Utility Hook-up Exclusions from Permit Requirements - <http://www.coastal.ca.gov/legal/rmu-exclusions.pdf>

replacement, resurfacing, or pavement grooving. A permit is required for excavation or disposal of fill outside of the roadway prism.

The following Caltrans maintenance and alteration programs (or their equivalent conducted by local road departments) “that do not result in an addition to or enlargement or expansion of the existing public road facility itself” do not require a permit except as noted:

- Flexible Roadbed Program
- Rigid Roadbed Program
- Roadside Maintenance Program
- Roadway Litter and Debris Program
- Vegetation Control Program
- Pavement Delineation Program
- Sign Program
- Electrical Program
- Traffic Safety Devices Program
- Public Service Facility Program (except that a permit is required for construction of new facilities)
- Landscape Program
- Bridge and Pump Maintenance Program
- Tubes, Tunnel, and Ferry Maintenance Program
- Bridge Painting Program
- Miscellaneous safety projects, provided there is not expansion in the roadway or number of traffic lanes
- Major damage maintenance, repair, and restoration

- Comparable minor alterations

Appendix B, Coastal Act Repair Maintenance Exclusions, provides a full description of the activities listed previously.

3.2.4 Local Coastal Programs

LCPs are the local governments' planning guidelines for coastal development and, once approved by the CCC, provide cities and counties with the authority to issue Coastal Development Permits, with a defined appeal authority resting with the CCC. The CCC retains the primary permit jurisdiction for tidelands, submerged lands, and public trust lands. An LCP must be consistent with Coastal Act policies and allows local governments to specify further actions and policies for their own regional setting. Sonoma County's LCP includes a Land Use Plan—which prescribes land use classifications, types, and densities of allowable development, goals, and policies surrounding development—and an Implementation Plan, primarily zoning ordinances, that provides for the Land Use Plan's implementation. Sonoma County reviews projects and issues Coastal Development Permits, based on its LCP, in areas within the coastal zone occurring outside of the CCC's primary jurisdiction.

Sonoma County adopted its LCP in 1981 and updated it in 1989 to be consistent with its revised General Plan. Other than this focused update, the County has not conducted large-scale revisions. Several of the policies in the Sonoma County LCP directly address projects on Highway 1 and bicycle accommodations. The following are notable LCP policies relevant to this corridor:

- **Road Improvements:** “Providing turning lanes at intersections and parking areas is the most effective approach to improving the capacity of Highway 1, while maintaining it as a two-lane scenic highway...Other minor highway safety and capacity improvements proposed for Highway 1 are selective widening and road alignments; parking management, development and enforcement programs; and other types of road improvements such as roadway striping and marking, bicycle lanes and pedestrian ways...Road construction projects should include sufficient shoulder width to accommodate bicycles and pedestrians where off-road facilities are not feasible” (Sonoma County LCP, VII-33, p. 157).
- **Bikeways, Pedestrian Walks, and Transit:** “...Separated or Class I bike paths are the most desirable option...Where separate paths are not feasible, bicycle lanes adjacent to the travel lane or Class II bike paths are preferable to the existing narrow shoulder. With this option, however, parking restrictions and

enforcement may be needed to keep parked vehicles out of roadside bike lanes” (Sonoma County LCP, VII-39, p. 163).

- **Recommendations for Bikeways – Pedestrian Walks – Transit:** “Where off-road facilities are not feasible, provide adequate shoulder width to accommodate bicyclists and pedestrians on Highway 1 through Sonoma County.”

“Where engineering problems or gradient differences prevent standard four foot shoulders, a minimum of two foot shoulders on both sides of travel lanes is acceptable for bicyclists.”

3.2.5 California Coastal Trail

The California Coastal Trail (CCT) is a product of multiple regulations and state and federal policies, including the following:

- The Coastal Act, which calls for protecting and providing maximum public access to the shoreline, including such measures as a statewide coastal trail system (PRC Section 30220-30224).
- Section 31408 of the State Coastal Conservancy Act of 1976 (PRC Section 31000 et al.), which calls for the California Coastal Conservancy (Conservancy) to have a principal role in the implementation of a coastal trail.
- State and federal designation of the CCT as California’s Millennium Legacy Trail in 1999.
- Senate Bill 908, passed into law in 2001, which requires the completion of the CCT.
- Assembly Bill 1396, passed into law in 2007, directing the Conservancy to coordinate development of the CCT with Caltrans, State Parks, and the CCC. Under this bill, Caltrans is responsible for notifying the Conservancy quarterly, as well as other specified agencies, regarding excess property suitable for the CCT. In addition, the law requires that provisions for the CCT be included in regional transportation plans and that, to the extent feasible, state agencies with property interests or regulatory authority along the coast cooperate in planning and making lands available for the completion of the trail, including constructing trail links, placing signs, and management.

The CCT is envisioned to be a continuous, interconnected, braided public trail system along the California coastline. The CCT may take the form of an informal footpath, shared sidewalk, bicycle path, or, where no other alternative exists, may connect along the shoulder of the roadway, on either an interim or a permanent basis.

While primarily for pedestrians, the CCT is intended to accommodate a variety of users, including bicyclists, wheelchair users, equestrians, and other complementary forms of non-motorized transportation.

Caltrans designers are encouraged to contact Sonoma County Regional Parks and State Parks to evaluate the potential for collaboration on coastal trail development for projects along SR 1 in Sonoma County.

3.2.6 Sonoma County Transportation Authority Countywide Bicycle and Pedestrian Master Plan, 2014 Update

The Sonoma County Transportation Authority Countywide Bicycle and Pedestrian Master Plan (Master Plan) (Sonoma County Transportation Authority 2014) designates Highway 1 in Sonoma County as part of the regional bicycle network with proposed Class II bicycle lanes from the Marin County line to Meyer's Grade Road and from Kruse Ranch Road to the Mendocino County line and a proposed Class III bicycle route from Meyer's Grade Road to Kruse Ranch Road. The Master Plan also calls for the development of the Bodega Bay Trail as a Class I path parallel to Highway 1 in Bodega Bay. Proposed bicycle network maps and list of projects can be found in the Master Plan appendices.

3.2.7 Additional Permitting, Concurrences, and Authorizations

In addition to the policies and restrictions unique to the coastal zone, Highway 1 repairs in Sonoma County are subject to regulations that apply to all project activities in California in general. Depending on the scope of the damage, the location, and the necessary response, Caltrans may be required to obtain permits, concurrences, or authorizations from the following: California Department of Fish and Wildlife (CDFW), the California Regional Water Quality Control Board, State Parks, the U.S. Army Corps of Engineers (USACE), the U.S. Fish and Wildlife Service (FWS), the State Lands Commission, the Gulf of Farallones National Marine Sanctuary, or the National Oceanic and Atmospheric Administration. Each of these agencies examines Caltrans' efforts through a different lens and policy, adding another layer of complexity to the regulatory matrix that applies to any Highway 1 repair project.

For a comprehensive list and description of these requirements, refer to the State Environmental Reference site.⁴ An overview of those requirements that are frequently triggered in repair projects along this corridor follows.

For damage repair projects adjacent to State Parks lands, or other areas of exceptional scenic quality, including the coastal zone, Caltrans should consult with the affected land manager as early in the planning process as possible, before project scoping and at approximately the 30-, 60-, and 90-percent design reviews; this will ensure that all feasible measures to avoid and minimize harm are incorporated, public lands resources are considered in the project development process, and resources are adequately protected. In addition, designers are encouraged to engage with resource agencies, such as State Parks, throughout the project development process to keep the lines of communication open and to learn of potential concerns or conflicts as well as opportunities. This collaboration and coordination will need to be managed to keep the project on schedule and to minimize potential impacts to sensitive biological and cultural resources.

3.2.7.1 NATIONAL ENVIRONMENTAL POLICY ACT (1969)

The National Environmental Policy Act (NEPA) applies when the project is entirely or partly financed, assisted, conducted, regulated, or approved by federal agencies. When Caltrans road projects are federally funded, Caltrans must complete a NEPA evaluation of the effects of the project on the human environment (comprising economic, social, and environmental impacts). NEPA compliance also requires compliance with all federal laws under the NEPA “umbrella,” including the National Historic Preservation Act, the federal Endangered Species Act, and Section 4(f).

3.2.7.2 CALIFORNIA ENVIRONMENTAL QUALITY ACT

The California Environmental Quality Act (CEQA) maintains a quality environment for the people of California by giving the people responsibility for engaging in the environmental review process. CEQA applies to governmental action, which may involve (1) activities directly undertaken by a governmental agency, (2) activities financed in whole or in part by a governmental agency, or (3) private activities that require approval from a governmental agency. Any California agency with discretionary approval (the “lead agency”) over such an action that has the potential to affect the physical environment (a “project”) must complete a CEQA determination that is subject to public scrutiny before granting approval.

⁴ See <http://www.dot.ca.gov/ser/voll/voll.htm>.

Caltrans will prepare an environmental document that describes the project and assesses its impacts. Depending on the extent of the impacts, additional mitigation work may be required. For details on the process, refer to the State Environmental Reference site.⁵

3.2.7.3 CLEAN WATER ACT OF 1977 AND 1987

The purpose of the Clean Water Act (CWA) is to restore and maintain the chemical, physical, and biological integrity of waters through prevention and elimination of pollution. It applies to any discharge of a pollutant into waters of the U.S.

Section 401: Section 401 of the CWA requires a water quality certification from the State Board or Regional Board when a project (1) requires a federal license or permit (a Section 404 permit is the most common federal permit for Caltrans projects) and (2) will result in a discharge to waters of the U.S. Section 401 water quality certification apply to the construction and subsequent operation of a facility.

Section 402: This section of the CWA establishes a permitting system for the discharge of any pollutant (except dredge or fill material) into waters of the U.S. A National Pollutant Discharge Elimination System permit is required for all point discharges of pollutants to surface waters. A point source is a discernible, confined, and discrete conveyance, such as a pipe, ditch, or channel. Permits (National Pollutant Discharge Elimination System permit) for all other discharges are obtained from U.S. Environmental Protection Agency or appropriate State agency, which in most cases is the appropriate Regional Water Quality Control Board (Section 402).

Section 404: Section 404 of the CWA establishes a permit program administered by USACE, regulating the discharge of dredged or fill material into waters of the U.S. (including wetlands). Section 404 guidelines allow the discharge of dredged or fill material into the aquatic system only if no practicable alternatives would have less adverse impacts. This coordination is conducted through consultation with USACE.

3.2.7.4 ENDANGERED SPECIES ACT OF 1973

This act and subsequent amendments provides guidance for the conservation of endangered and threatened species and the ecosystems upon which they depend.

Section 7: This section requires federal agencies to ensure that the actions they authorize, fund, or carry out are not likely to jeopardize the continued existence of threatened or endangered species or result in the destruction or adverse modification

⁵ See <http://www.dot.ca.gov/ser/voll/voll.htm>.

of critical habitat for these species. FWS and National Marine Fisheries Service share responsibilities for administering the Act. Section 7 allows for incidental take of a listed species for activities funded or carried out by federal agencies if the take is incidental to, and not the purpose of, an otherwise lawful activity.

Section 9: This section lists those actions that are prohibited under the Endangered Species Act. The take of a species listed in accordance with the act is prohibited. Two processes (Section 7 and Section 10) allow a take when it is incidental to an otherwise legal activity.

Section 10: This section provides a means whereby a nonfederal action with a potential take of a listed species could be allowed under an incidental take permit.

3.2.7.5 CALIFORNIA ENDANGERED SPECIES ACT

The California Endangered Species Act (CESA) establishes the policy of the state to conserve, protect, restore, and enhance threatened or endangered species and their habitats. CESA mandates that state agencies should not approve projects that would jeopardize the continued existence of threatened or endangered species if reasonable and prudent alternatives are available that would avoid jeopardy.

No state agency consultation procedures are provided under CESA; however, projects that might result in a take of a state-listed species require a permit from CDFW. For projects that affect both a state- and federal-listed species, compliance with the federal Endangered Species Act may satisfy CESA if CDFW determines that the federal incidental take authorization is consistent with CESA. For projects that will result in a take of a state-only listed species, Caltrans must apply for an incidental take permit under Fish and Game Code § 2081(b).

3.2.7.6 FISH PASSAGE AND WILDLIFE ACCOMMODATIONS

With the passage of California Senate Bill 857 in 2005, Caltrans must provide for the unimpeded passage for anadromous fish (fish that are born in freshwater, migrate to the ocean to mature and return to freshwater to spawn). Damage repair projects that include existing stream or river crossings must incorporate into the design the remediation of conditions that impede fish passage. Designers and PDTs should work with the Caltrans District Fish Passage Coordinator to review fish barrier locations. Resource information is available online.⁶ Design guidance can be found in the Caltrans (2007a) publication *Fish Passage Design for Road Crossings*.

⁶ See <http://www.calfish.org/>.

Repair projects will include, where appropriate, safe crossings for terrestrial and aquatic wildlife and other accommodations to promote biodiversity and avoid or mitigate harm to individual animals, the fragmentation of plant and animal habitats, and the disruption of natural systems.

3.2.7.1 SECTION 4(F)

Section 4(f) of the Department of Transportation Act of 1966, codified in federal law at United States Code, Title 49, §303, declares that “[i]t is the policy of the United States Government that special effort should be made to preserve the natural beauty of the countryside and public park and recreation lands, wildlife and waterfowl refuges, and historic sites.”

Section 4(f) specifies that “[t]he Secretary [of Transportation] may approve a transportation program or project...requiring the use of publicly owned land of a public park, recreation area, or wildlife and waterfowl refuge of national, State, or local significance, or land of an historic site of national, State, or local significance (as determined by the Federal, State, or local officials having jurisdiction over the park, area, refuge, or site) only if –

- there is no prudent and feasible alternative to using that land; and
- the program or project includes all possible planning to minimize harm to the park, recreation area, wildlife and waterfowl refuge, or historic site resulting from the use.”

Section 4(f) further requires consultation with the Department of the Interior and, as appropriate, the involved offices of the Departments of Agriculture and Housing and Urban Development in developing transportation projects and programs that use lands protected by Section 4(f).

In general, a Section 4(f) “use” occurs with a Department of Transportation-approved project or program when the following criteria are met: 1) Section 4(f) land is permanently incorporated into a transportation facility; 2) a temporary occupancy of Section 4(f) land is adverse in terms of the Section 4(f) preservationist purposes as determined by specified criteria (Code of Federal Regulations Title 23, §771.135[p][7]); and 3) Section 4(f) land is not incorporated into the transportation project, but the project’s proximity impacts are so severe that the protected activities, features, or attributes that qualify a resource for protection under Section 4(f) are

substantially impaired (constructive use) (Code of Federal Regulations Title 23, §§771.135[p][1] and [2]).

3.2.7.2 CALIFORNIA STATE CONCURRENT RESOLUTION 17 – RELATIVE TO OAK WOODLANDS (1989)

This resolution requires that state agencies undertake in the performance of their duties to preserve and protect native oak trees to the greatest degree feasible or provide for replacement plantings where Blue, Engleman, Valley, or Coast live oak trees are removed.

3.2.7.3 THREE FEET FOR SAFETY ACT

On September 16, 2014, Assembly Bill (AB) 1371, known as the Three Feet for Safety Act, went into effect in California. This Act is designed to reduce car-bicycle crashes by reminding drivers to give bicyclists more safe space when passing. The California Vehicle Code was amended, requiring drivers to give people riding a bicycle at least 3 feet of clearance when passing in the same direction. If the street width doesn't allow for that, the driver is required to slow down to a "reasonable and prudent" speed, and may pass "only when doing so would not endanger the safety of the operator of the bicycle, taking into account the size and speed of the motor vehicle and bicycle, traffic conditions, weather, visibility, and surface and width of the highway."

This policy confirms the need to provide adequate roadway width, where feasible and where the speed differential between bicyclists and motorist is expected to be significant, such that motorists can safely pass bicyclists.

3.2.8 Caltrans Standards and Directives

Additionally, many internal Caltrans standards and guidance will apply to these projects. An overview of these follows.

3.2.8.1 DESIGN STANDARDS

Caltrans designs roadways in accordance with the HDM. For example, the HDM calls for new construction to have a 40-foot-wide roadway section (width), consisting of two 12-foot-wide lanes (one in each direction) with 8-foot-wide paved shoulders on conventional highways. A design exception is required for any project intending to install a section that is less than 40 feet wide. However, there are many good reasons to seek out a narrower roadway section. These include avoiding impacts to archaeological resources, sensitive or listed biological resources, and visual resources, as well as topographical and right-of-way constraints, conflicts with context

sensitivity and regulatory policy, and excessive costs. In addition to the HDM’s standards, many more have been developed to provide mobility and safety for all users. For additional standards, see Caltrans Design Information Bulletin (DIB) No. 79-03 (Caltrans 2007b). This bulletin, currently in its third edition and contains standards for most damage repair projects.

3.2.8.2 CONTEXT-SENSITIVE SOLUTIONS

In November 2001, Caltrans adopted a policy, Director’s Policy 22 (Caltrans 2001), stating that all approaches toward planning, designing, constructing, maintaining, and operating the Caltrans system should look for “Context-Sensitive Solutions.” This means that transportation decision making should be inclusive, considering and integrating aesthetic, historic, and environmental values into the process of project delivery. The policy recognizes that highways are more than just the paved roadway—they are corridors that support communities’ economic, aesthetic, cultural, and social needs. The Context-Sensitive Solutions policy asks staff to reach resolutions through a collaborative interdisciplinary approach involving all stakeholders. Staff should coordinate within State Parks staff for projects bordering a state park. See the map and Existing Conditions table in Appendix A for state parks adjacent to Highway 1 in Sonoma County. The County of Sonoma and the CCC should be included for projects in, or affecting the resources of, the coastal zone.

3.2.8.3 COMPLETE STREETS POLICY

In 2008, Caltrans strengthened its policy on Complete Streets in Deputy Directive 64 (Caltrans 2008), which requires that Caltrans provide for the needs of travelers of all ages and abilities. Several revisions were made to the HDM in 2012 to incorporate features of Complete Streets.

3.2.8.4 MAIN STREET: FLEXIBILITY IN DESIGN AND OPERATIONS

The *Main Street, California A Guide for Improving Community and Transportation Vitality* booklet (Caltrans 2013a) is a planning reference and compilation of options that can enhance established traffic engineering and design practices in the implementation of Deputy Directive 64. Although the ideas and practices in this report do not supersede existing Caltrans’ manuals, the suggestions support existing multimodal policies and standards, offering stakeholder engagement and traffic-calming practices for projects focused on main streets in communities.

3.2.8.5 CLIMATE CHANGE POLICY

On June 22, 2012, Caltrans issued Director’s Policy 30 on Climate Change (Caltrans 2012). Director’s Policy 30 directs the coordination of climate change mitigation and

adaptation across all Caltrans programs, to include design and construction of transportation infrastructure, support of climate change-related research, ensuring that adequate resources are allocated toward project-level climate change-related studies, and further development, coordination, and implementation of Caltrans Climate Change policy.

Chapter 4 Process

4.1 Process for Major Damage Repairs

Caltrans District 4 Maintenance is responsible for providing documentation to secure funding for major damage repairs. This documentation requires input from a wide range of functional units, including the following:

- Geotechnical Design
- Design (Roadway)
- Landscape Architecture
- Environmental
- Structures
- Materials
- Hydraulics
- Right-of-Way
- Traffic
- Construction

A Caltrans Director's Order is necessary to perform emergency damage repairs. A Director's Order is a formal document, signed by the Director or delegated Deputy Director, that grants authority to a district to accelerate project award and set aside the standard project advertising, bidding, and award processes. Director's Orders are critical to Caltrans' ability to respond effectively and quickly to emergencies on the state highway system.

The typical approach for most major damage sites is a standard two-step process consisting of two projects. The first project is an emergency opening (EO) project, such as debris removal, asphalt concrete pavement leveling, or setting up traffic control to restore essential transportation functions. The second project is a permanent restoration project for the full repairs.

EO projects are repairs made during and immediately following major damage to restore essential traffic, minimize the extent of damage, and protect the remaining facilities. Permanent restorations are repairs performed after emergency repairs have been completed to restore the highway to its pre-disaster operating condition. These Guidelines apply to permanent restoration repair projects.

There are instances when EO and permanent restoration projects are performed concurrently. If this is the case, the Guidelines would also apply to the project. EO-only efforts are directed by the Division of Maintenance and should use these guidelines as a reference for best practices.

4.1.1 Project Development for Storm Damage Projects

Most permanent restoration projects and replacement projects use the normal design-bid-build process, following the guidelines in the *Project Development Procedures Manual* (see Reference Section) for a normal bid with plans, specifications, and an engineer's estimate. A Damage Assessment Form can serve as the project initiation and project approval document for some straightforward projects. For more complex projects, a Project Initiation Report and a Project Report are required (the Damage Assessment Form is an attachment to these documents). The District Maintenance Engineer will coordinate with Design and Headquarters programming to make this determination.

All projects must comply with state and federal regulations intended to protect the public and environment from damage or impacts. Response to events that have been declared a disaster by the state or federal government, or in which a state of emergency has been declared, may have some or all of these regulations suspended for a short period of time. It is during this time that EO projects typically are executed.

The following is an overview of the permanent restoration project development process:

- 1) Perform a field assessment.
- 2) Conduct a preliminary consultation with staff of agencies with permitting authority over the project. As part of this consultation, participants will determine what additional review may be desirable before and during Caltrans' 30-, 60-, and 90-percent design review processes.
- 3) Ensure that design is based on the HDM, the parameters of this document, and other constraints identified by field assessment, including the following:
 - a. Forming a PDT—The project will be refined based on functional group guidance. Base any design exceptions on site context and impacts and document them in a Design Standard Decision Document (DSDD). Fulfilling

the policy objectives listed in Chapter 3, and their underlying mandates, should be a high priority in guiding the design process.

- b. Maintaining current roadway geometry, where feasible, while providing for safe multimodal travel should guide design rather than achieving a greater design speed. See section 5.1.1, Design Speed.
 - c. Considering how the various design parameters of Chapter 5 can be synthesized to best fulfill policy objectives and inform the overall design.⁷
- 4) Ensure environmental compliance, including developing and preparing the NEPA and CEQA documents as needed and incorporating alternative design analysis and other information needed for any required coastal development permits, Section 4(f) coordination, or other agency approvals. This task requires continued coordination with relevant permitting agencies and other relevant resource agencies. This includes Sonoma County Regional Parks and State Parks for potential coastal trail improvements. Additional or revised design exceptions may need to be prepared as part of this planning process. Depending on the level of environmental document, it may require public involvement activities.
 - 5) Secure environmental permits,⁸ which may involve appearing before an approval authority and participating in a public involvement process.
 - 6) Finalize project design, satisfy permit conditions, and obtain right-of-way clearances.
 - 7) Send project construction plans out to bid.
 - 8) Administer the construction contract consistent with issued permit; any proposed changes must be reviewed by appropriate functional units for consistency with standards, these guidelines, and permits. Proposed changes that are inconsistent with issued regulatory waivers or permits must receive appropriate regulatory clearances prior to being implemented.

⁷ For example, relative to roadway geometrics and lane/shoulder widths, while 12-foot lanes might provide safe truck turning, one or both shoulders could be narrower where appropriate to minimize overall roadway/structure width, or vice versa (designing a narrower travel lane and increasing the width of the shoulder[s]).

⁸ A coastal permit may be required, as discussed in Chapter 3. Depending on the scope and location of the damage and the necessary repair response, Caltrans may also be required to obtain permits, concurrences, or authorizations from the following: CDFW, the California Regional Water Quality Control Board, State Parks, USACE, FWS, State Lands Commission, or the National Oceanic and Atmospheric Administration. Each of these agencies examines Caltrans' efforts through a different lens of policy requirements, adding another layer of complexity to the regulatory matrix that applies to any Highway 1 repair project.

- 9) Perform post-construction activities, such as revegetation monitoring and reporting and implementing mitigation commitments until required performance standards are met. It is noted that programmatic and advanced mitigation planning is being developed and should be considered as a potential fit for project needs.

For additional information on Major Damage or Director's Order Projects refer to the Division of Maintenance Website.⁹

4.1.2 Federal Funding

EO and permanent restoration projects are eligible for federal funding reimbursement when there is a declared disaster. Projects are eligible for reimbursement for two federal fiscal years after the triggering event. The funding source is first-come/first-served. Projects developed quickly are more likely to receive federal transportation dollars. Projects that are not able to meet the time constraints of the federal program are likely to be funded from the State Highway Operations and Protection Program account under the Major Damage Restoration category. The greater percentage of federal dollars captured to fund the Major Damage Restoration category frees up the State Highway Operations and Protection Program state-only funding for other programming categories, such as the Stormwater Mitigation Program or the Roadside Protection and Restoration Program.

⁹ See <http://onramp.dot.ca.gov/hq/maint/orway/ha23>.

Chapter 5 Design Guidelines

The design guidelines herein apply to permanent restoration projects on Highway 1 in Sonoma County. The intent is to improve consistency in design and aesthetic considerations for these projects. Projects should minimize change from current conditions, stay within the existing right-of-way, and be visually compatible with the surrounding environment to protect the rural character of Highway 1 while maintaining safety and functionality of all design elements. Projects should also meet the needs of all roadway users in a multimodal context. Chapter 80 of the HDM calls for a balanced solution to transportation problems. The HDM Topic 109, Scenic Values in Planning and Design (see Appendix C), states that the location of the highway, its alignment and profile, the roadway cross section, and other features should all be in harmony with the setting. These guidelines provide additional factors to be considered in achieving that goal. In particular, they provide greater specificity to assist in achieving successful context sensitive designs through appropriate HDM exceptions. All staff involved in the design of a damage repair project on Sonoma Highway 1 should review this chapter.

Consultation with Sonoma County and the CCC is encouraged for projects requiring coastal development permits, as is early notification to other applicable permitting agencies. Projects within, adjacent to, or visible from State Parks lands, especially public viewing areas, should include early coordination with State Parks to obtain their input and recommendations. This consultation should include all design elements. The project development team should meet early with the Environmental generalist for coordination with partners.

5.1 Overview of Recommendations

Per DIB 79-03, major repair projects can restore the highway to the condition that existed prior to the damage; however, consideration of appropriate highway improvements is part of the project development process. Restoration projects that necessitate physical changes to the roadside environment involving a structure—such as retaining walls, bridges, or viaducts—shall, in accordance with the HDM, strive to maintain the existing character of roadway and minimize the roadway geometric features to achieve appropriate, context-sensitive design standards consistent with resource preservation. These design features include width, horizontal and vertical alignment, superelevation, and stopping sight distance. The exact features that constitute final design should be based on a sound engineering analysis that considers

the context of the specific project location and the avoidance of adverse impacts. Projects that are considered replacement facilities are expected to bring the roadway geometric features to minimum design standards. However, as indicated in HDM Topics 81 and 109, designers are required to consider potential impacts on sensitive resources and scenic values. Projects with the potential to result in adverse impacts to coastal resources should be reevaluated to consider nonstandard design options to avoid or reduce such impacts. Note that there is value in staying within the existing right-of-way and road bench width, retaining an existing curvature that has a more natural fit to the landscape, and in limiting driving speeds, as these are important to the user's experience and part of the character of the roadway. Careful attention should also be given to designing projects to be consistent with the Sonoma County LCP and Coastal Act policies for all projects along Highway 1. Similarly, projects in or adjacent to State Parks lands, or that may affect the scenic qualities of State Parks lands, should be consistent with park plans and management policies.

To achieve these objectives, designers may have to accept current nonstandard features or even deviate from design standards. For example, it may not be possible to accommodate very large trucks. Most of Highway 1 in Sonoma County is designated a California Legal Kingpin-to-Rear-Axle (KPRA) Advisory Route with a KPRA distance of 30 feet. Repair projects are not intended to increase this KPRA number. Maintaining the current roadway curvature and features should accommodate the KPRA-30 vehicle even though curve radii, superelevations, or widths may not be standard. Accommodating longer KPRA vehicles by designing to standard may be possible, but it should not be at the expense of the scenic environment.

Projects that would typically be required to bring the Highway 1 facility up to current design standards shall have an approved Design Standard Decision Document (DSDD) when they need to deviate from HDM standards. These Guidelines can be cited as ancillary documentation in these DSDDs; however, the approval for these DSDDs is reliant on impacts to specific resources on a project-by-project basis.

For repair projects, the PDT should be aware that there are usually many interested stakeholders who need to be involved in the project development process, consistent with the Context-Sensitive Solutions policy.

The PDT also should note that there are many good reasons to seek out a narrower roadway section. These include avoiding impacts to archaeological resources, sensitive or listed biological resources, and visual resources, as well as topographical

and right-of-way constraints, conflicts with context sensitivity and regulatory policy, and excessive costs. Projects are to be designed to accommodate all roadway users. Surrounding land uses, existing and planned pedestrian and bicycle facilities, bicycle and pedestrian plans, and input from stakeholders and agency partners all need to be considered when determining multimodal needs. If there is an identified need to accommodate pedestrian travel on a replacement facility, planning and development for the facility needs to be coordinated with input from various stakeholders and agency partners. Section 5.3 includes considerations for pedestrian and bicycle accommodations.

Table 5-1 summarizes Highway 1 design recommendations. These recommendations are further discussed in the subsequent sections. DSDDs are expected to document the application of most of the recommendations.

Table 5-1 Design Recommendations



Design Element	Recommendation	Comments
<p>Roadway Geometrics</p> 	<p>The character of the existing horizontal and vertical alignment should be generally maintained. Curve flattening should be made only when there is an accident history at the location. Design speed should be commensurate: 25 to 40 miles per hour (mph) is acceptable in rural mountainous, rolling, or flat areas and 25 mph or less is acceptable in developed areas.</p>	<p>Where alterations may be warranted, primarily because of a demonstrated crash history, any new alignment should avoid and mitigate resource impacts, be carefully fitted and blended in with the existing topography, and designed to meet the needs of all roadway users. Repair projects should consider alternatives that provide for staying within the existing roadway bench and right-of-way. Avoid encroaching into State Parks lands.</p>
<p>Lane Width</p> 	<p>Meeting the safety and mobility needs of all roadway users while preserving the existing, scenic two-lane character of Highway 1 is the primary goal; less than 12-foot lane widths may be considered.</p>	<p>HDM Index 301.1 calls for a 12-foot-wide lane. Narrower than 12-foot lanes should be considered if negative project impacts can be reduced, the design vehicle can be accommodated, the character of the roadway can be preserved, sight distance is adequate, and the needs of all roadway users are met. Lane width in towns can be 11 feet. See Section 5.2.6.</p>

Table 5-1 Design Recommendations




Design Element	Recommendation	Comments
<p>Shoulder Width – Rural Locations</p> 	<p>Considerations include avoiding negative project impacts that would be significant under applicable resource protection policies and accommodating cyclists according to project-specific topography and context. Recommendation is for 4-foot shoulders unless justified otherwise.</p>	<p>– DIB 79-03 requires either a 4-foot shoulder or 8-foot shoulder depending on the average daily traffic (ADT) of the roadway segment; 4-foot shoulders promote the rural character of the roadway, provide space for multimodal users, and reduce visual impacts caused by the full geometric cross section. Evaluate whether resource constraints would allow 6-foot shoulders for areas identified as Class II facilities in the Sonoma Countywide Bicycle and Pedestrian Master Plan (see Section 5.3.1).</p>
<p>Shoulder Width – Towns</p> 	<p>A 5-foot shoulder width should be used where no parking exists; 13-foot shoulder width should be used where parking exists.</p>	<p>The 5- or 13-foot shoulder width can be provided in towns to accommodate bicyclists. Pedestrians should be accommodated on sidewalks or paths. Seek out stakeholder involvement when working in towns to ensure consistency with Sonoma County LCP and town plans.</p>
<p>Shoulder Width – Bridges</p> 	<p>A 4-foot shoulder should be the minimum considered on structures when an alternative bicycle path is available. A 6-foot shoulder width is preferred adjacent to bridge rails and retaining walls and when required by geometric conditions.</p>	<p>Using a 6-foot shoulder allows bicyclists the full use of the shoulder for riding; 4-foot-wide shoulders tend to push bicyclists closer to or over the edge line into the travel way. If there is an identified need to provide connections/access for pedestrian travel on a bridge replacement, such as a gap on a parallel trail, a sidewalk may be considered in addition to shoulders and in coordination with stakeholders and agency partners.</p>

Table 5-1 Design Recommendations




Design Element	Recommendation	Comments
<p>Parking, Pullouts, Unpaved Shoulders, and Turnouts</p> 	<p>No net loss of parking, pullouts, or turnouts. Non-pavement treatments should be used where feasible. Other roadway uses or development of the area beyond the shoulder should be minimized and fit in with the natural environment.</p>	<p>Any pullouts removed should be replaced so as to provide equivalent or better service. Any opportunities to add parking, pullouts, or turnouts should be considered, especially where there is an identified need (such as coastal access points) and where consistent with the Sonoma County LCP.</p>
<p>Bridge Barriers and Railing</p> 	<p>Bridge railings should be see-through type, to allow maximum views and consider all multimodal users. Ensure that the railing height and rail opening widths meet current minimum design standards for both bicyclists and pedestrians where appropriate.</p>	<p>See-through types of railings are used to allow viewers visual access to the unique scenic qualities of the crossing. Bicycle and pedestrian railings added to a bridge rail can be highly visible and special attention should be given to the aesthetics of these railings.</p>
<p>Railing</p> 	<p>Midwest guardrail (MGS) is the preferred railing type where railing is required. Wood posts and matte finish on railing should be used where feasible. White Barrier Markers on top of the MGS should be used in lieu of Delineators (Type F White).</p>	<p>MGS is a consistent and familiar feature along the Highway 1 corridor. It provides transparency, context sensitivity, and is cost effective. Continuity in railing type is important to avoid visual intrusion caused by dissimilar roadside features.</p>

Table 5-1 Design Recommendations




Design Element	Recommendation	Comments
<p>End Treatments</p> 	<p>Where practical, see-through concrete barriers and railings should be terminated with a buried end-section. If not feasible, an in-line end-section should be used.</p>	<p>Buried end-sections and in-line end-sections, as opposed to flared end sections minimize visual impacts. Design solutions that avoid the need for crash cushions that would cause visual intrusion are encouraged.</p>
<p>Vegetation Control Under MGS</p> 	<p>No vegetation control treatment is required under MGS.</p>	<p>Typical soil coverage for erosion control will be needed.</p>
<p>Non-safety Fencing</p> 	<p>Where fencing is required, it should be wire or timber with timber posts. Other fence types should be installed where they are more typical and appropriate for the adjacent land use.</p>	<p>Wire and timber are common features along Highway 1 and in rural and agricultural settings. Chain-link fence should be avoided. Before replacing a stand-alone fence, consider its purpose and need and alternatives. In general, do not add non-safety fencing unless it serves to promote, and is consistent with policies of, the Sonoma County LCP.</p>

Table 5-1 Design Recommendations




Design Element	Recommendation	Comments
<p>Slope Stabilization</p> 	<p>Nonstructural options should be considered first, then, where not feasible, other options that can be revegetated with native plants are preferred. Ensure that any pedestrian needs/uses are factored into the final design.</p>	<p>Nonstructural options are less visually disruptive than retaining walls. Solutions that can be vegetated with locally appropriate native palette of plants to blend in with the surrounding environment are preferred. See Section 5.6. It is important to evaluate the impact on existing and planned pedestrian access (e.g. public trail or pathway).</p>
<p>Retaining Wall – Timber Lagging Walls</p> 	<p>Timber lagging is typically used for retaining walls required below the roadway.</p>	<p>Timber lagging is visually appropriate for both rural and marine settings. Coat the exposed concrete and metal features to blend into the setting and reduce glare. Dark-brown paint (Federal Standard 595 Color #30051) should be used. Stain should also be dark brown. Wall aesthetic uniformity is important to minimize cumulative visual impacts caused by inconsistency.</p>
<p>Buried Walls</p> 	<p>Retaining walls should be buried, if feasible, and the resulting slope revegetated with appropriate native plants.</p>	<p>Resulting slope should be evaluated to determine whether guardrail is required per Chapter 7 of the <i>Traffic Manual</i>. If guardrail is not required at the time of the project, adequate unpaved area should be provided between the edge of pavement and the retaining wall to accommodate future installation of guardrail if warranted. Communicate with Traffic Safety for these issues. Any choice between uphill or downhill retaining wall structures should favor that with the least environmental and scenic impact.</p>

Table 5-1 Design Recommendations






Design Element	Recommendation	Comments
<p>Fall Protection Cable Railing</p> 	<p>Mobile fall protection should be considered and used whenever feasible.</p>	<p>A design exception will need to be processed.</p>
<p>Retaining Wall – Carved and Stained Rock Walls</p> 	<p>Soil nail walls with shotcrete are typically used for walls above the roadway. Stain and carve shotcrete to mimic local natural rock outcroppings. Eliminate paved ditch and maintenance railing wherever feasible. Stain all appurtenances to match the wall.</p>	<p>Carved rock walls blend into the natural environment. Staining of the concrete and metal features blend them into the setting and reduce glare. Wall aesthetic uniformity is important to minimize cumulative visual impacts. Attention to aesthetic detail on these walls goes beyond color and texture. Vertical alignment should be adjusted to resemble natural rock formations. The wall face should have a batter to mimic a natural slope aspect. See Section 5.6.2.</p>
<p>Post-construction Grading</p> 	<p>The graded bench in front of the wall should be evaluated for post-construction long-term uses. The priority is to bury the wall to reduce visual impacts. Slope rounding techniques should be used to help blend the disturbed areas into the natural landforms.</p>	<p>This area should be discussed with local partners to determine if the location may be in future plans for the California Coastal Trail and if it makes sense to leave the bench to facilitate long term plans.</p>

Table 5-1 Design Recommendations

Design Element	Recommendation	Comments
<p>Drainage Features</p> 	<p>Drainage pipes should be hidden from view where feasible. Pipes that cannot be hidden should be colored with earth-tone coating to conceal them. Concrete drainage features should be colored to match adjacent earth tones. Drainage rock used as dissipaters should be colored earth tone to reduce visual impacts. Inlets should be sited outside of where bicyclists are most likely to ride, if feasible, and shall use bicycle-proof grates.</p>	<p>Drainage features should be camouflaged to the extent feasible. Drainage features can be highly reflective and visually intrusive if left uncovered or uncolored. Where appropriate, drainage ditches should be designed in conjunction with the shoulder to reduce the amount of pavement and widening needed.</p>
<p>Rumble Strips</p> 	<p>Rumble strips, if warranted, should only be placed in the centerline to reduce vehicle crossovers.</p>	<p>Shoulder and edge line rumble strips can create control issues for bicyclists.</p>

5.2 Roadway

5.2.1 Design Speeds

The HDM defines design speed as “a speed selected to establish specific minimum geometric design elements for a particular section of highway.” These design elements include vertical and horizontal alignment and sight distance. Although Table 101.2 in the HDM defines the standard design speed for conventional highways in rural, flat terrain as 55 to 70 miles per hour (mph), in rolling terrain as 50 to 60 mph, and in mountainous terrain as 40 to 50 mph, several additional factors must be considered in the final selection of an appropriate design speed.

Many factors influence the choice of design speed, including the terrain, environmental impacts, type and anticipated volume of traffic, functional classification of the highway, and whether the area is rural or urban. Scenic values are also a consideration in the selection of a design speed.

In addition, the selected design speed should be consistent with the speeds that are likely to be expected on a given highway facility. Drivers adjust their speed based on their perception of the physical limitations of the highway and its traffic. Where a reason for limiting speed is obvious to approaching drivers, they are more apt to accept a lower design speed than where there is no apparent reason for it.

As outlined in Topic 81 of the HDM, it is not always feasible or appropriate—either from a physical or an environmental standpoint—to bring the roadway up to HDM standards; therefore, technical reductions in design speeds are required. For Highway 1 in Sonoma County, the design speeds listed in HDM Table 101.2 are often significantly above the posted speed limits or above what a driver will achieve or expect to achieve and therefore need to be lowered. Designers should aim to retain the natural curvature of Highway 1 as this will protect the character of the highway, calm traffic, enhance the recreational experience, and minimize impacts to adjacent coastal resources. Design improvements along Highway 1 that will protect the existing character and sensitive resources should be considered through all practical means, including lower design speeds.

As noted, HDM design speeds can be adjusted to be lower, especially where there are tight curves. A design speed of 25 to 40 mph may be acceptable in rural mountainous, rolling, or flat areas, and 25 mph (or less) is generally acceptable in developed town areas. The chosen design speeds for a project should generally reflect current safe and appropriate speeds for the existing highway geometry.

5.2.2 Posted Speeds

Posted speed limits, or speed zones, are set based on the 85th percentile speed of free-flowing traffic. This posted speed may be reduced where an engineering study indicates the need for a reduction in speed based on collision records, roadside development, and other conditions not readily apparent to the driver. The District Traffic Safety Engineer should be consulted for assistance with this procedure. Reference the *California Manual for Setting Speed Limits* (Caltrans 2014a) for the setting process and other details.

Advisory speeds are used to advise motorists of changes in conditions, including roadway horizontal alignment and sight distance. These are determined based on site conditions and are below the posted speed limit.

Appendix A shows speed zones along Highway 1 but does not include advisory speeds. There are several different speed zones, dependent on the roadway conditions

and location. While the predominant posted speed may be 55 mph, the advisory speed or speed zone is lower where the sight distance is restricted by steep grades or tight horizontal curves. In these areas, design exceptions are often required due to the limited right-of-way and restrictive existing conditions. Some segments may not have been subject to a speed study and are therefore shown as being the default 55 mph. As part of a repair project, especially on a curved section of Highway 1, performing a speed study and posting or adjusting an advisory speed sign, should be considered.

5.2.3 Landscape Segments and Speeds

Sonoma County can be categorized into segments based on similar landscape unit types, which are listed below. Appendix A describes the landscape units in greater detail, as well as the existing posted and advisory speeds for each segment. This appendix also highlights the areas adjacent to State Parks lands.

Towns: Several sections of Highway 1 in Sonoma County pass through small rural towns with driveways that serve commercial and residential areas. These sections have a higher percentage of bicycle and pedestrian traffic. These sections typically have posted speeds of 25 to 35 mph and relatively level grades (less than four percent).

In these sections, lower design speeds may be appropriate to provide for the needs of both non-motorized and motorized modes of transportation. Wider pavement sections with appropriate striping should be considered to accommodate bicyclists and pedestrians, with a minimum of 5-foot-wide shoulders where parking is not present and 13-foot-wide shoulders where parking is allowed.

Coastal Bluff, Marine Terrace, Coastal Canyon, Estuary, and Bay Front: These landscape units typically are characterized by winding roadways with steep hillsides along Highway 1. Speed zones and advisory speeds in these sections vary, with some areas 35 mph or less, because the roadway geometrics require motorists to travel more slowly to navigate the existing curves and grades. Right-of-way typically is limited in these sections.

Forested: There are sections along Highway 1 with eucalyptus, cypress, oak, and pine groves. The roadway in these sections is typically winding with rolling grades up to 7 percent or more. Speed zones are typically 35 to 55 mph, with existing advisory speed locations due to the existing horizontal and vertical curve alignment. Travel lane and shoulder width requirements may change or reduce in size while still

accommodating the needs of the traveling public in these sections. Right-of-way may be limited in these areas.

Agricultural/Pasture: Typically, the agricultural sections have level grades, with grasslands and open farmlands. Speed zones for these sections are typically 30 to 55 mph, with some advisory speed locations at horizontal curves with limited sight distance. Sonoma County LCP policies on maintaining economic, environmental, and social value of agricultural lands should be taken into account when designing highway projects. A narrower cross section may or may not be appropriate in these areas, but all potential resource impacts should be evaluated to assist in that determination.

5.2.4 Horizontal and Vertical Alignment

Along with user expectations, the existing horizontal and vertical alignments of Highway 1 are key factors defining its distinctive character. This character is defined in the context of Highway 1 segments noted previously. Meeting the expectations of all roadway users is a basic design concept to strive for in all cases; therefore, comprehensive improvements that significantly alter the character of Highway 1 from that in the adjacent environment, and thus, change the users' expectations and recreational experience, are not normally justified, warranted, or desirable. Minor adjustments to the roadway alignment, which could, for example, remove a broken back curve or provide the necessary superelevation transitions between reversing curves, can often be included on a case-by-case basis. In general, however, realignment of curves should only be considered when there is a demonstrated crash history. Impacts to coastal resources and bicyclists should also be a part of this consideration. The decision to include or not include any roadway improvement needs to factor in the existing alignment and other basic geometric features such as width, sight distance, or the presence/absence of a turn lane; the context of the facility; the crash history of the area; the possible need for traffic calming features; and the crash potential, both before and after the proposed improvements. In cases where overriding issues call for a realignment, the alignment should be carefully fitted and blended in with the topography in such a manner as to not only address safety concerns, but also to fit the character of Highway 1 in light of the surrounding landscape and sensitive resources.

5.2.5 Sight Distance, Superelevation, and Horizontal and Vertical Curves

Commensurate with the chosen design speed, the alignment should provide stopping sight distance. This basic design standard should be strived for in all circumstances.

An alignment that provides a high degree of drivability is attained when the horizontal alignment and superelevation are consistent with the design speed, and there is sufficient tangent length to attain the superelevation runoff shown in Topic 202 of the HDM. For low-speed facilities, the superelevation rates shown in Table 202.2 can be reduced without sacrificing safety or drivability. The American Association of State Highway and Transportation Officials (AASHTO) publication *A Policy of Geometric Design of Highways and Streets* (AASHTO 2011) provides guidance on superelevation and speed and may provide additional insights for achieving acceptable project design.

The guidelines for vertical curves in Topic 204.4 of the HDM provide for highway geometry commensurate with the design speed. In addition, vertical curves that restrict sight distance below standard should be considered for upgrading.

Consideration of whether to modify curvature based on a demonstrated crash history should also include an evaluation of whether there is any indication that the existing roadway geometry or other factors actually contributed to the cause of the crashes. The results of this evaluation must factor into any decision about whether the roadway alignment actually needs to be changed. Lower design speeds should be evaluated as a means to calm traffic and as an alternate to changing a current alignment. Beyond this, any further consideration of any roadway adjustment should only be made to the extent that it is necessary for the design vehicle to stay within the lane, and keeping in balance the potential benefits with the potential adverse impacts given the context of the facility.

5.2.6 Travel Lanes and Shoulders

The HDM standard roadway section for a new two-lane undivided roadway is two 12-foot-wide lanes and two 8-foot-wide shoulders. However, for resurfacing, restoration, and rehabilitation projects (also known as 3R), geometric standards for paved shoulder widths per DIB 79-03 vary depending on traffic volumes and the width of existing shoulders. As the average daily traffic (ADT) for Highway 1 varies from 1,250 to 17,400 vehicles, per DIB 79-03, all segments of Highway 1 in Sonoma County require either 4-foot-wide (ADT of 1,001 to 3,000) or 8-foot-wide (ADT

more than 3,001) shoulders. However, site-specific conditions may warrant further modification of these widths through design exceptions.

Due to the highly scenic and sensitive environment as well as the existing narrow (often 22-foot-wide) roadbed, a 40-foot roadway may not be sensitive to Highway 1 through Sonoma County. For the majority of Sonoma Highway 1, travel lane widths should be 12 feet with a recommendation of 4-foot shoulders or 6-foot shoulders in high truck traffic areas (see Traffic Census Program website, Truck Traffic counts; <http://www.dot.ca.gov/trafficops/census/>) and where Class II bicycle lanes are proposed in the Sonoma Countywide Bicycle and Pedestrian Master Plan from the Marin County line to Meyer's Grade Road and from Kruse Ranch Road to the Mendocino County line (see Section 5.3.1).

Encroaching onto or impacts to sensitive resources within or adjacent to State Parks lands may warrant narrowing the roadway cross section. Discussions should include the State Parks land manager and factor in design vehicle requirements, safety concerns, non-motorized users and other site relevant items. Additional adjustments to lane widths may be needed in tight curves, to address site distance constraints, or by narrowing the roadway width to avoid significant impacts.

Consideration of wider shoulders (greater than 4 feet) may be preferred where vertical elements such as Midwest Guardrail (MGS) or bridge rail are proposed for extended lengths as these elements limit the ability for bicyclists to use the full shoulder width. Wider shoulders may be necessary if there is a history of vehicles stopping for scenic purposes. Narrower shoulders (less than 4 feet) may be acceptable in some downhill sections where bicycle traffic can reasonably use the full lane width, or where wider shoulders would individually or cumulatively adversely affect sensitive or scenic resources, or to avoid development outside of the right-of-way without compromising the safety and mobility needs of bicyclists.

Highway 1 also serves as the main street for many towns. Often, a wider roadway section may be the most appropriate and user-friendly solution when they include parallel parking, bike lanes, and sidewalks. These sections have a higher percentage of bicycle and pedestrian traffic and should be given special consideration. In these sections, a 5-foot-wide shoulder without parking and 13-foot-wide shoulder with parking is recommended to accommodate bicycles. A separate pedestrian way should be provided. Perpendicular and diagonal parking are highly discouraged. Given the various conditions currently existing in towns (e.g., presence of curbs, parallel

parking, no parking, informal off-road parking, sidewalks, etc.), a site-specific solution should be derived based on coordination with local officials and in conformance with the Sonoma County LCP and applicable town plan. Also see DIB 82-06 (Caltrans 2017) for Americans with Disabilities Act requirements and accommodations.

The location of shoulder-width reductions or tapers back to the existing shoulder width should consider the visibility of bicyclists to motorized traffic. Shoulders on flat or ascending grades should have width reductions where sight distance is not significantly restricted by crest vertical or horizontal curves. This allows bicyclists to transition from the shoulder to the lane in full view of motorized traffic. This provision is less of a concern in downgrades where bicyclists are expected to use the full lane width.

5.3 Bicycle and Pedestrian Facilities

Bicyclists and pedestrians are frequent users of Highway 1, but off-road separated facilities or standard bicycle lanes are not feasible within the existing right-of-way for stretches of Highway 1. All options for accommodating cyclists and pedestrians should be considered in a context-sensitive manner, with an eye toward including cycling improvements where the needs and opportunities are the greatest, especially considering the Three Feet for Safety Act, while at the same time not detracting from the rural scenic characteristics of Highway 1 or causing other negative impacts to sensitive resources within the State Parks lands or the coastal zone. Bicyclist-appropriate railings, at the minimum allowable height, should be considered on barriers, walls, and bridges.

In some locations, it may be appropriate to increase the paved shoulder width, such as where limited line of sight is present, uphill segments where bicyclists ride at relatively slower speeds than motorists, or where vertical elements such as MGS or bridge rail are proposed for extended lengths as these elements limit the ability of bicyclists to use the full width of the shoulder. Shoulders wider or narrower than 4 feet in a rural environment should also consider the actual or expected volume of bicycle and pedestrian traffic, taking into account site-specific topography and particular user needs from a corridor perspective.

Pedestrians and bicyclists should be accommodated in all projects. Dedicated pedestrian facilities should be incorporated into projects on a case-by-case basis where there is an identified need and in coordination with local stakeholders.

5.3.1 Sonoma Countywide Bicycle and Pedestrian Master Plan

Sonoma County Transportation Authority updated the Bicycle and Pedestrian Master Plan (Master Plan) in 2014. The Master Plan proposes Class II bicycle lanes from the Marin County line to Meyer's Grade Road (north of Jenner) and from Kruse Ranch Road (near Salt Point State Park) to the Mendocino County line. The segment between Meyer's Grade Road and Kruse Ranch Road is proposed as a Class III bicycle route. Caltrans projects should accommodate the Master Plan by incorporating 6-foot-wide shoulders in Highway 1 repair projects where Class II bicycle lanes are proposed and 4-foot wide shoulders where a Class III bike route is proposed in the Master Plan (Sonoma County Transportation Authority 2014).

5.3.2 Bicycle and Pedestrian Crossings

Repair projects should consider the need for safe crossings, such as where a trail crosses Highway 1. Where a need is identified to channelize pedestrians to cross the highway at a defined location, the Office of Traffic Safety evaluates the need to mark an uncontrolled crossing on a case-by-case basis. At uncontrolled crossings, elements such as signage, high-visibility crosswalks, or other traffic control devices should be considered and incorporated into the project design as appropriate.

5.3.3 California Coastal Trail

Caltrans is supportive of the CCT, and designers should consider the alignment of the CCT when designing damage repair solutions. Repair projects should be designed such that they address any trail considerations that may fall within a project limit and to not preclude future development of the trail. Information on the alignment of the CCT is available on CCC's web site.¹⁰ Contributing to links in the CCT within a project's limits is a potential strategy for mitigating unavoidable project impacts to public coastal access and should be considered for feasibility.

5.3.4 Parking, Pullouts, and Turnouts

Vehicles frequently park or pull off the travel way and onto the shoulders of Highway 1 and may become pedestrians to observe the scenic vistas or access the coast. It is important to consider surface treatment, safety, and the potential to block bicycle and/or pedestrian access when considering accommodating parking or pullouts on the shoulder. Consider sight distance and other safety issues when creating new parking and pullout locations. Any new pullouts or parking areas should be consistent with the Sonoma County LCP. Consultation with State Parks is

¹⁰ See <http://www.coastal.ca.gov/access/ctrail-access.html>.

necessary regarding the addition, retention, or removal of any parking, pullout, or turnouts when within its jurisdiction.

Bicycle pullouts may also be considered on uphill locations or at the top of an ascending grade when 4-foot or wider shoulders are not present to allow bicyclists to rest or let other users pass safely. Scoping of bicycle pullout locations should be considered on a case-by-case basis, based on engineering judgment so as not to encourage risky behavior. Additional treatments should be considered, with stakeholder and agency partner input, where pullouts are intended as bicycle refuge, to encourage safe passing of cyclists at ingress/egress points and to discourage vehicular parking if not in proximity to a trailhead or other public access points.

Existing pullouts should be preserved when feasible. If projects warrant the removal of an existing pullout, it should be replaced in an appropriate location so there is no net reduction in the number of pullouts.

5.4 Bridges

Bridge width, the design of the bridge, and selection of the barrier and railing type for the structure should be such that they complement the existing surroundings. Stakeholder involvement should be part of any bridge replacement project. Bridge recommendations are not included in these Guidelines and should be developed as part of project-specific development process.

BRIDGE BARRIERS AND RAILING

Each bridge is unique and, as such, the bridge type and associated railing should be determined on a case-by-case basis. Bridge type, in addition to structural requirements, should also consider pedestrian and bicycle access, view opportunities from the structure, and bridge visibility from the surrounding area. The railing type should consider the safety of motorists, bicyclists, and pedestrians, while also being visually compatible with the surrounding landscape. Guidance is provided in *Bridge Rails and Barriers: A Reference Guide for Transportation Projects in the Coastal Zone* (see Reference Section) or the most current Caltrans guidance. The next section addresses barriers and railing options, along with some benefits and disadvantages to consider when selecting a railing.

5.5 Guardrail, Railing, End Treatment, and Fences

Roadside safety devices, such as guardrail and metal or concrete railing, are common features along the Highway 1 corridor. Following is a brief description of railing considerations along the Highway 1 corridor.

Fencing is also a common feature within the Highway 1 corridor along many of the agricultural and recreational areas. Depending on the location, fencing may be privately or publicly installed and maintained.

5.5.1 Railing

Caltrans is committed to using railings that minimize visual impacts along the coast. There are several types of Caltrans standard railings that can be considered for use along Highway 1. Caltrans is in the process of approving MASH tested barriers for use on the state highway system. Designers should refer to the *Bridge Rails and Barriers: A Reference Guide for Transportation Projects in the Coastal Zone* (see Reference Section), as a reference for the types of barriers that are acceptable.

Designers should carefully consider the safety of all users and the compatibility with the surrounding environment when selecting a railing type. Designers should ensure that the railing height and rail opening widths meet current standards for both bicyclists and pedestrians where appropriate. Consult the District Landscape Architect to ensure visual compatibility with the corridor.

Midwest Guardrail: MGS with wooden posts is the predominant railing type currently seen along Highway 1 in Sonoma County. It is considered the best railing option for several reasons, including compatibility with existing roadway features, good transparency, context sensitivity, cost effectiveness, its current inclusion in the Standard Plans, and the fact that Maintenance has the materials for repair readily available. Where site conditions allow, wood posts should be used. No under guardrail treatment is required. The guardrail should have a matte finish applied to the final coating to reduce glare. White Barrier Markers on top of the MGS should be used in lieu of Delineators (Type F White). Other approved guardrails may be considered for aesthetic reasons or unavoidable project limitations. Consult the District Landscape Architect to ensure visual compatibility with the corridor.

5.5.2 End Treatments

End treatments for railing and concrete barriers are also important elements. The designer should select the appropriate approved end treatments for the railing and

concrete barriers based on several factors, including the design speed and geometrics of the roadway, maintenance considerations, availability of replacement parts, safety for all users, and consistency along the Highway 1 corridor. Where feasible, railings and barriers should be terminated with end sections buried in an adjacent slope or an earthen berm. The height of berms used for buried end sections must be sufficient for standard installations. If burying end sections is not feasible, inline end treatments should be considered. Large flared end terminals and alternative end treatments such as barrels or crash cushions should be avoided, as they cause visual impacts.

5.5.3 Fencing

Right-of-way fencing is an uncommon feature on Highway 1, but may be found along many of the agricultural and recreational areas. The vast majority of fencing along the highway is privately owned. Caltrans will construct private fencing only as a right-of-way consideration to mitigate damages (i.e., to replace existing fencing damaged or altered by a Caltrans construction project).

Fencing may be state owned. If so, consider its purpose and whether it needs to be replaced or if there are alternative means for meeting that purpose. Avoid non-safety fencing unless it serves to promote and is consistent with policies of the Sonoma County LCP. The fencing type should be consistent throughout the Highway 1 corridor and should be functional. Chain-link fencing should be avoided, unless required for specific security purposes and only if options that are more compatible are not available. Depending on location and context, desirable fence types include the following:

- Wire (barbed or smooth) on timber or steel posts
- Stretched cable on timber posts
- Timber post and rail (single or multiple rails)
- Timber post and split rail (applicable to forested settings)
- Timber post and pickets
- Hybrid designs combining a variety of the above elements other types of fences typical to the specific location (e.g., picket fences in towns or corral fencing in ranch areas) that are consistent with Sonoma County LCP provisions or town

plans (see Design Guidelines, No. 25 Coastal Zone Design Guidelines, Fences, page 178, Sonoma County LCP, 2001¹¹).

Newly installed steel fencing should be colored to better blend in with the surrounding environmental setting and rural character.

Fencing should not create a visual barrier to the scenic landscape nor should it create a barrier to wildlife. Consult with the adjacent public land manager to determine appropriate treatment.

The previously listed points are applicable whether the fence is private or a Caltrans fence. See Topic 701 of the HDM for an in-depth discussion of the various types of fences Caltrans constructs.

5.6 Slope Stabilization

Due to the extreme terrain and frequent landslides along the Highway 1 corridor, structural and nonstructural slope stabilization systems are often necessary. Nonstructural options should be used over structural systems where feasible. The location and type selection of slope stabilization should consider and minimize impacts to existing and planned public access.

5.6.1 Nonstructural Slope Stability Recommendations

Nonstructural slope stability solutions are generally more cost effective and less visually disruptive than structural solutions. Nonstructural systems that can be revegetated are encouraged because these systems have the potential to blend more fully into the surrounding landscape when mature. Slope stabilization products such as rock bolts and metal mesh can be colored to blend into the environment. Contact Landscape Architecture to determine if the metal features of the rock stabilization products need to be colored to blend into the environment. The most appropriate nonstructural solution for a specific site should be determined by the geotechnical engineer and geologist. Refer to section 5.8 for a discussion on landscape and erosion control. Some examples of nonstructural solutions include, but are not limited to, the following:

- Slope reconstruction
- Rock slope protection
- Geosynthetic stabilized embankments

¹¹ <https://sonomacounty.ca.gov/PRMD/Long-Range-Plans/Local-Coastal-Plan/Current/>

- Embankment confinement systems
- Rock drapery or anchored mesh
- Rock bolting

5.6.2 Retaining Walls

A wide variety of retaining wall options are available to engineers in the event that a structural wall is the most appropriate alternative to stabilizing a slope. In general, retaining walls can be categorized into two broad categories—cut-slope walls (which are typically found in the upslope section of the roadway) and fill walls (which are typically found in the downslope section of the roadway). The geotechnical engineer, the structural engineer, and the geologist will determine the most appropriate retaining wall type, height, and length for a specific site. Safe maintenance access must be considered in the design and layout of retaining walls.

From a visual standpoint, the final appearance of the wall surface, wall height, length, and top elevation have a visual impact and should be consistent with the surrounding context. The District Landscape Architect should be consulted.

TIMBER LAGGING WALLS

The primary preference for the appearance of retaining walls consists of a timber lagging aesthetic treatment.

The H-piles and timber lagging should be painted a dark brown with a matte finish. The walers (if necessary for tieback anchors) should be stained a dark brown to match. Federal Standard 595 Color #30051, dark brown, is the preferred color choice.

Burying the walls is recommended to minimize visual impacts.

Where concrete barriers are incorporated into the retaining walls and the wall is exposed, the barrier should be stained to match the color of the wall.

In some locations, another treatment may be preferred. Consult with the District Landscape Architect to determine appropriate treatment.

CARVED AND STAINED ROCK WALLS

The secondary aesthetic preference consists of a carved rock aesthetic treatment that is stained to match the surrounding rock formations. This treatment is similar to the finish found on most soil nail walls along the coast, although this appearance can be achieved on other wall types as well. In some locations, stained concrete may be preferred over carved and stained rock walls.

Where concrete barriers are incorporated into the retaining walls, the barrier should be stained to match the color of the wall.

Walls should be discussed with the District Landscape Architect to ensure that the aesthetic treatment selected is acceptable from a visual standpoint.

FALL PROTECTION

Fall protection is required at the top of all retaining walls greater than 30 inches in height. Due to the visual impacts, the use of standard cable railing should be avoided. Consult with Maintenance on the need to access the top of a wall and, if so, would mobile fall protection (i.e. safety cable attached to a Maintenance vehicle) or a safety cable provide the required fall protection. If so, do not install cable railing. If fall protection is required on an uphill wall, cable railing should be colored to blend in with the environment. Chain-link railing should be avoided as fall protection in favor of one of the previously listed solutions.

For cases where new safety cable or railing would be visible from the roadway and would negatively affect the scenic character of Highway 1 must be installed, existing safety cables, railings or roadside appurtenances within the project limits should be evaluated for removal to keep visual clutter to a minimum.

SLEEPER SLABS

Sleeper slabs, if used for the installation of barrier railings at retaining walls, should be treated to match the remainder of the roadway. The sleeper slabs may be lowered and overlaid with a thin layer of asphalt concrete pavement or may be colored to blend in with the surrounding roadway surface.

DRAINAGE DITCHES BEHIND WALLS

Concrete drainage ditches that are located behind retaining walls should be stained or treated to blend into the surrounding landscape.

5.7 Roadside Features

5.7.1 Drainage

The safety, functionality, and aesthetics of drainage systems should be carefully reviewed and considered. This section discusses the aesthetic treatments that should be considered when installing drainage systems. Slope protection or concrete should be treated to blend with the surrounding landscape. Design drainage to avoid erosion and sedimentation, or contributing to destabilization of slopes. Existing drainage features will be evaluated at storm damage repair sites. Where feasible, incorporate

improvements into the new roadway facility to avoid further erosion and sedimentation

5.7.2 Headwalls and Wingwalls

Typically, aesthetic treatments are not required but due to the highly scenic nature of Highway 1, aesthetic treatments should be considered to ensure that headwalls and wingwalls blend into the existing landscape. Such treatments may include stained or integrally colored concrete to match the surrounding landscape.

5.7.3 Pipes and, Inlets

To the greatest extent possible, these drainage facilities should be buried or hidden from view. Exposed pipes and end sections extending from walls or hillsides, including galvanized pipes, should be treated to blend in to the adjacent landscape. The preferred color is Federal Standard 595 Color #30051, dark brown, with a matte finish to reduce glare.

Drainage inlets should be sited outside of where bicyclists are most likely to ride; inlets placed within the roadway must use bicycle-proof grates.

5.7.4 Outfalls

New pipes and culverts should discharge at established drainage outfalls.

Drainage outfalls that can be revegetated are preferred and should be used when site conditions allow. Revegetation considerations are discussed in the Landscaping and Revegetation section below.

5.7.5 Ditches

The ditches should be designed to blend into the surrounding landscape. Concrete and metal facilities should be treated to match the surrounding terrain. Where appropriate, drainage ditches should be designed in conjunction with the shoulder to reduce the amount of pavement and widening needed, following the guidelines in Chapter 830 of the HDM.

5.8 Landscaping and Revegetation

5.8.1 Revegetation and Erosion Control

Native plant communities contribute to the scenic nature of Highway 1. The objective for revegetation for all areas disturbed by roadside repairs, including construction access and staging areas, is to reestablish native vegetation that integrates and matches adjacent intact native plant communities without introducing nonnative

species into weed-free native communities. Designers should specify seed and plant material from local sources whenever feasible. Consult with the Project Biologist and Erosion Control Specialist for recommendations on appropriate plant material. Designers should look for opportunities to cover features such as rock slope protection and drainage pipes with weed-free soil and locally appropriate plant material to achieve revegetation objectives. Because inadvertent application of soil that contains high-priority weed species propagules can create a large maintenance issue, it is essential that all soil sources be examined by an individual familiar with high-priority weed species prior to application to avoid accidental introduction.

Where the project is adjacent to or on State Parks lands, Caltrans will enter into a planting agreement with State Parks. Contact the District Landscape Architect and project generalist to initiate the process early in project development. The agreement shall cover work on areas disturbed within the State right-of-way and on State Parks lands. The scope of work for revegetation, weed management, and erosion control plans will generally include (1) collection of local seed and propagation of local plant material, (2) planting installation and plant establishment on State right-of-ways and State Parks land for up to 5 years, and (3) exotic weed management. Consult Caltrans Erosion Control Unit for project-specific best management practices and erosion control plans and special provisions.

For projects located in areas outside of State Parks, the PDT team is encouraged to look for partnership opportunities for plant establishment and long-term weed abatement.

5.8.2 Invasive and Exotic Vegetation Control

The first line of defense—and the most cost-effective long-term strategy against invasive weeds—is preventing them from becoming established. Prevention and exclusion of noxious weed species are the most practical and economical means of weed management. This is accomplished by ensuring that seed or reproductive plant parts of new weed species are prevented from being intentionally or unintentionally introduced to an area. Best management practices for invasive exotic weed prevention are already incorporated into standard special provisions and include preventative measures, such as equipment washing and seed testing.

Outbreaks of invasive weeds should be controlled during the plant establishment period if applicable. Nonstandard special provisions requiring the contractor to

perform more aggressive management practices may be needed to control invasive weeds during the plant establishment period.

When working within or adjacent to State Parks lands, the PDT should make early contact with the agency to develop vegetation control plans that are in concert with resource management programs that may involve a multi-year process of seed gathering and propagation. Partnering with these agencies to perform plant establishment and/or long-term maintenance activities is also recommended. Control of exotic vegetation should be covered in the agreement discussed in Revegetation and Erosion Control above.

5.8.3 Signage

Signage guidelines should follow the fundamental principle that “less is more” with regard to Highway 1. Only signs that are necessary for the safety of the traveling public and those that convey essential information to the traveler, including way finding and directional signs, should be installed. The design and placement of signage should be in accordance with the latest edition of the *California Manual of Uniform Traffic Control Devices* (Caltrans 2014b). Signs should be combined onto existing posts where feasible. Signs for the California Coastal Trail should be provided where applicable.

5.8.4 Delineators

The use of Type E delineators can impair the scenic value of the highway. Consider eliminating or not using these where possible. In areas with MGS present, use white Concrete Barrier Markers mounted on top of the posts in lieu of the Type E delineator. Use 6-inch wide high visibility stripe instead of delineators where MGS is absent.

5.9 Miscellaneous

5.9.1 Fish Passage and Wildlife Accommodations

Repair projects will include, where appropriate, safe crossings for terrestrial and aquatic wildlife and other accommodations to promote biodiversity and avoid or mitigate harm to individual animals, the fragmentation of plant and animal habitats, and the disruption of natural systems. Repair projects should consider wildlife crossings and guidance provided in the *Wildlife Crossings Guidance Manual* (Caltrans 2009). For more details on fish passage, see Section 3.2.7.6. Designers should contact the District Biologist.

5.9.2 Construction/Maintenance Access Roads

Construction access roads shall be chosen to disturb the least amount of area and be as unobtrusive as possible. Construction access roads or benches that are built to facilitate construction activities should be re-graded using slope rounding techniques and revegetated to match the existing terrain once construction is complete (see also Section 5.8). If the construction roads are needed for future maintenance access, they should be minimized in width and length and seeded with erosion control. Local partners should be consulted to determine if the maintenance access road has potential for incorporation into the California Coastal Trail.

5.9.3 Scenic Highway Status

The HDM defines a scenic highway as a “state or county highway, in total or in part, that is recognized for its scenic value, protected by a locally adopted corridor protection program, and has been officially designated by Caltrans.” Highway 1 within Sonoma County is currently eligible for scenic highway status and, if status is awarded, specific requirements will be triggered, including special signage along Highway 1.

Minimize repair project impacts, individually and cumulatively, to the characteristics that make these segments eligible for Scenic Highway status.

Chapter 6 References

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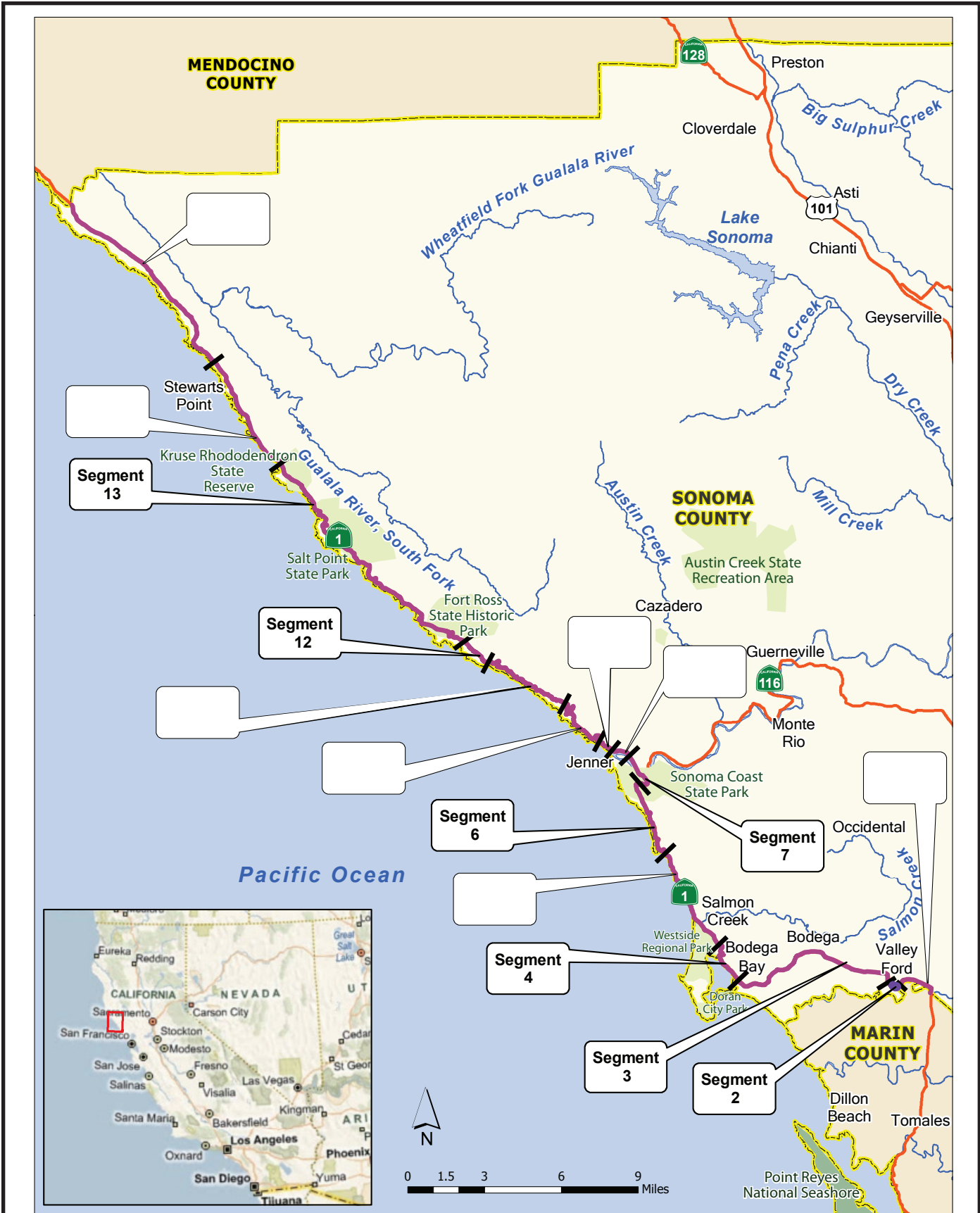
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Appendix A Landscape Units and Existing Conditions



Source: Caltrans

LEGEND

- Federal Parks
- State Parks
- Highway 1 Landscape Units

**LOCATION MAP
SONOMA COUNTY LANDSCAPE UNITS**

Structures - Sonoma County

City	Segment	Landscape Character and Road use	Segment Location (PM)	2014 Traffic Volumes (AADT)	Location (PM)	Bridge Number	Year Built	Name	Bridge Type	Railing	Sufficiency Rating	Work Recommendation	BIR Date	Existing				RRR Standard		Speed Zone (Posted)
														Clear Width	Lane Width	Shldr Width	Ped Facility	Lane Width	Shldr Width	
	1	AP	0.00-1.75	4400	0.3	20-186	1960	Pogolimi Creek	2X box Culvert	None	69.2	install str mrkrs	10/30/08	30	12	3		12	8	35
Valley Ford	2	T	1.75-2.05	4400																
	3	AP	2.05-9.40	6400 6300	9.16	20-189	1956	Cheney Gulch	2X box Culvert	MBGR	71.2	trim heavy brush	10/30/08	32	12	4		12	8	45
Bodega Bay	4	T	9.40-11.50	4700																
	5	CB	11.50-16.00	4000	12.49	20-191	1983	Salmon Creek	RC slab	Type 25 Mod	87.9	patch spalls, methacrylate deck rem loose conc, clean exposed rebar, patc soffit	10/30/08	40	12	8	Y	12	8	55 **
					15.3	20-198	1956	Scotty Creek	4X box culvert	None	70.7		10/30/08	20	10	0		12	8	55 **
	6	MT	16.00-19.50	3125																
	7	E	19.50-21.15	2800	19.72	20-195	1984	Russian River	RC Bridge	Type 25 Mod	87.8	rplc type b compression joint seal	10/30/08	36	12	6	Y	12	8	55 **
Jenner	8	T	21.15-22.00	2800																
	9	CB	22.00-22.60	1900																
	10	MT	22.60-26.30	1900	24.5	20-070	1940	Russian Gulch	RC deck slab	timber	68.1	rem veg and debris in chnl	10/30/08	26	12	1		12	8	55 **
	11	CB	26.30-30.60	1900																
	12	MT	30.60-31.95	1900																
Stillwater Cove (37)/ Salt Point (38.1)/ Stewarts Point (39.64)	13	CB/MT/F	31.95-44.80	1900																
	14	MT/F	44.80-49.76	1600																
Sea Ranch Lodge (50.5)/ Pebble Beach (52.2)/	15	MT/F	49.76-58.58	2850																
		AP= Agricultural/Pasture F= Forested BF= Bay Front E= Estuary CB= Coastal Bluff MT= Marine Terrace CC= Coastal Canyon T= Town																		

Roadway - Sonoma County

City	Segment	Landscape Character and Road use	Existing Highway	Segment Location (PM)	2014 Traffic Volumes (AADT)	Existing		RRR Standard (DIB 79-03 Table 2)		Speed Zone (Posted)
						Lane Width	Shldr Width	Lane Width	Shldr width	
	1	AP	predominantly level roadway with mainly flat grassy farmlands	0.00-1.75	4400	11	1	12	8	35
Valley Ford	2	T	mostly level roadway with a series of small homes and businesses with driveways; limited parallel and angled parking	1.75-2.05	4400	11	8-10	12	8	30, 35
	3	AP	Mostly level with some rolling terrain; steep hillsides on both sides of highway	2.05-9.40	6300	11	1-4	12	8	45
Bodega Bay	4	T	Level and rolling terrain with a mix of residential, commercial, and recreational uses through the town limits; roadway passes through a winding conyon as it leaves town	9.40-11.50	4700	11	1-8	12	8	25, 35
	5	CB	Rolling terrain with few sharp curves with limited sight distance; surrounding landscape is mostly open hillsides on the east with the ocean to the west	11.50-16.00	4000	10	0-1	12	8	55 **
	6	MT	Mostly rolling with some level terrain;	16.00-19.50	3125	11	0-1	12	8	55 **
	7	E	Mostly level with steep grassy hillsides on the east and Russian River to the west	19.50-21.15	2800	11	0-1	12	4	55 **
Jenner	8	T	Level roadway through town limits mix of commercial and residential with driveways and steep hillsides; there is limited parallel parking in town	21.15-22.00	2800	10	4-8	12	4	25
	9	CB	Rolling terrain with few sharp curves; mostly steep slopes on both sides of highway	22.00-22.60	1900	10	0-1	12	4	55
	10	MT	Mostly mountainous with some rolling terrain and few sharp curves; there are steep slopes that alternate on both sides of highway; in this segment, there are several retaining walls (steel piles with timber lagging) with 4-foot shoulders	22.60-26.30	1900	10	0-1	12	4	55 **
	11	CB	Rolling terrain with sharp curves and steep grassy and rocky hillsides on both sides	26.30-30.60	1900	10	0-1	12	4	55 **
	12	MT	Roadway terrain is rolling with some straight alignment and some sharp cuves; there are grassy hillsides on both sides	30.60-31.95	1900	11	0-1	12	4	25
Fort Ross (32.7)/ Stillwater Cove (37)/ Salt Point (38.1)/ Stewarts Point (39.64)	13	CB/MT/F	Rolling terrain with some straight alignment and few sharp curves; heavily forested; few residential and lodging	31.95-44.80	1900	11	0-1	12	4	55 **
	14	MT/F	Rolling with some straight alignment; native forest on both sides	44.80-49.76	1600	11	0-1	12	4	55 **
Sea Ranch Lodge (50.5)/ Pebble Beach (52.2)/ Stengel Beach	15	MT/F	Rolling with mostly straight alignment; grassy pasturelands and mature tree conopies on both sides; occasional rock outcropp	49.76-58.58	2850	11	0-1	12	4	55 **
		CB= Coastal Bluff								
		MT= Marine Terrace								
		CC= Coastal Canyon								
		T= Town								
		AP= Agricultural/Pasture								
		F= Forested								
		BF= Bay Front								
		E= Estuary								

Appendix B Coastal Act Repair
Maintenance Exclusions

REPAIR, MAINTENANCE AND UTILITY HOOK-UP EXCLUSIONS FROM PERMIT REQUIREMENTS

(Adopted by the California Coastal Commission on September 5, 1978)

NOTE: This guideline applies only to exclusions established in subsections (d) and (f) of section [30610](#). For other exceptions to the permit requirements, see [Section 13250](#) of the Commission Regulations (additions to existing single-family houses), Sections [13200 through 13210](#) (vested rights), Sections [13211-13213](#) (permits granted under the 1972 Coastal Act), Sections [13215-13235](#) (urban land), Sections [13240-13249](#) (categories of development), Sections [13136-13144](#) (emergency permits) and Sections [13145-13154.5](#) (administrative permits).

I. General Provisions.

Section 30610 of the Coastal Act states in part:

...no coastal development permit shall be required pursuant to this chapter for...

(d) Repair or maintenance activities that do not result in an addition to, or enlargement or expansion of, the object of those repair or maintenance activities; provided, however, that if the commission determines that certain extraordinary methods of repair and maintenance involve a risk of substantial adverse environmental impact, it shall, by regulation, require that a permit be obtained pursuant to this chapter.

...

(f) The installation, testing, and placement in service or the replacement of any necessary utility connection between an existing service facility and any development approved pursuant to this division; provided, however, that the commission may, where necessary, require reasonable conditions to mitigate any adverse impacts on coastal resources, including scenic resources.**

This guideline is intended to detail the types of development activities the Commission considers repair, maintenance or utility hook-ups related to the on-going work of various types of public and private agencies. Such lists obviously cannot be exhaustive and the exclusions also apply to activities comparable to those listed. Where a proposed activity is not included in this guideline, the Regional Commission Executive Director, after consultation with the State Commission Executive Director, if necessary, will determine whether a permit is required.

The standards for these exclusions are stated in [Section 30610](#) of the Coastal Act: they do not relate to the environmental impact of the proposed activity. The repair and maintenance exclusion is intended to allow continuation of existing developments and activities which began before the effective date of the Coastal Act. The utility hook-up exclusion exempts utilities from obtaining permits for work to serve developments because Commission review of such work is included in the review of the development itself.

**Minor changes have been made to the legal citations to the Coastal Act contained in this document to correspond to the current version of the cited Section.

II. Description of Activities Excluded.

The following construction activities comparable to those listed do not require a coastal development permit except as specified below:

A. Roads. No permit is required for repair and maintenance of existing public roads including landscaping, signalization, lighting, signing, resurfacing, installation or expansion of retaining walls, safety barriers and railings and other comparable development within the existing right-of-way as specified below. Maintenance activities are generally those necessary to preserve the highway facility as it was constructed, including: construction of temporary detours, removal of slides and slip cuts, restoration and repair of drainage appurtenances, slope protection devices, installation of minor drainage facilities for preservation of the roadway or adjacent properties, restoration, repair and modifying for public safety bridges and other highway structures, restoring pavement and base to original condition by replacement, resurfacing, or pavement grooving. A permit is required for excavation or disposal of fill outside of the roadway prism. The following maintenance and alteration programs of the State Department of Transportation, or their equivalent conducted by local road departments, which do not result in an addition to or enlargement or expansion of the existing public road facility itself, do not require a permit except as noted: (1) [Flexible Roadbed Program](#); (2) [Rigid Roadbed Program](#); (3) [Roadside Maintenance Program](#); (4) [Roadway Litter and Debris Program](#); (5) [Vegetation Control Program](#); (6) [Pavement Delineation Program](#); (7) [Sign Program](#); (8) [Electrical Program](#); (9) [Traffic Safety Devices Program](#); (10) [Public Service Facility Program](#) except that a permit is required for construction of new facilities; (11) [Landscape Program](#); (12) [Bridge and Pump Maintenance Program](#); (13) [Tubes, Tunnel and Ferry Maintenance Program](#); (14) [Bridge Painting Program](#); (15) [Miscellaneous safety projects](#), provided there is not expansion in the roadway or number of traffic lanes; (16) [Major damage maintenance, repair and restoration](#); (17) [Comparable Minor Alterations](#).

(NOTE: See [Appendix I](#) for more detailed description of activities included in these programs.)

B. Public Utilities.

1. Natural Gas, Chilled Water and Steam Facilities.

a. Service Connections. Install, test and place in service the necessary piping and related components to provide natural gas, chilled water and/or steam service to development either exempted or approved under the Coastal Act, including:

(1) Extend underground gas, chilled water and/or steam mains, except in marshes, streams or rivers, from terminus of existing main piping to proper location in front of customer's property. Break and remove pavement as necessary, open trench or bore, for installation of main piping, install mains and appurtenances, pressure test for leakage, back-fill open cuts, purge air from piping and introduce gas, chilled water and/or steam into newly installed piping. Restore pavement as necessary. Provide for cathodic protection as necessary.

(2) Extend underground gas, chilled water and/or steam service piping from the main locations, except, in marshes, streams or rivers, to the meter location on the customer's property. Construction activities are similar to those in Item (1) above.

(3) Construct and install the meter set assembly, generally above ground, on the customer's property, including installation of associated valves, pressure regulator, meter and necessary piping to connect the gas, chilled water and/or steam service to the customer's piping system.

(4) When necessary, install gas, chilled water and/or steam pressure regulation equipment and related components, to control pressure where the source of the supply is at a higher pressure than the pressure in the district distribution main system. Construction includes necessary excavation, installation of piping, valves, regulators, below ground vaults and related components.

(5) Install necessary cathodic protection facilities for main and service extensions to new and existing customers.

b. Distribution and Transmission Facilities.

(1) Operate, inspect and maintain distribution and transmission mains, services, meter set assemblies and district regulator stations. Conduct leakage surveys, repair leaks, handle emergency or hazardous incidents, maintain supply pressure, inspect and adjust pressure regulators, operate valves, locate and mark facilities to help prevent damage to them and to provide for public safety.

(2) Install, replace, alter, relocate or remove piping and cathodic protection facilities as necessary due to corrosion, interference with other underground or surface construction, franchise requirements, mechanical damage, reinforcement to existing distribution systems to provide for increased usage (provided such usage is to provide service to development either exempted or approved under the Coastal Act). Isolation of piping segments or systems to provide emergency control and the restoration of service to a customer.

c. Production and Storage Facilities. Perform necessary maintenance, replacement, repair, relocation, abandonment and removal work to gas storage facilities, chilled water and/or steam plant facilities, mechanical equipment including prime movers and pumping equipment, chilled water and/or steam production facilities, gas and oil processing facilities, pollution control facilities, cooling towers, electric equipment, controls, gas injection and withdrawal wells, and other miscellaneous plant and pipeline structures. Installation of any required new safety devices and pollution control facilities within existing structures or equipment or where land coverage, height, or bulk of existing structures will not be increased.

d. Miscellaneous. Perform necessary maintenance, repair, replacement, relocation, abandonment and removal work to pipeline roads, rights-of-way, fences and gates, sprinkler systems, landscaping, odorizing stations, telemetry equipment, lighting facilities, mechanical and electrical equipment, cathodic protection facilities and environmental control equipment.

e. Grading and Clearing. Maintenance activities shall not extend to the construction of any new roads to the site of the work. A permit is required for grading an undisturbed area of greater than 500 sq. ft., removal of trees exceeding 12 inches dbh or clearing more than 500

sq. ft. of brush or other vegetation unless the Executive Director of the Regional Commission determines the activity does not involve the removal of major vegetation.

2. **Electric Utilities.**

a. Generation Stations, Substations, Fuel Handling, Transportation and Storage Facilities and Equivalent Facilities. A coastal permit is not required for repairs, maintenance, and minor alterations which do not increase the capacity of the facility or work required to supply increased demand of existing customer's facilities in order to maintain the existing standard of service. A coastal permit is not required for installation of any required new safety devices and pollution control facilities within existing structures of equipment or where land coverage, height or bulk of existing structures will not be increased.

b. Transmission and Distribution and Communication Facilities. A coastal permit is not required to maintain, replace, or modify existing overhead facilities, including the addition of equipment and wires to existing poles or other structures, right-of-way maintenance, and minor pole and equipment relocations. A coastal permit is not required to install, test and place in service power line extension facilities and supply points specifically required to provide service to development permitted or exempted under the Coastal Act, or work required to supply increased demand of existing customers' facilities in order to maintain the existing standard of service.

A coastal permit is not required to install, test, place in service, maintain, replace, modify or relocate underground facilities or to convert existing overhead facilities to underground facilities provided that work is limited to public road or railroad rights-of-way or public utility easements (P.U.E.).

c. Services. Electrical service and metering facilities may be installed and placed in service to any development permitted or exempted under the Coastal Act. A coastal permit is not required to maintain, replace, or relocate service or metering facilities for developments permitted or exempted under the Coastal Act.

d. Grading, Clearing and Removal of Vegetation. Excluded activities shall not extend to the construction of any new road to the site of the work. In cases involving removal of trees exceeding 12 inches dbh, grading of any undisturbed area of greater than 500 sq. ft. or clearing of more than 500 sq. ft. of brush or other vegetation, the utility shall consult with the Executive Director of the Regional Commission to determine whether the project involves removal of major vegetation such that a permit is required. A coastal permit is not required for removal of minor vegetation for maintenance purposes (tree trimming, etc.) for safety clearances.

e. Definitions.

(1) **Line Extension.** All facilities for permanent service excluding transformers, services and meters, required to extend electric service from the utility's existing permanent facilities to one or more supply points.

(2) **Service.** A single set of conductors and related facilities required to deliver electric energy from a supply point to the customer's facilities.

(3) **Supply Point.** Any transformer, pole, manhole, pull box or other such facilities at which the utility connects one or more sets of service conductors to the utility's permanent electric facilities.

3. **Telephone.** No permit or conditions are required for the activities of a telephone company that come within the following areas:

a. Repair and maintenance of existing damaged or faulty poles, wires, cables, terminals, load cases, guys and conduits, including the necessary related facilities, to restore service or prevent service outages.

b. Placement of existing telephone facilities underground, provided such undergrounding shall be limited to public road or railroad rights-of-way or public utility easements (P.U.E.) and provided there is no removal of major vegetation and the site is restored as close as reasonably possible to its original condition.

c. Placement of additional aerial facilities on existing poles.

d. Removal of existing poles and facilities thereon, where new, replacing facilities have been placed underground.

e. Performance of work in connection with or placement of facilities to expand service to existing customers or to serve new customers, including placement of underground service connections or aerial service connections from existing poles with any necessary clearance poles.

f. Removal of minor vegetation for maintenance purposes (tree trimming, etc.).

g. Maintenance activities shall not extend to the construction of any new roads to the site of the work. A permit is required for grading an undisturbed area of greater than 500 sq. ft., removal of trees exceeding 12 inches dbh or clearing more than 500 sq. ft. of brush or other vegetation unless the Executive Director of the Regional Commission determines the activity does not involve the removal of major vegetation.

4. **Others, including Water, Sewer, Flood Control, City and County Public Works, Cable TV.** No permit is required for repair or maintenance of existing facilities that do not alter the service capacity, installation of new or increased service to development permitted or exempted under the Coastal Act, placement of additional facilities on existing poles, or placement of existing facilities underground, provided such undergrounding shall be limited to public road or railroad rights-of-way or public utility easements (P.U.E.) and provided there is no removal of major vegetation and the site is restored as close as reasonably possible to its original condition. A permit is required for installation of service to vacant parcels or installation of capacity beyond that needed to serve developments permitted or exempted under the Coastal Act.

Maintenance activities shall not extend to the construction of any new roads to the site of the work. A permit is required for grading an undisturbed area of greater than 500 sq. ft., removal

of trees exceeding 12 inches dbh or clearing more than 500 sq. ft. of brush or other vegetation unless the Executive Director of the Regional Commission determines the activity does not involve the removal of major vegetation. No permit is required for removal of minor vegetation (e.g., tree trimming) where it interferes with service pipes or lines.

C. Parks. No permit is required for routine maintenance of existing public parks including repair or modification of existing public facilities where the level or type of public use or the size of structures will not be altered.

D. Industrial Facilities. No permit is required for routine repair, maintenance and minor alterations to existing facilities, necessary for on-going production that do not expand the area or operation of the existing plant. No permit is required for minor modifications of existing structures required by governmental safety and environmental regulations, where necessary to maintain existing production capacity, where located within existing structures, and where height or bulk of existing structures will not be altered.

E. Other Structures. For routine repair and maintenance of existing structures or facilities not specifically enumerated above, no permit is required provided that the level or type of use or size of the structure is not altered. (NOTE: See Section [13250](#) of the Commission Regulations for exclusions or additions to existing single-family houses.)

F. Dredging and Beach Alteration. (NOTE: Maintenance dredging of navigation channels is exempted by Section 30610 (b). Other dredging and sand movement projects, where part of an established program may be exempt from the permit requirements of the Coastal Act by reason of vested rights, where such rights have been reviewed and acknowledged by the Regional Commission. Contact the Regional Commission office for information and application forms.)

APPENDIX I

Detailed description of activities included in road maintenance programs for which no coastal development permit is required.

1. **Flexible Roadbed Program.** This program covers the restoration and repair of both surface and base within the previously paved portion of the roadway. This includes previously paved asphalt concrete shoulders two feet or greater in width where the shoulder is designated by traffic marking, pavement delineation or traffic use. Paved shoulders less than two feet in width will be considered as included in the traveled way lanes.
2. **Roadbed, Rigid.** The Rigid Roadbed Program covers the restoration and repair of both surface and base within that paved portion of the roadway used for the movement of vehicles. This includes asphaltic concrete or oiled shoulders two feet or greater in width. Paved shoulders less than two feet in width will be considered as included in the traveled way lanes. This program does not include roadbed widening projects.
3. **Roadside Maintenance Program.** This program includes the repair, replacement, and cleaning of ditches, culverts, underdrains, horizontal drains and miscellaneous headwalls and debris racks. Also included are fence repairs, roadside section restoration (e.g., drift removal, bench cleaning, slide removal, and fill slope replacement). In addition, repairs or replacement of retaining walls, installation of slope protection devices, minor drainage facilities, sidewalks and curbs, bins, cattle guards and other such structures where there is no increase in size (or adding to what exists) is included in this program. This program shall not include seawalls or other shoreline protective works, activities subject to review under Section 1601 of the Fish and Game Code, or excavation or disposal of fill outside of the roadway prism.
4. **Roadway Litter and Debris Program.** This program includes all work concerning roadbed and roadside cleanup operations to insure that the highway presents a neat, clean and attractive appearance.
5. **Vegetation Control Program.** Vegetation control refers to the maintenance treatment of all vegetative material growing native within the highway rights-of-way. Included is cutting and trimming by hand and mechanical means.
6. **Pavement Delineation Program.** The pavement delineation program involves all work necessary to place and maintain distinctive roadway markings on the traveled way. This includes layout, removal of old stripe, painting of new or existing stripe including striping for bike lanes, installation and/or removal of raised pavement markers including cleaning of such markers and the use of thermoplastic, tape or raised bars for pavement markings. Changing of striping for more lanes is not included in this program.
7. **Sign Program.** The sign program includes all work performed on existing signs for the purpose of warning, regulating or guiding traffic including bicycle traffic using bike lanes. The work consists of manufacture, assembly and installation of new signs to replace existing signs and the repair, cleaning and painting of signs.

8. **Electrical Program.** This program includes all work performed on in-place highway electrical facilities used to control traffic with signal systems, provide safety and sign lighting, illuminate maintenance building and grounds, generate standby power, operate bridges, pumps and automatic watering systems. Certain navigational lighting installed on bridges and bridge fenders or piling are included in this program.
9. **Traffic Safety Devices Program.** Work performed under this program includes replacement of guide posts, markers, skid resistant grooves, and also replacement, cleaning and/or painting of guard rails. The repair of median barrier cable chain link fence and portland cement concrete walls; the repair and maintenance of energy dissipators such as water type bumpers, sand traps or other devices installed for the purpose of absorbing vehicle energy are included in this program.
10. **Public Service Facility Program.** Public Service Facilities consist of roadside rests, vista points, map stops, historical monuments, roadside fountain areas and vehicle inspection stops. Work to be performed under this program consists of a wide variety of custodial maintenance in connection with existing restrooms, fountains and picnic areas.
11. **Landscape Program.** This program refers to the treatment, maintenance and replacement of all vegetative material planted within the State Highway right-of-way. Work includes watering, fertilizing, plant replacement, weed control by hand and mechanical means and tree trimming.
12. **Bridge and Pump Maintenance Program.** The Bridge and Pump Maintenance Program includes work performed on all structures which provide for passage of highway traffic over, through or under obstacles and/or qualify for bridge numbers as assigned by the Division of Structures.
13. **Tubes, Tunnel and Ferry Maintenance Program.** The Tubes, Tunnel and Ferry Maintenance Program includes maintenance and repair of tunnels, tubes, ferries and docks or slips. Tunnel or tube maintenance includes washing, cleaning, tile repair and the maintenance of electro-mechanical equipment. Tunnel structural repairs will be performed under this program when covered by approved Division of Structures reports of work needed.
14. **Bridge Painting Program.** This program involves bridge maintenance painting performed in conformance with the requirements of air pollution control and water quality control agencies having jurisdiction.
15. **Miscellaneous Safety Projects.** Elimination of hazards within the operating areas or the operating right-of-way or projects modifying existing features such as curbs, dikes, headwalls, slopes, ditches, drop inlets, signals and lighting, etc., within the right-of-way to improve roadside safety.
16. **Major Damage Maintenance, Repair and Restoration.** Provides temporary road openings and related maintenance and returns highway facilities to serviceable states as rapidly as possible following major damage from storms; earthquakes; tidal waves; ship, train or vehicle collisions; gasoline truck fires; aircraft crashes, and all other kinds of physical violence. (NOTE: These items may be developments rather than repair or maintenance activities, but would be subject to the emergency permit provisions of the Coastal Act. Inquiries should be

directed to the Regional Commission staff if at all possible prior to commencement of construction.)

17. **Miscellaneous Alterations.**

- a. Installation, modification or removal of regulatory, warning or informational signs, according to the standards of the State Department of Transportation Uniform Sign Chart.
- b. Traffic channelization - improvements to local service and safety by delineation of traffic routes through the use of curbs, dikes, striping, etc., including turn pockets, where construction is performed by State Department of Transportation Maintenance Department or equivalent activities by local road departments.
- c. Maintenance of existing bicycle facilities.
- d. Modification of traffic control systems and devices including addition of new elements such as signs, signals, controllers, and lighting.
- e. Devices such as glare screen, median barrier, fencing, guard-rail safety barriers, energy attenuators, guide posts, markers, safety cable, ladders, lighting, hoists, paving grooving.
- f. Alteration or widening of existing grade separation structure where the primary function and utility remains unaltered.
- g. Minor operational improvements such as median and side ditch drainage facilities, where not subject to review under Section 1601 of the Fish and Game Code or involving excavation or disposal of fill outside of the roadway prism.
- h. Modification, upgrading, alteration, relocation, or removal of railroad grade crossings, railroad grade crossing protection, and the construction of bus and truck stop lanes at railroad grade crossings.

Appendix C Highway Design Manual Topics

Appendix C Highway Design Manual Topics

Topic 81 – Project Development Overview

Index 81.1 – Philosophy

The project development process seeks to provide a degree of mobility to users of the transportation system that is in balance with other values. In the development of transportation projects, social, economic, and environmental effects must be considered fully along with technical issues so that final decisions are made in the best overall public interest. Attention should be given to such considerations as the following:

- (a) Need to provide transportation for all users (motorists, bicyclists, transit riders, and pedestrians) of the facility and transportation modes.
- (b) Attainment of community goals and objectives
- (c) Needs of low mobility and disadvantaged groups
- (d) Costs of eliminating or minimizing adverse effects on natural resources, environmental values, public services, aesthetic values, and community and individual integrity
- (e) Planning based on realistic financial estimates
- (f) The cost, ease, and safety of maintaining whatever is built

Proper consideration of these items requires that a facility be viewed from the perspectives of the user, the nearby community, and larger statewide interests. For the user, efficient travel and safety are paramount concerns. At the same time, the community often is more concerned about local aesthetic, social, and economic impacts. The general population, however, tends to be interested in how successfully a project functions as part of the overall transportation system and how large a share of available capital resources it consumes. Therefore, individual projects must be selected for construction based on overall system benefits as well as community goals, plans, and values.

Decisions must also emphasize different transportation modes working together effectively.

The goal is to provide a safe, sustainable, integrated and efficient transportation system in a manner that is compatible with, or which enhances, adjacent community values and plans.

More information on flexibility in design and developing projects that enhance livability is available online.¹²

Topic 109 – Scenic Values in Planning and Design

109.1 Basic Precepts

For any highway, having a pleasing appearance is an important consideration. Scenic values must be considered along with safety, utility, economy, and all the other factors considered in planning and design. This is particularly true of the many portions of the State Highway System situated in areas of natural beauty. The location of the highway, its alignment and profile, the cross section design, and other features should be in harmony with the setting.

109.2 Design Speed

The design speed should be carefully chosen, as it is the key element that establishes standards for the horizontal alignment and profile of the highway. These requirements in turn directly influence how well the highway blends into the landscape. Scenic values, particularly in areas of natural scenic beauty must play a part along with the other factors set forth under Index 101.1 in selecting a design speed.

109.3 Aesthetic Factors

Throughout planning and design, consider the following:

- (a) The location of the highway should be such that the new construction will preserve the natural environment and will lead to and unfold scenic positions. In some cases, additional minor grading not required for roadbed alignment may expose an attractive view or hide an unsightly one.
- (b) The general alignment and profile of the highway should fit the character of the area traversed so that unsightly scars of excavation and embankment will be held to a minimum. Curvilinear horizontal alignment should be coordinated with vertical curvature to achieve a pleasing appearance.

¹² Available at <http://www.dot.ca.gov/hq/oppd/design/2014-4-2-Flexibility-in-Design.pdf> and http://www.dot.ca.gov/hq/projdev/pdq/2015_PDO_Winter.pdf.

- (c) Existing vegetation (e.g., trees, specimen plants and diminishing native species) should be preserved and protected to the maximum extent feasible during the planning, design, and construction of transportation projects. Whenever specimen or mature trees are present, especially in forested areas, a tree survey should be made to provide accurate data on the variety, condition, location, size, and ground elevations of trees affected.
- (d) Appropriate replacement planting should be provided when existing planting is removed. When native or specimen trees are removed, replacement planting should reflect the visual importance of the plantings lost. Where the visual impact of tree removal is substantial, replacement with large transplants or specimen size trees may be appropriate. If not, an appropriate quantity of smaller replacements may be required to ensure eventual survival of an adequate number of plants.

Provisions for watering and establishment of replacement planting should also be considered. The District Landscape Architect should be consulted early in the planning and design process so that appropriate conservation and revegetation measures are incorporated.

- (e) Existing vegetation such as trees or large brush may be selectively thinned or removed to open up scenic vistas or provide a natural looking boundary between forest and cleared areas. Vegetation removal for aesthetic purposes should be undertaken only with the concurrence of the District Landscape Architect.
- (f) Vista points should be provided when views and scenery of outstanding merit occur and feasible sites can be found (see Topic 904 for site selection criteria).
- (g) Whenever feasible, wide medians and independent roadways should be provided on multilane facilities as these features add scenic interest and relieve the monotony of parallel roadways.
- (h) Bridges, tunnels, and walls merit consideration in lieu of prominent excavation and embankment slopes when costs of such alternates are not excessive.
- (i) Slopes should be flattened and rounded whenever practical and vegetation provided so that lines of construction are softened.
- (j) Structures should be located and designed to give the most pleasing appearance.

- (k) Scars from material sites should be avoided. Planting compatible with the surroundings should be undertaken to revegetate such scars when they are unavoidable.
- (l) Drainage appurtenances should be so located that erosion, sumps, and debris collection areas are hidden from view or eliminated when site conditions permit.
- (m) Interchange areas should be graded as flat as reasonable with slope rounding and contouring to provide graceful, natural looking appearance. The appearance can be further enhanced by planting a vegetative cover appropriate to the locality, being careful to maintain driver visibility.
- (n) In locations where graffiti has been excessive, concepts such as limiting accessibility, planting, and surface treatments should be considered to deter graffiti.
- (o) Roadsides should be designed to deter weed growth along the traveled way, and to provide for mechanical litter collection.

**Sonoma County
Local Coastal Plan**

APPENDIX K: COASTAL COMMISSION ADU GUIDELINES



**Local Coastal Program
Permit Sonoma**

2550 Ventura Avenue
Santa Rosa, CA 95403

Adopted by Resolution No. 23-0356
of the Sonoma County Board of Supervisors
July 17, 2023

CALIFORNIA COASTAL COMMISSION

LEGISLATIVE OFFICE
1121 L STREET, SUITE 503
SACRAMENTO, CA 95814
VOICE (916) 445-6067
FAX (916) 324-6832



W7c

March 11, 2020

TO: Coastal Commission and Interested Persons

FROM: Legislative Unit and Legal Division

SUBJECT: **LEGISLATIVE REPORT: 2019 Chaptered Legislation, Housing**

The 2019 California legislative session resulted in five pieces of chaptered legislation (AB 68, AB 587, AB 670, AB 881, SB 13) that made substantive changes to statutes governing residential housing development (the Government Code's Planning and Zoning Law, the Health and Safety Code and the Civil Code). These will affect local governments' review and approval of accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs), both within and outside of the coastal zone. Some of these changes took effect on January 1, 2020, while others will take effect January 1, 2025.

While these changes apply only to local agencies, and do not lessen or supersede the application of the Coastal Act, they will have a material effect on Local Coastal Program (LCP) implementation at the local level, and will, or should be, reflected in future LCP amendments that will come before the Commission.

The 2019 ADU/JADU bills did not change the basic structure of the statute. Local governments still have the discretion whether or not to adopt an ADU/JADU ordinance consistent with the standards in Government Code Section 65852(a). If they don't, the state standards become the direct standard of review. In either case, applications for most ADUs/JADUs are ministerial. Adopting an ordinance gives local governments a modest degree of additional discretion over objective requirements such as height, size, etc., as well as where ADUs will be allowed within the jurisdiction, based on adequacy of water, sewer and public safety.

Overall, the circumstances under which ADUs/JADUs must be allowed by local governments has been expanded, and the 2019 bills were designed, in the aggregate, to facilitate the construction of more units in more circumstances, increase unit size, reduce cost, and decrease processing times. For example, multiple ADUs must now be allowed within portions of existing multifamily dwellings that are not used as livable space, and up to two detached ADUs are allowed on a lot with an existing multifamily dwelling (65852.2 (e)(1)(C) and (D)). In addition, ADUs must be

ministerially approved in both residential and mixed-use zones, if certain requirements are met (65852.2(e)); ADUs cannot be restricted by parcel size; and, pursuant to AB 587 (Friedman), ADUs may be conveyed separately in limited circumstances (Sec. 65852.26).

One significant addition required by AB 881 (Bloom), is that the Department of Housing and Community Development (HCD) now has a new oversight and approval role to ensure local ordinances are consistent with the statute, similar to the Commission's role in reviewing LCPs. Local governments must submit their ordinances to HCD within 60 days of adoption. If a local government adopts an ordinance that HCD deems non-compliant, and a local government does not accept the suggested modifications, HCD may notify the Attorney General's office. (Sec. 65852(h)). Of particular significance to the Coastal Commission, new ADUs cannot be rented for periods of less than 30 days (Sec. 65852 (e)(1)(D)(4)).

Finally, the existing Coastal Act "savings clause" has been renumbered, but remains otherwise unchanged. Section 65852 (l) provides that:

Nothing in this section shall be construed to supersede or in any way alter or lessen the effect or application of the California Coastal Act of 1976 (Division 20 (commencing with Section 30000) of the Public Resources Code), except that the local government shall not be required to hold public hearings for coastal development permit applications for accessory dwelling units.

Some jurisdictions have incorrectly assumed that this language allows local governments to avoid compliance with the statute by merely opting to not amend their certified LCP. The Commission's position has always been and continues to be that this is not the case. Local governments must comply with both the ADU laws and the Coastal Act. While ADUs cannot conflict with Coastal Act Chapter 3 policies, such as those protecting wetlands, habitat, public access, and coastal agriculture, the majority of ADU/JADU applications will not raise any of these issues. Therefore, LCPs should be amended as soon as possible to incorporate and comply with the state standards and procedures in Section 65852.2 in a manner that will not create Chapter 3 conflicts. In the meantime, many ADU/JADU applications will not constitute development, will be exempt from coastal permitting requirements, or may be approved through a waiver of CDP requirements, thereby allowing the streamlining of such applications, consistent with both the new ADU laws and the Coastal Act.

For these reasons, staff has prepared a memo (attached) to all coastal city and county planning directors, updating two earlier 2017 memos and describing the most relevant changes to these statutes, for the purpose of providing guidance and best practices in the coastal zone for processing ADU and JADU applications prior to making conforming amendments to LCPs. This coastal specific memo complements and builds upon the January 10, 2020 memo prepared by HCD and sent to planning departments statewide.

While the Commission's memo enumerates changes to the statutes and reiterates the recommendation to update LCPs accordingly, it does not anticipate nor give legal advice regarding every conceivable question that may arise within specific LCPs or zoning ordinances. Nor does it resolve every internal ambiguity within Sections 65852.2

and 65852.22. As occasionally happens when multiple bills amending the same statute get signed into law simultaneously, some sections are vague, have inconsistent terminology, or appear contradictory. These sections will require subsequent legislative action to fully resolve.

In the meantime, local governments and the Commission will have to consider any proposed LCP amendments, coastal development permits or appeals that involve conflicting statutory directives on a case-by-case basis, with the goal of maximum compliance with the Government Code to achieve its objectives in a manner that protects coastal resources.

Staff has identified the following sections that would benefit from further statutory clarity:

Zone v. Use:

Section 65852.2(a) refers to preparing ADU ordinances for “areas zoned to allow single family or multifamily dwelling residential use.” Section 65852.2(e) refers to ministerial approval of ADU applications “within a residential or mixed-use zone”. The difference between zone vs. use is significant, particularly for agricultural lands with single family dwellings. Single family dwelling units are “allowed” under multiple types of zoning, including agricultural zones. One way to harmonize these two sections is to assume that while local governments may prepare an ordinance to provide for the creation of ADUs in any zoning type that allows for residential use, it must provide for *ministerial* approval in areas under residential or mixed-use zoning designations. Other areas could presumably require discretionary approval, or disallow ADUs for reasons stated in (a)(1)(A).

“May require” (§ 65852.2(a)(6)) vs. “shall require” (§ 65852.2(e)(4)) rental terms longer than 30 days:

Section 65852.2(a) applies where a local govt adopts an ADU ordinance. As previously noted, if they adopt an ordinance, they must follow the rest of Section 65852.2(a).

The language of 65852.2(a)(6) establishes the maximum standards that local agencies shall use to evaluate a proposed ADU on a lot that includes a proposed or existing single family dwelling, and provides that no additional standards may be imposed, except that the local govt “may require” that such a property be used for rentals of longer than 30 days (existing law). In other words, the law previously provided that local governments had the discretion to determine by ordinance whether or not to prohibit ADUs from being used as short-term rentals.

However, as amended by AB 881, newly enacted Section 65852.2(e)(4) provides as a condition of the ministerial granting of ADU applications, that a local govt “shall require” that rental of such ADUs be for longer than 30 days.

Absent further legislative clarification, this raises the question of how to harmonize “shall” with “may.” Given that the Legislature has continued to pass ADU legislation as

one way to respond to California's urgent housing shortage, the intent of this recent amendment seems to be aimed at making more affordable housing units available as rental stock by prohibiting their use as vacation rentals. However, by failing to amend (a)(6), this creates an apparent internal inconsistency. A local government may or may not prohibit ADUs as short-term rentals by ordinance at their discretion. But whether they adopt such an ordinance or not, Sec. 65852.2 seemingly prohibits the rental of ADUs for less than 30 days.

800 square feet vs. 850 square feet discrepancy:

WITH AN ORDINANCE

Section 65852.2(a)(1)(B)(i) states that if a local government is going to adopt an ADU ordinance, the ordinance shall impose standards including height and maximum size. One size restriction is that if there is an existing primary dwelling, an ADU cannot be greater than 50% of the primary dwelling's square footage. (Section 65852.2(a)(1)(D)(iv).) For a detached ADU, the maximum size is 1,200 square feet. (Section 65852.2(a)(1)(D)(v).)

WITHOUT AN ORDINANCE/ LOCAL GOVT MINISTERIAL APPROVAL OF ADU BUILDING APPLICATIONS

Section 65852.2(c)(1) states: A local agency may establish minimum and maximum unit size requirements for both attached and detached ADUs, subject to (c)(2).

Section 65852.2(c)(2)(B) says: A local agency shall not establish by ordinance a maximum square footage requirement for either an attached or detached ADU that is less than 850 sq. ft., or 1,000 sq. ft. if the ADU has more than 1 bedroom. In other words, if a local govt sets a maximum square footage, it must be 851 sq. ft. or greater, or 1,001 sq. ft. or greater for ADUs with more than 1 bedroom.

WITH OR WITHOUT ORDINANCE

Section 65852.2(e)(1)(B) states that a local agency shall ministerially approve an application for a building permit within a residential or mixed-use zone to create a detached, new construction ADU on a lot with a proposed or existing single family dwelling. The local agency may impose an 800 sq. ft. total floor area limit. Clearly, (e)(1)(B) conflicts with (c)(2)(B).

SB 330 (Skinner) – Housing Crisis Act of 2019

A sixth bill, **SB 330 (Skinner), enacted the Housing Crisis Act of 2019**, which took effect January 1, 2020. This bill made extensive, detailed findings about the extent and consequences of California's housing crisis, and amended or added several Government Code sections of General Plan law addressing the local application process for housing projects. It streamlined the administrative process, planning and regulatory functions of local agencies, shortened timeframes for review, and made numerous changes to increase housing stock of all types, including emergency shelters, affordable housing and market rate housing throughout California. One of its primary

goals was to add certainty regarding what information applicants are required to provide in a completed application and how local fees will be applied. It did not provide for any CEQA or Coastal Act exemptions.

SB 330 was extremely lengthy, complex and highly specific, and much of it is beyond the scope of this report. Most relevant to the Commission, the Housing Crisis Act prohibits a city or county from approving a housing development project that will require the demolition of occupied or vacant residential dwelling units unless the project will create at least as many residential dwelling units as will be demolished. (Gov. Code § 66300, subd. (d)(1).) It also prohibits the downzoning of land to a less intensive use unless other areas within the jurisdiction are correspondingly upzoned to achieve a no net loss of existing or potential units. (Gov. Code § 66300, subd. (b)(1)(A).) While these prohibitions apply to local agencies, and do not apply to state agencies, the Commission is mindful that local application of these new requirements will be shaping local plans and projects coming to the Commission for review or appeal.

The new Government Code sections 66300, subdivisions (b)(1) and (d)(1) require no net loss of existing units or zoning density as follows:

(b)(1) Notwithstanding any other law except as provided in subdivision (i), with respect to land where housing is an allowable use, an affected county or an affected city shall not enact a development policy, standard, or condition that would have any of the following effects:

(A) Changing the general plan land use designation, specific plan land use designation, or zoning of a parcel or parcels of property to a less intensive use or reducing the intensity of land use within an existing general plan land use designation, specific plan land use designation, or zoning district below what was allowed under the land use designation and zoning ordinances of the affected county or affected city, as applicable, as in effect on January 1, 2018, except as otherwise provided in clause (ii) of subparagraph (B). For purposes of this subparagraph, “less intensive use” includes, but is not limited to, reductions to height, density, or floor area ratio, new or increased open space or lot size requirements, or new or increased setback requirements, minimum frontage requirements, or maximum lot coverage limitations, or anything that would lessen the intensity of housing.

(...)

(d) Notwithstanding any other provision of this section, both of the following shall apply:

(1) An affected city or an affected county shall not approve a housing development project that will require the demolition of residential dwelling units unless the project will create at least as many residential dwelling units as will be demolished.

(2) An affected city or an affected county shall not approve a housing development project that will require the demolition of occupied or vacant protected units, unless all of the following apply:

(A) (i) The project will replace all existing or demolished protected units.

(ii) Any protected units replaced pursuant to this subparagraph shall be considered in determining whether the housing development project satisfies the requirements of Section 65915 or a locally adopted requirement that requires, as a condition of the development of residential rental units, that the project provide a certain percentage of residential rental units affordable to, and occupied by, households with incomes that do not exceed the limits for moderate-income, lower income, very low income, or extremely low income households, as specified in Sections 50079.5, 50093, 50105, and 50106 of the Health and Safety Code.

(iii) Notwithstanding clause (i), in the case of a protected unit that is or was, within the five-year period preceding the application, subject to a form of rent or price control through a local government's valid exercise of its police power, and that is or was occupied by persons or families above lower income, the affected city or affected county may do either of the following:

(I) Require that the replacement units be made available at affordable rent or affordable housing cost to, and occupied by, low-income persons or families. If the replacement units will be rental dwelling units, these units shall be subject to a recorded affordability restriction for at least 55 years.

(II) Require that the units be replaced in compliance with the jurisdiction's rent or price control ordinance, provided that each unit is replaced. Unless otherwise required by the affected city or affected county's rent or price control ordinance, these units shall not be subject to a recorded affordability restriction.

(B) The housing development project will include at least as many residential dwelling units as the greatest number of residential dwelling units that existed on the project site within the last five years.

(C) Any existing residents will be allowed to occupy their units until six months before the start of construction activities with proper notice, subject to Chapter 16 (commencing with Section 7260) of Division 7 of Title 1. (...)

Pursuant to Section 66300, subdivision (d)(4), the new, no net loss standards shall only apply to a housing development project that submits a complete application pursuant to Section 65943 on or after January 1, 2020.

The Housing Crisis Act provides that nothing in the section shall be construed to prohibit an affected county or an affected city from enacting a development policy, standard, or condition necessary to implement or amend a certified local coastal program consistent with the California Coastal Act of 1976. (Gov. Code § 66300, subd. (h)(2)). The bill also provides that nothing in this section supersedes, limits, or otherwise modifies the requirements of the California Coastal Act of 1976 (Gov. Code § 65913.10, subd. (c)(2)), or be construed to relieve the local agency from complying with ... the California Coastal Act of 1976 (Gov. Code § 65589.5, subd. (e)).

Some additional changes include the following:

- Prohibits a local agency from holding more than five (5) hearings for a proposed housing project that meets the applicable, objective general plan and zoning standards. A continued hearing shall count as one of the five hearings.
- Requires a local agency to determine whether the site of a proposed housing development is a historic site at the time the application is deemed complete, unless archeological or cultural resources are discovered as a result of site disturbance activities.
- Specifies the components necessary for the submission of a preliminary application, and prohibits the inclusion of any additional components. Relevant to the coastal zone, the list includes the identification of any Environmentally Sensitive Habitat Areas, tsunami run-up zones, and use of the site for public access to the coast.
- Requires local agencies to develop a checklist or form listing all of the required components necessary for a completed application.
- Specifies that a housing development project shall be subject only to the ordinances, policies, and standards adopted and in effect when a preliminary application including all of the required information was submitted, except in specified circumstances.
- Requires a local agency to make specific findings in order to deny or impose a condition on a housing project that reduces density.
- Requires a local agency to inform an applicant for a project of 150 units or fewer in writing within 30 days of a completed application if the proposed project is inconsistent with the applicable plan, policy or ordinance.
- Requires a local agency to inform an applicant for a project of more than 150 units in writing within 60 days of a completed application if the proposed project is inconsistent with the applicable plan, policy or ordinance.
- Provides that a proposed housing project that is inconsistent with the underlying zoning shall not require a zoning change if the project is consistent with the

objective general plan standards and criteria but the zoning for the project site is inconsistent with the general plan.

- Authorizes an applicant, a person who would be eligible to apply for residency in the development or emergency shelter, or a housing organization to bring an action to enforce this section.
- Specifies the timeframes for local agency approval or denial.
- Prohibits a city or county from approving a housing development project that will require the demolition of occupied or vacant residential dwelling units unless the project will create at least as many residential dwelling units as will be demolished.

The full text of [SB 330](#) was included in the [Commission's December 2019 New Laws Memo](#), and is also available online.

###

CALIFORNIA COASTAL COMMISSION

45 FREMONT, SUITE 2000
SAN FRANCISCO, CA 94105-2219
VOICE (415) 904-5200
FAX (415) 904-5400
TDD (415) 597-5885



TO: Planning Directors of Coastal Cities and Counties

FROM: John Ainsworth, Executive Director

RE: Implementation of New Accessory Dwelling Unit Law

DATE: November 20, 2017

On April 18, 2017, we circulated a memo intended to help local governments interpret and implement new state requirements regarding regulation of “accessory dwelling units” (ADUs) in the coastal zone. Following the enactment of AB 2299 (Bloom) and SB 1069 (Wiekowski), changes to Government Code 65852.2 now impose specific requirements on how local governments can and cannot regulate ADUs, with the goal of increasing statewide availability of smaller, more affordable housing units. Our earlier memo was intended to help coastal jurisdictions and members of the public understand how to harmonize the new ADU requirements with LCP and Coastal Act policies. This memo is meant to provide further clarification and reduce confusion about whether and how to amend LCPs in response to these changes.

Although Government Code Section 65852.2(j) states that it does not supersede or lessen the application of the Coastal Act, it would be a mistake for local governments with certified LCPs to interpret this as a signal that they can simply disregard the new law in the coastal zone. The Commission interprets the effect of subdivision (j) as preserving the authority of local governments to protect coastal resources when regulating ADUs in the coastal zone, while also complying with the standards in Section 65852.2 to the greatest extent feasible. In other words, ADU applications that are consistent with the standards in Section 65852.2 should be approved administratively, provided they are also consistent with Chapter 3 of the Coastal Act as implemented in the LCP. Where LCP policies and ordinances are already flexible enough to implement the provisions of Section 65852.2 directly, local governments should do so. Where LCP policies directly conflict with the new provisions or require refinement, those LCPs should be updated to be consistent with the new ADU statute to the greatest extent feasible while still complying with Coastal Act requirements.

Bear in mind that Section 65852.2 still preserves a meaningful level of local control by authorizing local governments to craft policies that address local realities. It allows local governments to designate areas where ADUs are allowed based on criteria such as the adequacy of public services and public safety considerations. It also explicitly allows local governments to adopt ordinances that impose certain standards, including but not limited to standards regarding height, setbacks, lot coverage, zoning density, and maximum floor area. In the coastal zone, local governments can incorporate such standards in LCP policies in order to protect Chapter 3 resources while still streamlining approval of ADUs.

Therefore, the Commission reiterates its previous recommendation that local governments amend their LCPs accordingly, using Section 65852.2 as a blueprint for crafting objective

standards related to design, floor area, parking requirements and processing procedures for ADUs in a manner that protects wetlands, sensitive habitat, public access, scenic views of the coast, productive agricultural soils, and the safety of new ADUs and their occupants. Depending on the individual LCP, such amendments might include:

- Updating the definition of an ADU (variously referred to in existing LCPs as second units, granny units, etc.)
- Implementing an administrative review process for ADUs that includes sufficient safeguards for coastal resources
- Re-evaluating the minimum and maximum ADU floor area and related design standards
- Specifying that ADUs shall not be required to install new or separate utility connections
- For ADUs contained within existing residences or accessory structures, eliminating local connection fees or capacity charges for utilities, water and sewer services.
- Providing for ministerial approval of Junior Accessory Dwelling Units (JADUs)
- Clarifying that no more than one additional parking space per bedroom is required
- Eliminating off-street parking requirements for ADUs located within a ½ mile of public transit, an architecturally significant historic district, an existing primary residence or accessory structure, one block of a car share vehicle, or where on-street parking permits are required but not offered to the occupant of an ADU

This is just a partial list, as specific changes will depend on existing LCP policies as well as unique local resource constraints. See our earlier memo for additional recommendations.

We are currently conducting a survey to identify the number of local governments which have already initiated the amendment process. For those that have not, Commission staff strongly urges those jurisdictions to do so in the very near future.

To expedite the process, the Commission will process ADU-specific LCPAs as minor or de minimis amendments whenever possible. We realize that procedural requirements for public review and participation can be time consuming, and will strive to complete the Commission's review process expeditiously. In the interim, we urge local governments to consider which provisions of Section 65852.2 might be implemented administratively, through existing procedures, definitions, or variances. Because each LCP is distinct and unique to its particular jurisdiction, some are inherently more flexible than others. We strongly suggest applying any existing discretion in a manner that conforms to Section 65852.2 as well as your LCP.

We acknowledge that because of the nature of our state/local partnership the Commission cannot compel local governments to undertake these amendments. The foregoing advice is offered in the spirit of our mutual goals and responsibilities of preserving both Coastal Act objectives and local control of planning and permitting decisions. We are grateful that the Legislature elected to preserve the integrity of the Coastal Act when it passed these bills. We are also mindful that this did not reflect any intent to discourage ADUs in the coastal zone, but rather to ensure that new ADU incentives are implemented in a way that does not harm coastal resources. In order to maintain the Legislature's continued support for this approach, and avoid the imposition of unilateral coastal standards for ADUs in the future, it is essential to demonstrate that these housing policies can and will be responsibly implemented in the coastal zone.

My staff and I remain ready and available to assist in this effort.

CALIFORNIA COASTAL COMMISSION

45 FREMONT STREET, SUITE 2000
SAN FRANCISCO, CA 94105-2219
VOICE (415) 904-5200
FAX (415) 904-5400
TDD (415) 597-5885



TO: Planning Directors of Coastal Cities and Counties

FROM: John Ainsworth, Executive Director

RE: New Accessory Dwelling Unit Legislation

DATE: April 18, 2017

New State requirements regarding local government regulation of “accessory dwelling units” (ADUs) became effective on January 1, 2017. The Legislature amended Government Code section 65852.2 to modify the requirements that local governments may apply to ADUs, most notably with respect to parking. The Legislature further specified that local ADU ordinances enacted prior to 2017 that do not meet the requirements of the new legislation are null and void. (Gov. Code, § 65852.2, subd. (a)(4).) Significantly, however, the Legislature further directed that the statute shall not be interpreted to “supersede or in any way alter or lessen the effect or application of the California Coastal Act . . . except that the local government shall not be required to hold public hearings for coastal development permit applications for accessory dwelling units.” (Gov. Code, § 65852.2, subd. (j).) The Legislature also enacted Government Code section 65852.22, which establishes streamlined review of “junior” ADUs in jurisdictions that adopt ordinances that meet certain specified criteria. Unlike Government Code section 65852.2, the junior ADU statute does not specifically address or refer to the Coastal Act.

The Coastal Act requires the Coastal Commission to encourage housing opportunities for low and moderate income households and calls for the concentration of development in existing developed areas. (Pub. Resources Code, §§ 30250, subd. (a); 30604, subd. (f).) The creation of new ADUs in existing residential areas is a promising strategy for increasing the supply of lower-cost housing in the coastal zone in a way that avoids significant adverse impacts on coastal resources.

Some local governments have requested guidance from the Coastal Commission regarding how to implement the ADU and junior ADU statutes in light of Coastal Act requirements. This memorandum is intended to provide general guidance for local governments with fully certified local coastal programs (LCPs). The Coastal Commission is generally responsible for Coastal Act review of ADUs in areas that are not subject to fully certified LCPs. Local governments that have questions about specific circumstances not addressed in this memorandum should contact the appropriate district office of the Coastal Commission.

1) Update Local Coastal Programs

The Coastal Commission strongly recommends that local governments amend their LCPs to address the review of coastal development permit (CDP) applications for ADUs in light of the new



legislation. Currently certified provisions of LCPs, including specific LCP ADU sections currently in place, are not superseded by Government Code section 65852.2 and continue to apply to CDP applications for ADUs. Any conflicts between those LCP provisions and the new statutory requirements as they apply to *local permits other than CDPs*, however, may cause confusion that unnecessarily thwarts the Legislature's goal of encouraging ADUs. Government Code section 65852.2 expressly allows local governments to adopt local ordinances that include criteria and standards to address a wide variety of concerns, including potential impacts to coastal resources, and thus the coastal resource context applicable to any particular local government jurisdictional area needs to be addressed in any proposed LCP ADU sections. Coastal Commission staff anticipates that LCP amendments to implement the ADU legislation will reconcile Coastal Act requirements with the ADU statutes, thus allowing accomplishment of the Legislature's goals both with respect to coastal protection and encouragement of ADUs.

When evaluating what specific changes to make to an LCP, consider whether amendments to the land use plan component of the LCP are necessary in order to allow proposed changes to the implementation plan component. LCP amendments that involve purely procedural changes, that do not propose changes in land use, and/or that would have no impact on coastal resources may be eligible for streamlined review as minor or de minimis amendments. (Pub. Resources Code, § 30514, subd. (d); Cal. Code Regs., § 13554.)

2) Review of ADU Applications

- A) **Check CDP History for the Site.** The ADU statutes apply to residentially zoned lots that currently have a legally established single-family dwelling. Determine whether a CDP was previously issued for development of the lot and whether that CDP limits, or requires a CDP or CDP amendment for, changes to the approved development or for future development or uses of the site. In such cases, previous CDP requirements must be understood in relation to the proposed ADU, and they may restrict the proposal. If an ADU application raises questions regarding a Coastal Commission CDP, including if an amendment to a CDP issued by the Coastal Commission may be necessary, instruct the applicant to contact the appropriate district office of the Coastal Commission.

- B) **Determine Whether the Proposed ADU Qualifies As Development.** The Coastal Act's permitting requirements apply to development performed or undertaken in the coastal zone. (Pub. Resources Code, § 30600, subd. (a).) Minor changes to an existing legally established residential structure that do not involve the removal or replacement of major structural components (e.g., roofs, exterior walls, foundations) and that do not change the size or the intensity of use of the structure do not qualify as development with the meaning of the Coastal Act. A junior ADU that complies with the requirements of an ordinance enacted pursuant to Government Code section 65852.22 generally will not constitute development because it will not change the building envelope and because it must contain at least one bedroom that was previously part of the primary residence. Such minor changes do not require a Coastal Act approval such as a CDP or waiver unless specified in a previously issued CDP for existing development on the lot. If questions arise regarding whether a

proposed ADU qualifies as development, please contact the appropriate district office of the Coastal Commission.

C) If the Proposed ADU Qualifies As Development, Determine Whether It Is Exempt.

Improvements such as additions to existing single-family dwellings are generally exempt from Coastal Act permitting requirements except when they involve a risk of adverse environmental effects as specified in the Coastal Commission's regulations. (Pub. Resources Code, § 30610, subd. (a); Cal. Code Regs., tit. 14, § 13250.) Improvements that qualify as exempt development under the Coastal Act and its implementing regulations do not require Coastal Act approval unless required pursuant to a previously issued CDP. (Cal. Code Regs., tit. 14, § 13250, subd. (b)(6).)

An improvement does not qualify as an exempt improvement if the improvement or the existing dwelling is located on a beach, in a wetland, seaward of the mean high tide line, in an environmentally sensitive habitat area, in an area designated as highly scenic in a certified land use plan, or within 50 feet of the edge of a coastal bluff. Improvements that involve significant alteration of land forms as specified in section 13250 of the Commission's regulations also are not exempt. In addition, the expansion or construction of water wells or septic systems are not exempt. Finally, improvements to structures located between the first public road and the sea or within 300 feet of a beach or the mean high tide line are not exempt if they either increase the interior floor area by 10 percent or more or increase the height by more than 10 percent. (Cal. Code Regs., tit. 14, § 13250, subd. (b).)

To qualify as an exempt improvement to a single-family dwelling, an ADU must be contained within or directly attached to the existing single-family structure. "[S]elf-contained residential units," i.e., detached residential units, do not qualify as part of a single-family residential structure and construction of or improvements to them are therefore not exempt development. (Cal. Code Regs., tit. 14, § 13250, subd. (a)(2).) Again, if questions arise regarding CDP exemption requirements, please contact the appropriate district office of the Coastal Commission.

D) If the Proposed ADU Is Not Exempt From CDP Requirements, Determine Whether A CDP Waiver is Appropriate.

If a proposed ADU qualifies as an improvement to a single-family dwelling but is not exempt, a local government may waive the requirement for a CDP if the LCP includes a waiver provision and the proposed ADU meets the criteria for a CDP waiver. Such provisions generally allow a waiver if the local government finds that the impact of the ADU on coastal resources or coastal access would be insignificant. (See Cal. Code Regs., tit. 14, § 13250, subd. (c).) In addition, they generally allow a waiver if the proposed ADU is a detached structure and the local government determines that the ADU involves no potential for any adverse effect on coastal resources and that it will be consistent with the Chapter 3 policies of the Coastal Act. (See Pub. Resources Code, § 30624.7.) Some LCPs do not provide for waivers, but may allow similar expedited approval procedures. Those other expedited approval procedures may apply. If an LCP does not include provisions

regarding CDP waivers or other similar expedited approvals, the local government may submit an LCP amendment to authorize those procedures.

- E) **If a Waiver Would Not Be Appropriate, Review CDP Application for Consistency With Certified LCP Requirements.** If a proposed ADU constitutes development, is not exempt, and is not subject to a waiver or similar expedited Coastal Act approval authorized in the certified LCP, it requires a CDP. The CDP must be consistent with the requirements of the certified LCP and, where applicable, the public access and recreation policies of the Coastal Act, except that no local public hearing is required. (Gov. Code, § 65852.2, subd. (j).) Provide the required public notice for any CDP applications for ADUs, and process the CDP application according to LCP requirements. Once a final decision on the CDP application has been taken, send the required final local action notice to the appropriate district office of the Coastal Commission. (Cal. Code Regs., tit. 14, §§ 13565-13573.) If the ADU qualifies as appealable development, a local government action to approve a CDP for the ADU may be appealed to the Coastal Commission. (Pub. Resources Code, § 30603.)

**Sonoma County
Local Coastal Plan**

APPENDIX L: BODEGA HARBOUR 1977 SETTLEMENT AGREEMENT



**Local Coastal Program
Permit Sonoma**

2550 Ventura Avenue
Santa Rosa, CA 95403

Adopted by Resolution No. 23-0356
of the Sonoma County Board of Supervisors
July 17, 2023

JUN - 1 1977

EUGENE D. WILLIAMS
SONOMA COUNTY CLERK

1 ANDERSON, McDONALD, BELDEN & KELLY
2 L. M. BELDEN, ESQ.
3 825 Fourth St., P.O. Box 1566
4 Santa Rosa, California 95402
5 Attorneys for Plaintiffs and
6 Cross-Defendants

Entered JUN - 1 1977 in
Book 162 of Judgments, Page 371

9 SUPERIOR COURT OF THE STATE OF CALIFORNIA

10 COUNTY OF SONOMA

11 TRANSCENTURY PROPERTIES, INC.,
12 a corporation, et al.,

13 Plaintiffs and
14 Cross-Defendants,

15 vs.

16 CALIFORNIA COASTAL ZONE
17 CONSERVATION COMMISSION,
18 et al.,

19 Defendants and
20 Cross-Complainants.

] NO. 73865
] JUDGMENT
] (Pursuant to Stipulation)

] THE WITHIN INSTRUMENT IS A CORRECT
] COPY OF THE ORIGINAL ON FILE IN
] THIS OFFICE.

] ATTEST: JUN - 1 1977
] EUGENE D. WILLIAMS, County Clerk
] ex-officio Clerk of the Superior Court of the
] State of California, in and for the County of
] Sonoma - BY [Signature] DEPUTY

21
22
23 Upon the filing of the Stipulation for Vacation of
24 Judgment and for Entry of Stipulated Judgment, and the matter
25 presented ex parte, pursuant to said Stipulation,

26
27 IT IS ORDERED, ADJUDGED AND DECREED as follows:

28 1. The Judgment of this Court entered on or about
29 February 27, 1976, is hereby vacated and set aside.

30 2. If the appeal from said Judgment, filed in the
31 Court of Appeal, First Appellate District, Division Four,
32 No. 1/Civ. 38788, shall have been decided prior to the time

1 that this Stipulated Judgment is entered, said decision shall
2 have no effect on the rights and duties of the parties; this
3 Stipulated Judgment shall control so as to resolve all
4 issues involved in the pending litigation.

JPM

5 3. Attached hereto is a document entitled
6 "Settlement Agreement", dated as of November 4, 1976.
7 Said "Settlement Agreement" is incorporated herein by reference
8 and made a part hereof to the same effect as if its terms
9 were set forth at length herein. The agreements and stipulations
10 as set forth in said "Settlement Agreement" shall be and they
11 are hereby deemed adjudged; and the conditions and specifications
12 as set forth in said Settlement Agreement shall be and they are
13 hereby ordered to be performed by the parties, respectively,
14 as are therein required to perform the same to the extent the
15 same are or remain executory in nature.

16 4. Findings of fact, conclusions of law, notice of
17 motion for entry of Judgment, notice of entry of Judgment and
18 right of appeal ^{have been} ~~are~~ waived. The parties, respectively, shall bear
19 their own costs incurred in this action and the said appeal.

JPM

20
21 Dated: JUN - 1 1977

22 JOSEPH P. MURPHY, JR.
23 Judge of the Superior Court

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RECORDED AT REQUEST OF
AT 6 MIN. PAST 2 P M
Sonoma County, California

RECORDED
JUN 1 1977
OFFICIAL RECORDS
FEES \$ 123.00 PD.

SETTLEMENT AGREEMENT

THIS AGREEMENT is made at San Francisco, California, as of this 4th day of November, 1976, by and between the CALIFORNIA COASTAL ZONE CONSERVATION COMMISSION (hereinafter referred to as "COMMISSION"), and TRANSCENTURY PROPERTIES, INC. (hereinafter referred to as "TRANSCENTURY"), with reference to the following facts:

A. TRANSCENTURY is the owner of certain real property located in Sonoma County, known as the "Bodega Harbour" development and the "Bruhn Ranch". Said properties are shown on the attached map marked Exhibit "A", and are described in the deeds recorded with the Sonoma County Recorder at Book 2461 pages 701, 733, and 737.

B. With respect to the Bodega Harbour Development, TRANSCENTURY has planned to develop said property as a residential subdivision in five units, and TRANSCENTURY began construction on at least one of those five units prior to the effective date of the California Coastal Zone Conservation Act. TRANSCENTURY therefore claimed exemption from the permit requirements of the California Coastal Zone Conservation Act of 1972, but the COMMISSION refused to acknowledge TRANSCENTURY's claim to vested rights except with respect to the first unit.

C. There is presently pending in the District Court of Appeal, First Appellate District, Division Four, Appeal No. 1/Civ. 38788 which is an appeal from the judgment of the Superior Court of the County of Sonoma in Action No. 73865. In said action No. 73865, the trial court has entered its judgment granting a writ of mandate compelling the COMMISSION to acknowledge TRANSCENTURY's vested rights and exemption to the entire development, and the COMMISSION has appealed and has obtained

a writ of supersedeas granting a temporary stay of all further construction pending the decision on the merits of the appeal.

THE PURPOSES OF THIS AGREEMENT ARE AS FOLLOWS:

I

TRANSCENTURY and the COMMISSION desire to expeditiously settle the matters in controversy between them in Appeal No. 1/Civ. 38788, with respect to the Bodega Harbour Development. The Commission desires to exercise its power under Public Resources Code section 27 to settle this case both for itself and on behalf of the North Central Coastal Zone Conservation Commission.

II

TRANSCENTURY desires to commence development as soon as possible in accordance with this agreement.

III

The COMMISSION desires for the benefit of the People of the State of California to assure that development of this project will be minimized in order to minimize adverse environmental impacts on the Bodega Bay Area and further desires to insure that significant open space within the Bodega Harbour Development and on the Bruhn Ranch is preserved in perpetuity in agricultural and other open space uses.

NOW, THEREFORE, it is mutually agreed as follows:

I DEVELOPMENT OF THE BODEGA HARBOUR PROJECT

It is recognized that Unit One of the development, as approved by Sonoma County prior to November 8, 1972, has been found and determined to be exempt from the permit requirements of the Coastal Act of 1972 [hereinafter "the Act"], by action of the

Regional and State Coastal Commissions in 1973. Unit One consists of 336 lots for single family dwelling use, located both North and South of the State Highway One.

Exemption from the permit requirements of the Coastal Act of 1972 has also been previously determined for the club house, the yacht club house, and the sewage facilities necessary to serve Unit One.

However, a separate permit application with the normally required elevations, site plan and grading plan will be required for any and all other future developments within the permit zone, including any modification of Unit No. 1, for which specific and unmodified plans were not approved by Sonoma County prior to February 1, 1973. The parties agree that such items are not exempt from the Act.

The Bodega Harbour project involves the following aspects which require resolution:

1. Unit Two (north and south)
2. Unit Three (north and south)
3. Unit Four (north and south)
4. Unit Five
5. The golf course
6. The yacht harbor facilities
7. The model homes
8. Sewage facilities to serve the developments described in numbers one through six, inclusive
9. Over-all conditions for permits for single family home construction.

II UNIT TWO

TRANSCENTURY and its public or private assignees, grantees, lessees, transferees and/or successors in interest shall not be required to fulfill the permit requirements of the Coastal Act of 1972 with respect to the subdivision of land, and the installation of public improvements related as approved by Sonoma County as of February 1, 1973, to said subdivision, on the property designated as Unit Two subject to the following limitations:

Certain lots and related public improvements delineated on the attached plan (Exhibit "A") and listed in the attached listing of lot modifications (Exhibit "D") shall be eliminated from and/or combined on the recorded subdivision map of Unit Two with the result that Unit Two shall be developed for 111 lots.

For purposes of this agreement, it is stipulated that TRANSCENTURY has vested rights permitting it to complete the above-described 111 lots in Unit Two without a coastal permit but that TRANSCENTURY has no vested rights to the remaining portions of Unit Two.

III UNIT THREE

The property designated Unit Three (north) shall not be developed. The land affected by the recorded subdivision map of Unit Three (north) shall by appropriate proceedings, be caused to be reverted to acreage. Future use of the said property shall be governed by the provisions of this agreement, hereinafter set forth.

TRANSCENTURY and its said assignees and transferees shall not be required to fulfill the permit requirements of the Coastal Act with respect to the subdivision of land as shown on the recorded subdivision map of Unit Three, and with respect to the installation of public improvements related thereto in Unit Three (south) and as approved by Sonoma County prior to this Agreement. The provisions of this paragraph are subject to the following limitations:

Certain lot and public improvements delineated on the attached plan (Exhibit "A") and listed in the attached listing of lot modifications (Exhibit "D") shall be eliminated from and/or combined on the recorded subdivision map of Unit Three (south) with the results that Unit Three (south) shall be developed for 273 lots.

For purposes of this agreement, it is stipulated that TRANSCENTURY has vested rights permitting it to complete the above-described 273 lots in Unit Three (south) without a coastal permit but that TRANSCENTURY has no vested rights to the remaining portions of Unit Three (south) or to any of Unit Three (north). Notwithstanding such vested rights, Transcentury agrees to develop Unit 3 in accordance with the development plan attached hereto, including, but not limited to, adherence to the setback provisions of that plan. (See particularly Sheet 3 of Exhibit A).

IV UNIT FOUR

The property designated Unit Four (north) shall not be developed. The land affected by the recorded subdivision map of Unit Four (north) shall be appropriate proceedings, be caused to be reverted to acreage. Future use of said property shall be governed by the provisions of this agreement, hereinafter set

forth. For purposes of this agreement, it is stipulated that TRANSCENTURY has no vested rights to develop Unit Four (north).

The property designated Unit Four (south) shall not be developed. Future use of said property shall be governed by the provisions of this agreement, hereinafter set forth. For purposes of this agreement, it is stipulated that TRANSCENTURY has no vested rights to develop Unit Four (south).

V UNIT FIVE

The property designated Unit Five shall be developed only as shown on the attached plans (Exhibit "A"), in that five of the lots in Unit Five may be used for the construction of one single family dwelling on each of the five lots. Said dwellings must be constructed in the building envelopes indicated on the attached plan and must be consistent with the conditions and restrictions set forth in this agreement below. The construction of each dwelling shall be subject to the permit requirements of the Coastal Act.

VI THE GOLF COURSE

TRANSCENTURY and its public or private assignees, grantees, lessees, transferees and/or successors in interest shall not be required to fulfill the permit requirements of the Coastal Act with respect to the development, use and operation of the nine-hole golf course as it is presently constructed, located partly in Unit One (south) and partly in Unit Two (south).

VII THE YACHT HARBOR FACILITIES

TRANSCENTURY shall be required to fulfill the permit requirements of the Coastal Act with respect to the development, use and operation of the yacht harbor boat-docking facility, which encompasses minor dredging, bulkhead work and the installation of floating docks.

VIII THE MODEL HOMES

TRANSCENTURY and its public or private assignees, grantees, lessees, transferees, and/or successors in interest shall not be required to fulfill the permit requirements of the Coastal Act with respect to the development of the remaining number of the original ten (10) model homes of single family dwelling construction, located in Unit One of the development, which have not heretofore obtained coastal permits.

IX SEWERAGE FACILITIES

TRANSCENTURY and its public or private assignees, grantees, lessees, transferees and/or successors in interest shall not be required to fulfill the permit requirements of the Coastal Act with respect to the development, use and operation of sewerage treatment and effluent storage and disposal facilities necessary to serve such lots in the Bodega Harbour development as are envisioned by this agreement and no more (see exhibit "A" and "D"), together with the project amenities including the golf course, club house complex and yacht club. Plans for any and all sewage treatment facilities, as approved by Sonoma County prior to this agreement, are to be submitted to the Regional Commission prior to the close of the escrow provided herein.

X ESTABLISHMENT OF CONDITIONS FOR PERMIT ISSUANCE - SINGLE FAMILY DWELLINGS

Construction of single family dwellings on lots within the entire project by TRANSCENTURY or individual lot owners will require fulfillment of the permit requirements of the Coastal Act of 1972 and subsequently enacted laws. With the exception of Unit Five lots and any other structures involving waivers set forth under Paragraph XI-2(1) herein, single family homes approved by the Bodega Harbour Environmental Committee

pursuant to the requirements of Sections III and IV of the Declaration of Covenants, Conditions and Restrictions effective as of the date hereof will be placed on the REGIONAL COMMISSION's consent calendar, subject to normal consent calendar fees, requirements, regulations, and procedures. For lots with slopes greater than five percent, Environmental Committee approval must also include specific protection for erosion control of storm runoff.

XI FURTHER CONDITIONS AND SPECIFICATIONS OF THIS AGREEMENT

1. The Bodega Harbour Covenants, Conditions and Restrictions for Units III and V shall be amended to change the building restrictions section as follows:

"2. Building Restrictions

a) Residence Lots. Only single-family dwellings and attached garages shall be permitted on any lot. No detached structures of any kind shall be permitted. The following building restrictions shall apply specifically to such lots:

- 1) Minimum Area: 800 sq. ft.
- 2) Maximum Area: Each single-family dwelling in Unit 3 and 5 shall have a maximum ground coverage area (inclusive of roofed, enclosed terraces, garages, and any other attached structures) of 2400 sq. ft., except 2800 sq. ft. shall be permitted on lots of greater than 20,000 sq. ft. total area.

- 3) Multiple Residential: Multiple residential dwellings shall not be permitted.
- 4) Appearance and Design:
 - Color: Natural earth colors or weathered uncolored wood exterior materials shall be used. No paint shall be used on exterior surfaces: stains, where used, shall be selected for compatibility with the building's natural surroundings.
- 5) Landscaping: Plant materials shall be used to integrate the natural and man-made forms and to screen and soften architectural shapes. Only plant materials (vegetation) similar in habitat, form, and water requirements to vegetation common to this particular coastal region shall be used.
- 6) Alteration of Natural Landforms: Structures shall be designed to conform to natural landforms rather than altering existing landforms to accommodate structures.
- 7) Exterior Surfaces: The maximum size of any single vertical exterior wall surface shall be 300 sq. ft.

- 8) No structure in Unit 3 or 5 shall be more than one story or sixteen (16) feet in height, except that in Unit 3 only, up to twenty (20%) percent of the total roof area may be twenty (20) feet in height if at least an equal amount of the total roof area is a corresponding distance below the sixteen (16) foot maximum height. Height, as measured in Unit 3, is defined as: the vertical measurement down from any point on the roofed area to an intersection with the horizontal projection of a plane established as the median between the highest and lowest points of natural grade beneath the enclosed portion of the structure.
- Height, as measured in Unit 5, shall be measured as: a measurement of sixteen feet at right angles to a ground-level plane which lies between the highest and lowest points of natural grade beneath the enclosed portion of the structure.
- 9) Structures in Unit 5 shall have sod or other low visibility roofing materials and nonreflective vertical surface materials, including but not limited to windows; in order to assure that the structure is minimally visible.

- 10) These maximum building restrictions shall not be subject to any waiver, in whole or in part. The purpose of these restrictions is to provide a maximum set of criteria to limit apparent height and bulk, and to encourage structures designed to conform with the natural land form. It is expected that most structures will conform in every respect to the building restrictions enumerated above. In exceptional circumstances, waivers only to the restrictions Nos. Two (2), Four (4), Seven (7), Eight (8) and Nine (9) above will be allowed. Waivers as to the height and maximum area restrictions in Nos. Two (2) and Eight (8) above may be permitted up to a maximum of twenty (20%) percent of the restrictions specified.

While the Coastal Commission has original permit jurisdiction, waiver applications shall be approved by the Regional Commission; permit applications which necessitate such waivers shall be considered at regular public hearing, not on the consent calendar. As of January 1, 1977, or at any other time the Regional Commission shall cease to have permit or appeal jurisdiction,

or to exist, any waivers provided for herein shall be approved by the Sonoma County Design Review Committee.

2. With respect to the land area in Unit Two (north), Unit Three (north), Unit Three (south), Unit Four (north), Unit Four (south), and the land area designated in exhibit "A" as the Bruhn Ranch, which under this agreement are not to be developed, all of said land shall be burdened with enforceable restrictions so as to perpetually restrict the use thereof to low intensity agricultural uses, low density recreational uses such as equestrian or hiking trails, open space uses, or combinations thereof. The exact form of such restrictions are contained in the attached draft of a Grant Deed marked Exhibit "B".

3. The ocean front land of TRANSCENTURY, in particular the beach and bluff property, shall by appropriate conveyance be transferred to the County of Sonoma for maintenance and preservation. Sonoma County shall have no responsibility for natural erosion. This land extends inland from the mean high tide line of the Pacific Ocean to the top of the coastal bluff, or where there are no bluffs, the line of first significant vegetation in the coastal dunes. The terms and conditions of this grant are contained in the draft Grant Deed attached hereto as Exhibit "B".

4. A reasonable public pedestrian easement from Mockingbird Road through Pinnacle Gulch to the ocean beach, together with land sufficient for the parking of twenty automobiles shall be granted to the County of Sonoma. The terms and conditions of this grant are contained in the draft Grant Deed attached as Exhibit "B". Development of the pathway and parking lot shall be commenced by TRANSCENTURY at the same time as improvements for Unit Three are installed. The pathways and parking lot shall be completed prior to County acceptance of the roads in Unit Three. Plans for such development shall be subject to the approval of the Sonoma County Director of Parks and Recreation and the Executive Director of the Coastal

Commission prior to the close of the escrow referred to below. A reasonable public pedestrian easement between the existing public easement in Shirt-tail Gulch and Osprey Drive shall be dedicated to Sonoma County prior to the close of the escrow provided for herein. This easement shall be subject to the same terms and conditions as provided in the existing Shirt-tail Gulch easement held by Sonoma County.

5. In order to facilitate the various real property conveyances and dedications anticipated by this agreement, the parties shall open a joint escrow with Transamerica Title Insurance Company as the escrow agent, and shall provide said escrow agent with joint instructions as set forth in Exhibit "C" attached hereto. Such instructions are incorporated in this agreement by reference and made a part hereof.

6. By whatever means necessary, the golf course at Bodega Harbour shall be opened for public use subject to reasonable fees and conditions, on or before July 1, 1977, or as soon thereafter as the course is completed and playable.

7. With respect to Estero Lane, TRANSCENTURY, with the assistance of the COMMISSION, shall secure from the County of Sonoma, removal of the requirement that Estero Lane be widened and/or allowed to be a through road for public use. Instead, TRANSCENTURY will secure approval for, and will change Waterview Drive into a gated unpaved service road with access limited to maintenance and emergency vehicles. Maintenance of Waterview Drive, which extends from Heron Drive to Estero Lane, will be performed by Transcentury and/or the Bodega Harbour Home Owners' Association and the Bodega Bay Public Utilities District.

8. No construction work of any sort shall be undertaken until the escrow provided for in this agreement has closed or has been terminated pursuant to the escrow instructions. The

parties agree that in any further litigation in connection with Sonoma County Case No. 73865, the fact of this settlement may be mentioned, but upon execution of this agreement by any two parties, the contents thereof shall not be cited by either party without the concurrence of all parties hereto.

9. Dredging and the construction of boat docking facilities at the Bodega Harbour Yacht Club on inner Bodega Bay is not included in this agreement, but is to be the subject of a future coastal permit application.

10. Prior to any construction in Unit Three, and prior to home construction in Unit Two, an archeological reconnaissance shall be performed by TRANSCENTURY, acceptable to the Executive Director of the Commission, for the purposes of:

(a) Avoiding or minimizing disturbance of midden areas or other archeological sites and,

(b) Documenting and describing whatever disturbance may have resulted from Transcentury's prior construction activities related to Unit One, Unit Two, and/or the sewage treatment plant. The archeological study shall establish appropriate mitigation measures, subject to the Executive Director's approval. Approval of mitigation measures shall not be unreasonably withheld.

11. Prior to close of the escrow referred to above, TRANSCENTURY shall offer to the Bodega Bay Public Utilities District permanent rights to any excess capacity in the Bruhn reservoir and spray fields on the golf course or open space lands which capacity will be created by the reduced size of the project. The terms of any agreement for shared use of the facilities will be subject to the approval of TRANSCENTURY and the Bodega Bay Public Utilities District, but the offer shall be conditioned

upon the use of this capacity only in lieu of and not in addition to capacity presently planned or under construction as part of the community sewage system for which federal and State fundings have been committed.

12. Transcentury agrees that it will reimburse the County of Sonoma in the amount stipulated in an agreement between the County of Sonoma and TRANSCENTURY for financial contribution towards the cost of dike removal in the marsh just north of Doran Park Road regardless of the fact that less development will now occur than was contemplated by that agreement.

13. Prior to the close of the escrow referred to above, TRANSCENTURY shall modify its February, 1971 agreement with the Public Utilities District to expressly and permanently exclude any liability for cost of water supply planning and development which involves, directly or indirectly, a Russian River aqueduct or any other water source outside the immediate Bodega Bay Area.

14. The COMMISSION and its staff shall, to the extent possible and appropriate, lend assistance and support to TRANSCENTURY in seeking whatever approvals are necessary from the County of Sonoma, the Bodega Bay Public Utility District, and any other public agency required, to effectuate this agreement and permit the development of the revised project contemplated in this agreement. Transcentury shall proceed with all due diligence and vigor in pursuing and obtaining approvals by third parties which are necessary to effectuate this agreement.

15. TRANSCENTURY shall make an irrevocable offer to dedicate a ten (10) acre site on the Bruhn Ranch, acceptable to the Commission, for a public school in accordance with the provisions of the Grant Deed attached as Exhibit "B". If this offer to dedicate is not accepted within seven (7) years, the offer shall expire automatically. If accepted, the School District shall have seven (7) years from acceptance to commence use

of the site for public school purposes and if such use is not commenced within that period or if any other use is commenced the property shall automatically revert to Transcentury, its successors or assigns, subject to the restrictions set forth in the Grant Deed attached as Exhibit "B".

16. TRANSCENTURY shall quit claim all of its right, title and interest to an 11.28 acre parcel of tide land marsh to the County of Sonoma in accordance with the provisions of the draft Grant Deed attached as Exhibit "B".

17. Prior to the close of the escrow referred to above, a plan for controlling erosion and storm drainage which may occur during and after construction of subdivision improvements, shall be submitted to the COMMISSION Executive Director for approval. The plan shall at least allow for the elements outlined below. The Executive Director of the COMMISSION shall approve the plan if it will minimize erosion. If the Executive Director finds that the erosion control plan submitted is insufficient to achieve reasonable control of erosion, he shall reject the plan explaining the reasons for that action. Such rejection shall be reviewable by the COMMISSION.

The approved erosion control plan shall be incorporated into all contracts for construction of subdivision improvements which are approved as a result of this agreement. The plan shall include:

(a) No excavation construction or grading construction will occur from October 1, to April 1, of any year.

(b) A schedule of proposed clearing, grading, excavation and soil stabilization in any affected areas.

(c) Hydromulching and/or similar soil stabilization processes will be used to stabilize road cuts of more than two feet vertical measurement.

(d) Construction equipment traffic control plans specifying areas not to be entered by vehicular traffic and identifying rights-of-way to be used. Traffic will also be restricted from crossing seasonal streams or drainage ways except at designated improved crossing locations.

(e) Vegetation practices, both temporary and permanent, and specifications regarding ground preparation, seed type and quality, fertilization and mulching.

(f) Maximum length of time that a graded area can be left uncovered after completion of grading and underground excavation construction. Also included will be short term stabilization practices in the event of unexpected lengthy delays in the above.

(g) Check dams and culverts where necessary to prevent significant erosion.

18. Prior to close of escrow TRANSCENTURY shall bond its agreement to pay the cost of a scientific study (cost not to exceed \$10,000) to determine if there is incompatibility between the present golf course use of the two holes (7 and 8) bordering the marsh and the historical function of that marsh. This determination shall take into account the scheduled county culvert improvements under Doran Park Road. In particular the study shall attempt to determine if placement of these golf holes use of the area for golf play, or the spray irrigation of holes, has or would significantly damaged the marsh, and whether removal of the holes at this point would improve the ecology of the marsh. The study shall also suggest other possible mitigation measures if

significant damage is found to have occurred. The study shall be performed by a panel of three scientists. First, one scientist shall be chosen by TRANSCENTURY; then one by the Executive Director of the Commission; and a third by the first two scientists. The study shall be completed within six months of the close of escrow referred to herein, unless the scientific panel determines that a full season shall be necessary for the study in which case the study shall be completed within eighteen months. Also prior to close of escrow, TRANSCENTURY shall bond the cost of removal of the golf course holes or the cost of alternative mitigation measures (costs not to exceed \$40,000). In the event that the Commission or its successor finds that such measures are necessary and appropriate based on the study, Transcentury shall undertake the necessary work. If Transcentury does not do so the Commission shall have a right of entry for the bonding company to do the necessary work. All such measures shall be completed within a reasonable period of time, but shall be contingent upon receipt of all necessary approvals by various public agencies. In the event that removal of the golf course holes is determined to be necessary and appropriate by the Commission in light of the study, such removal shall be contingent upon receipt of all necessary permits for relocation of the holes elsewhere in Bodega Harbour, which permits Transcentury shall diligently and in good faith seek, as a condition to this Agreement.

19. As a part of this agreement TRANSCENTURY specifically waives the right to further develop its project lands and the Bruhn Ranch other than as set forth in this agreement. Such waiver is made regardless of any future legislative changes in the continuing jurisdiction of the coastal commission or other successor agency.

The parties agree that should the Commission ever cease to exist then either the Secretary of Resources or the California Attorney General may exercise such powers and duties on behalf of and for the benefit of the people of the State of California.

XII FINALITY OF THIS AGREEMENT

This agreement is intended to be immediately effective in binding all parties hereto to a final settlement of the pending litigation. The settlement is conditioned upon opening of the escrow referred to herein within 60 days of this agreement and upon closing of the escrow referred to herein. Should the escrow, for any reason fail to open within 60 days or should it fail to close, however, this agreement shall automatically become null and void along with any stipulations for entry of judgment executed pursuant to this agreement.

Nothing herein contained shall prohibit the parties from making such other and further agreement as may be proper in the circumstances such as an extension of the escrow period, but any such agreements shall be in writing and approved by the respective parties. Both parties agree that a reasonable extension of the escrow period shall not be withheld by either party at the request of the other. Where the need for the extension is caused by failure of the party receiving the request to perform duties set forth in this agreement, the extension shall be granted for a sufficient period to allow performance of those duties plus all further steps required in the escrow.

XIII MISCELLANEOUS CONSIDERATIONS

Should any action be brought to enforce the terms and conditions of this settlement agreement, each party shall bear its own cost and attorney's fees.

This settlement agreement shall inure to the benefit of and be binding upon the parties hereto, their successors and assigns.

TRANSCENTURY PROPERTIES, INC.

By _____

CALIFORNIA COASTAL ZONE
CONSERVATION COMMISSION

By _____

Exhibits: "A" Development Plans Maps
"B" Draft Grant Deed and all maps
"C" Escrow Instructions
"D" Listing of Lot Modifications

OF NOVEMBER 4, 1976

Whereas a settlement agreement dated November 4, 1976, was executed between the California Coastal Zone Conservation Commission (hereinafter referred to as "Commission") and Transcentury Properties, Inc. (hereinafter referred to as "Transcentury") on December 6, 1976, and joint escrow instructions were issued on that date to Transamerica Title Insurance Company; and

Whereas the Commission desires that minor modifications be made to the grant deed referred to in paragraph 1 B of the said escrow instructions:

N o w T h e r e f o r e, in consideration of the mutual promises of the parties, it is hereby agreed as follows:

1. Transcentury agrees that the grant deed referred to in paragraph 1 B of the joint escrow instructions shall be amended to incorporate an additional clause agreed to by the parties expanding the public uses to be permitted within Tract B and to provide for acceptance by the State of California through the Director of General Services;

2. Transcentury agrees that with respect to the easements referred to in items 13 and 18 of schedule B of the preliminary title policy for Tracts A and B and easement C the settlement agreement herein does not give Transcentury or any other party vested rights under the Coastal Act to use said easements;

3. Transcentury agrees that with respect to the easements referred to in items 19 and 21 of schedule B of the preliminary title insurance policy for Tract D, the settlement agreement herein does not give Transcentury or any other party vested rights under the Coastal Act to pave said easements;

4. Transcentury agrees that the surveys of Tracts A, B, D, E and F and easements C and G referred to in Exhibit B (Grant Deed) of the settlement agreement herein are subject to correction for survey error within one year of the date of this agreement, provided that this agreement does not apply to the boundaries of any of the recorded lots remaining after the reversion to acreage maps contemplated in the settlement agreement have been filed;

5. The Commission agrees that it waives its claim that paragraph II C(5) of the escrow instructions requires that close of escrow cannot take place until 180 days following the adoption by the Sonoma County Board of Supervisors of its resolution dated December 20, 1976, approving the reversion to acreage of all land to be left unsubdivided under the settlement agreement. Transcentury and Potlatch Corporation agree to indemnify the Commission against loss by reason of any defect in said reversion to acreage; and

6. The Commission and Transcentury agree that the escrow shall be closed as soon as possible in accordance with the escrow instructions as modified herein.

Dated this 18th day of May, 1977.

CALIFORNIA COASTAL ZONE CONSERVATION COMMISSION

By Joseph E. Balsort
Executive Director

TRANSCENTURY PROPERTIES, INC.

By William L. Chamberlain
President

POTLATCH CORPORATION

By Bill B. Full
President

E

GRANT DEED OF REAL PROPERTY AND
OPEN SPACE EASEMENT

This Grant Deed of Real Property and Open Space Easement is by and between Transcentury Properties, a California corporation, (hereinafter referred to as "Grantor"), the State of California, and the County of Sonoma,

WITNESSETH that:

WHEREAS Grantor is the owner of certain real property in Sonoma County known as the "Bodega Harbour" development together with adjacent property known as the "Bruhn Ranch", which properties are described in the deeds recorded with the Sonoma County Recorder at Book 2461 pages 701, 733, and 737;

and,

WHEREAS, the Department of General Services is an agency of the State of California empowered to accept grants of real property to the State, and

WHEREAS, the California Coastal Commission is an agency of the State of California whose duties include preservation, protection and restoration of the coastal zone environment for the benefit of present and future residents and who has entered into a contract with grantor which requires that this grant be made in furtherance of the public interest in the preservation and protection of amenities in the Coastal Zone and,

WHEREAS, the County of Sonoma is a subdivision of the State of California which owns and operates Doran County Park adjacent to the Bodega Harbour Development;

and,

WHEREAS, Grantor desires to insure reasonable public access to and full public use of all beach areas in the Bodega Harbour Development; and,

WHEREAS, certain other portions of the Bodega Harbour Development and adjacent property owned by grantor are currently in their natural state, having natural beauty and containing significant ecological communities of aesthetic and scientific value, which lands are suitable for low intensity agricultural uses and some limited recreational uses such as equestrian or hiking trails, and other open space uses which would not significantly detract from the aforementioned aesthetic, scientific and ecological value of said property; and,

WHEREAS, Grantor desires that said real property shall forever remain as open space either in its natural state or as agricultural land, devoted only to those uses set forth above; and,

WHEREAS, Grantor, the County, and the Commission all recognize that the natural environment of the Bodega Bay community and surrounding lands, of which the grantor's real property is a part, may be endangered by excessive development of residential units in the vicinity of Bodega Bay and that therefore it is desirable that development rights on natural lands such as those described above be surrendered in perpetuity to discourage the development of surrounding lands or to create buffer zones between developments; and,

WHEREAS, the County and the Department of General Services on behalf of the State of California have agreed to receive interests in various portions of the real property comprising the Bodega Harbour subdivision and grantor's adjacent property as set forth below upon the understanding that the foregoing expressed intentions of Grantor shall forever be honored and defended;

NOW, THEREFORE, in consideration of the mutual covenants herein and of the foregoing agreement and promise of the County and the State, its successors and assigns, to uphold the intentions of Grantor, Grantor therefore grants and conveys all of his rights, title and interest in and to the following property, to wit:

1. A fee simple absolute interest to the County of Sonoma in all those lands contained within the Bodega Harbour Development as described above from the mean high tide line of the Pacific Ocean to the top of the coastal bluff, or where there are no bluffs, the line of first significant vegetation in the coastal dunes. Such beach and bluff property (hereinafter referred to as "Tract A") is more particularly described in the Appendix hereto.

Tract A is dedicated to the County as an addition to the existing Doran County Park, and the County covenants that said Tract A shall be administered as part of the Doran Park, that no motor vehicles shall be allowed on said Beach except for maintenance and emergency service, and that the County shall preserve and enhance said area and maintain said Beach as an aesthetically pleasing area for swimming, walking, picnicking, fishing, sunbathing and related recreational pursuits.

2. Grantor hereby grants to the County of Sonoma a parcel of land within the Bodega Harbour development as described above, adjacent to Mockingbird Road, more particularly described in the Appendix hereto as Tract "B". The above described parcel shall be referred to hereinafter as "Tract B". Said dedication of Tract B to the County shall be upon condition, and subject to a right of reentry for condition broken such that Grantor or his successors or assigns may reacquire fee simple title to said parcel by appropriate judicial proceedings

should the County intentionally permit said parcel to be used in any way other than a) retention in its natural state or b) as a public parking area for use by members of the public to park their vehicles during daylight hours as and while they use the pedestrian access easement hereinafter described and the beach.

Provision by the County of sanitary facilities and a drinking fountain for public use shall be considered consistent with the use of "Tract B" as a public parking area, but prior to construction the County shall obtain (1) architectural approval (which shall not be unreasonably withheld) from the Environmental Committee established under the Declaration of Restrictions, Covenants and Conditions - Bodega Harbour and (2) a coastal development permit pursuant to the Coastal Act of 1976.

The County further covenants with respect to Tract B that it will maintain said Tract and any improvements placed thereon in good repair and shall make reasonable efforts to keep Tract B free of litter and prevent its use from detracting from the aesthetic value of surrounding lands.

3. Grantor additionally grants to the County of Sonoma a pedestrian access easement running between Tract A and Tract B through Pinnacle Gulch. Said easement is granted in perpetuity and shall be appurtenant to Tracts A and B and for the benefit of Tracts A and B, and shall run with the land and be binding upon Grantor and all of its successors and assigns. Said easement shall be referred to hereinafter as "Easement C" and is more particularly described in the Appendix hereto. No use shall be made of this easement by the public until such time as TRANSCENTURY has developed a parking lot and trail and a public agency has assumed responsibility for the maintenance and operation of the access easement.

4. Grantor identifies a series of parcels within the Bodega Harbour development and the Bruhn Ranch as "Tract D" as fully described in the Appendix hereto.

Grantor grants to the County of Sonoma and to the State of California, their successors and assigns, in consideration of the mutual covenants and promises contained herein, an open space and conservation easement, hereinafter defined, over and across Tract D to preserve and protect in perpetuity the natural and aesthetic value thereof. Said open space and conservation easement shall be appurtenant to and for the benefit of Tract A and B described above, and appurtenant to the scenic highway corridor, State Highway One which is contiguous to and adjacent to Tract D, and Grantor intends that said open space easement shall run with the land in perpetuity and shall bind Grantor, his successors and assigns.

Grantor further intends and hereby specifically provides that either the County or the State of California, or their respective successors or assigns, as owner of real property to which the open space easement herein granted is appurtenant, shall have the right to enforce said easement, and

further, that either the County or the State and their respective successors and assigns, may enter upon the land which is subject to said easement for the purpose of inspection to insure protection of their rights under this grant after giving notice to Grantor, his successors or assigns, but that neither the County nor the State shall have any right to administer or control said lands in any way except to prevent uses which are inconsistent with the conservation easement granted herein. Grantor specifically intends by its offer, and the County and State specifically intend by their acceptance thereof, that neither the County nor the State of California shall have any right of control over or duties and responsibilities with respect to Tract D which would subject the County or the State of California to any liability for injury occurring upon the lands encompassed in Tract D inasmuch as the County and the State of California shall have no right to go upon said land for the purpose of correcting any dangerous condition as defined by Government Code section 830.

Grantor intends that the open space and conservation easement granted herein shall confine the use of Tract D solely to low intensity agricultural uses such as livestock grazing, low density recreational uses such as equestrian or hiking trails, and such other open space uses as the County and the Commission, or their respective successors or assigns, shall agree do not conflict with the aesthetic and environmental values which Grantor and Grantees seek to preserve through the grant of this easement. In particular, all development rights for subdivision or construction of structures, except those reasonably necessary to carry on the agricultural, recreation, and open space uses described herein, are quit-claimed to the County and the State. Additionally, Grantor, by this easement, forever relinquishes any right of Grantor, his successors or assigns, to use for, or allow on Tract D any form of motorized recreation such as trail bikes, dune buggies, recreational trailers, automobiles, and any other vehicles; though Grantor reserves the right to make reasonable use of motorized equipment in pursuing agricultural uses of Tract D.

In recognition of the fact that future technology may suggest uses of this land for energy production through solar energy collection or wind generation or for aquaculture or other environmentally desirable innovations, the parties agree that grantor, his successors and assigns, may apply to the County and the Commission, or their respective successors and assigns, and to the California Attorney General for approval of any uses which are not specifically permitted in this instrument or which are impliedly or expressly prohibited and if all of the above parties agree in writing that such proposed use is appropriate in light of conditions as they stand at the time of such application, this instrument shall be deemed automatically modified to permit the use subject to whatever conditions are imposed or agreed to by the various parties. Such modifications to this instrument shall be recorded by grantor or his successors and assigns.

Grantor retains no right to extract any minerals, hydrocarbons, soils or other materials except water on or below the surface of Tract D, or to otherwise disturb the natural fauna, the existing natural floral communities, the soil structure or the natural aesthetic appearance of the land except as is reasonably necessary for such agricultural uses permitted by this grant unless Grantor, its successors or assigns, obtain the express written consent of the County and the Commission or their respective successors or assigns.

This open space and conservation easement shall not be surrendered by the County or the State or modified in any significant way without the concurrence of the Office of the California Attorney General.

5. Grantor hereby makes an irrevocable seven year offer to the Shoreline Unified School District to dedicate a ten (10) acre parcel in the northeast corner of the Bruhn Ranch suitable for use as a school site. Said ten (10) acre parcel shall be delineated at the time of acceptance of this offer, shall have frontage along Estero Lane, and shall be located entirely within the parcel described as "Tract E" in the Appendix hereto. If this offer is accepted, the School District shall have seven years to commence use of the parcel as a school site. Failure to commence such use within that period, or any attempt to use the parcel for any other purpose shall operate to revert fee simple title to the ten (10) acre parcel in TRANSCENTURY, its successors or assigns, subject to the open space easement provided in Paragraph 4 above. Said easement shall forever continue to operate on said ten (10) acre parcel unless and until the School District shall accept the above offer and actually commence use of the parcel as a school site. During such use as a school site, the easement shall be inoperative only as is necessary to permit use as a school site.

6. Grantor hereby quit-claims to the County all right, title and interest it may have to an 11.28 acre parcel of tideland marsh more particularly described as "Tract F" in the Appendix hereto.

7. Grantor further grants to the County of Sonoma a pedestrian access easement to connect a presently dedicated easement through Shirt Tail Gulch to the beach with public roads as planned under the new development plan agreed to by the parties hereto. Said easement is granted in perpetuity and shall be appurtenant to Tracts A and B and the dedicated road right of ways appurtenant to such easement and shall be for the benefit of Tracts A and B and such road right of ways, and shall run with the land and be binding upon grantor and all of its successors and assigns. Said easement shall be referred to hereinafter as "Easement G" and is more particularly described in the Appendix hereto.

No use shall be made of this easement by the public until such time as the County of Sonoma undertakes to develop the pedestrian access easement through Shirt Tail Gulch and further assumes responsibility for the maintenance and operation of the entire access easement.

To have and to hold unto the County and the State, their successors and assigns forever.

IN WITNESS WHEREOF, said corporation has caused its corporate name to be affixed hereto and this instrument to be executed by its President and its Secretary thereunto duly authorized, this 23rd day of May, 1977.

TRANSCENTURY PROPERTIES, INC.

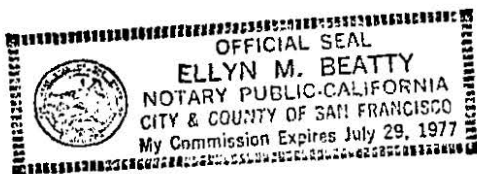
By William E. Chamberlain
President

By Clifford W. Woodward
Secretary

STATE OF CALIFORNIA)
CITY &) ss.
COUNTY OF SAN FRANCISCO)

On this 23rd day of May, 1977, before me, the undersigned, a Notary Public in and for said State, personally appeared William E. Chamberlain, known to me to be the President and Clifford W. Woodward, known to me to be the Secretary of the Corporation that executed the within Instrument, known to me to be the persons who executed the within Instrument on behalf of the Corporation therein named, and acknowledged to me that such Corporation executed the within Instrument pursuant to its by-laws or a resolution of its board of directors.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the county and state aforesaid the day and year in this certificate first above written



Ellyn M. Beatty
Ellyn M. Beatty
NOTARY PUBLIC
State of California

Acceptance of this Deed is hereby acknowledged on behalf of the County of Sonoma, this ___ day of _____, 1977.

Chairman, County Board of Supervisors

STATE OF CALIFORNIA)
COUNTY OF _____) ss.

On this ___ day of _____, 1977, before me, the

undersigned, a Notary Public in and for said State, personally appeared _____, known to me to be Chairman of the Board of Supervisors, County of Sonoma, and known to be the person who executed the within instrument on behalf of said public corporation, agency or political subdivision, and acknowledged to me that such Board of Supervisors executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the county and state aforesaid the day and year in this certificate first above written.

NOTARY PUBLIC
State of California

This is to certify that the interest in real property conveyed by document dated _____, from Transcentury Properties, Inc. to the State of California is hereby accepted and the Grantee consents to recordation thereof.

David E. Janssen
Director of General Services

By _____
ROBERT K. McCUE
Chief Land Agent

STATE OF CALIFORNIA)
) ss.
COUNTY OF _____)

On this _____ day of _____, 1977, before me, the undersigned, a Notary Public in and for said State, personally appeared _____, known to me to be Chief Land Agent of Department of General Services, State of California, and known to me to be the person who executed the within instrument on behalf of said public corporation, agency or political subdivision, and acknowledged to me that such Department of General Services executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the county and state aforesaid the day and year in this certificate first above written.

NOTARY PUBLIC
State of California

November 5, 1976

TRACT "A"

Being a tract of land lying between the top of the coastal cliff and the line of first significant vegetation in the coastal dunes of Bodega Bay and the Ordinary High Water Mark, said tract of land being located in the Bodega Rancho and being a part of Parcel "B", Bodega Harbour Unit No. 1 as recorded in Book 157 of Maps, Pages 17 to 30 inclusive, Sonoma County Records; also being a part of Parcel 3, Parcel Map No. 3594 as recorded in Book 186 of Maps, Pages 31 and 32, Sonoma County Records and also being a part of Parcel "K", Common Area, Lot 1, Block 42, Lot 1, Block 43, Parcel "L", Common Area, Lot 1, Block 44, Parcel "M", Common Area, Lot 1, Block 45, Parcel "N", Common Area, Lot 1, Block 46, Parcel "O", Common Area, Lot 1, Block 47 and Parcel "F", Common Area, as shown on that map of Bodega Harbour, Unit No. 3 as recorded in Book 200 of Maps, Pages 1 to 22 inclusive, Sonoma County Records, and being more particularly described as follows:

Beginning at the most southerly corner of Parcel "F" Common Area as hereinbefore mentioned; thence from said point of beginning and along the Ordinary High Water Mark as shown on that Record of Survey as recorded in Book 114 of Maps at Page 24, Sonoma County Records, the following courses: North $40^{\circ}01'53''$ West 146.25 feet; North $52^{\circ}12'26''$ West 263.24 feet, North $66^{\circ}21'06''$ West 236.87 feet, North $16^{\circ}41'30''$ East 111.66 feet, North $49^{\circ}57'11''$ West 275.30 feet, North $63^{\circ}15'48''$ West 64.67 feet, North $72^{\circ}23'28''$ West 76.64 feet, North $88^{\circ}31'58''$ West 167.78 feet, North $52^{\circ}02'19''$ West 49.74 feet, North $64^{\circ}36'12''$ West 81.59 feet, North $46^{\circ}00'24''$ West 94.50 feet, North $35^{\circ}37'12''$ West 264.54 feet, North $43^{\circ}44'46''$ West 447.33 feet, North $55^{\circ}55'01''$ West 312.11 feet, North $48^{\circ}01'30''$ West 380.38 feet, North $57^{\circ}44'38''$ West 296.63 feet, North $51^{\circ}47'20''$ West 172.16 feet, North $78^{\circ}06'46''$ West 62.35 feet, South $67^{\circ}09'35''$ West 61.94 feet, South $22^{\circ}34'29''$ West 57.89 feet, South $71^{\circ}41'25''$ West 27.98 feet, North $19^{\circ}21'35''$ West 39.07 feet, North $11^{\circ}25'48''$ East 43.08 feet, North $26^{\circ}04'12''$ East 41.07 feet, North $38^{\circ}08'39''$ West 45.07 feet, North $69^{\circ}21'34''$ West 29.02 feet, North $17^{\circ}57'44''$ West 16.03 feet, North $28^{\circ}26'36''$ West 65.11 feet, North $53^{\circ}38'46''$ West 174.25 feet, North $60^{\circ}00'04''$ West 392.27 feet, North $62^{\circ}20'30''$ West 473.79 feet North $68^{\circ}27'31''$ West 441.98 feet, North $72^{\circ}02'05''$ West 266.07 feet, North $70^{\circ}42'05''$ West 731.56 feet, North $74^{\circ}12'26''$ West 502.23 feet, North $78^{\circ}31'23''$ West 721.95 feet to the southwesterly corner of Parcel B, Bodega Harbour Unit No. 1 as hereinbefore mentioned; thence leaving said Ordinary High Water Mark and along the westerly boundary of said Parcel "B" North $12^{\circ}38'49''$ East 231.94 feet;

APPENDIX "A"

thence leaving said boundary of said Parcel B and along the line of first significant vegetation South $78^{\circ}31'23''$ East 289.06 feet; thence South $71^{\circ}20'22''$ East 372.03 feet to the southwesterly corner of Parcel 3, Parcel Map No. 3594 as hereinbefore mentioned; thence continuing South $71^{\circ}45'11''$ East 1005.54 feet; thence South $72^{\circ}46'31''$ East 252.05 feet; thence South $68^{\circ}40'41''$ East 954.32 feet to the southeasterly corner of Parcel 1, Parcel Map No. 3594 as hereinbefore mentioned; thence leaving the said line of first significant vegetation North $27^{\circ}39'30''$ East 95.50 feet to a point; thence from said point and along the top of the Coastal Cliff lying approximately 10 feet southwesterly of the following described meander line; thence from said point and crossing said Lot 1, Block 42, South $51^{\circ}00'00''$ East 62.44 feet; thence North $89^{\circ}31'54''$ East 61.94 feet; thence South $73^{\circ}50'10''$ East 152.26 feet to a point on the common boundary of said Lot 1, Block 42 and said Parcel "K", Common Area, from which point the most southerly corner of said Lot 1, Block 42 bears South $32^{\circ}01'03''$ West 130.0 feet; thence from the last mentioned point and continuing along said meander line and crossing said Parcel "K", Common Area South $36^{\circ}40'00''$ East 35.00 feet; thence South $0^{\circ}35'$ East 90.0 feet; thence North $83^{\circ}10'$ East 67.0 feet; thence South $40^{\circ}30'$ East 31.0 feet; thence South $27^{\circ}05'$ West 47.0 feet; thence South $34^{\circ}15'26''$ East 34.42 feet to a point on the common boundary of the hereinbefore mentioned Lot 1, Block 43 and said Parcel "K" Common Area, from which point the most westerly corner of said Lot 1, Block 43 bears South $33^{\circ}24'18''$ West 193.0 feet; thence from the last mentioned point and continuing along said meander line South $62^{\circ}10'$ East 54.0 feet; thence South $17^{\circ}00'$ East 34.0 feet; thence South $63^{\circ}00'$ East 52.0 feet; thence South $42^{\circ}15'$ East 57.0 feet; thence South $87^{\circ}50'$ East 54.0 feet; thence South $44^{\circ}35'$ East 225.0 feet; thence South $32^{\circ}10'$ East 56.0 feet; thence South $4^{\circ}20'$ West 40.0 feet; thence South $81^{\circ}25'$ East 46.0 feet; thence South $45^{\circ}40'$ East 36.0 feet; thence North $68^{\circ}55'$ East 37.0 feet; thence South $81^{\circ}51'38''$ East 87.89 feet to a point on the common boundary of said Lot 1, Block 43 and Parcel "L" Common Area, from which point the most southerly corner of said Lot 1, Block 43 bears South $56^{\circ}43'36''$ West 230.0 feet; thence from the last mentioned point and continuing along said meander line and crossing Parcel "L" Common Area South $43^{\circ}45'$ East 40.0 feet; thence South $1^{\circ}00'$ East 48.19 feet to a point on the common boundary of the hereinbefore mentioned Lot 1, Block 44 and said Parcel "L" Common Area, from which point the most westerly corner of said Lot 1, Block 44 bears South $39^{\circ}07'10''$ West 117.96 feet; thence from the last mentioned point and continuing along said meander line South $1^{\circ}00'$ East 31.81

feet; thence South $51^{\circ}11'48''$ East 94.76 feet; thence North $79^{\circ}25'$ East 98.0 feet; thence South $70^{\circ}57'06''$ East 156.55 feet to a point on the common boundary of said Lot 1, Block 44 and said Parcel "M" Common Area from which point the most southerly corner of said Lot 1, Block 44 bears South $29^{\circ}02'43''$ West 198.0 feet; thence from the last mentioned point and continuing along said meander line and crossing said Parcel "M" Common Area South $53^{\circ}45'$ East 41.0 feet, South $32^{\circ}40'33''$ East 63.36 feet to a point on the common boundary of the said Lot 1, Block 45 and said Parcel "M" Common Area, from which point the most westerly corner of said Lot 1, Block 45 bears South $33^{\circ}01'35''$ West 168.00 feet; thence from the last mentioned point and continuing along said meander line South $13^{\circ}35'$ East 70.0 feet; thence North $47^{\circ}00'$ East 42.00 feet; thence North $88^{\circ}15'$ East 28.0 feet; thence South $21^{\circ}55'$ East 55.0 feet; thence South $68^{\circ}00'$ East 57.0 feet; thence South $48^{\circ}06'39''$ East 66.27 feet to a point on the common boundary of said Lot 1, Block 45 and said Parcel "N" Common Area from which point the most southerly corner of said Lot 1, Block 45 bears South $40^{\circ}19'35''$ West 163.0 feet; thence from the last mentioned point and continuing along said meander line and crossing said Parcel "N" Common Area South $59^{\circ}50'$ East 60.86 feet to a point on the common boundary of the hereinbefore mentioned Lot 1, Block 46 and Parcel "N" Common Area from which point the most westerly corner of said Lot 1, Block 46 bears South $28^{\circ}09'03''$ West 201.21 feet; thence from the last mentioned point and continuing along said meander line South $59^{\circ}50'$ East 22.14 feet; thence South $11^{\circ}50'$ East 60.0 feet; thence South $13^{\circ}33'$ West 69.0 feet; thence South $24^{\circ}43'$ East 32.0 feet; thence South $82^{\circ}25'$ East 29.0 feet; thence North $46^{\circ}45'$ East 58.0 feet; thence South $78^{\circ}30'$ East 56.0 feet; thence South $47^{\circ}15'$ East 71.0 feet; thence South $37^{\circ}17'$ East 52.14 feet; thence South $64^{\circ}12'$ East 53.0 feet; thence South $40^{\circ}35'$ East 31.0 feet; thence South $17^{\circ}52'26''$ East 124.15 feet to a point on the common boundary of said Lot 1, Block 46 and Parcel "O" Common Area from which point the most southerly corner of said Lot 1, Block 46 bears South $44^{\circ}07'45''$ West 97.0 feet; thence from the last mentioned point and continuing along said meander line South $43^{\circ}39'38''$ East 47.26 feet; thence South $84^{\circ}55'$ East 69.0 feet; thence South $68^{\circ}50'$ East 49.51 feet to a point on the common boundary of the hereinbefore mentioned Lot 1, Block 47 and Parcel "O" Common Area, from which point the most westerly corner of said Lot 1, Block 47 bears North $44^{\circ}16'15''$ West 76.43 feet; thence from the last mentioned point and continuing along said meander line South $68^{\circ}50'$ East 34.49 feet; thence South $44^{\circ}15'$ East 110.0 feet; thence South $32^{\circ}53'$ East 32.0 feet; thence South $64^{\circ}30'$ East 62.0 feet; thence South $41^{\circ}15'$ East 41.0 feet; thence South $5^{\circ}10'$ East 90.0 feet; thence South $68^{\circ}55'18''$ East 70.76 feet to a point on the common boundary of said Lot 1,

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Block 47 and Parcel "O" Common Area, from which point the most southerly corner of said Lot 1, Block 47 bears South $44^{\circ}16'15''$ East 247.0 feet; thence from the last mentioned point and continuing along said meander line, North $84^{\circ}20'58''$ East 39.26 feet; thence South $39^{\circ}10'$ East 67.0 feet; thence South $70^{\circ}07'$ East 39.0 feet; thence South $4^{\circ}20'$ East 35.0 feet; thence North $80^{\circ}15'$ East 135.0 feet to a point on the common boundary of said Lot 1, Block 47 and Parcel "F" Common Area from which point the most westerly corner of said Parcel "F" Common Area bears South $38^{\circ}10'04''$ West 300.0 feet; thence from the last mentioned point and continuing along said meander line North $59^{\circ}50'$ East 40.0 feet; thence North $89^{\circ}56'13''$ East 158.60 feet; thence South $45^{\circ}07'$ East 101.0 feet; thence South $66^{\circ}45'$ East 54.0 feet; thence South $60^{\circ}20'$ East 62.0 feet; thence South $12^{\circ}30'$ West 34.0 feet; thence South $55^{\circ}20'$ East 93.0 feet; thence South $40^{\circ}10'$ East 53.0 feet; thence South $23^{\circ}45'$ East 102.0 feet; thence South $6^{\circ}06'$ East 39.0 feet; thence South $15^{\circ}50'$ West 58.0 feet; thence South $45^{\circ}55'07''$ East 49.84 feet; thence South $40^{\circ}00'$ East 99.0 feet; thence South $22^{\circ}35'$ East 105.0 feet; thence South $51^{\circ}50'$ East 66.0 feet; thence North $82^{\circ}55'19''$ East 57.61 feet; thence South $45^{\circ}54'$ East 35.0 feet; thence South $76^{\circ}03'$ East 51.0 feet; thence South $13^{\circ}15'$ East 95.0 feet; thence South $43^{\circ}10'37''$ East 78.75 feet to a point on the southeasterly boundary of said Parcel "F" Common Area; thence along said southeasterly boundary South $41^{\circ}50'18''$ West 133.69 feet to the point of beginning of the hereinabove described tract of land.

TRACT "B"

PARKING LOT

Being a part of the lands of Transcentury Properties, Inc., being located in the Bodega Rancho and being more particularly described as follows:

Commencing at the northeasterly corner of Lot 7, Block 4, as shown on that map of Bodega Harbour Unit No. 2 as recorded in Book 184 of Maps at Pages 16 to 24 inclusive, Sonoma County Records.

Thence from said point of commencement North $13^{\circ}23'48''$ East 60.00 feet to a point on the northerly right of way line of Mockingbird Road; thence along said right of way on a curve to the left with a radius of 300.00 feet from a tangent that bears South $76^{\circ}36'12''$ East, through a central angle of $5^{\circ}26'45''$ for a distance of 28.51 feet; thence South $82^{\circ}02'57''$ East 108.43 feet; thence along a tangent curve to the right with a radius of 280.00 feet, through a central angle of $6^{\circ}55'02''$ for a distance of 33.80 feet to the point of beginning of the parcel of land to be herein described.

Thence from said point of beginning North $10^{\circ}04'07''$ West 189.00 feet; thence East 100.00 feet; thence South $10^{\circ}04'07''$ East 179.02 feet; thence South $31^{\circ}14'18''$ West 48.00 feet to a point in the northerly right of way line of Mockingbird Road; thence along said northerly right of way line along a curve to the left with a radius of 280.00 feet from a tangent that bears North $58^{\circ}45'42''$ North, through a central angle of $16^{\circ}22'13''$ for a distance of 80.00 feet to the point of beginning of the herein above described parcel of land.

Containing 0.456 Acres.

November 5, 1976

EASEMENT "C"

10.00 FOOT PEDESTRIAN EASEMENT

Being a 10.00 foot pedestrian easement located in Parcel "E" Common Area, Lot 1, Block 46 and Parcel "O" Common Area, as the same are shown on that map of Bodega Harbour Unit No. 3 as recorded in Book 200 of Maps at Pages 1 to 22 inclusive, Sonoma County Records and being more particularly described as follows:

Commencing at the northeasterly corner of Lot 7, Block 4, as shown on that map of Bodega Harbour, Unit No. 2 as recorded in Book 184 of Maps at Pages 16 to 24 inclusive; thence from said point of commencement and along the right of way line of Mockingbird Road on a curve to the left with a radius of 360.00 feet from a tangent that bears South $76^{\circ}36'12''$ East through a central angle of $5^{\circ}26'45''$ for a distance of 34.22 feet; thence South $82^{\circ}02'57''$ East 108.43 feet; thence on a tangent curve to the right with a radius of 220.00 feet, through a central angle of $70^{\circ}20'07''$ for a distance of 270.07 feet; thence South $11^{\circ}42'50''$ East 53.06 feet to the point of beginning of the easement to be herein described.

Thence from said point of beginning a pedestrian easement over a strip of land 10.00 feet in width measured at right angles and lying 5.00 feet each side of the following described centerline South $44^{\circ}45'$ West 162.49 feet; thence South $72^{\circ}01'51''$ West 38.90 feet; thence South $63^{\circ}01'11''$ West 61.72 feet; thence South $73^{\circ}56'24''$ West 68.68 feet; thence South $57^{\circ}45'$ West 99.32 feet; thence South $62^{\circ}49'08''$ West 41.59 feet; thence North $82^{\circ}38'51''$ West 31.26 feet; thence South $26^{\circ}33'54''$ West 44.72 feet; thence South $55^{\circ}52'43''$ West 60.92 feet; thence South $50^{\circ}48'11''$ West 131.06 feet; thence South $88^{\circ}49'51''$ West 49.01 feet; thence South $20^{\circ}24'36''$ West 45.88 feet; thence South $34^{\circ}55'10''$ West 64.64 feet; thence South $12^{\circ}52'30''$ West 35.90 feet; thence South $31^{\circ}52'47''$ West 96.57 feet; thence South 38.00 feet; thence South $14^{\circ}29'05''$ West 123.94 feet; thence South $00^{\circ}12'16''$ West 82.12 feet; thence South $41^{\circ}12'25''$ West 119.47 feet; thence South $8^{\circ}50'31''$ East 91.08 feet; thence South $1^{\circ}54'33''$ West 90.05 feet; thence South $50^{\circ}57'52''$ West 95.27 feet; thence South $19^{\circ}58'59''$ West 58.52 feet; thence South $25^{\circ}26'53''$ West 122.51 feet; thence South $43^{\circ}30'19''$ West 81.87 feet; thence South $18^{\circ}26'06''$ West 25.30 feet; thence South $38^{\circ}26'49''$ West 99.64 feet; thence South $27^{\circ}47'26''$ West 83.65 feet; thence South $8^{\circ}39'09''$ West 46.53 feet; thence South $24^{\circ}23'11''$ West 82.93 feet; thence South $60^{\circ}00'$ West 90.94 feet; thence South $20^{\circ}55'28''$ West 109.20 feet; thence South $67^{\circ}32'12''$ West 183.90 feet more or less to a point on the Ordinary High Water Mark as shown on that Record of Survey recorded in Book 114 of Maps, Page 24, Sonoma County Records, said point being the point of termination of the hereinabove described centerline.

TRACT "D"

Being open space easements over the lands of Transcentury Properties, Inc., a corporation as described in those deeds recorded in Book 2461 of Official Records, Page 701, Book 2461 of Official Records, Page 733 and Book 2461 of Official Records at Page 737, Sonoma County Records and being more particularly described as follows:

PARCEL I

PARCEL ONE:

Being a portion of the tract of land known as the Bodega Rancho and further described as follows:

Commencing at a stake bearing South $39\frac{1}{2}^{\circ}$ East 20 links from a pair of posts in fence marked W. G. in a mound of rocks standing at the base of a gravelly hill on the summit of a sharp ridge dividing waters emptying into the Estero Americano from waters emptying into Bodega Harbor at a point at the head of a deep gulch emptying about $\frac{1}{2}$ mile southeasterly into the Estero Americano on the West side of the ridge road leading into Bodega Port from which a high prominent rock bears South $34-3/4^{\circ}$ East and signal post USCS bears South 17° East; thence North $2\frac{1}{2}^{\circ}$ East 39.48 chains; thence South $73\frac{1}{2}^{\circ}$ West 60.68 chains; thence South $15\frac{1}{2}^{\circ}$ East 6.51 chains; thence South 16° West 1.19 chains; thence South 45° West 5.17 chains; thence South $22\frac{1}{2}^{\circ}$ West 5.66 chains; thence South $53\frac{1}{2}^{\circ}$ West 4.63 chains; thence South 31° West 4.60 chains to the middle of bridge across Bodega Creek; thence South 63° West 7 chains; thence South 27° West 4.76 chains; thence South $61\frac{1}{2}^{\circ}$ West 4.12 chains; thence South $57-1/4^{\circ}$ West 7.66 chains to a point bearing South 78° West from point of beginning of W. M. Doran's tract 1.60 chains distant; thence North 79° East 9.45 chains; thence South $89\frac{1}{2}^{\circ}$ East 2.38 chains; thence South $83\frac{1}{2}^{\circ}$ East 23.80 chains; thence North $86\frac{1}{2}^{\circ}$ East 7.82 chains; thence North $61\frac{1}{2}^{\circ}$ East 14.50 chains; thence North $77^{\circ} 10'$ East 4.84 chains; thence North $81-1/4^{\circ}$ East 7.37 chains; thence North 59° East 5.30 chains; thence North 87° East 4.35 chains; thence South $70\frac{1}{2}^{\circ}$ East 5.82 chains; thence North 27° East 5.90 chains to the place of beginning.

EXCEPTING THEREFROM that 30 foot strip of land conveyed by deed from W. M. Waggle to W. M. Doran, dated September 15, 1874 and recorded January 2, 1875 in Book 47 of Deeds, Page 624, Sonoma County Records.

ALSO EXCEPTING THEREFROM that 2 496/1000 acre portion conveyed by deed from Wm. M. Waggle and Susannah Waggle, his wife, to Wm. M. Doran dated December 4, 1868 and recorded January 4, 1869 in Book 25 of Deeds, Page 431, Sonoma County Records.

PARCEL TWO:

Beginning at witness rock IE a large rock in Patrick Quinlan Tract of land on the South side and across the Bodega Creek, South $13\frac{1}{2}^{\circ}$ East and on other rock on the south side of said creek, North 64° East from thence in an easterly direction until it strikes Is Gale line on a parallel line with the old survey said strip of land being 57 links wide.

EXCEPTING from Parcels One and Two above described that portion conveyed to County of Sonoma by deed dated August 4, 1955 and recorded August 18, 1955 under Recorder's Serial No. E-58121, Sonoma County Records.

PARCEL THREE:

Also a portion of the tract of land known as the Bodega Rancho more particularly bounded and described as follows:

Commencing at a stake bearing South $39\frac{1}{2}^{\circ}$ East 20 links from a pair of posts in fence marked W. G. in a mound of rocks standing at the base of a gravelly hill on the summit of sharp ridge dividing waters emptying into the Estero Americano from waters emptying into Bodega Harbor at a point at the head of a deep gulch emptying about $\frac{1}{2}$ mile Southeasterly into Estero Americano on the West side of the ridge road leading from the Bodega Corners to Bodega Port from which a high prominent rock bears South $34\text{-}3/4^{\circ}$ East (mag.) and signal post USCS bears South 17° East (mag.); thence South $39\text{-}3/4^{\circ}$ East 57.89 chains to mound of rocks on ridge 7.30 chains from the Estero Americano; thence North 64° East 7.30 chains; thence North 38° West 3 chains; thence North 16° East 8.79 chains (to post E 161; thence North $58\frac{1}{2}^{\circ}$ West 0.47 chains); thence North 66° East 4 chains; thence North $51\frac{1}{2}^{\circ}$ East 3.24 chains; thence South 66° East 8.75 chains; thence South $84\frac{1}{2}^{\circ}$ East 3.08 chains; thence North 27° East 8.82 chains; thence North 25° East 4.32 chains; thence North 10° East 2.41 chains; thence North 39° East 3.08 chains; thence North $66\frac{1}{2}^{\circ}$ East 7.04 chains; thence North 55° East 3.03 chains; thence North $17\frac{1}{2}^{\circ}$ East 4.84 chains; thence North $57\frac{1}{2}^{\circ}$ West 3.98 chains; thence

North $30\text{-}\frac{3}{4}^{\circ}$ West 8.44 chains; thence North $3\text{-}\frac{1}{4}^{\circ}$ West 2 chains; thence North $32\frac{1}{2}^{\circ}$ West 7.26 chains; thence North $24\frac{1}{2}^{\circ}$ West 9.70 chains; thence North $44\frac{1}{2}^{\circ}$ West 8.44 chains; thence North $54\frac{1}{2}^{\circ}$ West 5.72 chains; thence North $45\frac{1}{2}^{\circ}$ West 7.70 chains; thence North 28° West 8.06 chains; thence North 54° West 3.69 chains; thence North $76\text{-}\frac{1}{4}^{\circ}$ West 9.35 chains; thence North 16° West 9.42 chains; thence North $87\text{-}\frac{3}{4}^{\circ}$ West 3.66 chains; thence North 80° West 5 chains; thence North 69° West 10.86 chains; thence South $20\text{-}\frac{3}{4}^{\circ}$ West 15.19 chains; thence South $2\frac{1}{2}^{\circ}$ West 4.70 chains; thence South $9\frac{1}{2}^{\circ}$ West 4.28 chains; thence South $2\frac{1}{2}^{\circ}$ West 39.48 chains to the place of beginning.

EXCEPTING AND RESERVING from the last herein described tract of land the 346.84 acres sold and conveyed by Wm. M. Waggle and Susannah Waggle, his wife, to John Clark by deed dated February 27, 1865 and which said deed is duly recorded in Book 16 of Deeds, Page 642, Sonoma County Records.

Parcel One of the above is subject to a boundary line agreement as recorded in Book 2812 of Official Records at Page 257, Sonoma County Records.

Excepting from the above that part of Bodega Harbour Unit No. 2, as recorded in Book 184 of Maps, Pages 16 through 24, Sonoma County Records and being more particularly described as follows:

Commencing at the most easterly corner of Lot 7, Block 7, of said Bodega Harbour Unit No. 2; thence from said point of beginning South $41^{\circ}17'50''$ West 101.13 feet; thence South $64^{\circ}07'16''$ West 267.43 feet; thence North $76^{\circ}00'48''$ West 143.12 feet to the point of beginning of the parcel to be herein described.

Thence from said point of beginning North $66^{\circ}13'48''$ West 123.97 feet; thence North $3^{\circ}43'40''$ West 10.55 feet to a point in the northerly right of way line of Robin Court; thence along said right of way line along a curve to the right with a radius of 50.00 feet from a tangent that bears North $6^{\circ}09'13''$ East through a central angle of $83^{\circ}45'10''$ with a distance of 73.09 feet; thence along a curve to the left with a radius of 50.00 feet from a tangent that bears South $66^{\circ}05'37''$ East through a central angle of $32^{\circ}05'21''$ for a distance of 28.00 feet; thence along a curve to the right with a radius of 175.00 feet from a tangent that bears North $59^{\circ}49'02''$ East, through a central angle of

38°56'59" for a distance of 118.97 feet; thence South 81°13'59" East 77.49 feet; thence on a tangent curve to the left with a radius of 125.00 feet, through a central angle of 50°00'37" for a distance of 109.11 feet; thence North 48°45'24" East 61.65 feet; thence leaving Robin Court and to a point in the southerly right of way line of Heron Drive on a tangent curve to the left with a radius of 25.00 feet, through a central angle of 97°39'44" for a distance of 42.61 feet; thence along Heron Drive on a curve to the left with a radius of 400.00 feet, from a tangent that bears North 48°54'20" West through a central angle of 53°37'47" for a distance of 374.41 feet; thence along a curve to the right with a radius of 545.00 feet from a tangent that bears South 77°27'53" West through a central angle of 8°50'21" for a distance of 84.08 feet; thence leaving said southerly right of way line of Heron Drive North 3°43'40" West 60.00 feet to a point on the northerly right of way line of Heron Drive; thence along said right of way line along a curve to the left with a radius of 485.00 feet, from a tangent that bears North 86°18'28" East through a central angle of 8°50'35" for a distance of 74.86 feet; thence on a curve to the right with a radius of 460.00 feet from a tangent that bears North 77°27'53" East through a central angle of 63°05'02" for a distance of 506.47 feet; thence along a curve to the left with a radius of 340.00 feet, from a tangent that bears South 39°27'05" East through a central angle of 32°44'49" for a distance of 194.32 feet; thence along a curve to the right with a radius of 270.00 feet from a tangent that bears South 72°11'54" East through a central angle of 47°21'01" for a distance of 223.13 feet; thence South 24°50'53" East 279.99 feet; thence along a tangent curve to the right with a radius of 270.00 feet, through a central angle of 20°06'12" for a distance of 94.74 feet; thence leaving said right of way line and crossing Heron Drive North 66°13'48" West 71.46 feet to a point on the northwesterly right of way line of Heron Drive; thence leaving Heron Drive and continuing North 66°13'48" West 865.93 feet to the point of beginning of the herein described parcel of land.

Excepting from the above that parcel of land deeded to the Bodega Bay Public Utility District as described in that deed recorded in Book 2731 of Official Records at Page 680, Sonoma County Records.

"Subject to easements".

PARCEL II

Commencing at the common northwesterly corner of Lots 5 and 6, Block 7, of said Bodega Harbour Unit No. 2; thence from said point of commencement South $48^{\circ}45'24''$ West 17.00 feet; thence North $41^{\circ}14'36''$ West 50.00 feet to the point of beginning of the parcel of land to be herein described.

Thence from said point of beginning North $48^{\circ}45'24''$ East 61.65 feet; thence on a tangent curve to the left with a radius of 25.00 feet, through a central angle of $97^{\circ}39'44''$ for a distance of 42.61 feet; thence along a curve to the left with a radius of 400.00 feet from a tangent that bears North $48^{\circ}54'20''$ West through a central angle of $53^{\circ}37'47''$ for a distance of 374.41 feet; thence along a curve to the right with a radius of 545.00 feet from a tangent that bears South $77^{\circ}27'53''$ West through a central angle of $19^{\circ}20'38''$ for a distance of 184.00 feet; thence South $6^{\circ}21'44''$ East 102.99 feet; thence South $89^{\circ}06'28''$ East 96.21 feet; thence South $35^{\circ}23'00''$ East 122.07 feet; thence along a curve to the left with a radius of 50.00 feet, from a tangent that bears North $78^{\circ}41'23''$ East through a central angle of $18^{\circ}52'21''$ for a distance of 16.47 feet; thence along a curve to the right with a radius of 175.00 feet from a tangent that bears North $59^{\circ}49'02''$ East through a central angle of $38^{\circ}56'59''$ for a distance of 118.97 feet; thence South $81^{\circ}13'59''$ East 77.49 feet; thence along a tangent curve to the left with a radius of 125.00 feet, through a central angle of $50^{\circ}00'37''$ for a distance of 109.11 feet to the point of beginning of the herein described parcel of land (formerly Lots 1 to 13 inclusive, Block 8, Bodega Harbour Unit No. 2).

PARCEL III

Commencing at the northeast corner of Lot 9, Block 11, of said Bodega Harbour Unit No. 2; thence from said point of commencement North $24^{\circ}40'56''$ East 60.00 feet; thence along a curve to the left with a radius of 485.00 feet from a tangent that bears South $65^{\circ}19'04''$ East through a central angle of $33^{\circ}54'35''$ for a distance of 287.04 feet to the point of beginning of the parcel of land to be herein described.

Thence from said point of beginning along a curve to the left with a radius 485.00 feet from a tangent that bears North $80^{\circ}46'21''$ East through a central angle of $3^{\circ}18'28''$ for a distance of 28.00 feet; thence along a curve to the right with a radius of 460.00 feet from a tangent that bears North $77^{\circ}27'53''$ East through a central angle of $56^{\circ}43'54''$ for a distance of 455.47 feet; thence North $13^{\circ}51'24''$ East 138.71 feet; thence North $58^{\circ}43'02''$

West 92.44 feet; thence North $65^{\circ}25'58''$ West 76.97 feet; thence North $73^{\circ}36'49''$ West 74.19 feet; thence North $80^{\circ}21'30''$ West 84.01 feet; thence West 74.00 feet; thence South $86^{\circ}01'39''$ West 72.17 feet; thence South $13^{\circ}50'55''$ West 134.64 feet to the point of beginning of the herein described parcel of land (formerly Lots 1 to 6 inclusive, Block 9, Bodega Harbour Unit No. 2).

PARCEL IV

Commencing at the northeast corner of Lot 9, Block 11, of said Bodega Harbour Unit No. 2; thence from said point of commencement North $24^{\circ}40'56''$ East 60.00 feet to the point of beginning of the parcel of land to be herein described.

Thence from said point of beginning North $65^{\circ}19'04''$ West 265.00 feet; thence North $24^{\circ}40'56''$ East 199.00 feet; thence North $69^{\circ}18'28''$ East 99.65 feet; thence South $82^{\circ}30'15''$ East 114.98 feet; thence South $69^{\circ}42'09''$ East 77.83 feet; thence South $44^{\circ}16'38''$ East 125.54 feet; thence South $1^{\circ}46'48''$ East 239.00 feet; thence along a curve to the right with a radius of 485.00 feet, from a tangent that bears South $88^{\circ}13'12''$ West, through a central angle of $26^{\circ}27'44''$ for a distance of 224.00 feet to the point of beginning of the herein above described parcel of land (formerly Lots 1 to 10 inclusive, Block 10 and Mallard Court, Bodega Harbour Unit No. 2).

PARCEL V

Commencing at the most northerly corner of Lot 1, Block 11, of said Bodega Harbour Unit No. 2; thence from said point of commencement along a curve to the right with a radius of 395.00 feet from a tangent that bears South $67^{\circ}55'43''$ East through a central angle of $2^{\circ}36'39''$ for a distance of 18.00 feet; thence North $24^{\circ}40'56''$ East 60.00 feet; thence along a curve to the left with a radius of 455.00 feet, through a central angle of $4^{\circ}28'27''$ for a distance of 35.53 feet to the point of beginning of the parcel of land to be herein described.

Thence from said point of beginning along a curve to the left with a radius of 455.00 feet from a tangent that bears North $69^{\circ}47'31''$ West through a central angle of $29^{\circ}46'50''$ for a distance of 236.50 feet; thence along a curve to the right with a radius of 400.00 feet from a tangent that bears South $80^{\circ}25'39''$ West through a central angle of $3^{\circ}09'04''$ for a distance of 22.00 feet; thence North $9^{\circ}17'40''$ East 106.89 feet; thence North $59^{\circ}42'28''$ East 26.01 feet; thence North $88^{\circ}07'06''$ East 148.62 feet; thence South $55^{\circ}27'06''$ East 74.06 feet; thence South $3^{\circ}03'44''$ East 100.25 feet to the point of beginning of the herein above described parcel of land (formerly Lots 1 to 3 inclusive, Block 12, Bodega Harbour Unit No. 2).

PARCEL VI

Commencing at the northeasterly corner of Lot 19, Block 13, of said Bodega Harbour Unit No. 2; thence from said point of commencement North $13^{\circ}32'54''$ East 60.00 feet to the point of beginning of the parcel of land to be herein described.

Thence from said point of beginning North $76^{\circ}27'06''$ West 252.74 feet; thence on a tangent curve to the left with a radius of 455.00 feet, through a central angle of $34^{\circ}34'49''$ for a distance of 274.61 feet; thence South $68^{\circ}58'05''$ West 127.00 feet; thence North $12^{\circ}52'09''$ West 86.05 feet; thence North $30^{\circ}15'23''$ East 55.57 feet; thence North $70^{\circ}51'59''$ East 103.73 feet; thence North $80^{\circ}16'48''$ East 76.95 feet; thence South $89^{\circ}49'37''$ East 197.84 feet; thence South $76^{\circ}27'06''$ East 254.64 feet; thence South $33^{\circ}56'53''$ East 44.40 feet; thence South $13^{\circ}32'54''$ West 80.00 feet to the point of beginning of the herein above described parcel of land (formerly Lots 1 to 10 inclusive, Block 14, Bodega Harbour Unit No. 2).

PARCEL VII

Beginning at the northwest corner of Lot 5, Block 21, of said Bodega Harbour Unit No. 2; thence from said point of beginning South $85^{\circ}55'00''$ East 125.00 feet; thence North $1^{\circ}34'03''$ West 86.90 feet; thence North $19^{\circ}00'10''$ West 228.01 feet; thence South $70^{\circ}59'50''$ West 115.00 feet; thence North $19^{\circ}00'10''$ West 43.32 feet; thence along a tangent curve to the left with a radius of 525.00 feet, through a central angle of $1^{\circ}49'12''$ for a distance of 16.68 feet; thence North $57^{\circ}24'40''$ East 80.77 feet; thence North $32^{\circ}35'20''$ West 115.00 feet; thence North $56^{\circ}19'11''$ West 65.54 feet; thence North $32^{\circ}35'20''$ West 115.00 feet; thence South $57^{\circ}24'40''$ West 50.00 feet; thence South $70^{\circ}29'40''$ West 204.39 feet; thence South $83^{\circ}22'21''$ West 152.06 feet; thence South $72^{\circ}57'30''$ West 88.80 feet; thence South $60^{\circ}40'30''$ West 88.80 feet; thence South $48^{\circ}23'30''$ West 88.80 feet; thence South $36^{\circ}06'30''$ West 88.80 feet; thence South $60^{\circ}02'00''$ East 115.00 feet; thence along a curve to the left with a radius of 300.00 feet, from a tangent that bears South $29^{\circ}58'00''$ West through a central angle of $19^{\circ}05'31''$ for a distance of 99.96 feet; thence South $79^{\circ}07'31''$ East 60.00 feet; thence along a curve to the right with a radius of 240.00 feet from a tangent that bears North $10^{\circ}52'29''$ East, through a central angle of $14^{\circ}19'31''$ for a distance of 60.01 feet; thence South $64^{\circ}48'00''$ East 115.00 feet; thence North $36^{\circ}11'00''$ East 47.63 feet; thence North $58^{\circ}09'00''$ East 47.63 feet; thence North $79^{\circ}36'17''$ East 54.94 feet; thence North $83^{\circ}56'03''$ East 70.00 feet; thence North $82^{\circ}24'01''$ East 75.39 feet; thence North $76^{\circ}41'30''$ East 78.63 feet; thence North $70^{\circ}38'30''$

East 78.63 feet; thence North $69^{\circ}45'25''$ East 76.29 feet; thence South $19^{\circ}00'10''$ East 177.78 feet; thence along a tangent curve to the right with a radius of 275.00 feet, through a central angle of $40^{\circ}17'10''$ for a distance of 193.36 feet; thence along a curve to the left with a radius of 375.00 feet from a tangent that bears South $21^{\circ}17'00''$ West through a central angle of $5^{\circ}59'09''$ for a distance of 39.18 feet; thence along a curve to the right with a radius of 25.00 feet from a tangent that bears South $15^{\circ}17'51''$ West through a central angle of $82^{\circ}49'09''$ for a distance of 36.14 feet; thence South $81^{\circ}53'00''$ East 101.06 feet; thence along a curve to the right with a radius of 25.00 feet from a tangent that bears North $81^{\circ}53'00''$ West through a central angle of $99^{\circ}35'39''$ for a distance of 43.46 feet; thence along a curve to the right with a radius of 325.00 feet from a tangent that bears North $17^{\circ}42'39''$ East through a central angle of $3^{\circ}34'21''$ for a distance of 20.26 feet; thence on a curve to the left with a radius of 325.00 feet, from a tangent that bears North $21^{\circ}17'00''$ East through a central angle of $17^{\circ}12'00''$ for a distance 97.57 feet to the point of beginning of the herein described parcel of land (formerly Lots 1 to 10 inclusive, Block 16; Lot 1, Block 17; Lots 1 to 8 inclusive, Block 18; Lots 1 to 4 inclusive, Block 21; Sea Way and a part of Mainsail Drive, Bodega Harbour Unit No. 2).

PARCEL VIII

Beginning at the southwest corner of Lot 13, Block 21, of said Bodega Harbour Unit No. 2; thence from said point of beginning along a curve to the left with a radius of 305.00 feet, from a tangent that bears South $68^{\circ}29'00''$ West through a central angle of $7^{\circ}30'46''$ for a distance of 39.99 feet; thence along a curve to the right with a radius of 25.00 feet, from a tangent that bears South $60^{\circ}58'14''$ West, through a central angle of $81^{\circ}17'07''$ for a distance of 35.47 feet; thence North $37^{\circ}44'39''$ West 52.96 feet; thence along a tangent curve to the right with a radius of 325.00 feet through a central angle of $10^{\circ}32'48''$ for a distance of 59.82 feet; thence North $74^{\circ}24'30''$ East 93.80 feet; thence South $21^{\circ}31'00''$ East 115.00 feet to the point of beginning of the herein above described parcel of land (formerly Lot 12, Block 21, Bodega Harbour Unit No. 2).

PARCEL IX

Beginning at the northwest corner of Lot 3, Block 22, of said Bodega Harbour Unit No. 2; thence from said point of beginning along a curve to the left with a radius of 245.00 from a tangent that bears South $88^{\circ}59'00''$ West through a central angle of $41^{\circ}18'00''$ for a distance of 176.60 feet; thence South $42^{\circ}19'00''$ East 120.00 feet; thence North $58^{\circ}00'30''$ East 44.81 feet;

thence North $78^{\circ}39'30''$ East 44.81 feet; thence North $1^{\circ}01'00''$ West 120.00 feet to the point of beginning of the hereinabove described parcel of land (formerly Lots 1 and 2, Block 22, Bodega Harbour Unit No. 2).

PARCEL X

Beginning at the most northerly corner of Lot 10, Block 22, of said Bodega Harbour Unit No. 2; thence from said point of beginning and along a curve to the left with a radius of 205.00 feet, from a tangent that bears North $39^{\circ}10'00''$ East through a central angle of $16^{\circ}47'00''$ for a distance of 60.05 feet; thence South $67^{\circ}37'00''$ East 115.00 feet; thence South $34^{\circ}23'49''$ West 92.72 feet; thence North $50^{\circ}50'00''$ West 109.08 feet to the point of beginning of the hereinabove described parcel of land (formerly Lot 11, Block 22, Bodega Harbour Unit No. 2).

PARCEL XI

Beginning at the northeast corner of Lot 2, Block 23, of said Bodega Harbour Unit No. 2; thence from said point of beginning along a curve to the left with a radius of 145.00 feet from a tangent that bears North $3^{\circ}45'00''$ East through a central angle of $14^{\circ}56'04''$ for a distance of 37.80 feet; thence along a curve to the right with a radius of 230.00 feet, from a tangent that bears North $11^{\circ}11'04''$ West, through a central angle of $11^{\circ}26'04''$ for a distance of 45.90 feet; thence North $89^{\circ}45'00''$ West 113.80 feet; thence South $1^{\circ}36'37''$ West 75.71 feet; thence South $66^{\circ}15'00''$ East 123.00 feet to the point of beginning of the herein described parcel of land (formerly Lot 3, Block 23, Bodega Harbour Unit No. 2).

PARCEL XII

Beginning at the most northerly corner of Lot 6, Block 25, of said Bodega Harbour Unit No. 2; thence from said point of beginning North $37^{\circ}44'00''$ East 15.64 feet; thence North $52^{\circ}16'00''$ West 60.00 feet; thence South $37^{\circ}44'00''$ West 63.64 feet; thence North $52^{\circ}16'00''$ West 115.00 feet; thence South $37^{\circ}44'00''$ West 70.00 feet; thence South $52^{\circ}16'00''$ East 115.00 feet; thence South $57^{\circ}01'53''$ East 60.21 feet; thence North $37^{\circ}44'00''$ East 113.00 feet to the point of beginning of the hereinabove described parcel of land (formerly Lot 1, Block 24 and a part of Sea Way, Bodega Harbour Unit No. 2).

PARCEL XIII

Beginning at the most northerly corner of Lot 6, Block 25, Bodega Harbour Unit No. 2; thence from said point of beginning South $52^{\circ}16'00''$ East 90.00 feet; thence South $30^{\circ}43'49''$ East 108.05 feet; thence South $60^{\circ}09'29''$ East 398.32 feet; thence North $34^{\circ}18'20''$ East 553.96 feet; thence North

21°35'16" East 657.78 feet; thence North 50°26'12" East 247.93 feet; thence North 31°34'58" East 138.04 feet; thence along a curve to the left with a radius of 95.00 feet, from a tangent that bears North 77°48'30" West through a central angle of 43°20'36" for a distance of 71.87 feet; thence along a curve to the right with a radius of 230.00 feet from a tangent that bears South 58°50'54" West through a central angle of 48°34'36" for a distance of 195.00 feet; thence North 17°25'30" East 60.00 feet; thence North 45°52'36" East 102.74 feet; thence North 0°05'30" East 90.00 feet; thence North 89°54'30" West 349.98 feet; thence South 0°05'30" West 115.00 feet; thence North 89°54'30" West 70.00 feet; thence North 0°05'30" East 115.00 feet; thence North 89°54'30" West 453.00 feet; thence North 0°18'20" West 203.73 feet; thence South 53°27'40" West 329.66 feet; thence South 42°39'40" West 659.33 feet; thence South 48°49'40" West 131.87 feet; thence South 57°21'40" West 444.50 feet; thence South 32°35'20" East 115.00 feet; thence South 56°19'11" East 65.54 feet; thence South 32°35'20" East 115.00 feet; thence North 80°48'33" East 177.42 feet; thence North 64°43'00" East 137.14 feet; thence South 66°10'20" East 137.14 feet; thence South 20°22'35" East 111.08 feet; thence South 47°40'23" East 110.01 feet; thence South 52°16'00" East 115.00 feet; thence North 37°44'00" East 63.64 feet; thence South 52°16'00" East 60.00 feet; thence South 37°44'00" West 15.64 feet to the point of beginning of the hereinabove described parcel of land (formerly Blocks 33, 34, 35, 36, 37, 38, 39 and 40; Parcel "H" Common Area, Parcel "J" Common Area, Sea Way, Port Court, Lighthouse Road, Jim Hawkins Court, Davey Jones Court; all as shown on that map of Bodega Harbour Unit No. 3 as recorded in Book 200 of Maps, Pages 1 to 22 inclusive, Sonoma County Records).

PARCEL XIV

Beginning at the most northerly corner of Lot 9, Block 4, as shown on that map of Bodega Harbour Unit No. 3 as recorded in Book 200 of Maps, Pages 1 to 22 inclusive, Sonoma County Records; thence from said point of beginning along a curve to the left with a radius of 305.00 feet, from a tangent that bears North 59°41'03" East through a central angle of 33°48'50" for a distance of 180.00 feet; thence South 64°07'47" East 110.00 feet; thence South 37°08'30" West 162.23 feet; thence South 54°02'55" West 81.51 feet; thence North 30°18'57" West 110.00 feet to the point of beginning of the hereinabove described parcel of land (formerly Lots 10 to 12 inclusive, Block 4, Bodega Harbour Unit No. 3).

PARCEL XV

Commencing at the most northerly corner of Lot 9, Block 4 of said Bodega Harbour Unit No. 3; thence from said point of commencement along a curve to the left with a radius of 305.00 feet from a tangent that bears North $59^{\circ}41'03''$ East through a central angle of $42^{\circ}27'18''$ for a distance of 226.00 feet to the point of beginning of the parcel of land to be herein described.

Thence from said point of beginning along a curve to the left with a radius of 305.00 feet, from a tangent that bears North $17^{\circ}13'45''$ East, through a central angle of $11^{\circ}28'23''$ for a distance of 61.07 feet; thence along a curve to the right with a radius of 25.00 feet, from a tangent that bears North $5^{\circ}45'22''$ East, through a central angle of $81^{\circ}17'07''$ for a distance of 35.47 feet; thence North $87^{\circ}02'29''$ East 150.39 feet; thence on a tangent curve to the right with a radius of 275.00 feet, through a central angle of $11^{\circ}40'03''$ for a distance of 56.00 feet; thence South $20^{\circ}27'46''$ West 99.08 feet; thence South $79^{\circ}36'40''$ West 61.00 feet; thence North $28^{\circ}05'27''$ West 60.03 feet; thence North $80^{\circ}26'44''$ West 88.34 feet to the point of beginning of the herein described parcel of land (formerly Lots 1 to 3 inclusive, Block 5, Bodega Harbour Unit No. 3).

PARCEL XVI

Commencing at the most southerly corner of Lot 8, Block 11, of said Bodega Harbour Unit No. 3; thence from said point of commencement South $43^{\circ}48'44''$ East 50.00 feet; thence along a curve to the left with a radius of 537.07 feet from a tangent that bears North $46^{\circ}11'16''$ East through a central angle of $43^{\circ}06'16''$ for a distance of 404.05 feet to the point of beginning of the parcel of land to be herein described.

Thence from said point of beginning and along a curve to the left with a radius of 537.07 feet, from a tangent that bears North $3^{\circ}05'00''$ East, through a central angle of $15^{\circ}05'00''$ for a distance of 141.39 feet; thence North $72^{\circ}35'00''$ East 215.00 feet; thence South $12^{\circ}47'05''$ East 106.76 feet; thence South $65^{\circ}10'00''$ West 240.00 feet to a point of beginning of the hereinabove described parcel of land (formerly Lots 1 and 2, Block 10, Bodega Harbour Unit No. 3).

PARCEL XVII

Beginning at the most northerly corner of Lot 4, Block 12, of said Bodega Harbour Unit No. 3; thence from said point of beginning along a curve to the left with a radius of 225.00 feet from a tangent that bears North $47^{\circ}27'00''$ East through a central angle of $43^{\circ}18'26''$ for a distance of

170.06 feet; thence North $4^{\circ}08'34''$ East 149.92 feet; thence along a tangent curve to the right with a radius of 275.00 feet, through a central angle of $27^{\circ}26'26''$ for a distance of 131.71 feet; thence South $63^{\circ}45'00''$ East 106.92 feet; thence South $4^{\circ}08'34''$ West 236.41 feet; thence South $18^{\circ}34'47''$ West 177.01 feet; thence South $47^{\circ}27'00''$ West 88.48 feet; thence North $42^{\circ}33'00''$ West 118.80 feet to the point of beginning of the hereinabove described parcel of land (formerly Lots 5 to 11 inclusive, Block 12, Bodega Harbour Unit No. 3).

PARCEL XVIII

Beginning at the northeast corner of Lot 6, Block 13, of said Bodega Harbour Unit No. 3; thence from said point of beginning South $63^{\circ}11'57''$ West 66.33 feet; thence South $23^{\circ}16'44''$ West 93.62 feet; thence South $81^{\circ}11'48''$ West 113.06 feet; thence North $46^{\circ}23'15''$ West 181.77 feet; thence North $43^{\circ}36'45''$ East 22.00 feet; thence North $27^{\circ}33'07''$ East 12.52 feet; thence North $57^{\circ}40'39''$ West 133.99 feet; thence North $32^{\circ}19'21''$ East 117.78 feet; thence along a curve to the left with a radius of 555.00 feet, from a tangent that bears South $60^{\circ}13'23''$ East through a central angle $10^{\circ}35'37''$ for a distance of 102.61 feet; thence South $70^{\circ}49'00''$ East 187.27 feet; thence on a tangent curve to the right with a radius of 175.00 feet, through a central angle of $44^{\circ}00'57''$ for a distance of 134.44 feet to the point of beginning of the hereinabove described parcel of land (formerly Lots 1 to 5 inclusive, Lots 16 and 17, Block 13 and Dove Court, Bodega Harbour Unit No. 3).

PARCEL XIX

Beginning at the northeasterly corner of Lot 17, Block 14, of said Bodega Harbour Unit No. 3; thence from said point of beginning along a curve to the right with a radius of 155.00 feet, from a tangent that bears South $69^{\circ}57'43''$ East, through a central angle of $30^{\circ}10'33''$ for a distance of 81.63 feet; thence South $39^{\circ}47'10''$ East 143.75 feet; thence along a tangent curve to the left with a radius of 555.00 feet, through a central angle of $18^{\circ}22'17''$ for a distance of 177.96 feet; thence South $32^{\circ}19'21''$ West 117.25 feet; thence North $57^{\circ}40'39''$ West 60.00 feet; thence North $84^{\circ}26'58''$ West 150.22 feet; thence North $53^{\circ}50'28''$ West 108.15 feet; thence North $22^{\circ}42'36''$ West 115.59 feet; thence North $42^{\circ}53'45''$ East 112.63 feet; thence North $20^{\circ}02'17''$ East 77.42 feet to the point of beginning of the hereinabove described parcel of land (formerly Lots 1 to 7 inclusive, Block 14, and Egret Court, Bodega Harbour Unit No. 3).

PARCEL XX

Beginning at the most easterly corner of Lot 3, Block 17, of said Bodega Harbour Unit No. 3; thence from said point of beginning North $39^{\circ}08'40''$ East 21.67 feet; thence along a tangent curve to the left with a radius of 330.00 feet, through a central angle of $21^{\circ}48'40''$ for a distance of 125.62 feet; thence North $72^{\circ}40'00''$ West 146.89 feet; thence South $39^{\circ}08'40''$ West 154.70 feet; thence along a curve to the left with a radius of 50.00 feet, from a tangent that bears South $76^{\circ}00'52''$ West, through a central angle of $57^{\circ}05'35''$ for a distance of 49.82 feet; thence North $71^{\circ}04'43''$ West 120.00 feet; thence South $51^{\circ}02'26''$ West 199.02 feet; thence South $31^{\circ}11'00''$ West 118.13 feet; thence South $82^{\circ}01'00''$ East 100.00 feet; thence along a curve to the right with a radius of 50.00 feet from a tangent that bears North $7^{\circ}59'00''$ East, through a central angle of $225^{\circ}10'35''$ for a distance of 196.50 feet; thence South $81^{\circ}23'12''$ East 55.38 feet; thence South $87^{\circ}35'50''$ East 60.00 feet; thence North $2^{\circ}24'10''$ East 66.65 feet; thence North $22^{\circ}56'30''$ East 76.36 feet; thence North $43^{\circ}26'53''$ East 77.00 feet; thence along a curve to the right with a radius of 50.00 feet from a tangent that bears North $87^{\circ}44'05''$ East through a central angle of $41^{\circ}24'35''$ for a distance of 36.14 feet; thence South $50^{\circ}51'20''$ East 28.86 feet; thence along a tangent curve to the right with a radius of 25.00 feet, through a central angle of $90^{\circ}00'00''$ for a distance of 39.27 feet; thence North $39^{\circ}08'40''$ East 100.00 feet; thence on a curve to the right with a radius of 25.00 feet from a tangent that bears South $39^{\circ}08'40''$ West, through a central angle of $90^{\circ}00'00''$ for a distance of 39.27 feet; thence North $50^{\circ}51'20''$ West 28.86 feet; thence along a tangent curve to the right with a radius of 50.00 feet, through a central angle of $41^{\circ}24'35''$ for a distance of 36.14 feet; thence along a curve to the left with a radius of 50.00 feet, from a tangent that bears North $9^{\circ}26'45''$ West through a central angle of $17^{\circ}49'54''$ for a distance of 15.56 feet; thence North $39^{\circ}08'40''$ East 49.17 feet; thence South $50^{\circ}51'20''$ East 100.00 feet to the point of beginning of the hereinabove described parcel of land (formerly Lot 1, 2 and 4, Block 17; Lots 7 to 13 inclusive, Block 18, and Pintail Court, Bodega Harbour Unit No. 3).

PARCEL XXI

Beginning at the most southerly corner of Lot 27, Block 18 of said Bodega Harbour Unit No. 3; thence from said point of beginning along a curve to the left with a radius of 275.00 feet from a tangent that bears South $22^{\circ}58'00''$ West, through a central angle of $4^{\circ}01'15''$ for a distance of 19.30 feet; thence South $18^{\circ}56'45''$ West 73.03 feet; thence along a tangent curve

to the right with a radius of 255.00 feet, through a central angle of $36^{\circ}53'15''$ for a distance of 164.17 feet; thence North $34^{\circ}10'00''$ West 147.09 feet; thence North $43^{\circ}15'00''$ East 80.50 feet; thence North $26^{\circ}08'25''$ West 93.20 feet; thence South $67^{\circ}02'00''$ East 124.88 feet to the point of beginning of the hereinabove described parcel of land (formerly Lot 28 to 30 inclusive, Block 18, Bodega Harbour Unit No. 3).

PARCEL XXIII

Beginning at the northeast corner of Lot 10, Block 19, of said Bodega Harbour Unit No. 3; thence from said point of beginning along a curve to the left with a radius of 50.00 feet from a tangent that bears South $14^{\circ}06'57''$ West, through a central angle of $64^{\circ}08'25''$ for a distance of 55.97 feet; thence South $50^{\circ}01'28''$ East 25.47 feet; thence along a tangent curve to the right with a radius of 25.00 feet, through a central angle of $90^{\circ}00'00''$ for a distance of 39.27 feet; thence North $39^{\circ}58'32''$ East 150.00 feet; thence along a curve to the right with a radius of 25.00 feet, from a tangent that bears South $39^{\circ}58'32''$ West, through a central angle of $90^{\circ}00'00''$ for a distance of 39.27 feet; thence North $50^{\circ}01'28''$ West 25.47 feet; thence along a tangent curve to the left with a radius of 50.00 feet, through a central angle of $22^{\circ}07'48''$ for a distance of 19.31 feet; thence North $17^{\circ}50'44''$ East 111.06 feet; thence North $39^{\circ}58'32''$ East 123.94 feet; thence North $15^{\circ}37'30''$ East 43.83 feet; thence North $14^{\circ}15'30''$ West 43.83 feet; thence North $36^{\circ}42'59''$ West 67.21 feet; thence North $54^{\circ}38'17''$ West 101.54 feet; thence South $68^{\circ}29'03''$ West 65.10 feet; thence South $44^{\circ}11'00''$ West 56.21 feet; thence South $29^{\circ}14'20''$ West 80.92 feet; thence North $89^{\circ}39'07''$ West 45.00 feet; thence along a tangent curve to the right with a radius of 25.00 feet, through a central angle of $102^{\circ}33'21''$ for a distance of 44.75 feet; thence along a curve to the left with a radius of 255.00 feet from a tangent that bears South $12^{\circ}54'14''$ West, through a central angle of $12^{\circ}33'21''$ for a distance of 55.80 feet; thence along a curve to the right with a radius of 375.00 feet from a tangent that bears South $0^{\circ}20'53''$ West, through a central angle of $7^{\circ}10'51''$ for a distance of 47.00 feet; thence along a curve to the right with a radius of 25.00 feet from a tangent that bears North $7^{\circ}31'44''$ East, through a central angle of $82^{\circ}49'09''$ for a distance of 36.14 feet; thence South $89^{\circ}39'07''$ East 65.00 feet; thence South $0^{\circ}20'53''$ West 116.33 feet; thence South $19^{\circ}27'33''$ West 110.82 feet; thence South $75^{\circ}53'03''$ East 113.77 feet to the point of beginning of the hereinabove described parcel of land (formerly Lot 8 and 9, Lots 20 to 25 inclusive, Block 19, Curlew Court and Shipe Court, Bodega Harbour Unit No. 3).

PARCEL XXIII

Beginning at the most westerly corner of Lot 5, Block 20, of said Bodega Harbour Unit No. 3; thence from said point of beginning along a curve to the left with a radius of 245.00 feet from a tangent that bears North 24°27'00" West, through a central angle of 21°13'01" for a distance of 90.73 feet; thence along a curve to the right with a radius of 300.00 feet from a tangent that bears North 45°40'01" West, through a central angle of 17°51'23" for a distance of 93.50 feet; thence North 27°48'38" West 64.76 feet; thence along a tangent curve to the right with a radius of 25.00 feet, through a central angle of 81°17'07" for a distance of 35.47 feet; thence along a curve to the left with a radius of 305.00 feet from a tangent that bears North 53°28'29" East, through a central angle of 11°35'49" for a distance of 61.73 feet; thence South 48°07'20" East 97.81 feet; thence South 35°28'20" East 118.05 feet; thence South 31°16'00" East 84.27 feet; thence South 65°33'00" West 110.00 feet to the point of beginning of the herein described parcel of land (formerly Lot 1 to 4 inclusive, Block 20, Bodega Harbour Unit No. 3).

PARCEL XXIV

Beginning at the most northerly corner of Lot 7, Block 21, of said Bodega Harbour Unit No. 3; thence from said point of beginning along a curve to the left with a radius of 50.00 feet from a tangent that bears North 47°40'00" East through a central angle of 75°53'38" for a distance of 66.23 feet; thence along a curve to the left with a radius of 395.00 feet from a tangent that bears North 28°13'38" West, through a central angle of 38°01'22" for a distance of 262.13 feet; thence North 23°45'00" East 110.00 feet; thence South 61°54'00" East 75.09 feet; thence South 53°12'00" East 75.09 feet; thence South 44°30'00" East 75.09 feet; thence South 35°48'00" East 75.09 feet; thence South 17°49'48" East 103.38 feet; thence South 24°28'00" West 118.18 feet; thence North 42°20'00" West 100.00 feet to the point of beginning of the hereinabove described parcel of land (formerly Lots 1 to 6 inclusive, Block 21, Bodega Harbour Unit No. 3).

PARCEL XXV

Beginning at the southwest corner of Lot 3, Block 24, of said Bodega Harbour Unit No. 3; thence from said point of beginning North 75°41'33" West 36.66 feet; thence along a tangent curve to the right with a radius of 225.00 feet, through a central angle of 27°12'08" for a distance of 106.32 feet; thence North 14°18'27" East 100.00 feet; thence South 69°36'09" East 140.31 feet; thence South 14°18'27" West 110.00 feet to the point of beginning of the hereinabove described parcel of land (formerly Lots 1 and 2, Block 24, Bodega Harbour Unit No. 3).

PARCEL XXVI

Beginning at the southeast corner of Lot 10, Block 25, of said Bodega Harbour Unit No. 3; thence from said point of beginning along a curve to the right with a radius of 50.00 feet from a tangent that bears South $66^{\circ}07'10''$ East, through a central angle of $75^{\circ}37'48''$ for a distance of 66.00 feet; thence South $9^{\circ}30'38''$ West 64.04 feet; thence along a tangent curve to the left with a radius of 25.00 feet, through a central angle of $82^{\circ}13'12''$ for a distance of 35.88 feet; thence along a curve to the right with a radius of 210.00 feet from a tangent that bears South $72^{\circ}42'34''$ East, through a central angle of $20^{\circ}21'29''$ for a distance of 74.62 feet; thence North $14^{\circ}18'27''$ East 92.98 feet; thence North $10^{\circ}03'06''$ West 93.85 feet; thence North $33^{\circ}08'40''$ West 116.40 feet; thence South $23^{\circ}52'50''$ West 110.00 feet to the point of beginning of the herein described parcel of land (formerly Lots 11, 12 and 13, Block 25, Bodega Harbour Unit No. 3).

PARCEL XXVII

Beginning at the most southerly corner of Lot 20, Block 26, of said Bodega Harbour Unit No. 3; thence from said point of beginning South $50^{\circ}10'00''$ East 84.96 feet; thence along a tangent curve to the left with a radius of 50.00 feet, through a central angle of $60^{\circ}00'00''$ for a distance of 52.36 feet; thence along a curve to the right with a radius of 50.00 feet from a tangent that bears North $69^{\circ}50'00''$ East, through a central angle of $166^{\circ}13'00''$ for a distance of 145.05 feet; thence South $33^{\circ}57'00''$ East 100.53 feet; thence North $61^{\circ}25'00''$ East 63.59 feet; thence North $34^{\circ}13'00''$ East 101.11 feet; thence North $15^{\circ}30'16''$ East 55.75 feet; thence North $54^{\circ}37'29''$ West 236.05 feet; thence North $85^{\circ}13'11''$ West 87.07 feet; thence South $39^{\circ}50'00''$ West 100.16 feet to the point of beginning of the hereinabove described parcel of land (formerly Lots 21 to 25 inclusive, Block 26, Bodega Harbour Unit No. 3).

PARCEL XXVIII

Beginning at the southwest corner of Lot 14, Block 27, of said Bodega Harbour Unit No. 3; thence from said point of beginning South $11^{\circ}36'40''$ West 61.51 feet; thence along a tangent curve to the right with a radius of 375.00 feet; through a central angle of $51^{\circ}43'20''$ for a distance of 338.52 feet; thence South $26^{\circ}40'00''$ East 115.00 feet; thence North $54^{\circ}11'45''$ East 129.91 feet; thence North $32^{\circ}54'32''$ East 256.69 feet; thence North $14^{\circ}52'03''$ East 111.54 feet; thence North $78^{\circ}23'20''$ West 115.02 feet to the point of beginning of the hereinabove described parcel of land (formerly Lots 15 to 18 inclusive, Block 27, Bodega Harbour Unit No. 3).

PARCEL XXIX

Beginning at the northwesterly corner of Lot 7, Block 27, of said Bodega Harbour Unit No. 3; thence from said point of beginning along a curve to the left with a radius of 225.00 feet from a tangent that bears North $14^{\circ}28'00''$ West, through a central angle of $29^{\circ}31'42''$ for a distance of 115.96 feet; thence along a curve to the right with a radius of 300.00 feet from a tangent that bears North $43^{\circ}59'42''$ West, through a central angle of $49^{\circ}57'32''$ for a distance of 261.58 feet; thence North $5^{\circ}57'50''$ East 92.56 feet; thence along a tangent curve to the left with a radius of 330.00 feet, through a central angle of $56^{\circ}28'58''$ for a distance of 325.32 feet; thence North $50^{\circ}31'08''$ West 260.15 feet; thence along a tangent curve to the left with a radius of 280.00 feet, through a central angle of $44^{\circ}06'58''$ for a distance of 215.59 feet; thence along a curve to the left with a radius of 25.00 feet from a tangent that bears North $85^{\circ}21'54''$ East, through a central angle of $80^{\circ}33'53''$ for a distance of 35.15 feet; thence North $4^{\circ}48'01''$ East 62.87 feet; thence along a tangent curve to the right with a radius of 150.00 feet, through a central angle of $39^{\circ}27'59''$ for a distance of 103.32 feet; thence North $45^{\circ}44'00''$ West 117.26 feet; thence North $34^{\circ}40'36''$ East 30.16 feet; thence North $50^{\circ}51'20''$ West 110.00 feet; thence along a curve to the left with a radius of 390.00 feet from a tangent that bears North $39^{\circ}08'40''$ East, through a central angle of $11^{\circ}36'01''$ for a distance of 78.96 feet; thence South $62^{\circ}27'21''$ East 112.37 feet; thence South $10^{\circ}04'07''$ East 44.43 feet; thence South $24^{\circ}12'28''$ East 237.68 feet; thence South $50^{\circ}27'56''$ East 1019.17 feet; thence South $39^{\circ}32'04''$ West 99.44 feet; thence South $73^{\circ}31'06''$ West 221.21 feet; thence North $48^{\circ}10'00''$ West 58.41 feet; thence North $1^{\circ}00'00''$ West 119.00 feet; thence along a curve to the right with a radius of 200.00 feet from a tangent that bears South $73^{\circ}23'20''$ West, through a central angle of $5^{\circ}43'40''$ for a distance of 19.99 feet; thence South $3^{\circ}21'37''$ West 124.61 feet; thence South $32^{\circ}03'37''$ East 211.77 feet; thence South $23^{\circ}23'00''$ East 106.95 feet; thence South $75^{\circ}32'00''$ West 120.00 feet to the point of beginning of the herein described parcel of land (formerly Lots 1 to 6 inclusive, Block 27; Lots 1 to 4 inclusive, Block 28; Lots 1 to 12 inclusive, Block 29; Lots 7 and 8, Block 30; Jay Drive and Kingfisher Drive, Bodega Harbour Unit No. 3).

PARCEL XXX

Commencing at the northeast corner of Lot 7, Block 4, Bodega Harbour Unit No. 2 as hereinbefore mentioned; thence from said point of commencement North $13^{\circ}23'48''$ East 60.00 feet; thence along a curve to the left with

a radius of 300.00 feet from a tangent that bears South $76^{\circ}36'12''$ East, through a central angle of $5^{\circ}26'45''$ for a distance of 28.51 feet; thence South $82^{\circ}02'57''$ East 108.43 feet; thence along a tangent curve to the right with a radius of 280.00 feet, through a central angle of $8^{\circ}08'57''$ for a distance of 39.82 feet to the point of beginning of the parcel of land to be herein described.

Thence from said point of beginning North $28^{\circ}19'13''$ East 213.22 feet; thence East 40.00 feet; thence South $10^{\circ}04'07''$ East 196.87 feet; thence South $43^{\circ}55'40''$ West 85.00 feet; thence along a curve to the left with a radius of 280.00 feet from a tangent that bears North $46^{\circ}04'20''$ West, through a central angle of $27^{\circ}49'40''$ for a distance of 135.99 feet to the point of beginning of the herein above described parcel of land (formerly Lot 1, Block 31, Bodega Harbour Unit No. 3).

PARCEL XXXI

Commencing at the northeast corner of Lot 7, Block 4, Bodega Harbour Unit No. 2 as hereinbefore mentioned; thence from said point of commencement along a curve to the left with a radius of 360.00 feet from a tangent that bears South $76^{\circ}36'12''$ East, through a central angle of $5^{\circ}26'45''$ for a distance of 34.22 feet; thence South $82^{\circ}02'57''$ East 108.43 feet; thence along a tangent curve to the right with a radius of 220.00 feet, through a central angle of $9^{\circ}37'57''$ for a distance of 36.99 feet to the point of beginning of the parcel of land to be herein described.

Thence from said point of beginning along a curve to the right with a radius of 220.00 feet from a tangent that bears South $72^{\circ}25'00''$ East, through a central angle of $37^{\circ}02'57''$ for a distance of 142.26 feet; thence South $49^{\circ}25'00''$ West 210.00 feet; thence South $73^{\circ}10'00''$ West 103.94 feet; thence North $16^{\circ}50'00''$ West 104.23 feet; thence North $73^{\circ}10'00''$ East 120.00 feet; thence North $28^{\circ}10'00''$ East 129.98 feet to the point of beginning of the herein described parcel of land (formerly Lots 1 and 2, Block 32, Bodega Harbour Unit No. 3).

PARCEL XXXII

Beginning at the most easterly corner of Parcel "L", Common Area of said Bodega Harbour Unit No. 3; thence from said point of beginning along a curve to the left with a radius of 395.00 feet from a tangent that bears South $27^{\circ}41'17''$ East, through a central angle of $43^{\circ}52'42''$ for a distance of 302.50 feet; thence along a curve to the right with a radius of 245.00 feet from a tangent that bears South $81^{\circ}33'59''$ East, through a central angle

of $3^{\circ}44'30''$ for a distance of 16.00 feet; thence South $29^{\circ}02'43''$ West 311.91 feet; thence North $57^{\circ}44'38''$ West 211.68 feet; thence North $51^{\circ}47'20''$ West 150.16 feet; thence North $39^{\circ}07'10''$ East 282.18 feet to the point of beginning of the hereinabove described parcel of land (formerly Lot 1, Block 44, Bodega Harbour Unit No. 3).

PARCEL XXXIII

Beginning at the northwesterly corner of Parcel "N", Common Area of said Bodega Harbour Unit No. 3; thence from said point of beginning along a curve to the right with a radius of 225.00 from a tangent that bears North $53^{\circ}31'04''$ West, through a central angle of $7^{\circ}07'49''$ for a distance of 28.00 feet; thence North $46^{\circ}23'15''$ West 217.77 feet; thence along a tangent curve to the left with a radius of 245.00 feet, through a central angle of $6^{\circ}02'45''$ for a distance of 25.85 feet; thence South $33^{\circ}01'35''$ West 325.28 feet; thence South $48^{\circ}01'30''$ East 230.00 feet; thence North $40^{\circ}19'35''$ East 316.80 feet to the point of beginning of the hereinabove described parcel of land (formerly Lot 1, Block 45, Bodega Harbour Unit No. 3).

PARCEL XXXIV

Beginning at the most southerly corner of Lot 11, Block 16, Bodega Harbour Unit No. 1 as recorded in Book 157 of Maps, Pages 17 to 30 inclusive, Sonoma County Records; thence from said point of beginning North $42^{\circ}40'07''$ East 100.63 feet; thence North $24^{\circ}34'31''$ East 100.63 feet; thence North $6^{\circ}28'54''$ East 100.63 feet; thence North $11^{\circ}36'42''$ West 100.63 feet; thence North $28^{\circ}51'23''$ West 100.88 feet; thence North $54^{\circ}07'52''$ West 89.27 feet; thence North $45^{\circ}45'06''$ East 230.27 feet; thence North $45^{\circ}30'40''$ East 137.14 feet; thence North $2^{\circ}43'25''$ West 123.55 feet; thence North $19^{\circ}56'00''$ West 70.49 feet; thence North $34^{\circ}23'49''$ East 92.72 feet; thence North $13^{\circ}59'30''$ East 93.40 feet; thence North $2^{\circ}47'32''$ West 93.41 feet; thence North $81^{\circ}43'50''$ East 76.93 feet; thence North $63^{\circ}01'40''$ East 137.14 feet; thence North $13^{\circ}55'00''$ East 137.14 feet; thence South $60^{\circ}09'29''$ East 398.32 feet; thence North $34^{\circ}18'20''$ East 632.65 feet; thence North $21^{\circ}35'16''$ East 657.78 feet; thence North $50^{\circ}26'12''$ East 247.93 feet; thence North $31^{\circ}34'58''$ East 138.04 feet; thence along a curve to the left with a radius of 95.00 feet from a tangent that bears North $77^{\circ}48'30''$ West, through a central angle of $43^{\circ}20'36''$ for a distance of 71.87 feet; thence along a curve to the right with a radius of 230.00 feet from a tangent that bears South $58^{\circ}50'54''$ West through a central angle of $48^{\circ}34'36''$ for a distance of 195.00 feet; thence North $17^{\circ}25'30''$ East 60.00 feet; thence North $45^{\circ}52'36''$ East 102.74 feet; thence North $0^{\circ}05'30''$ East 90.00 feet; thence South $89^{\circ}54'30''$ East 1764.68

feet; thence South $0^{\circ}18'20''$ West 1426.77 feet; thence South $82^{\circ}26'58''$ East 738.49 feet; thence South $71^{\circ}56'10''$ East 145.20 feet; thence South $58^{\circ}56'10''$ East 212.02 feet; thence South $29^{\circ}46'40''$ West 3.58 feet; thence South $7^{\circ}03'50''$ East 327.17 feet; thence South $1^{\circ}14'50''$ West 176.35 feet; thence South $56^{\circ}42'10''$ West 168.14 feet; thence South $7^{\circ}30'30''$ West 225.15 feet; thence South $44^{\circ}00'10''$ West 211.96 feet; thence South $63^{\circ}46'00''$ West 377.55 feet; thence South $42^{\circ}29'40''$ West 149.50 feet; thence South $70^{\circ}08'00''$ West 237.84 feet; thence South $88^{\circ}44'30''$ West 427.92 feet; thence North $61^{\circ}02'00''$ West 173.52 feet; thence South $75^{\circ}06'40''$ West 140.89 feet; thence North $77^{\circ}24'50''$ West 450.00 feet; thence North $46^{\circ}27'00''$ East 174.93 feet; thence North $77^{\circ}24'50''$ West 100.00 feet; thence South $68^{\circ}22'30''$ West 88.93 feet; thence North $82^{\circ}41'40''$ West 294.50 feet; thence South $68^{\circ}15'10''$ West 167.95 feet; thence along a curve to the left with a radius of 1540.00 feet from a tangent that bears South $86^{\circ}17'50''$ West, through a central angle of $19^{\circ}13'10''$ for a distance of 516.58 feet; thence South $68^{\circ}54'30''$ West 1050.91 feet; thence North $3^{\circ}30'40''$ West 473.13 feet to the point of beginning of the herein described parcel of land (formerly Bodega Harbour Unit No. 4).

TRACT "E"

SCHOOL SITE

Being a part of the lands of Transcentury Properties, Inc. as described in that deed recorded in Book 2461 of Official Records at Page 737, Sonoma County Records and being more particularly described as follows:

Commencing at the most northerly corner of said lands of Transcentury Properties, Inc; thence from said point of commencement and along the northeasterly boundary of said lands of Transcentury Properties, Inc. South 69° East 659.14 feet to the point of beginning of the parcel of land to be herein described.

Thence from said point of beginning and continuing along said northeasterly boundary South 69° East 57.62 feet; thence South 80° East 330.00 feet; thence South $87^{\circ}45'$ East 241.56 feet to the most northeasterly corner of said lands of Transcentury Properties, Inc; thence from said northeasterly corner and along the easterly boundary of said lands of Transcentury Properties, Inc. South 16° East 621.72 feet; thence leaving said easterly boundary North $87^{\circ}45'$ West 817.81 feet; thence North $2^{\circ}15'$ East 653.47 feet to the point of beginning of the hereinabove described parcel of land.

Containing 10.00 Acres.

TRACT "F"

A parcel of land, lying within Bodega Bay, being a portion of the Tideland Location Number 146, State Tidelands, Sonoma County, Township 5 and 6 North, Range 11 West, M.D.M., included in that certain patent to William M. Doran, recorded in Book "G" of Patents, Page 278, Sonoma County Records, more particularly described as follows:

BEGINNING at a point having Zone 2, California Coordinates X=1, 703,834.55, Y=237.905.96; thence from said True Point of Beginning North 29°20'52" West 801.98 feet to a point on the Ordinary High Water Mark line, as delineated on that certain Record of Survey entitled "Legislative Grant to the County of Sonoma, Statutes 1951, Chapter 1406, Page 3355", recorded in Book 71 of Maps, Page 6, Sonoma County Records; thence along said Ordinary High Water Mark line South 89°15'37" East 93.03 feet to Station No. 88 as designated on said map; thence North 78°08'53" East 167.48 feet to Station No. 87; thence North 19°47'23" East 130.72 feet to a point; thence leaving said Ordinary High Water Mark line South 33°50'52" East 141.51 feet to a point; thence South 29°20'52" East 102.16 feet to a point on said Ordinary High Water Mark line; thence along the line of Ordinary High Water Mark line South 7°46'07" East 25.28 feet to Station No. 84 as designated on said map; thence South 41°46'07" East 43.22 feet to a point; thence leaving said Ordinary High Water Mark line South 29°20'52" East 664.35 feet to a point of said line of Ordinary High Water Mark line; thence along said line South 14°22'03" West 279.61 feet to Station No. 81 as designated on said map (from which a concrete monument marking an angle on the Southerly line of the lands conveyed to the County of Sonoma, recorded in Book 557 of Official Records, Page 353, Sonoma County Records, bears North 60°22'12" East 283.95 feet); thence continuing along said Ordinary High Water Mark line South 75°13'53" West 545.31 feet to Station No. 80; thence North 80°36'37" West 81.60 feet to Station No. 79; thence North 82°40'07" West 111.80 feet to Station No. 78; thence North 53°14'07" West 52.78 feet to a point; thence leaving the said Ordinary High Water Mark line North 52°09'08" East 551.54 feet to a point of beginning, containing 11.28 acres, more or less. Being a portion of that certain 11.75 acre parcel as delineated on that certain Record of Survey recorded January 16, 1969 in Book 130 of Maps, Page 41, Sonoma County Records.

BASIS OF BEARING: Grid North as obtained from the California Coordinate System, Zone 2, as shown on that Record of Survey of the "Legislative Grant

EASEMENT "G"

PEDESTRIAN EASEMENT

Being a pedestrian easement over the lands of Transcentury Properties, Inc. as described in Book 2461 of Official Records at Page 701, Sonoma County Records and being located in the Bodega Rancho and being more particularly described as follows:

Beginning at a point that bears North $50^{\circ}27'56''$ West 385.79 feet from the most easterly corner of Parcel "F" as shown on that map of Bodega Harbour Unit No. 3 as recorded in Book 200 of Maps, Pages 1 through 22, Sonoma County Records; thence from said point of beginning a strip of land 10.00 feet in width measured at right angles, lying adjacent to, parallel with and to the left of the herein described line North $50^{\circ}27'56''$ West 30.00 feet; thence South $39^{\circ}32'04''$ West 5.88 feet; thence along a tangent curve to the right with a radius of 170.00 feet, through a central angle of $75^{\circ}38'12''$ for a distance of 224.42 feet; thence along a curve to the left with a radius of 168.70 feet from a tangent that bears North $64^{\circ}49'44''$ West, through a central angle of $27^{\circ}25'14''$ for a distance of 80.74 feet; thence South $87^{\circ}45'02''$ West 16.41 feet to a point on the northeasterly right of way line of Osprey Drive, said point being the point of termination of the hereinabove described line.

to the County of Sonoma, Statutes 1951, Chapter 1406, Page 3355", recorded in Book 71 of Maps, Page 6, Sonoma County Records. Bearing rotation to True North given as $0^{\circ}39'08''$ at Station "Knob", as delineated on said Record of Survey.

End of Exhibit "A" consisting of 30 pages.

JOINT ESCROW INSTRUCTIONS

BOOK 3242 PAGE 174

TO: TRANSAMERICA TITLE INSURANCE COMPANY
600 Montgomery Street
San Francisco, California

The undersigned, California Coastal Zone Conservation Commission (sometimes herein referred to as the "Commission"), and Transcentury Properties, Inc. (sometimes hereinafter referred to as "Transcentury"), hereby deliver to you the following documents and instructions:

I. DOCUMENTS

A. With respect to the appeal pending in the Court of Appeal for the First Appellate District, Division Four, No. 38788, entitled Transcentury Properties, Inc. v. California Coastal Zone Conservation Commission:

- (1) Stipulation for vacation of trial court judgment and instructions to enter judgment in accordance with stipulation;
- (2) Request for Entry of Judgment, executed by all parties;
- (3) Unsigned proposed Judgment.

B. An unexecuted draft of a grant deed of real property granting various interests in real property, including fee interests and easements from Transcentury Properties, Inc. to the various governmental agencies mentioned in the grant deed.

C. An executed Settlement Agreement (sometimes herein referred to as the "Settlement Agreement"), between Transcentury Properties, Inc. and the California Coastal Zone Conservation Commission.

Upon receipt of the above set forth documents each of which shall have been initialed by a representative of both parties, you, Transamerica Title Insurance Company, are hereby instructed to do the following things:

A. Issue preliminary title reports which show:

(1) With respect to the property designated as Tract A in the draft grant deed, what, if any, prior claims in the nature of liens, covenants, conditions, and restrictions, easements, reservations, assessments, rights and rights-of-way of record, mortgages, and other ownership interests would affect the interest of the grantee if the deed were executed and delivered in its present form.

(2) With respect to the property designated as Tract B in the grant deed, what, if any, prior claims in the nature of liens, covenants, conditions and restrictions, easements, reservations, assessments, rights and rights-of-way of record, mortgages, and other ownership interests would affect the interest of the grantee if the deed were executed and delivered in its present form.

(3) With respect to the property designated as Easement C in the grant deed, what, if any, prior claims in the nature of liens, covenants, conditions and restrictions, easements, reservations, assessments, rights and rights-of-way of record, mortgages, and other ownership interests would affect the interest of the grantee if the deed were executed and delivered in its present form.

(4) With respect to the property designated as Tract D in the grant deed, what, if any, prior claims in the nature of liens, covenants, conditions and restrictions, easements, reservations, assessments, rights and rights-of-way of record, mortgages and other ownership interests would affect the interest of the grantee if the deed were executed and delivered in its present form.

B. Following issuance of the above described preliminary title reports, copies of said report shall be delivered to Transcentury Properties, Inc., and the California Coastal Zone Conservation Commission. You shall then take no further action until you have received all of the following documents (approved as to form by Transcentury and the Commission):

(1) A resolution of the Bodega Harbor Property Owners' Association unconditionally accepting the Settlement Agreement.

(2) Evidence showing that the February 1971 agreement between Transcentury Properties, Inc. and the Bodega Bay Public Utilities District has been modified to expressly exclude any liability by Transcentury Properties, Inc., for cost of water supply planning and development which involve, directly or indirectly, a Russian River Aqueduct or any other water source outside the immediate Bodega Bay area.

(3) Evidence showing:

(a) That the subdivision improvement plans and improvement agreements for Bodega Harbor Unit

3 north and Unit 4 north have been terminated and are null and void or appropriately modified to extinguish any obligation to construct subdivision improvement in Units 3 north and 4 north.

(b) That the subdivision improvement plans and improvement agreements for Bodega Harbor Unit 2 north, Unit 2 south, and Unit 3 south have been amended to conform to the new plan proposed and agreed upon in the Settlement Agreement.

(c) That all road dedications for Unit 3 north and Unit 4 north and those roads which are proposed not to be built under the new plan in Units 2 north, 2 south, and 3 south have been abandoned by the county such that an open space easement in the grant deed described above shall not be encumbered by any such public roadway dedication.

(d) That all requirements imposed by the County of Sonoma that Estero Lane be widened and/or allowed to be a through road for public use are null and void and that instead Waterview Drive shall be a gated unpaved service road with access physically limited to maintenance and emergency vehicles.

(4) Either a resolution of the Sonoma County Board of Supervisors approving a reversion to acreage of all land to be left unsubdivided under the Settlement Agreement or evidence that a court proceeding has been filed by all record owners of interest to obtain the same result through

the exclusion procedure defined in Government Code sections 66499.21 et seq.

C. When all of the material described in Paragraph B has been received, you shall notify in writing Transcentury Properties, Inc., and the California Coastal Zone Conservation Commission that all documents or appropriate waivers have been received and you shall inquire of the Commission whether any further requirements will be imposed prior to execution of the grant deed described herein. The only additional requirements that the Commission is authorized under these instructions to demand are requirements relating to resolution of prior claims as indicated in the preliminary title report described in Paragraph II A, above. The Commission shall have ten working days to respond to the above inquiry. If the Commission has no further requirements, you are then, and only then, authorized to accept from Transcentury Properties, Inc., an executed grant deed identical to the draft document described in Paragraph I B above with such modifications as have been required by the Commission pursuant to this paragraph. Upon receipt of this grant deed, you are instructed to do the following things:

- (1) Issue updates of the preliminary title reports and if such updates reflect any exceptions to title not reflected in the original preliminary title reports (and which are not waived by the Commission), you shall do nothing further until receiving written instructions from Transcentury and the Commission.

- (2) Issue a commitment assuring that Transamerica Title Insurance Company shall upon closing as contemplated herein, issue its standard form CLTA policy of title insurance with mechanics lien endorsement in favor of the County of

Sonoma, subject to no exceptions other than those theretofore accepted in writing by the Commission, with liability in the amount equal to the fair market value of the real property interests insured, which the Commission believes to be \$100,000 for fee simple title to Tract A, \$10,000 for fee simple title to Tract B, and \$40,000 for Easement C, with (if available) a provision for an automatic annual increase proportionate to the increase, if any, in the cost of living during the preceding calendar year based upon the "Consumer Price Index - San Francisco Bay Area (1967 = 100 all items)" (hereinafter called "the Index"), published by the Bureau of Labor Statistics of the United States Department of Labor, insuring that fee simple title to Tract A, fee simple title to Tract B, and Easement C are vested in said County.

(3) Issue a commitment assuring that Transamerica Title Insurance Company shall, upon closing as contemplated herein issue its standard form CLTA policy of title insurance with mechanics lien endorsement in favor of the State of California and the County of Sonoma, subject to no exceptions other than those theretofore accepted in writing by the Commission, with liability in an amount equal to the fair market value of the open space easement affecting Tract D, which the Commission believes to be \$2,000,000, if available, a cost living escalation provision as described in subparagraph 2 above, insuring said State and County that fee simple title to Tract D is vested in TransCentury at the time of recording of the open space easement or, if available, insuring said State and County that said open space easement is vested in said State and County and is valid and enforceable in accordance with its terms.

(4) Following issuance of the above-described commitments, you are to reexamine Paragraph II B (4) of these Escrow Instructions, and if in compliance with that paragraph evidence of a court proceeding under Government Code sections 66499.21 et seq. was submitted to you, you are to wait until a certified copy of the court decree excluding and vacating all portions of the development which are to be reverted to acreage in accordance with the Settlement Agreement has been submitted to you. Such court decree shall include a copy of a new subdivision map consistent with the court's decree, and said map shall also indicate, to the extent possible, the changes anticipated by the dedication instrument (grant deed) on file in this escrow. If, in satisfaction of Paragraph II B (4), a resolution of the Board of Supervisors allowing reversion to acreage has been submitted to you, you may ignore the provisions of this paragraph.

(5) Whether you have received a court decree in the exclusion proceeding described above, or a resolution of the Board of Supervisors allowing reversion to acreage, you shall wait until both parties have indicated in writing that said court decree or resolution is satisfactory, and until the decree or resolution has become final and the appeal period has expired. Unless an appeal is filed neither party shall have more than the statutory appeal period to make objections to the form or content of the decree or resolution. Upon receipt of such writing you shall do the following:

(a) File the executed stipulation, request for judgment, and proposed judgment with the Court of Appeal and the Sonoma County Superior Court in Action No. 73865 and obtain a certified copy of said judgment.

(b) Deliver the executed grant deed to the various grantees listed therein and obtain appropriate evidence of their acceptance of the various dedications contained therein.

(6) Upon receipt of the certified copy of the judgment and all appropriate evidence of acceptance of the grant deed by all grantees, you shall simultaneously record with the County Recorder of Sonoma County said judgment and the grant deed, including evidence of acceptance by the grantees. You shall also issue the title insurance policies described in subparagraphs (2) and (3) above.

D. This escrow shall remain open for a minimum of 120 days unless all of the steps outlined above are completed prior to said 120 day period, provided that the parties may in writing stipulate that the escrow shall be held open for a longer period of time. If at the end of the 120 day period, the escrow has not closed and the parties have not stipulated in writing to an extension of the escrow period, then at the request of either party hereto you will then destroy the executed stipulation, request for entry of judgment, and request for dismissal of appeal in the presence of a representative of both parties unless one of the parties, after being given at least fifteen (15) days notice in writing, does not send a representative, in which event the destruction shall occur in the presence only of the party who sends a representative and this escrow shall thereupon be terminated.

E. Transcentury Properties, Inc., is to pay all costs of escrow holder and Transamerica Title Insurance Company, including escrow fee, preliminary title report fee, title insurance fee, recordation fees, and any other costs.

F. Where notices are required they shall be sent to the parties as follows:

- 1) Notices to Transcentury shall be sent to:

William E. Chamberlain
Transcentury Properties, Inc.
935 East Meadow Drive
Palo Alto, California 94303

- 2) Notices to the Commission shall be sent to:

Stephanie Hoppe
California Coastal Zone
Conservation Commission
1540 Market Street
San Francisco, California 94102

THE CALIFORNIA COASTAL
ZONE CONSERVATION COMMISSION

EVELLE J. YOUNGER
Attorney General
R. H. CONNETT
Assistant Attorney General
DONATAS JANUTA
WILLIAM M. CHAMBERLAIN
Deputy Attorneys General

By _____

TRANSCENTURY PROPERTIES, INC.

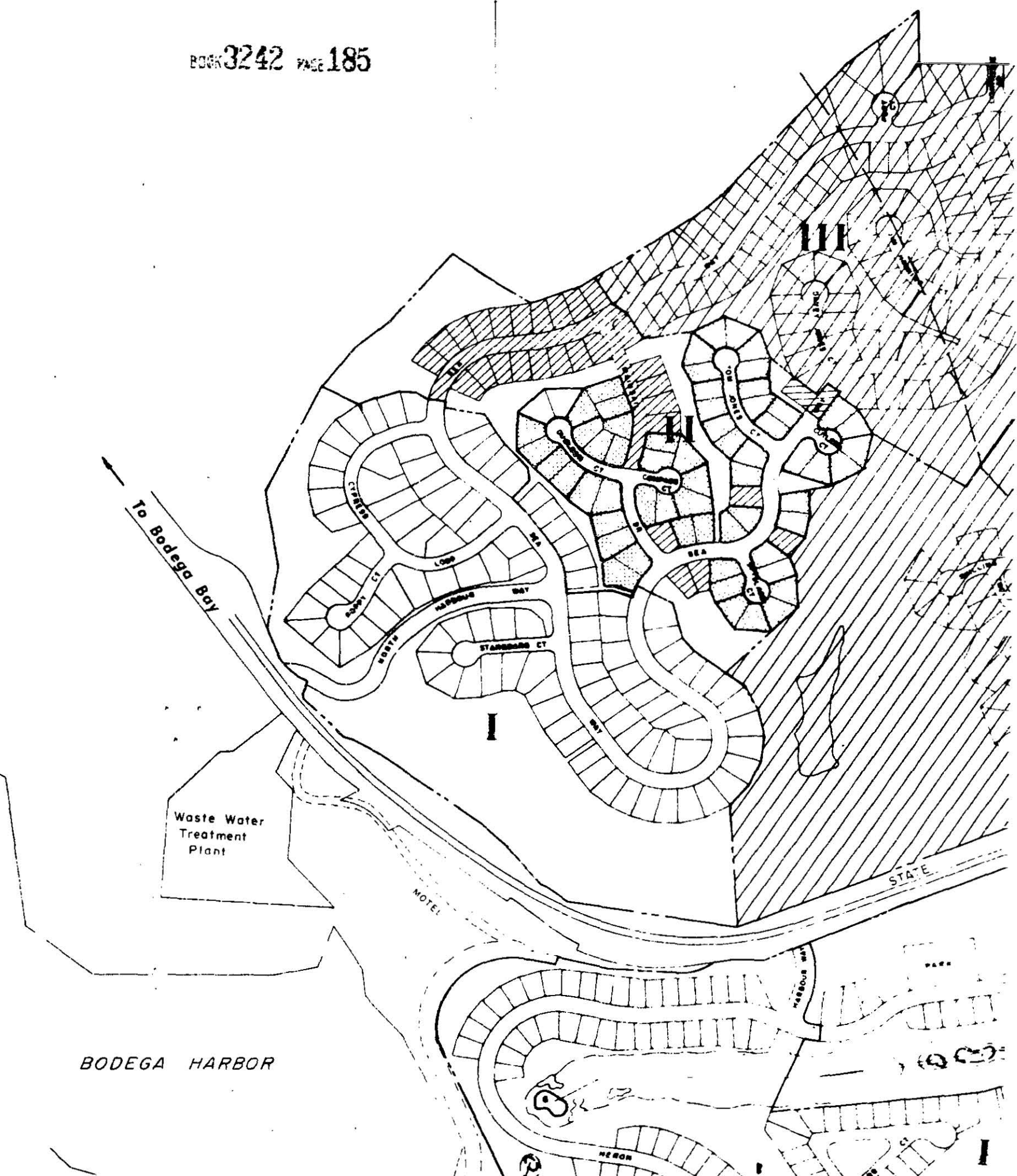
By _____

<u>Unit</u>	<u>Block</u>	<u>Lot Nos. Eliminated</u>	<u>Lot Nos. Combined</u>
II So.	7		5/6/7
"	8	1 thru 13	
"	9	1 thru 6	
"	10	1 thru 10	
"	11		1/2/3; 7/8/9
"	12	1, 2, 3	
"	13		18/19; 20/21; 25/26
"	14	1 thru 10	
<hr/>			
II No.	16	1 thru 10	
"	17	1	
"	18	1 thru 8	
"	19		1/2; 3/4; 5/6; 7/8; 9/10; 13/18/19; 14/15/16/17
"	21	1, 2, 3, 4, 12	5/6/7; 8/9; 10/11; 13/14
"	22	1, 2, 11	3/4; 5/6; 7/8; 9/10; 12/13
"	23	3	1/2; 4/5; 6/7; 8/9; 10/11; 12/13; 14/15; 16/17; 18/19
"	24	1	
"	25		1/2; 3/4; 5/6

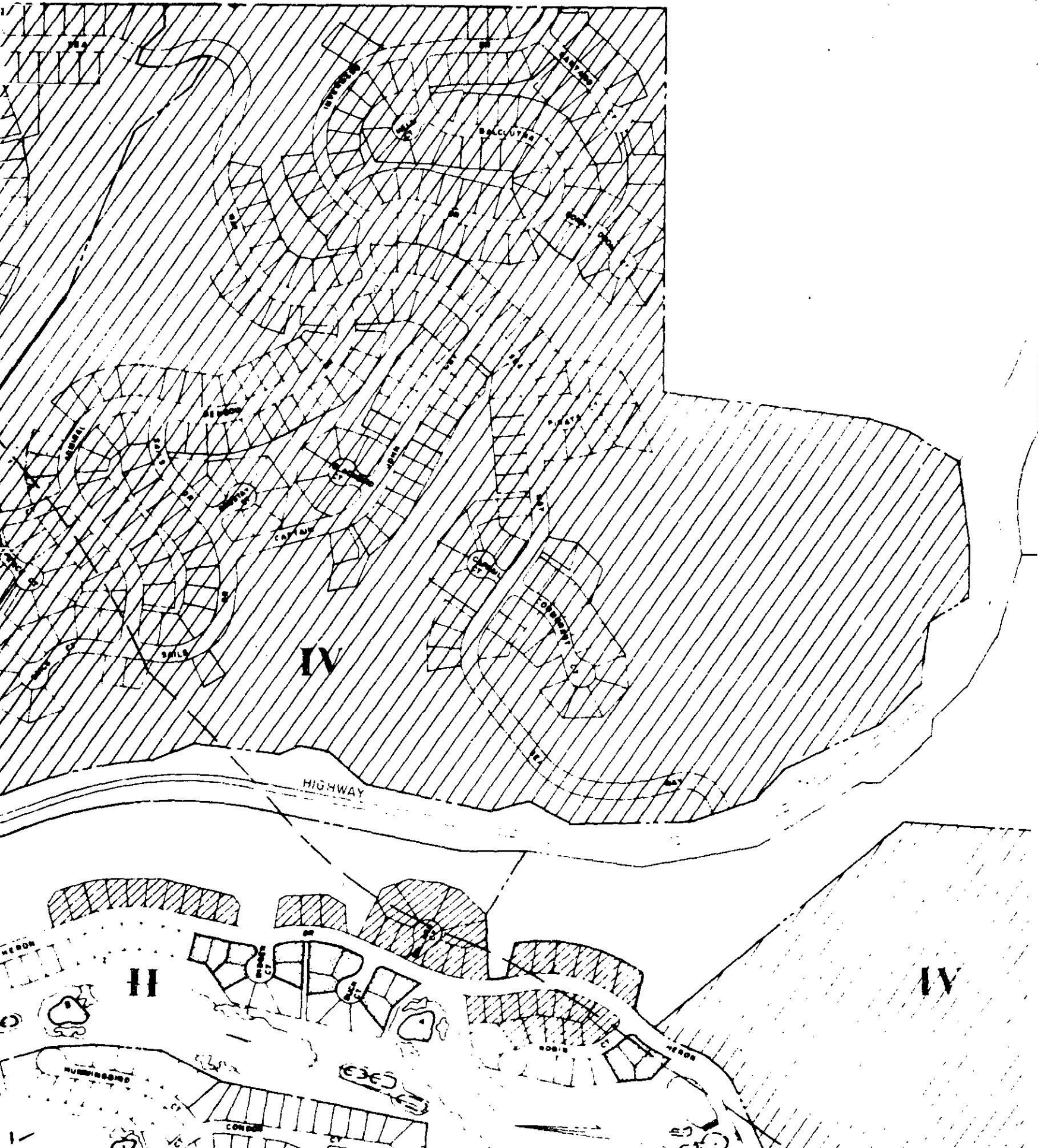
<u>Unit</u>	<u>Block</u>	<u>Lot Nos. Eliminated</u>	<u>Lot Nos. Combined</u>
III So.	2		16/17
"	4	10, 11, 12	
"	5	1, 2, 3	
"	6		1/2; 6/7
"	7		1/2; 4/5; 6/7; 9/10
"	8		9/10; 11/12; 15/16
"	10	1, 2	
"	12	5 thru 11	
"	13	1 thru 5, 16, 17	
"	14	1 thru 7	

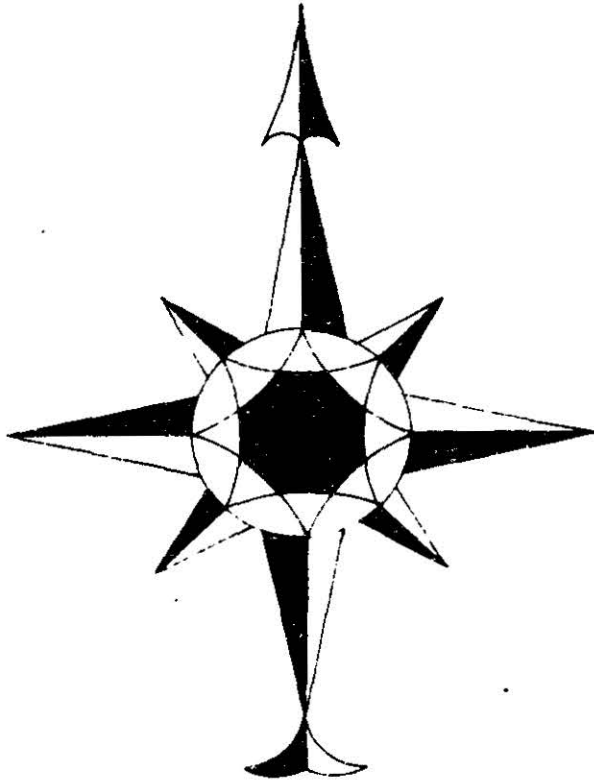
<u>Unit</u>	<u>Block</u>	<u>Lot Nos. Eliminated</u>	<u>Lot Nos. Combined</u>
III So.	17	1, 2, 4	
"	18	7 thru 13, 28, 29, 30	22/23; 26/27; 31/32
"	19	20 thru 25, 8, 9	3/4; 5/6; 10/11; 29/30
"	20	1 thru 4	5/6; 7/8
"	22		1/2; 9/10
"	21	1 thru 6	
"	24	1, 2	
"	25	11, 12, 13	7/8; 9/10
"	26	21 thru 25	
"	27	1 thru 6, 15 thru 18	7/8; 13/14
"	28	1 thru 4	
"	29	1 thru 12	
"	30	7, 8	1/2/3; 4/5/6; 9/10/11
"	31	1	
"	32	1, 2	

11/11/11



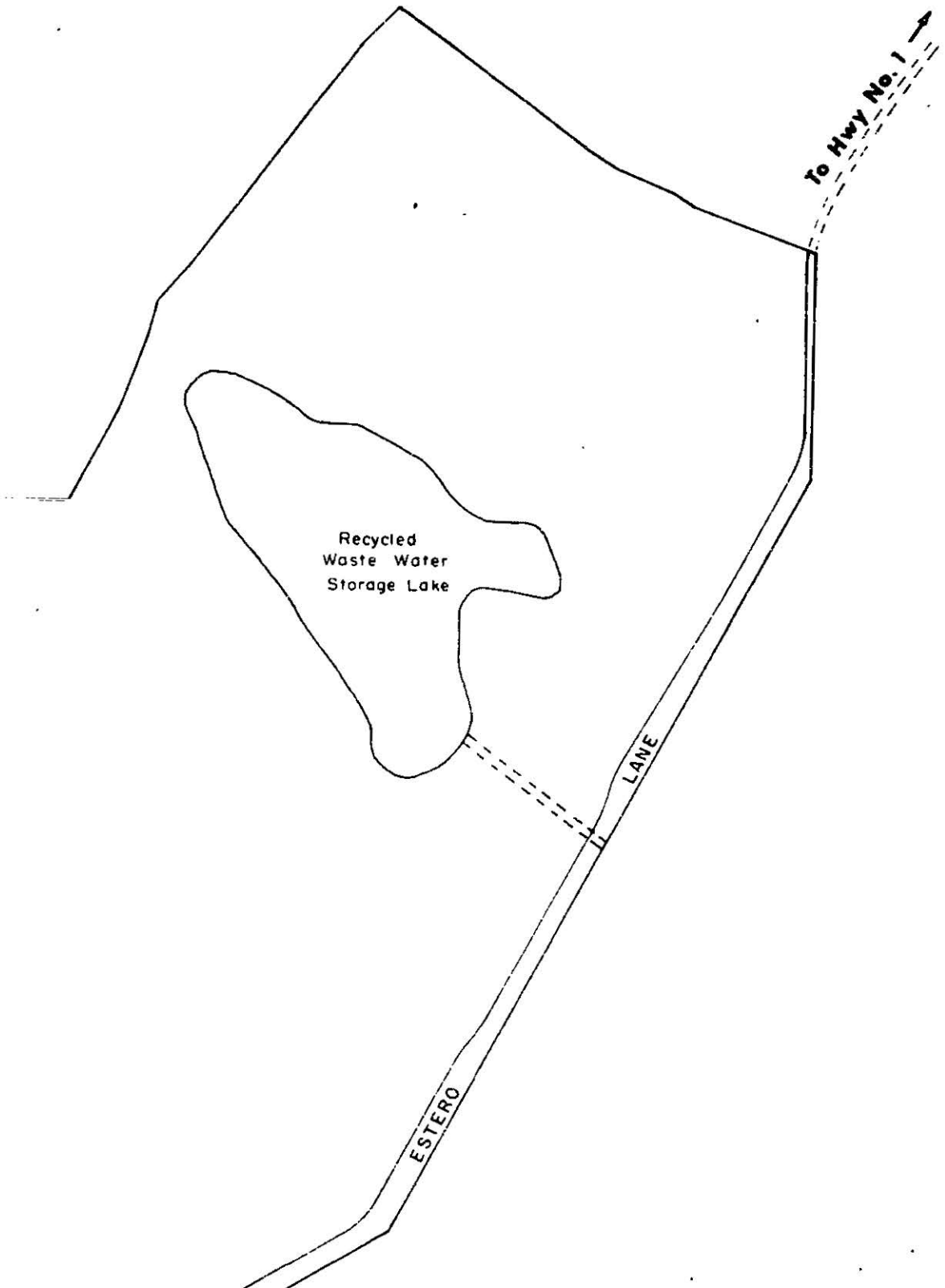
BODEGA HARBOR

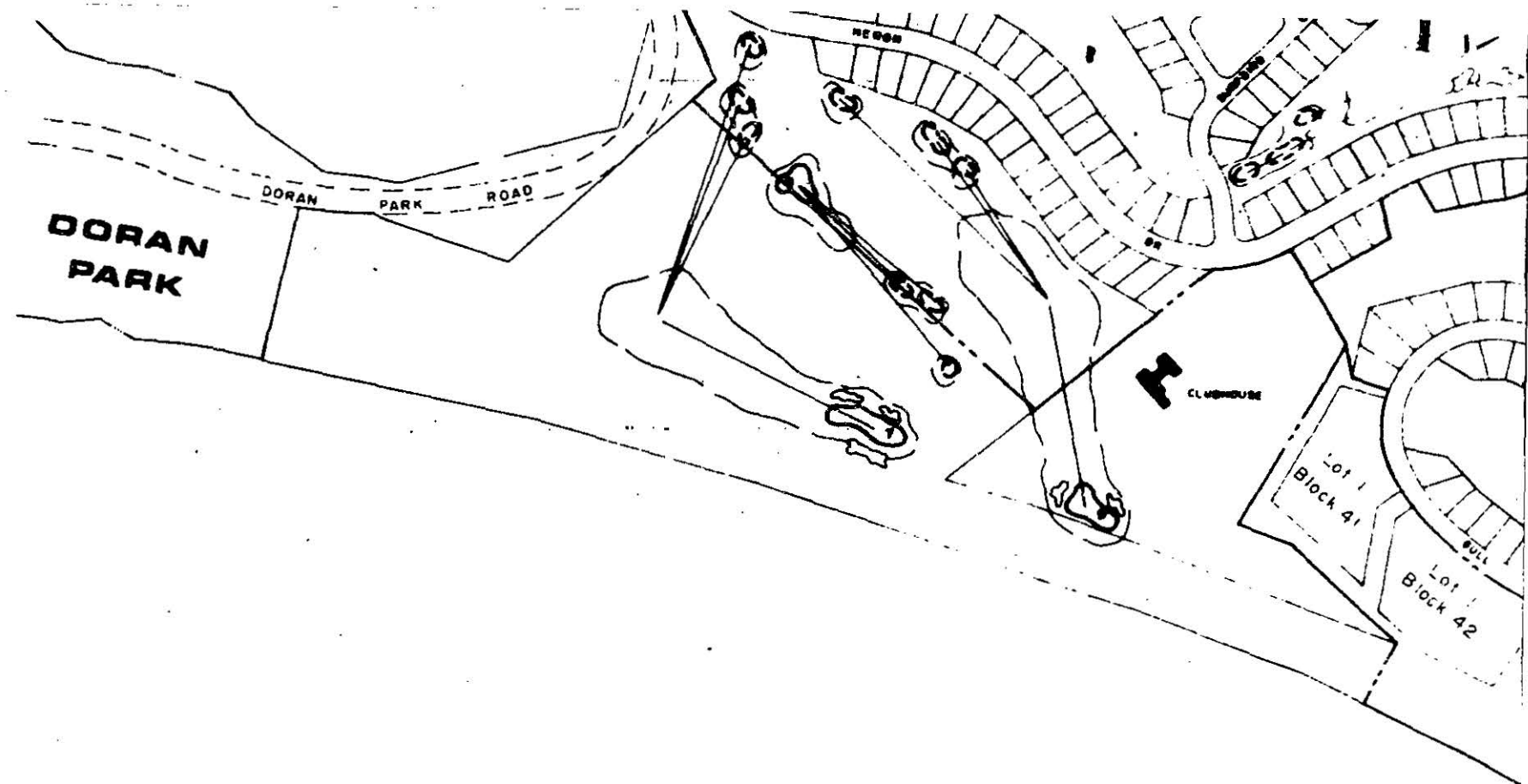




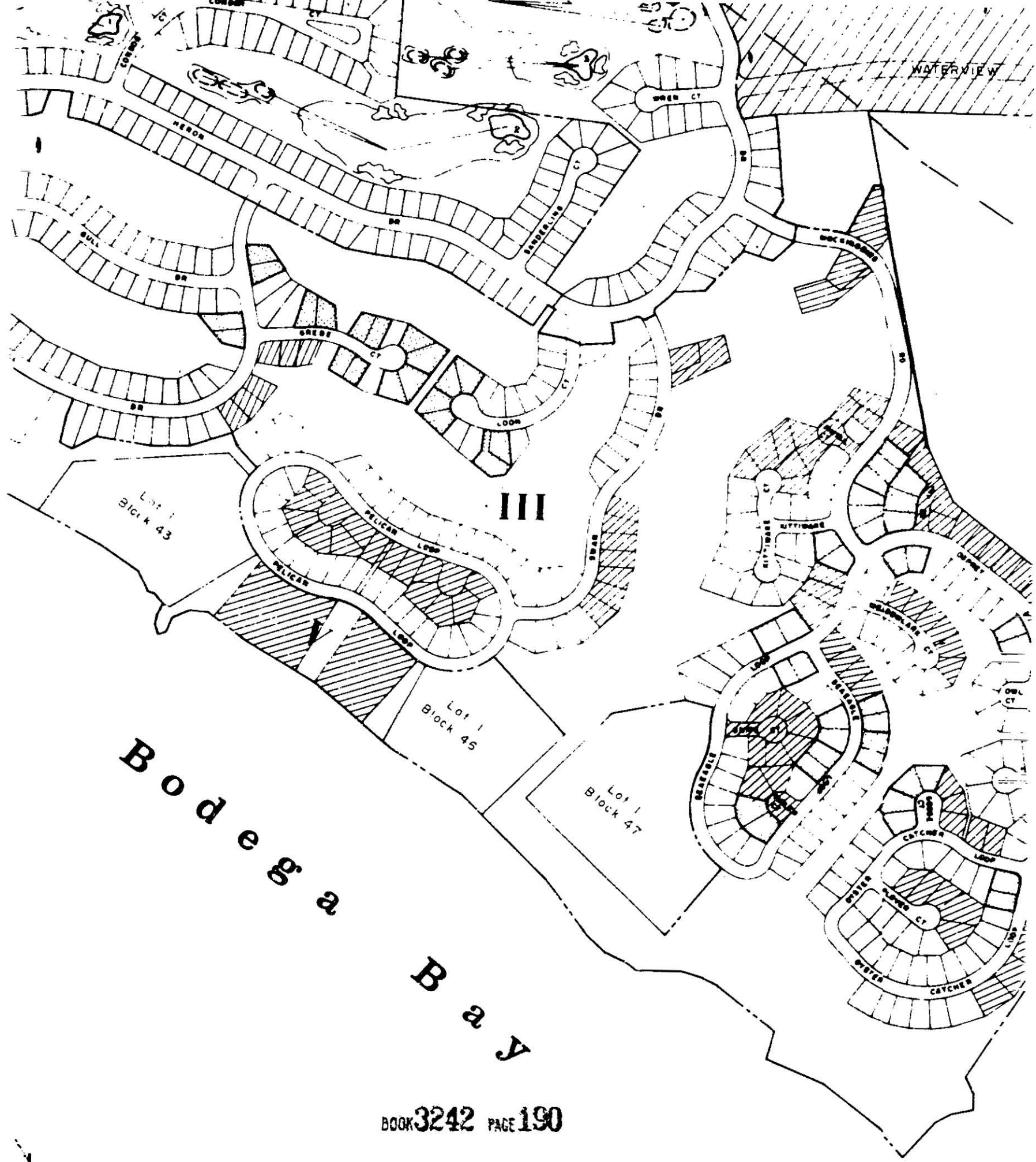
Lands of Transcentury Properties, Inc.
(Not a part of Bodega Harbour)







Unit No.	Trial Court Decision	Lots Recorded as of Jan. 1, 1976	State Commission Settlement
I	336	336	336
II North	97	97	36
II South	<u>126</u>	<u>126</u>	<u>75</u>
	223	223	111
III North	108	108	0
III South A	181	181	139
III South B	<u>228</u>	<u>224</u>	<u>134</u>
	517	513	273
IV North	316	280	0
IV South	<u>83</u>	<u>0</u>	<u>0</u>
	399	280	0
V	171	0	5
Total	<u>1646</u>	<u>1359</u>	<u>725</u>



WATER VIEW

WREN CT

HERON

BULL

GREBE

LOON

PELICAN

LOOP

BEAR

RATTLESNAKE

SITTIDORE

PELICAN

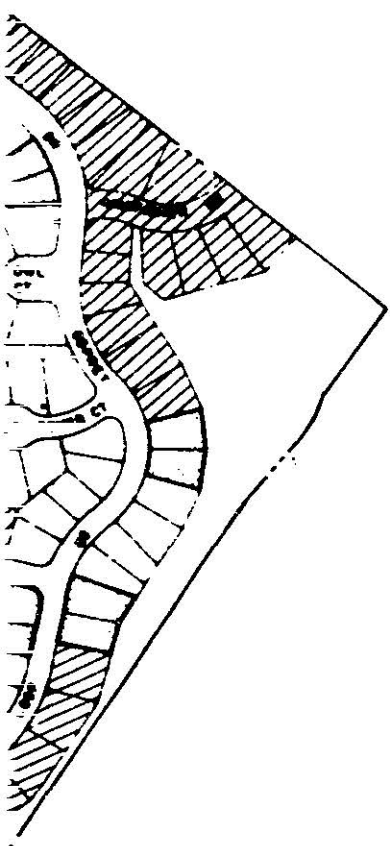
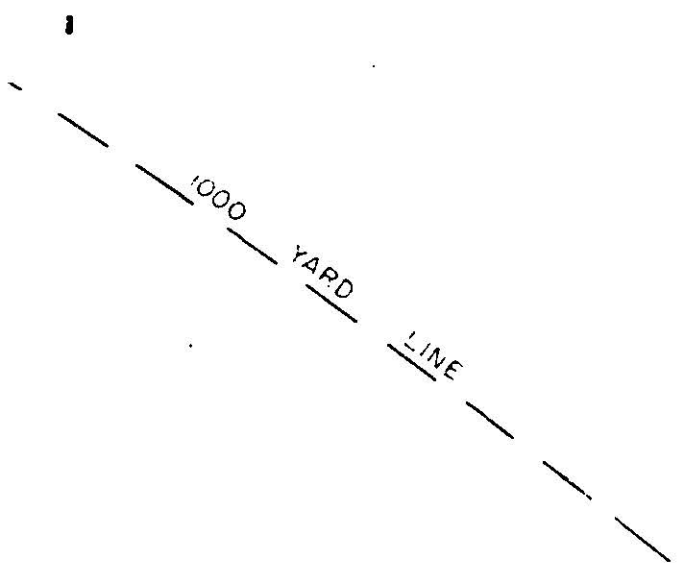
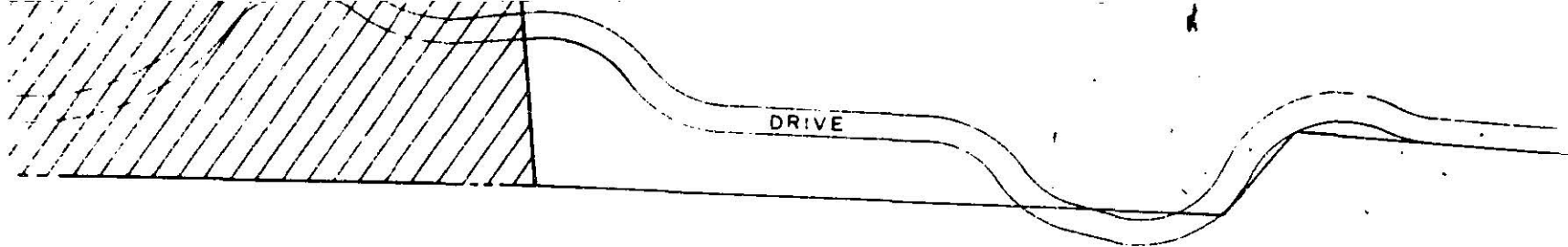
LOOP

Lot 1
Block 43

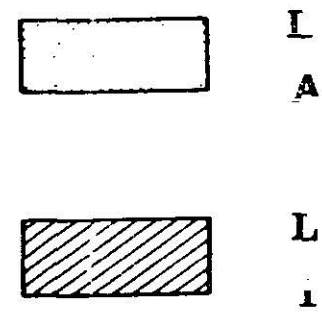
Lot 1
Block 45

Lot 1
Block 47

B o d e g e a
B a y

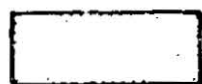


BODE



SH

BODEGA HARBOUR



LOTS COMBINED TO MAKE
A SINGLE LOT



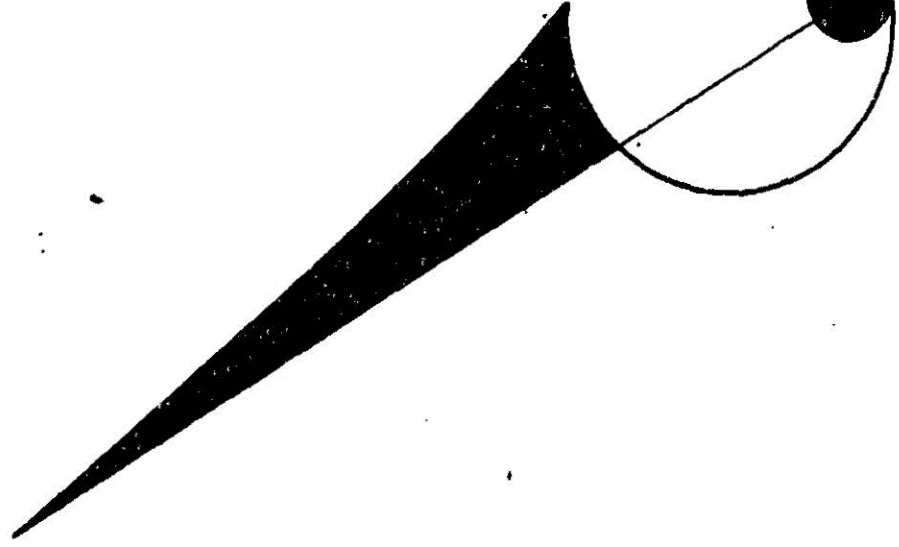
LOTS OR AREAS TO BE REVERTED
TO OPEN SPACE ACREAGE



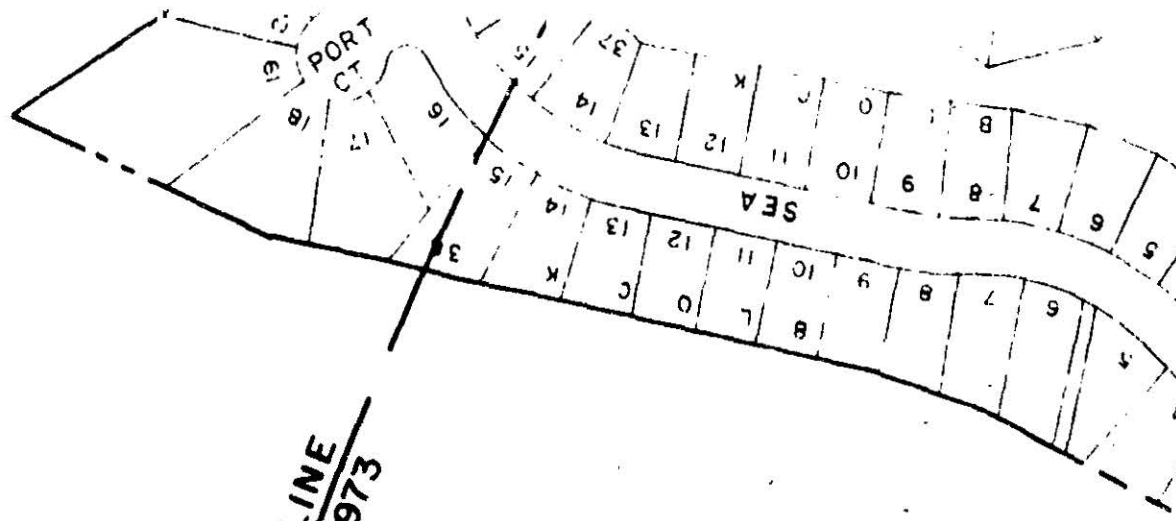
SCALE IN FEET

SHEET 1 OF 3

EXHIBIT-"A"

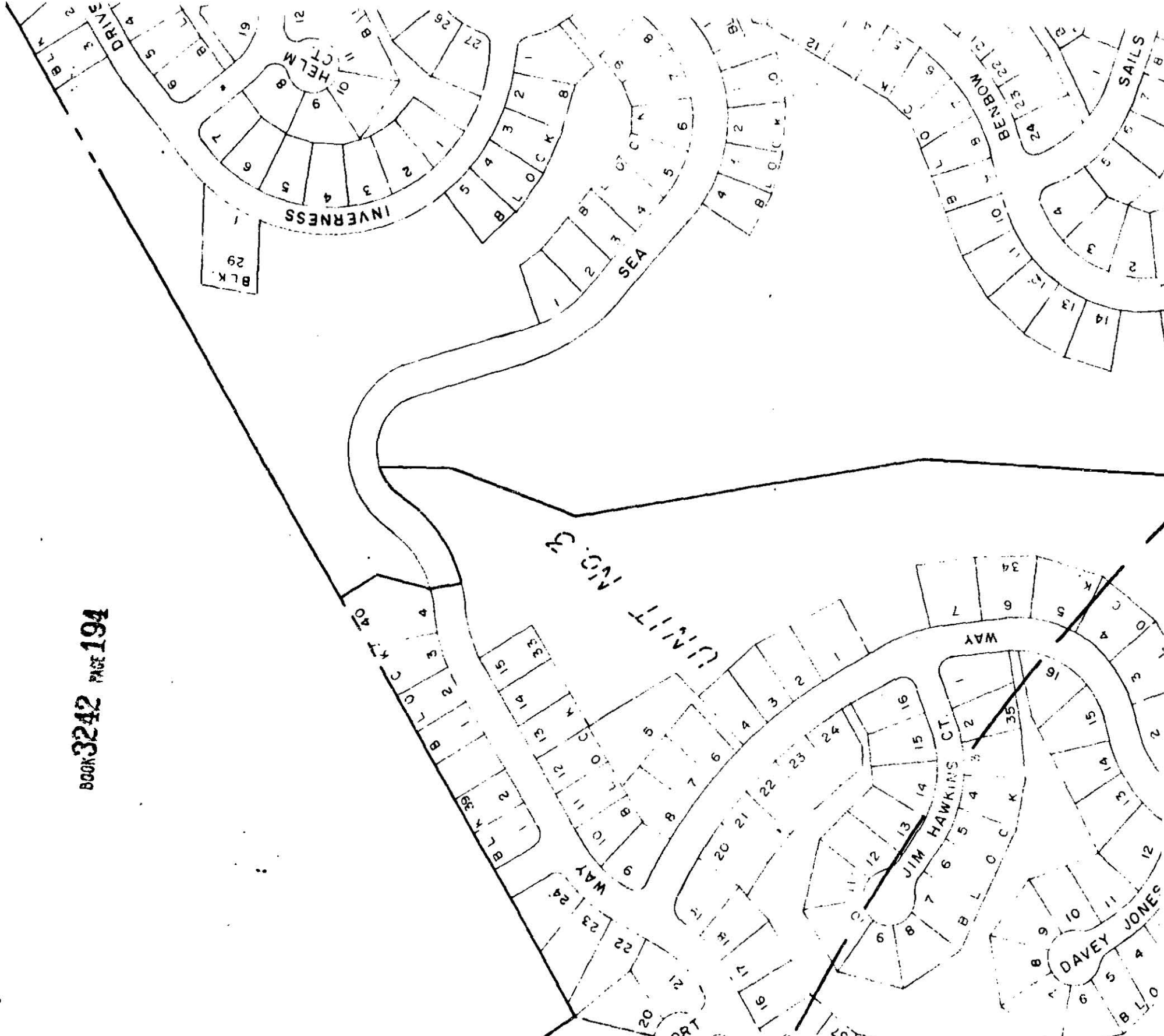


1000 YARD LINE
as of Sept. 6, 1973



BOOK 3242 PAGE 193

BOOK 3242 PAGE 194





BOOK 3242 PAGE 196

BO
BOD
TRANS



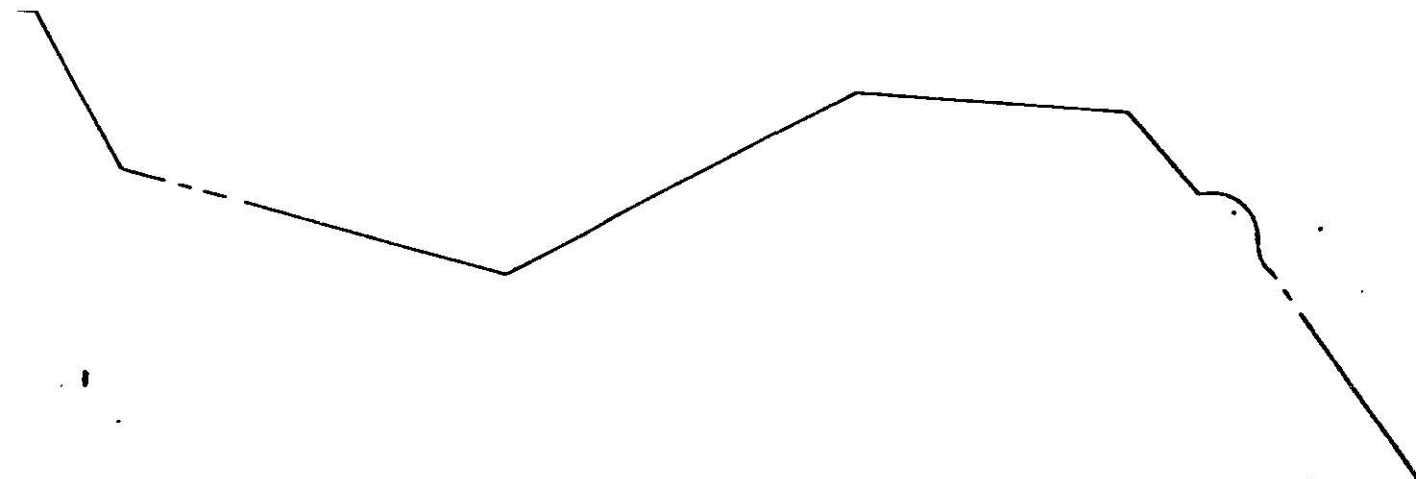
DEGA HAR DEGA BAY, CAL DISCENTURY PROPERT

Herbert G. Passarino Licensed Land Sur
2090 Armory Drive, Santa Rosa, Califo

Scale: 1" = 200'



REC.
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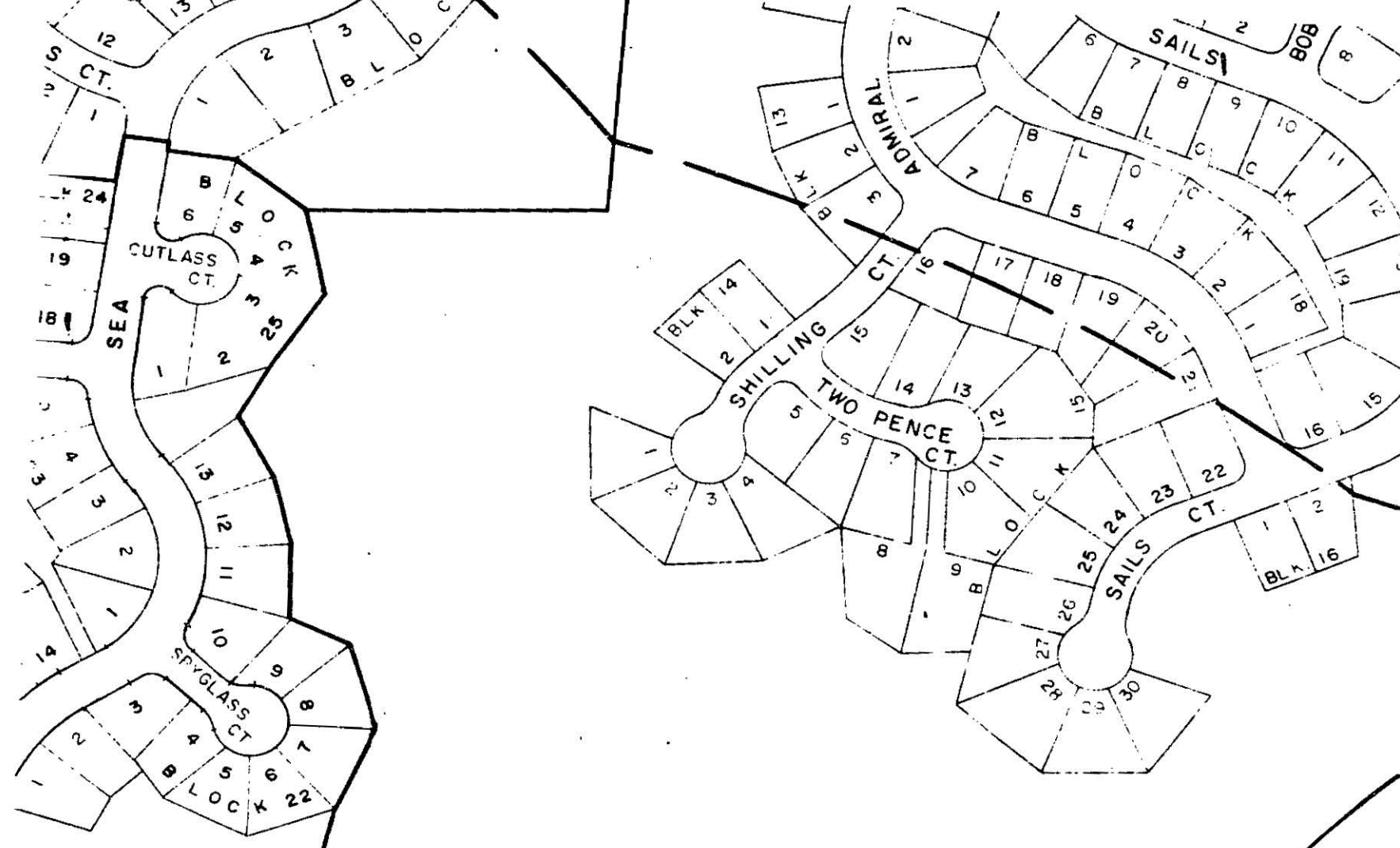


**ARBOUR
CALIFORNIA
LIES INC.**

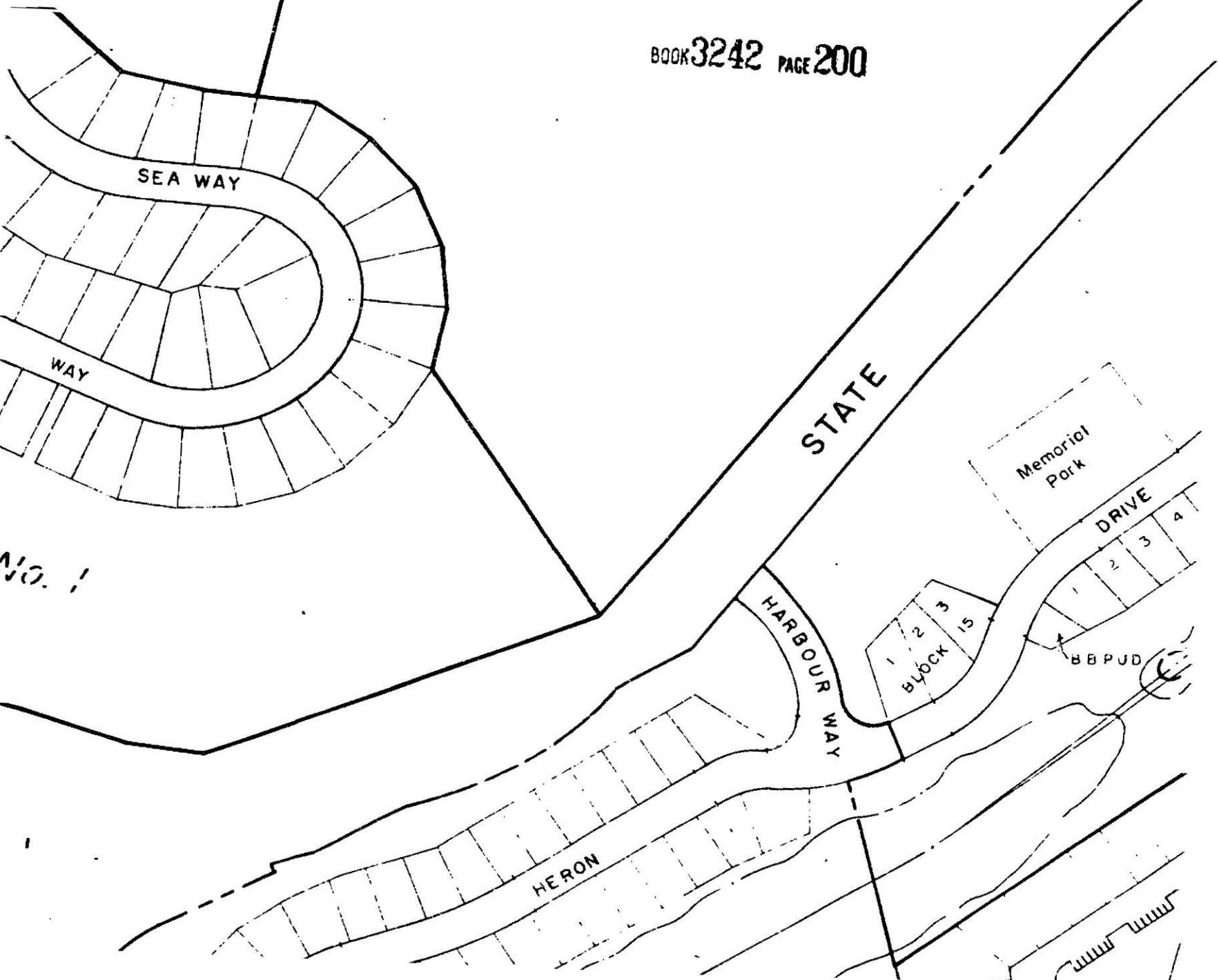
Surveyor
California

*RECORDED LOTS AS OF
OCTOBER 30, 1974*





BOOK 3242 PAGE 200



UNIT NO. 4

No. 1

HIGHWAY

BLOCK 10

BLOCK 11

BLOCK 12

BLOCK 13

BLOCK 14

BLOCK 15

BLOCK 16

BLOCK 17

BLOCK 18

BLOCK 19

BLOCK 20

BLOCK 21

BLOCK 22

BLOCK 23

BLOCK 24

BLOCK 25

BLOCK 26

BLOCK 27

BLOCK 28

BLOCK 29

BLOCK 30

BLOCK 31

BLOCK 32

BLOCK 33

BLOCK 34

BLOCK 35

BLOCK 36

BLOCK 37

BLOCK 38

BLOCK 39

BLOCK 40

BLOCK 41

BLOCK 42

MALLARD CT.

DUCK CT.

WIDGEON CT.

UNIT NO. 2

HUMMINGBIRD CT.

CONDOR COURT

UNIT NO. 1

HERON

WAY

BLOCK

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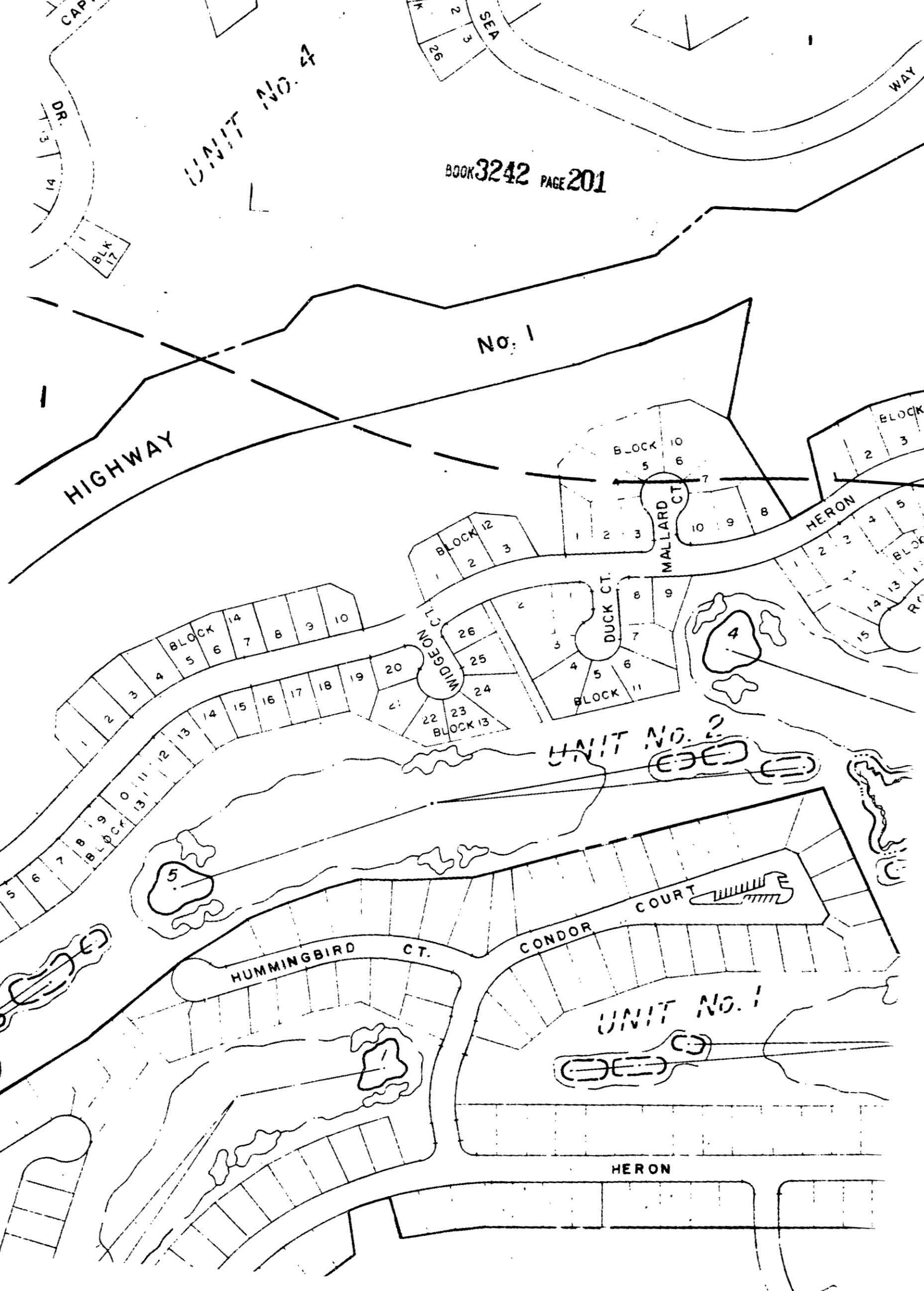
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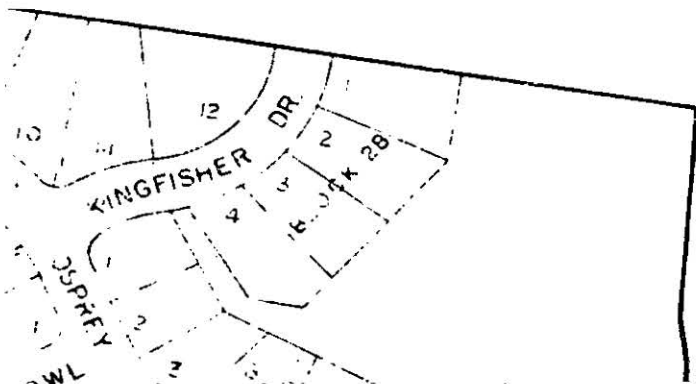




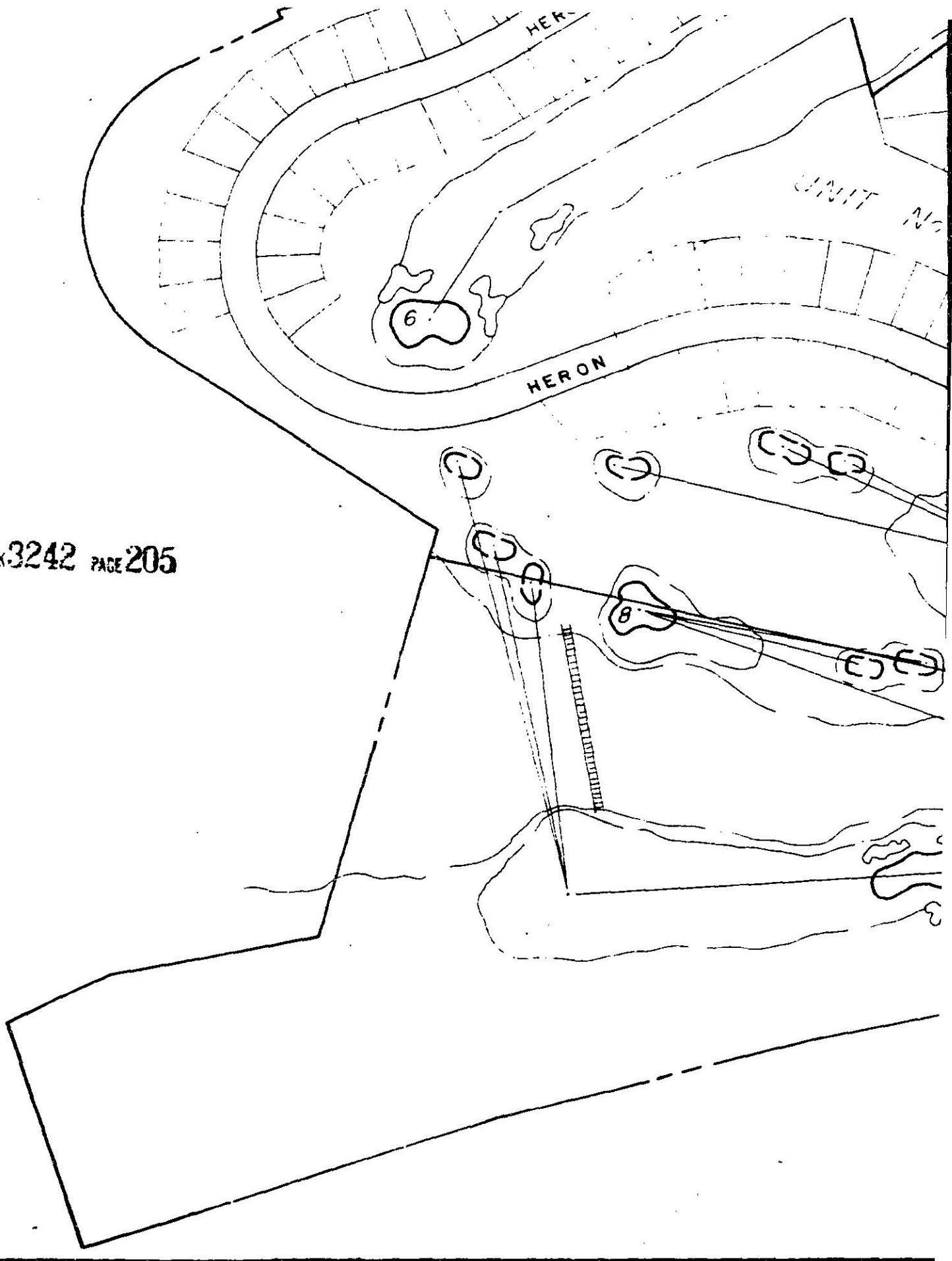
BOOK 3242 PAGE 202

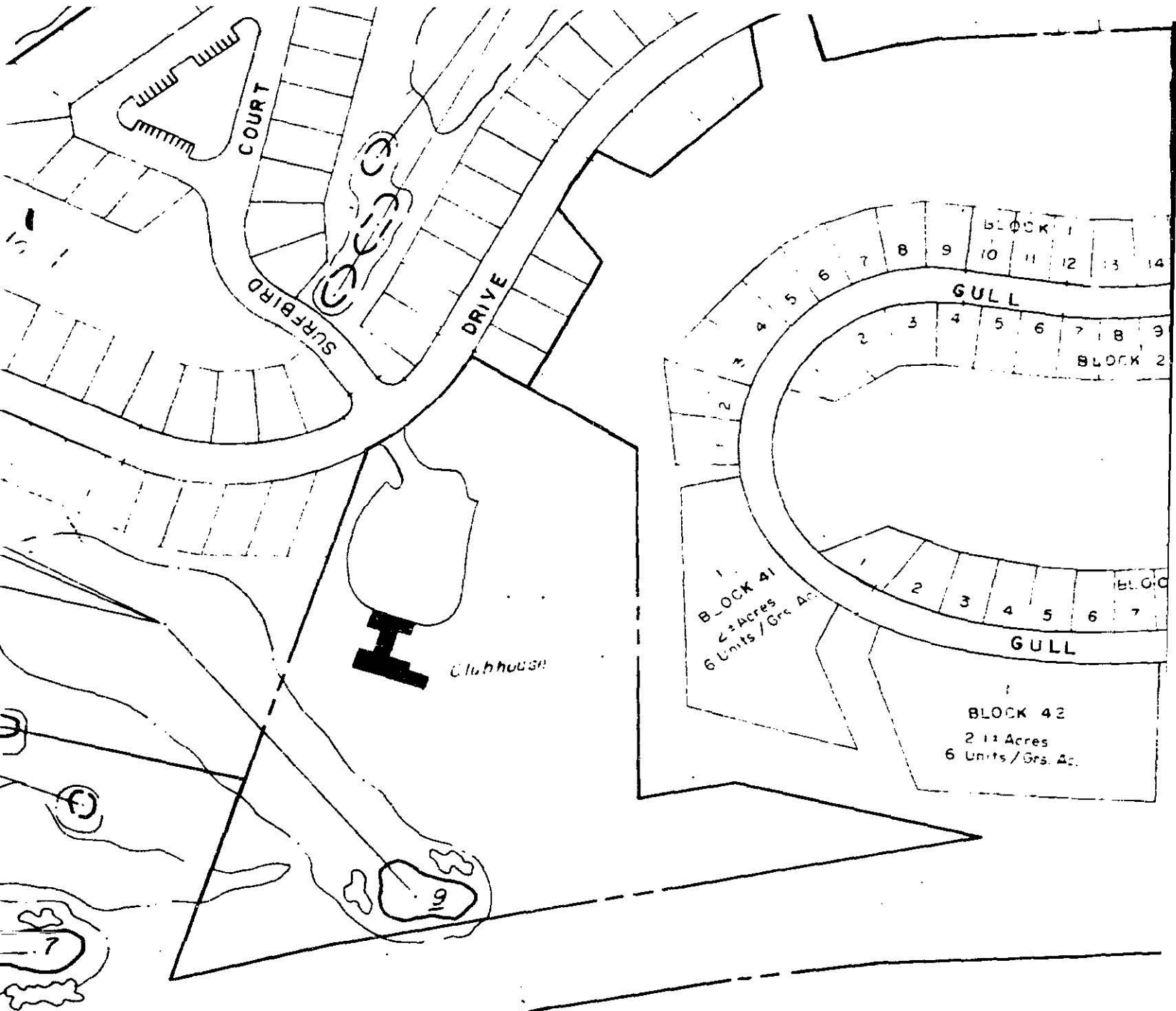
BOOK 3242 PAGE 203

1000 YARD LINE
as of Sept. 6, 1973



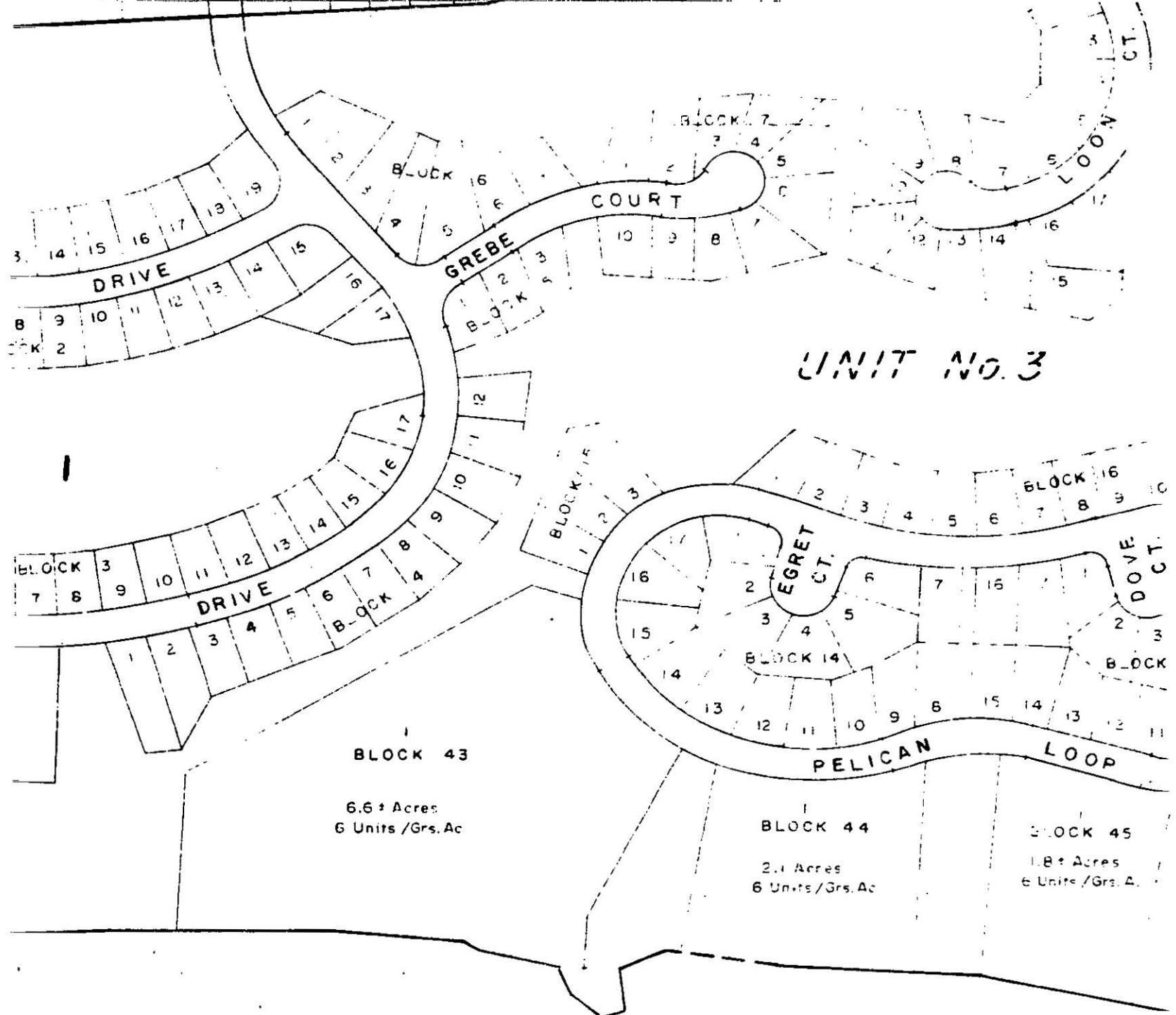
BOOK 3242 PAGE 205





BOOK 3242 PAGE 206

BODEGA BAY



UNIT NO. 3

BLOCK 43

6.6 ± Acres
6 Units / Grs. Ac

BLOCK 44

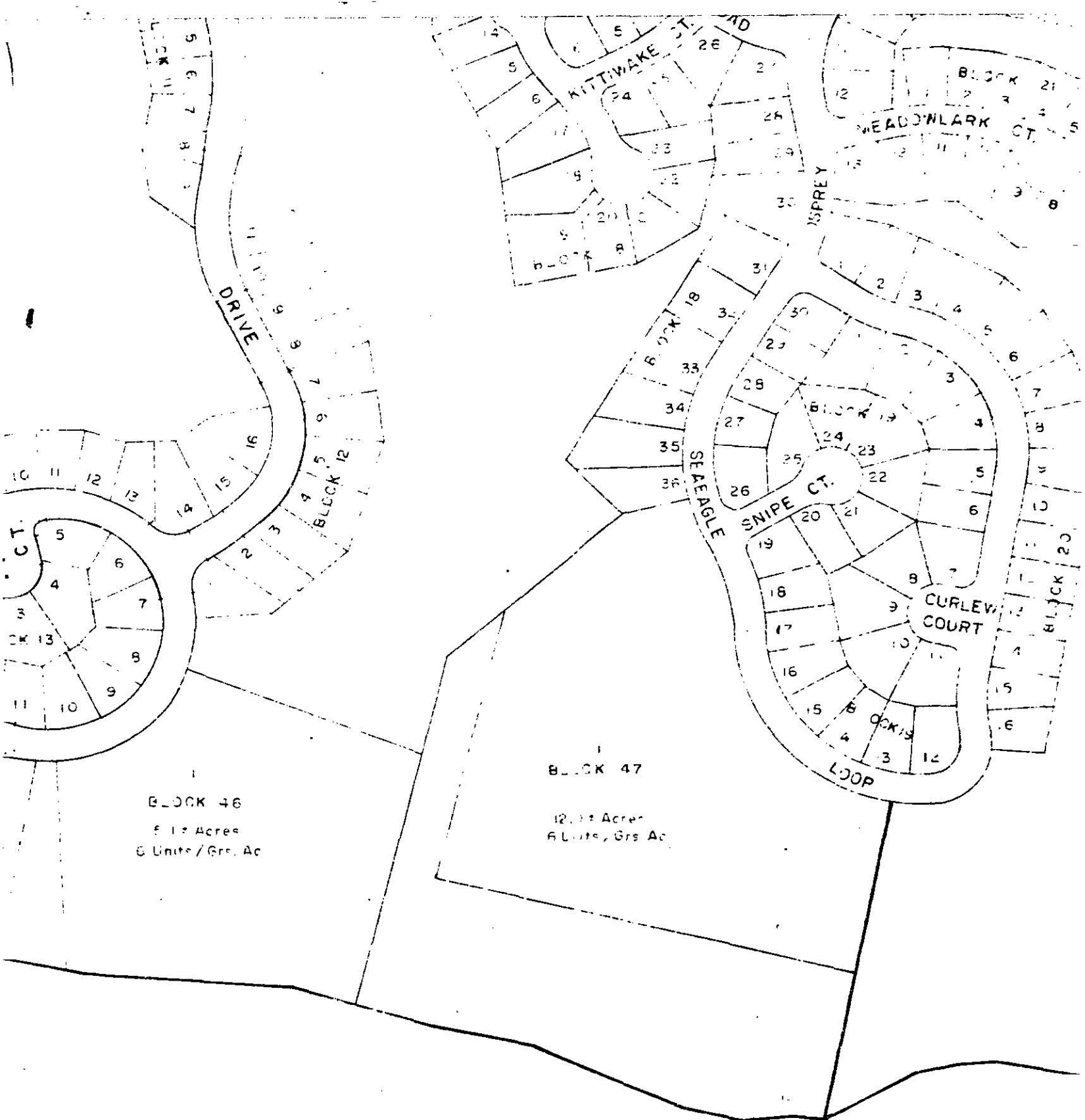
2.1 Acres
6 Units / Grs. Ac

BLOCK 45

1.8 ± Acres
6 Units / Grs. Ac

BOOK 3242 PAGE 207

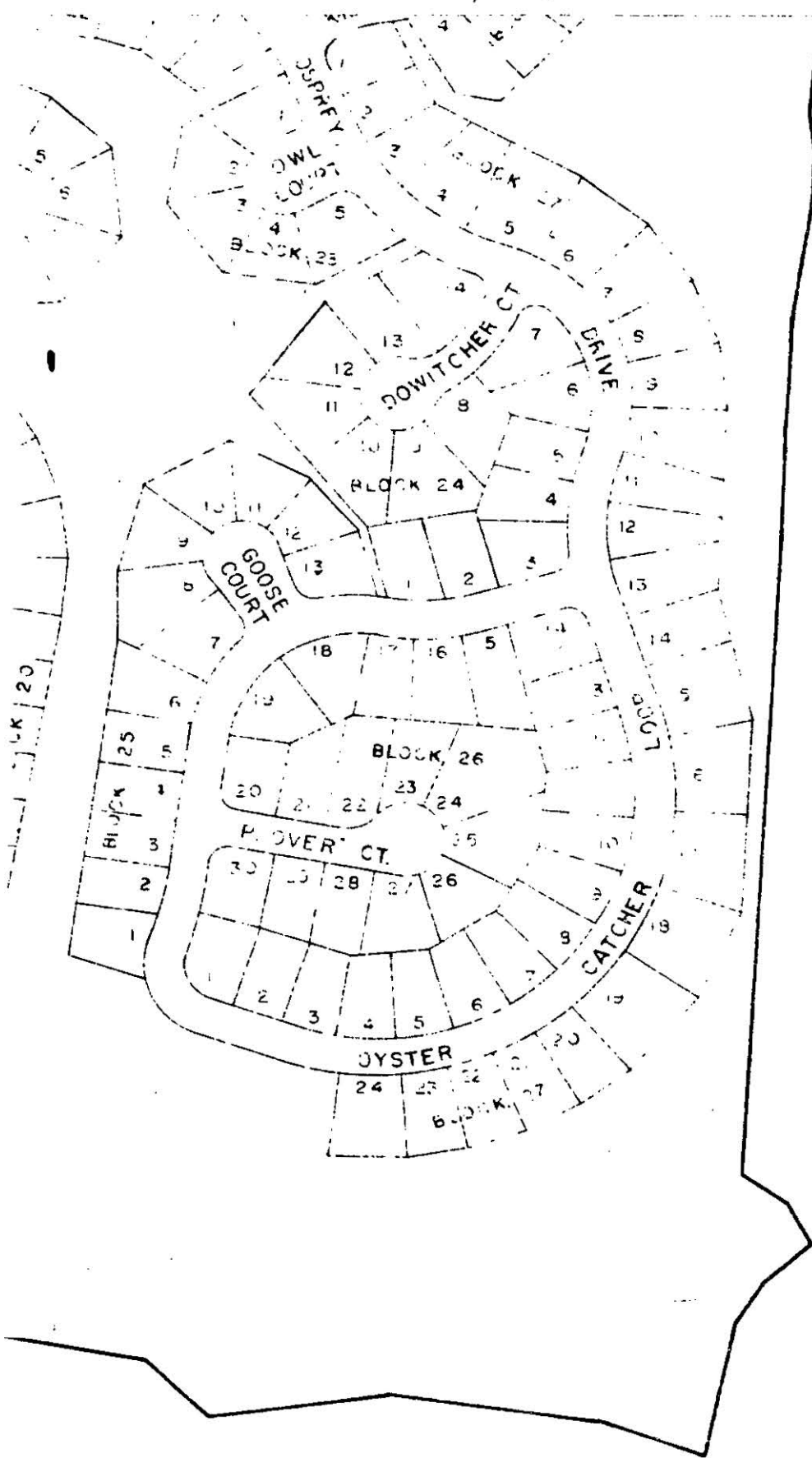
REVISED NOV 1968



BOOK 3242 PAGE 208

SEPTEMBER 12, 1975: UNITS 3N & 4 ADDED

SEPTEMBER:



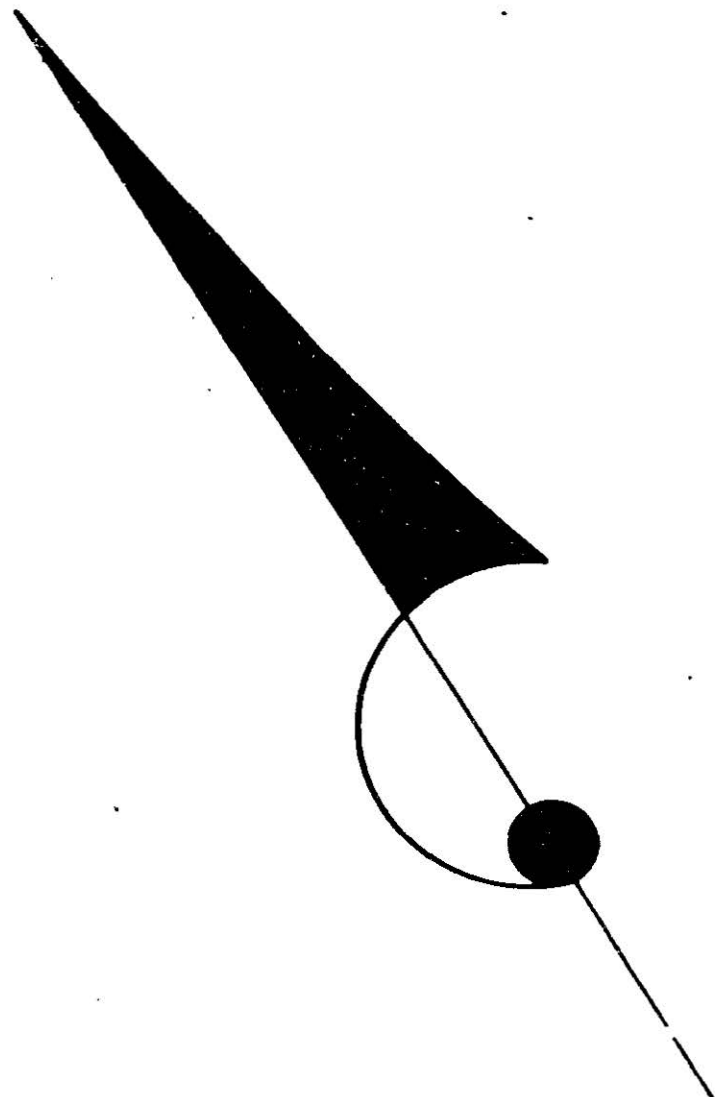
SHEET 2 OF 3
EXHIBIT-"A"

BOOK 3242 PAGE 209

R 30, 1975

Map No. TCP III

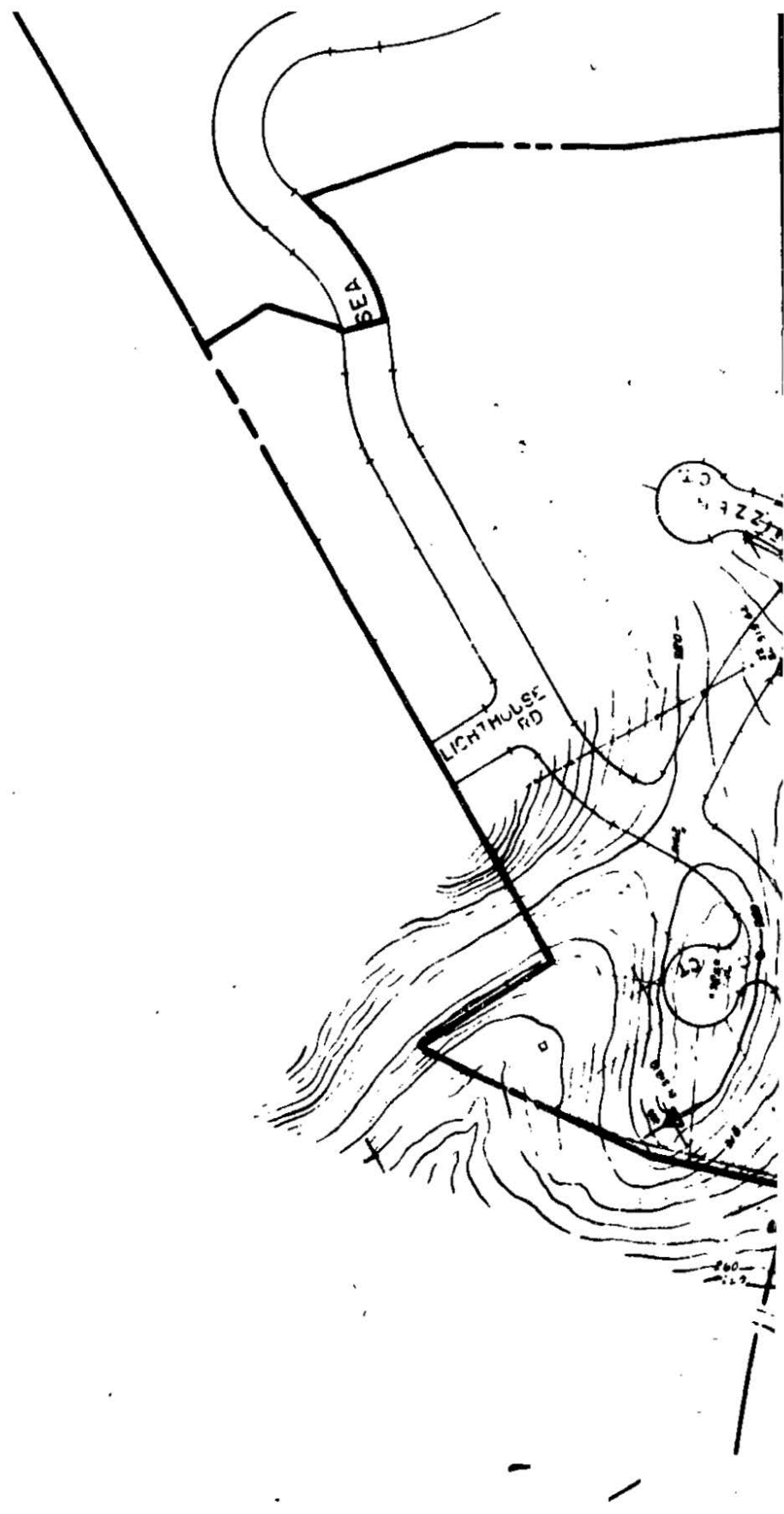
BOOK 3242 PAGE 210



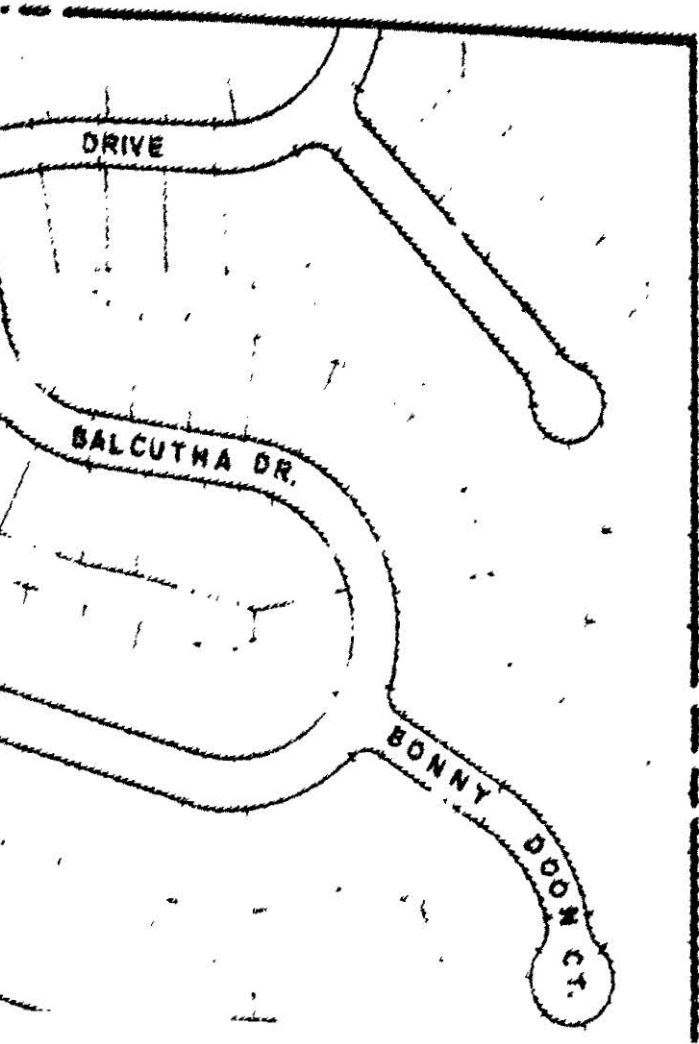
1000 YARD LINE



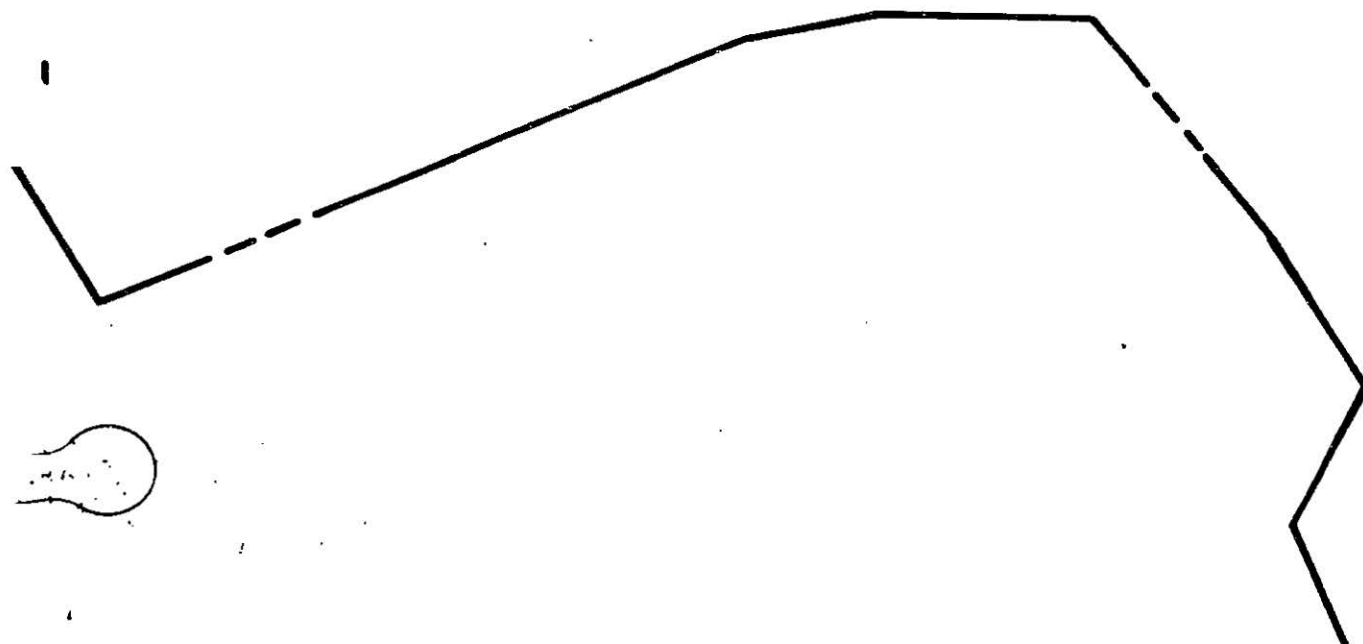
BOOK 3242 PAGE 211



BOOK 3242 PAGE 212



BOOK 3242 PAGE 213



BOOK 3242 PAGE 214

BODEGA F
BODEGA BAY,
TRANSCENTURY PR

Herbert G. Passarino Lic
2090 Armory Drive, Santa

Scale: 1" =

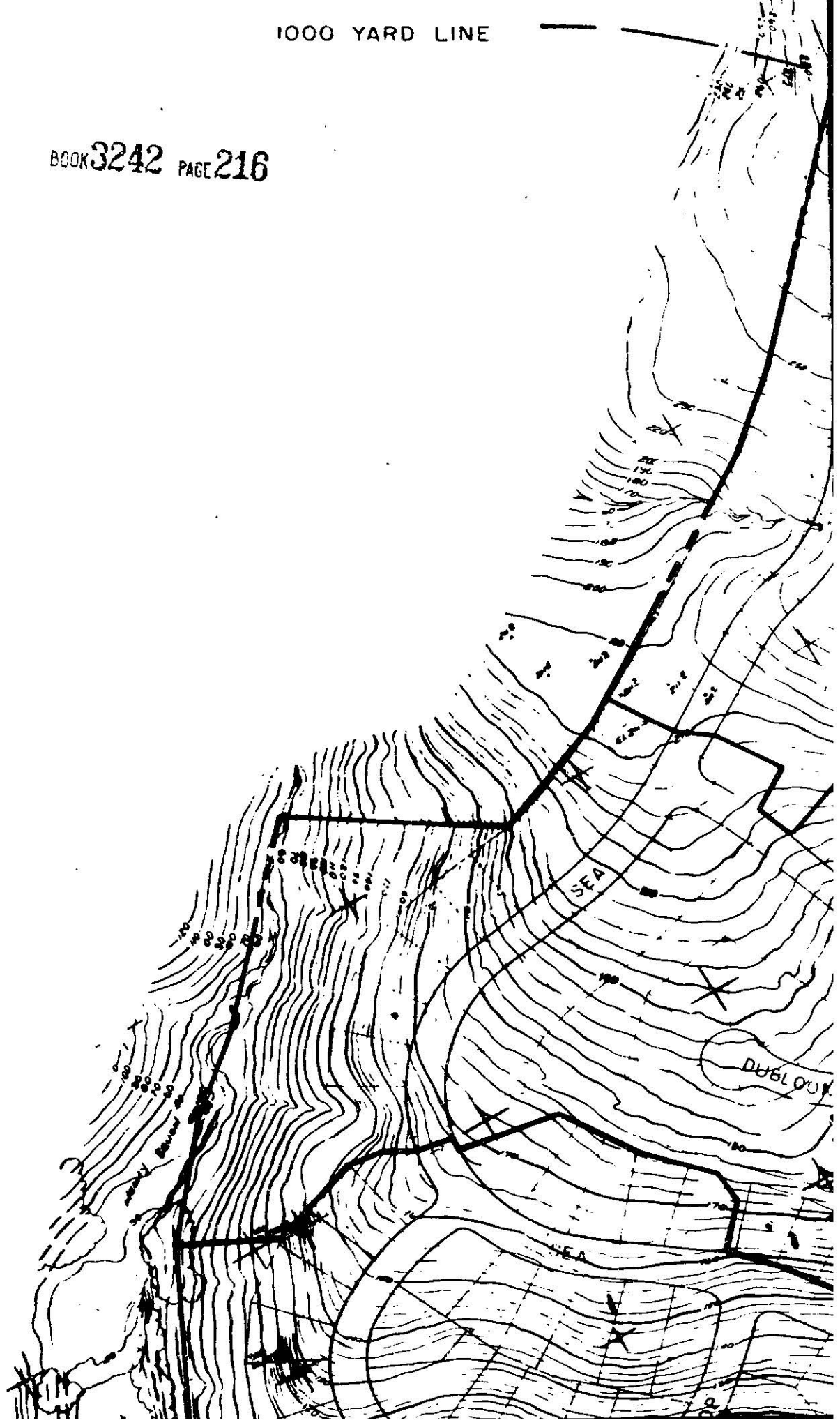
**HARBOUR
CALIFORNIA
PROPERTIES INC.**

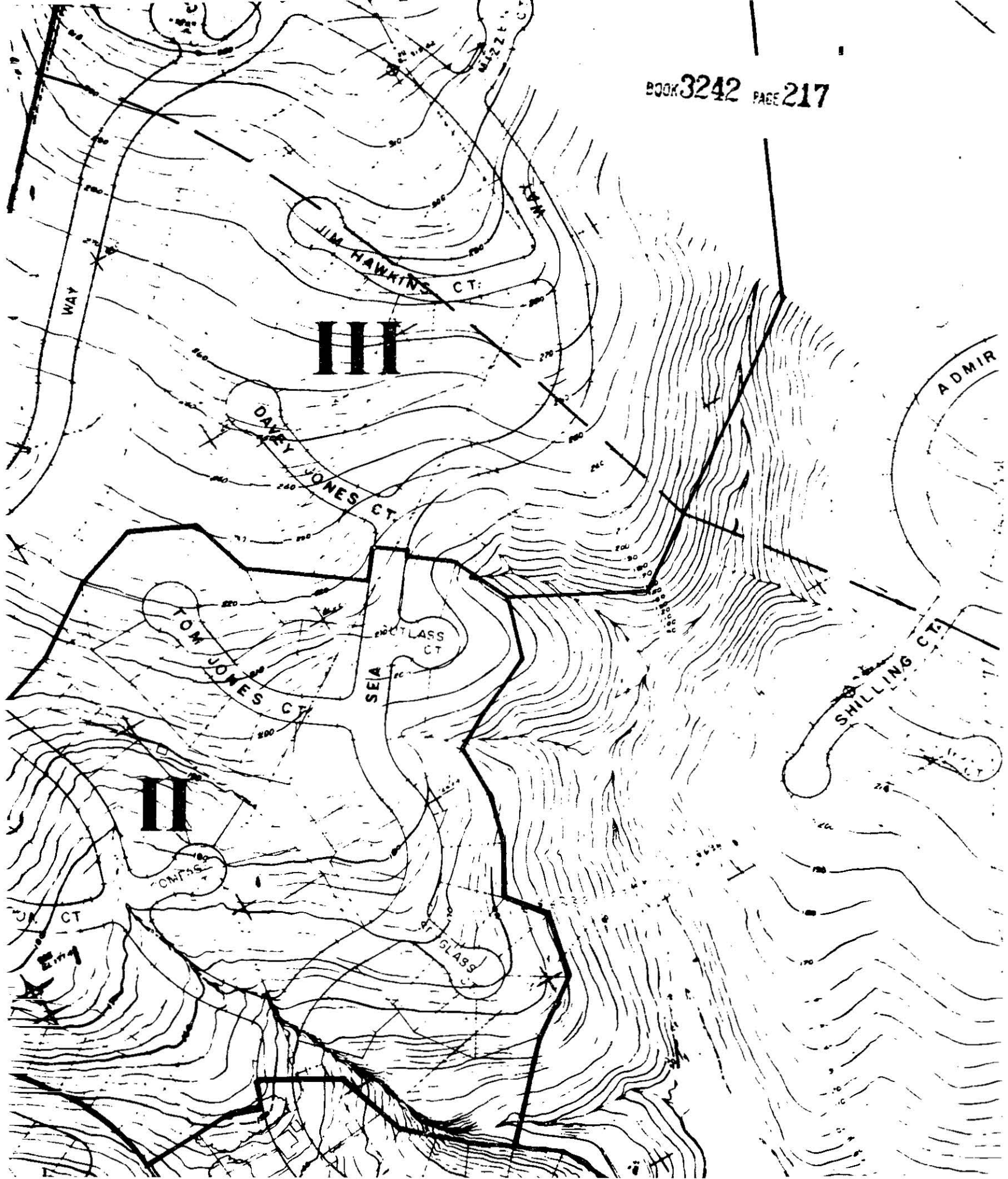
**Licensed Land Surveyor
a Rosa, California**

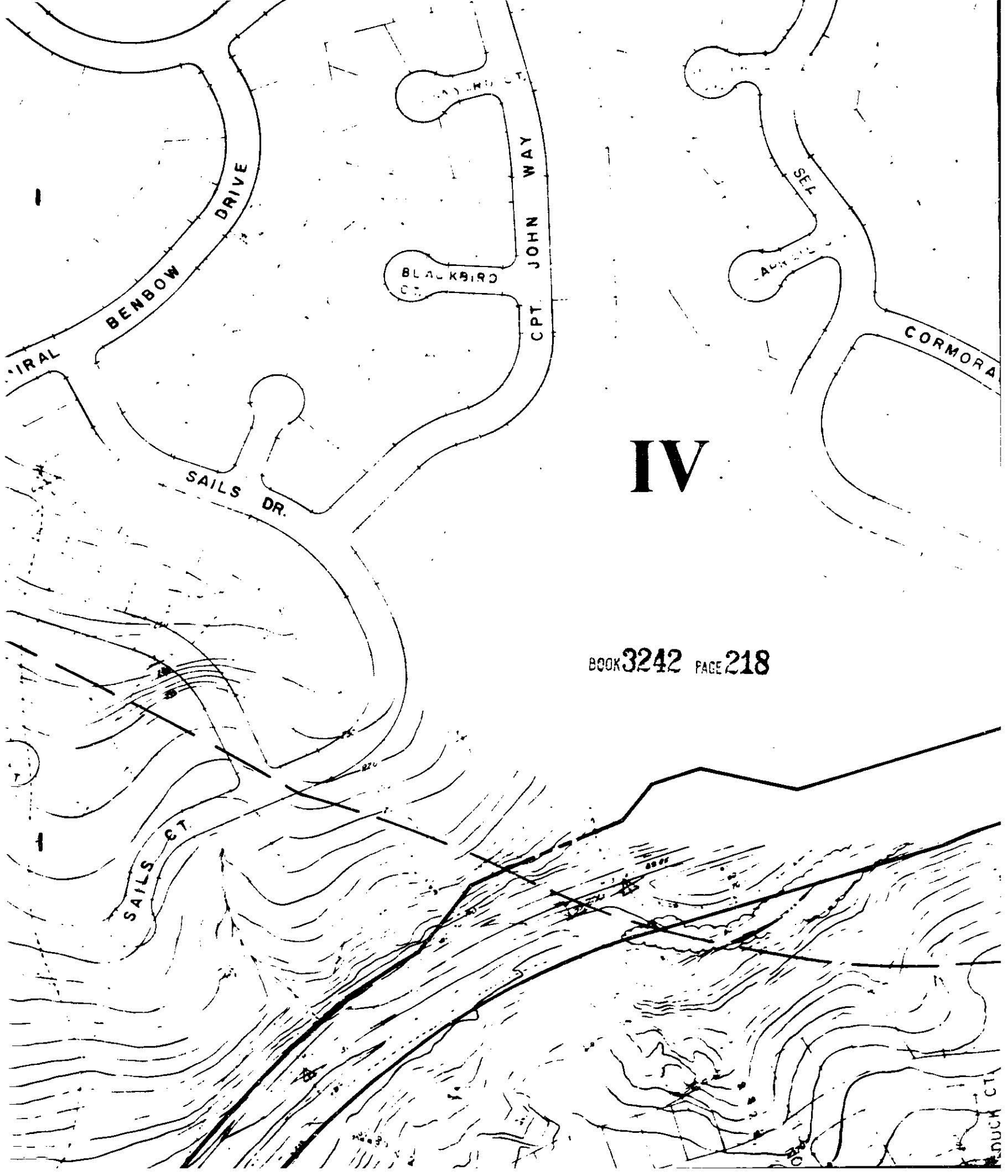
= 200'

1000 YARD LINE

BOOK 3242 PAGE 216







IV

BOOK 3242 PAGE 218

DUCK CT

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PHEASANT CT
PIGEON CT

KAY WAY

WATERVIEW DRIVE

ROBIN COURT

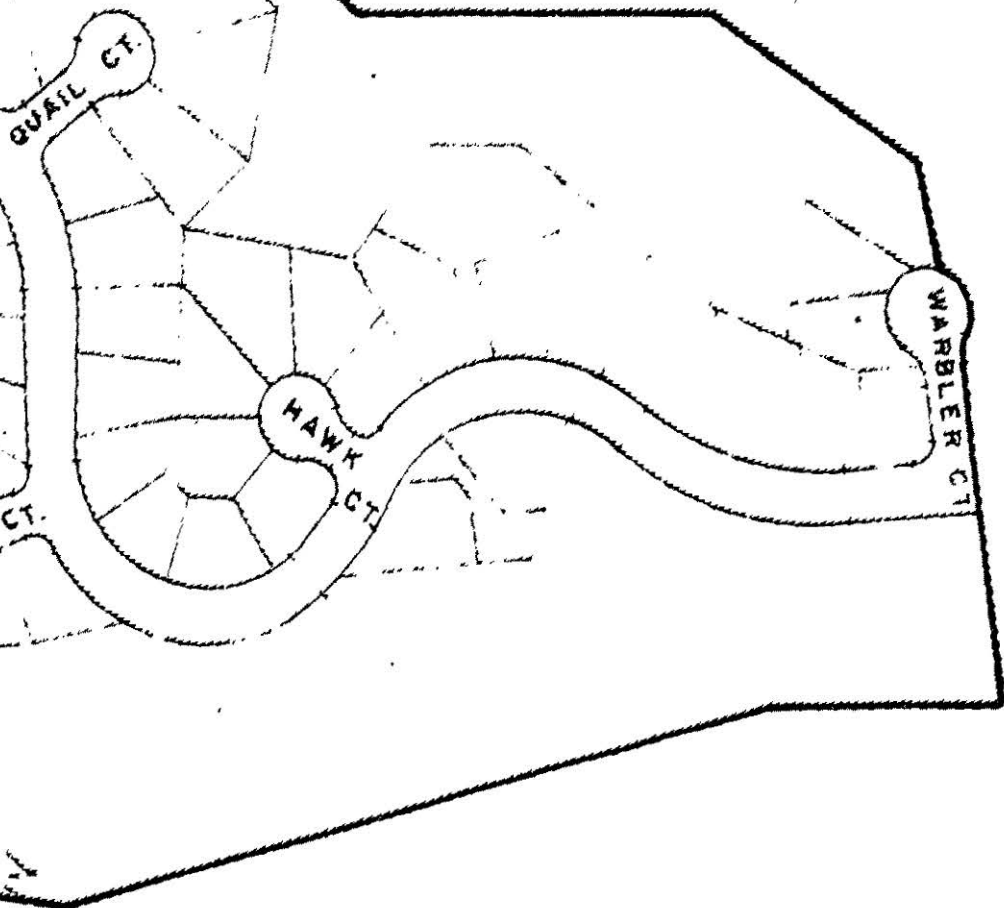
HERON COURT

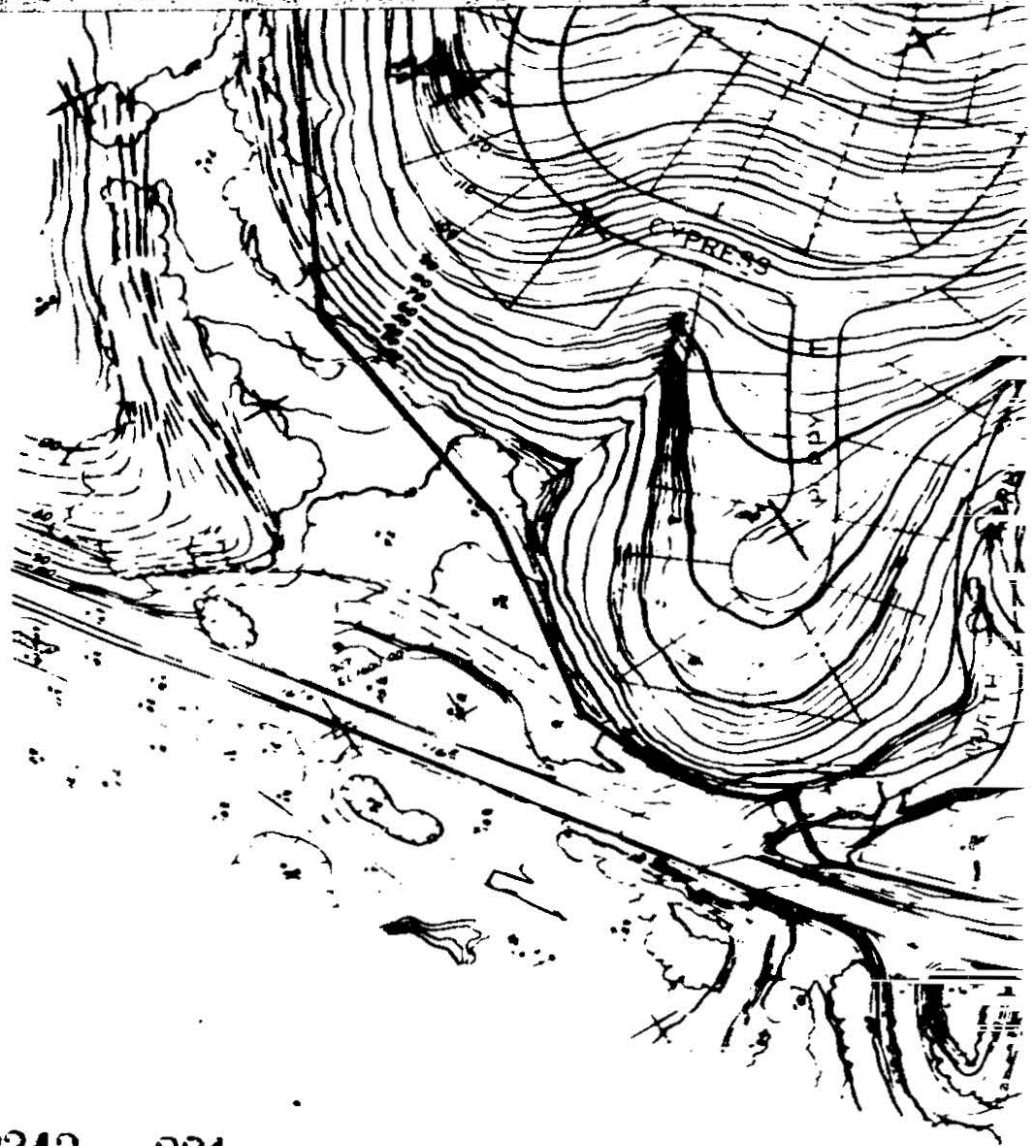
MALLARD CT

PHEASANT CT

CM CT

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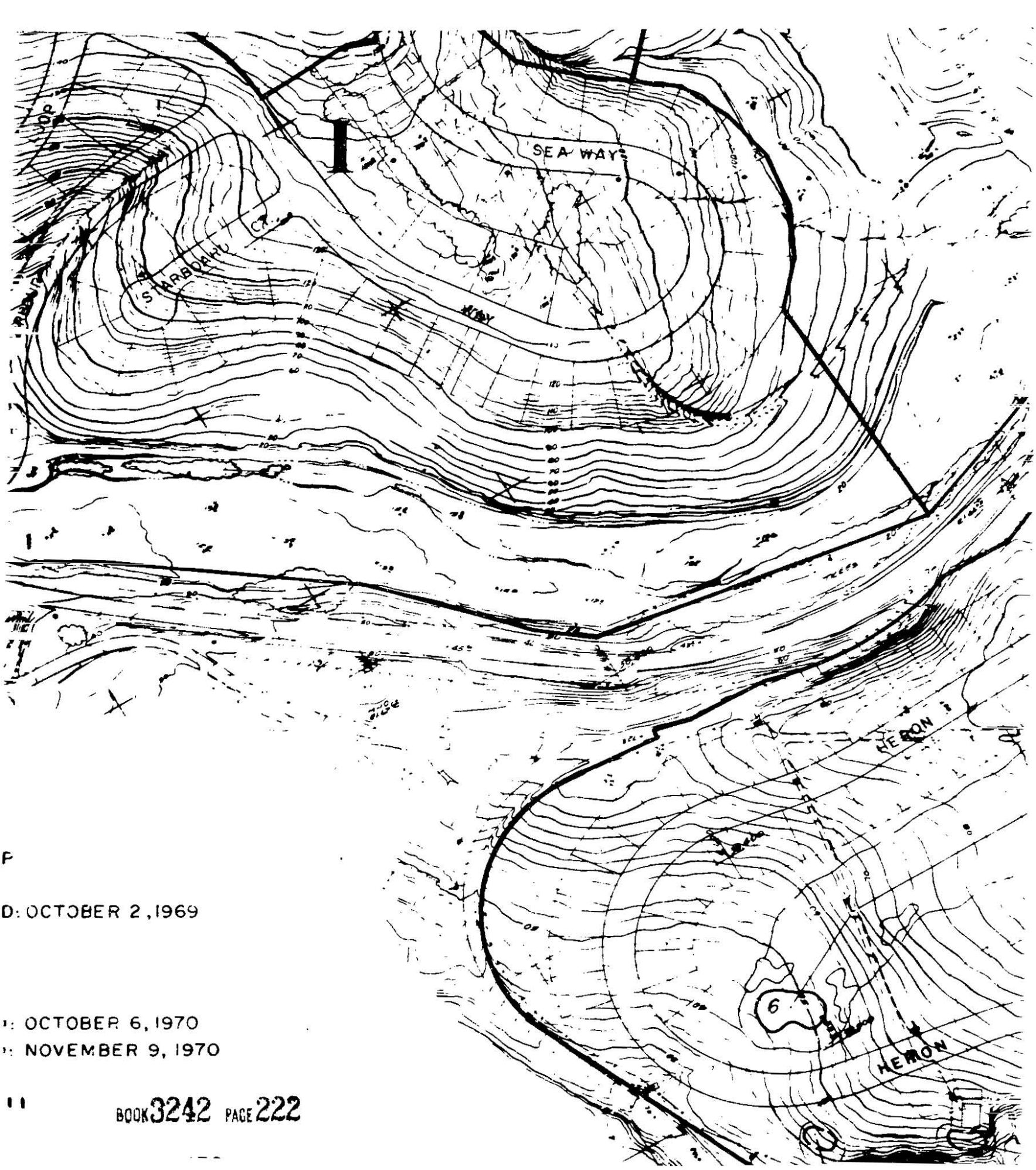


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APPROVED TENTATIVE MAP
PLANNING COMMISSION
RESOLUTION No. 5632 - DATED:

EXTENDED
BOARD OF SUPERVISORS
RESOLUTION No. 30777 - DATED:
RESOLUTION No. 31171 - DATED:

EXTENDED
BOARD OF SUPERVISORS
RESOLUTION No. 38680 - DATED:

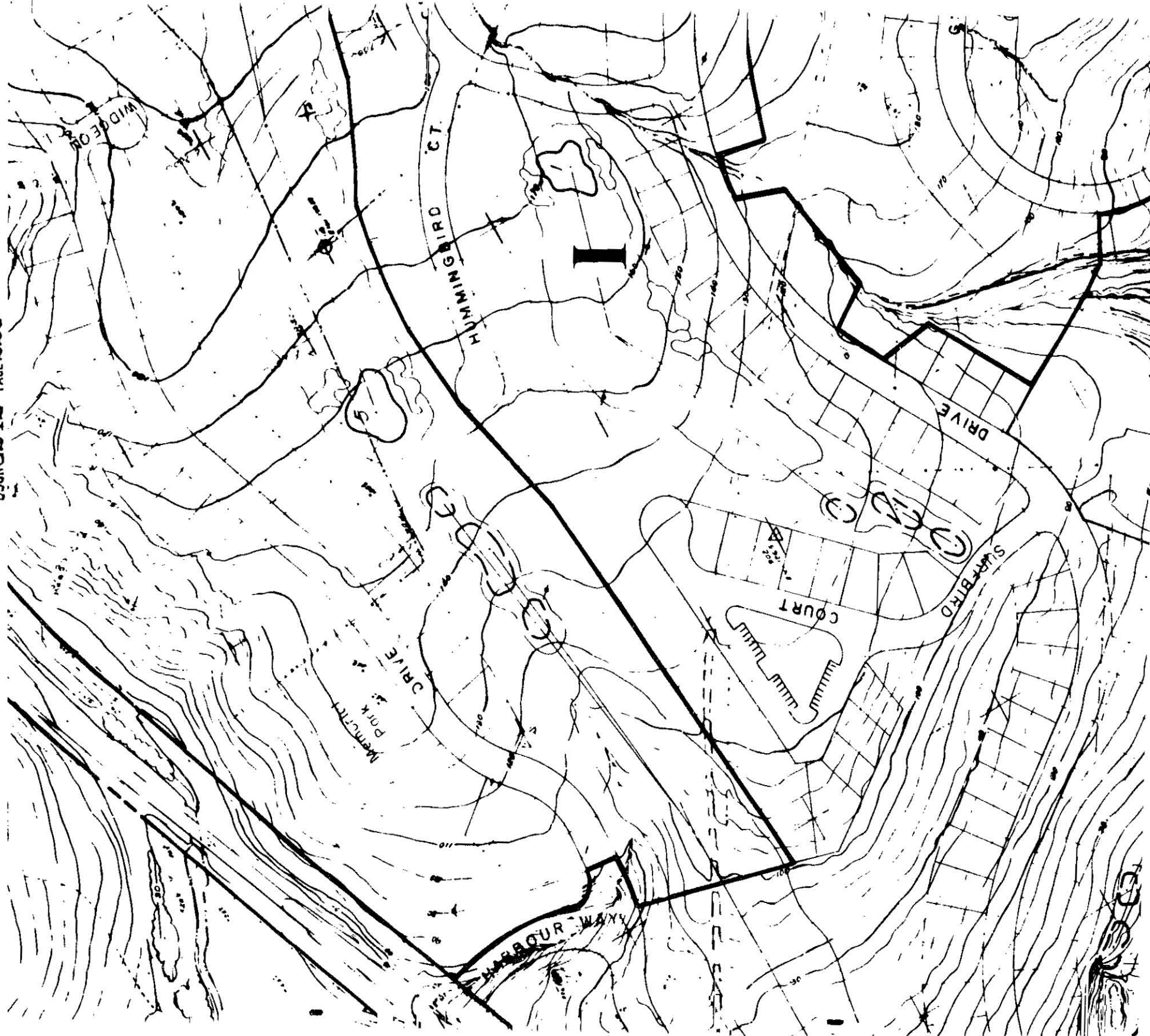


D: OCTOBER 2, 1969

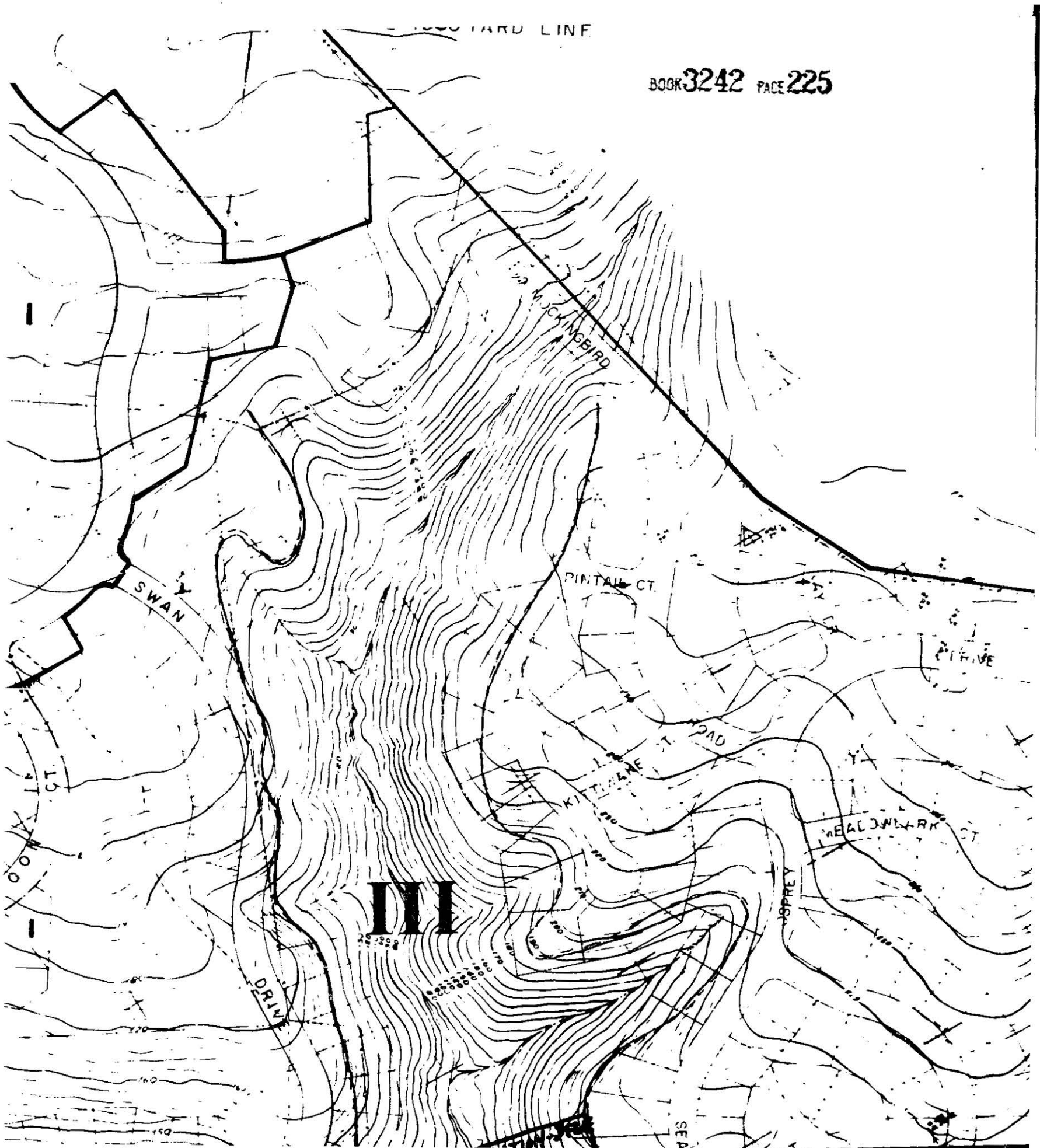
OCTOBER 6, 1970

NOVEMBER 9, 1970

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SWAN

PINTAIL CT.

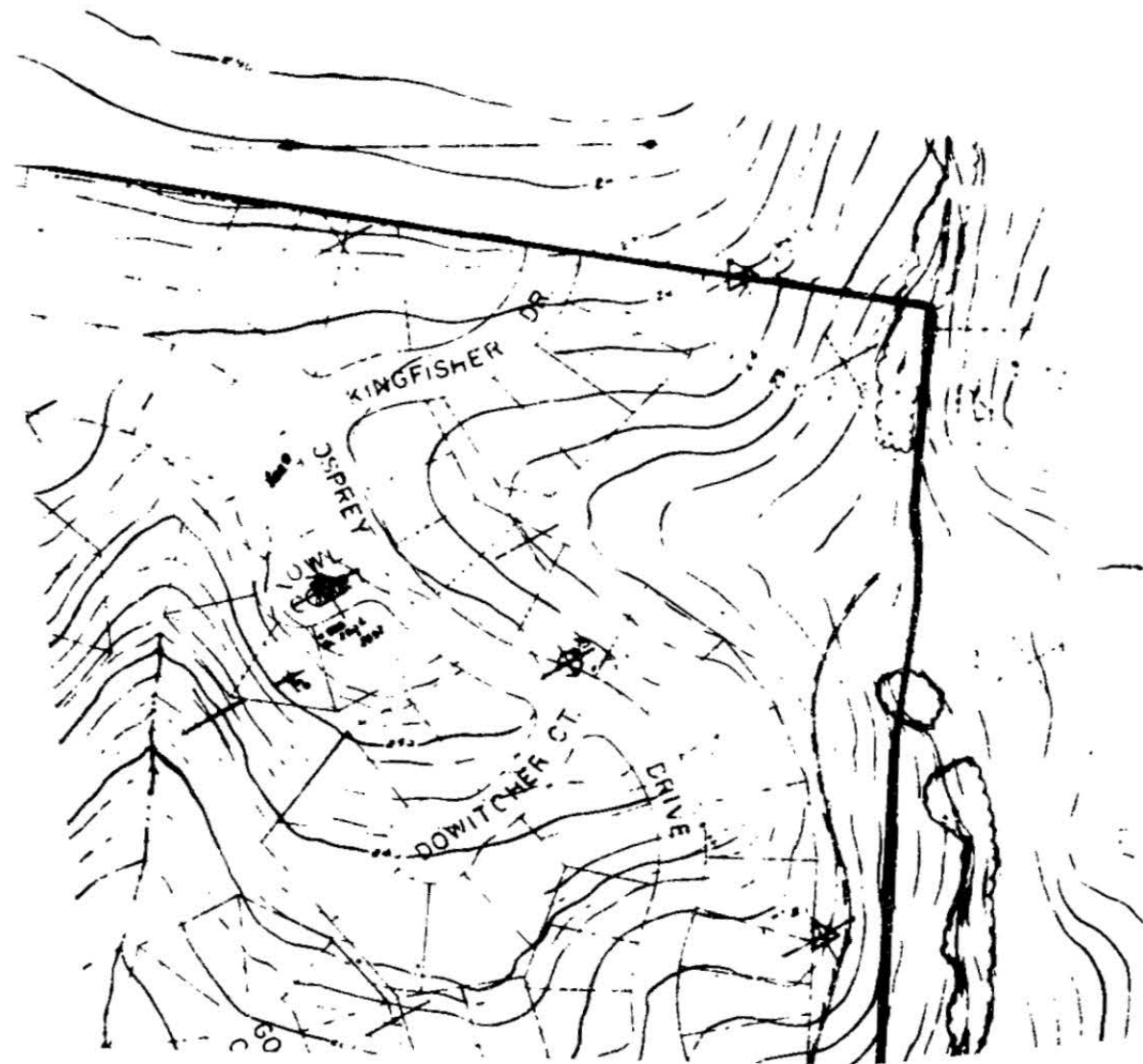
MUCKINGBIRD

MEADOWLARK ST

DRINE

III

SEA



EXTENDED

BOARD OF SUPERVISORS

RESOLUTION No. 38680 - DATED: OCTOBER 31, 19

GOLF COURSE USE PERMIT

BOARD OF SUPERVISORS

RESOLUTION No. 38469 - DATED: OCTOBER 7, 19

CHENEY CREEK LAGOON

BOARD OF SUPERVISORS

RESOLUTION No. 39458 - DATED: JANUARY 23, 19

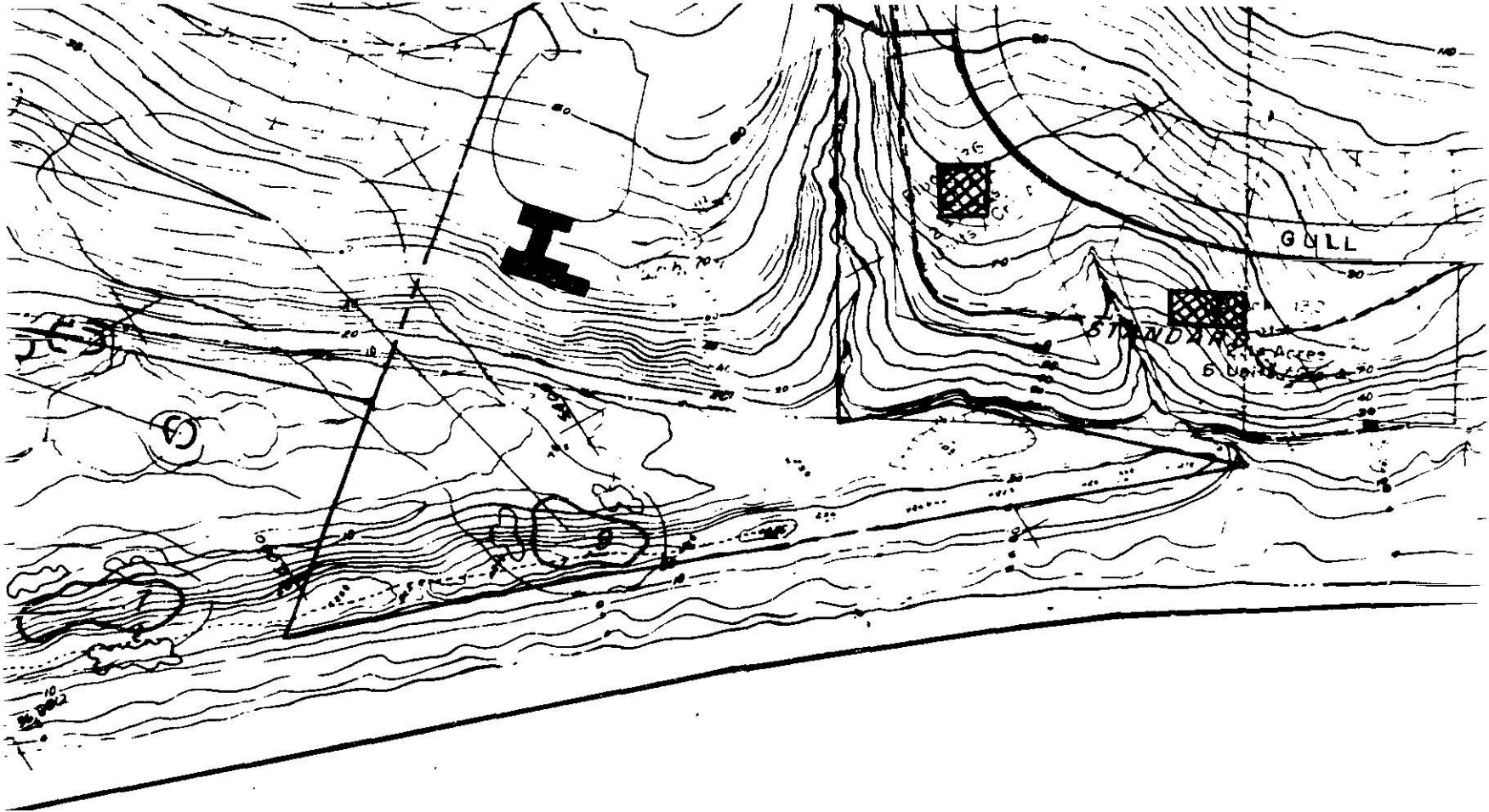
1972

1972

1973

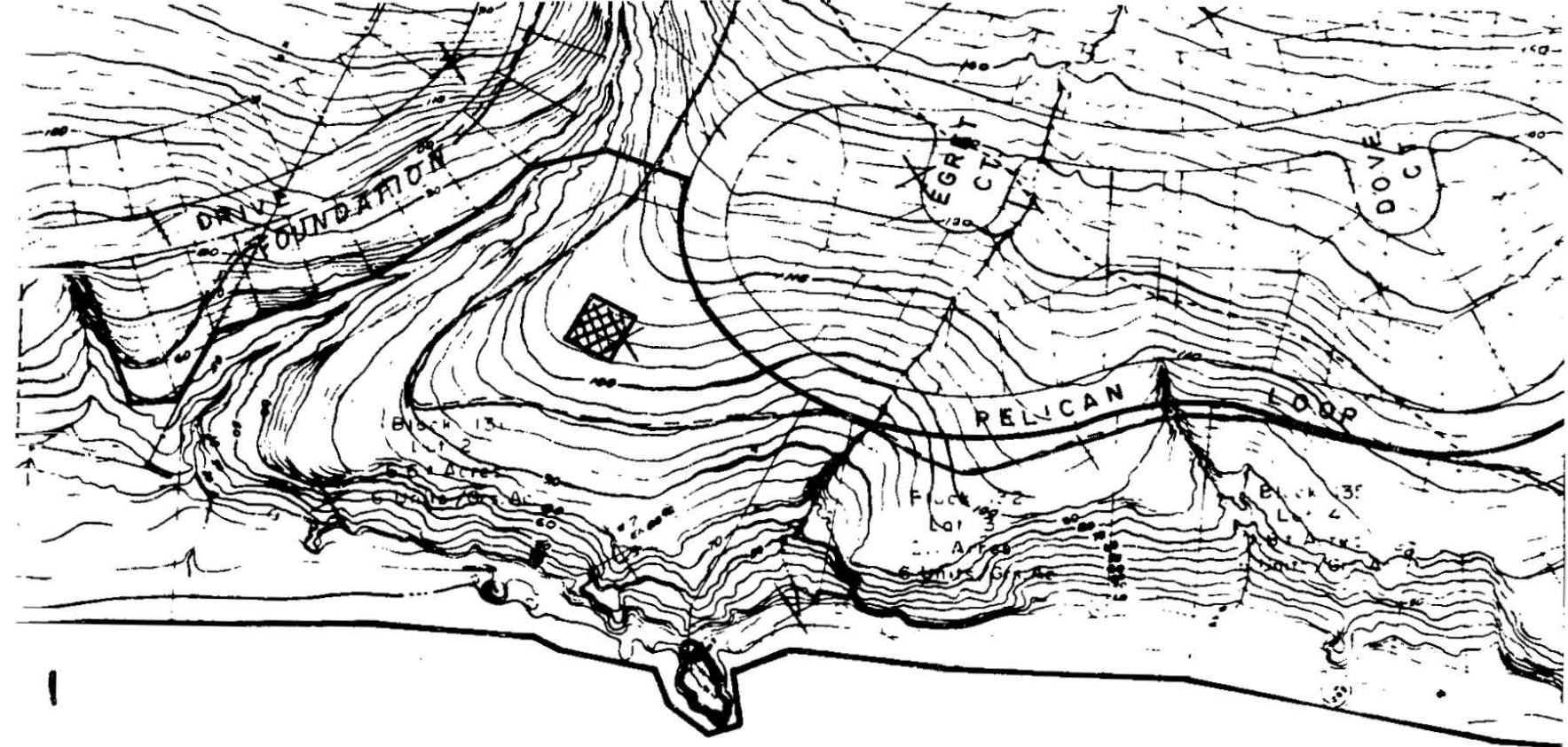


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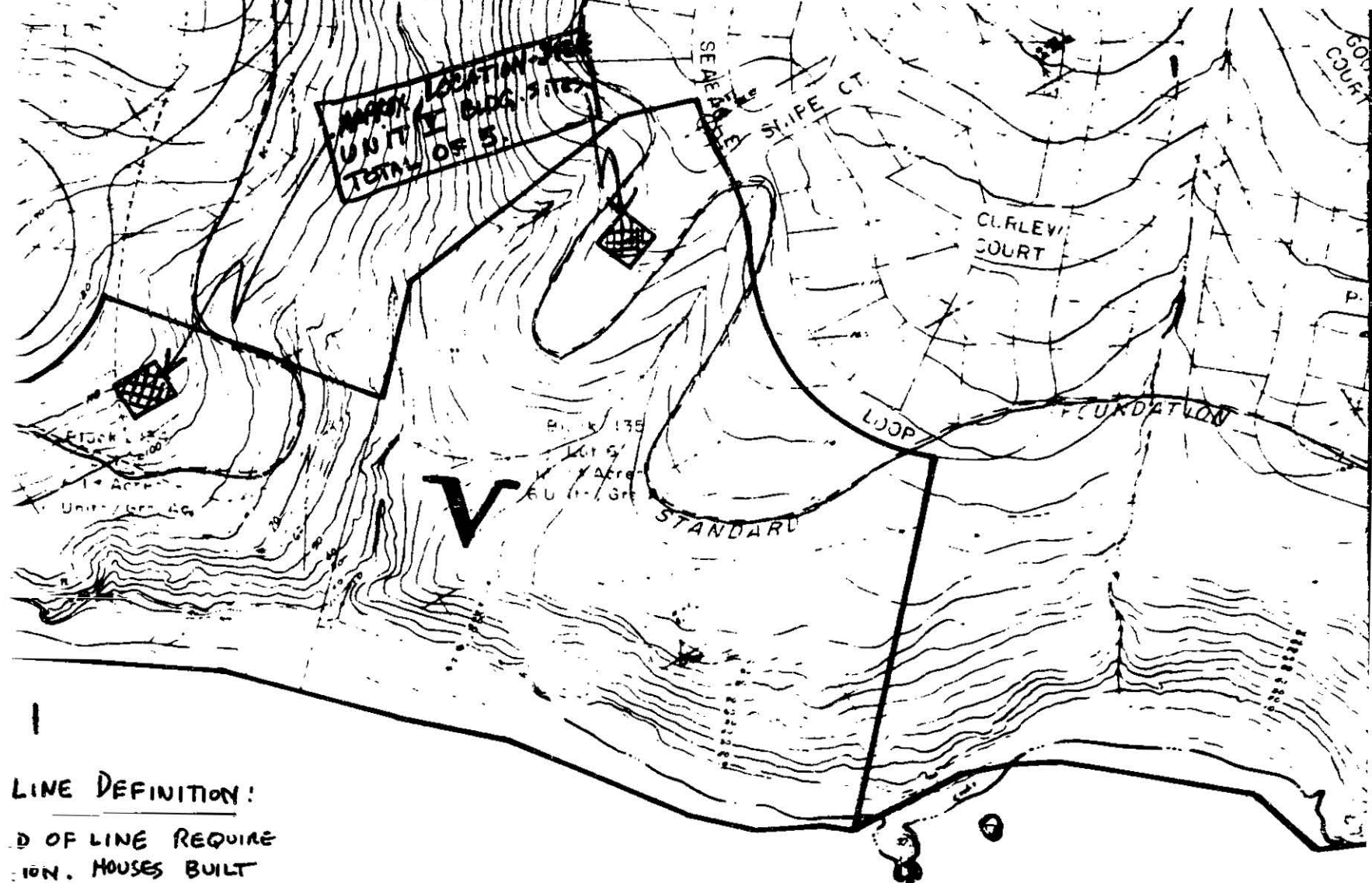


BODEGA BAY

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STANDARD FOUNDATION LI
HOUSES BUILT OCEANWARD
AN ENGINEERED FOUNDATIO
LANDWARD DO NOT.



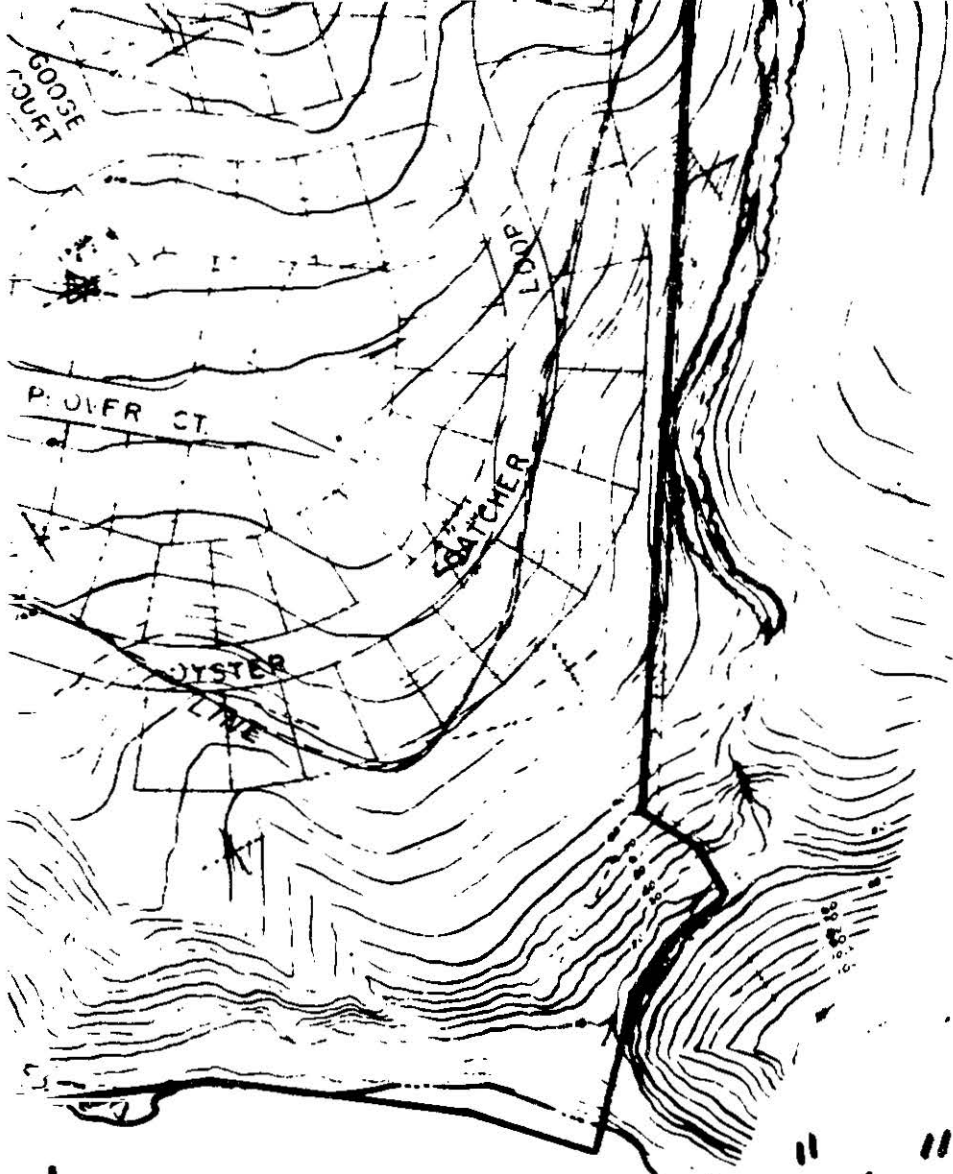


EXHIBIT - A

SHEET 3 OF 3

JUNE 26, 1974

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