

# PLANNING COMMISSION DRAFT

## Sonoma County Local Coastal Plan

### APPENDIX D: SCENIC RESOURCES



**Local Coastal Program**  
Permit Sonoma

2550 Ventura Avenue  
Santa Rosa, CA 95403

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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.

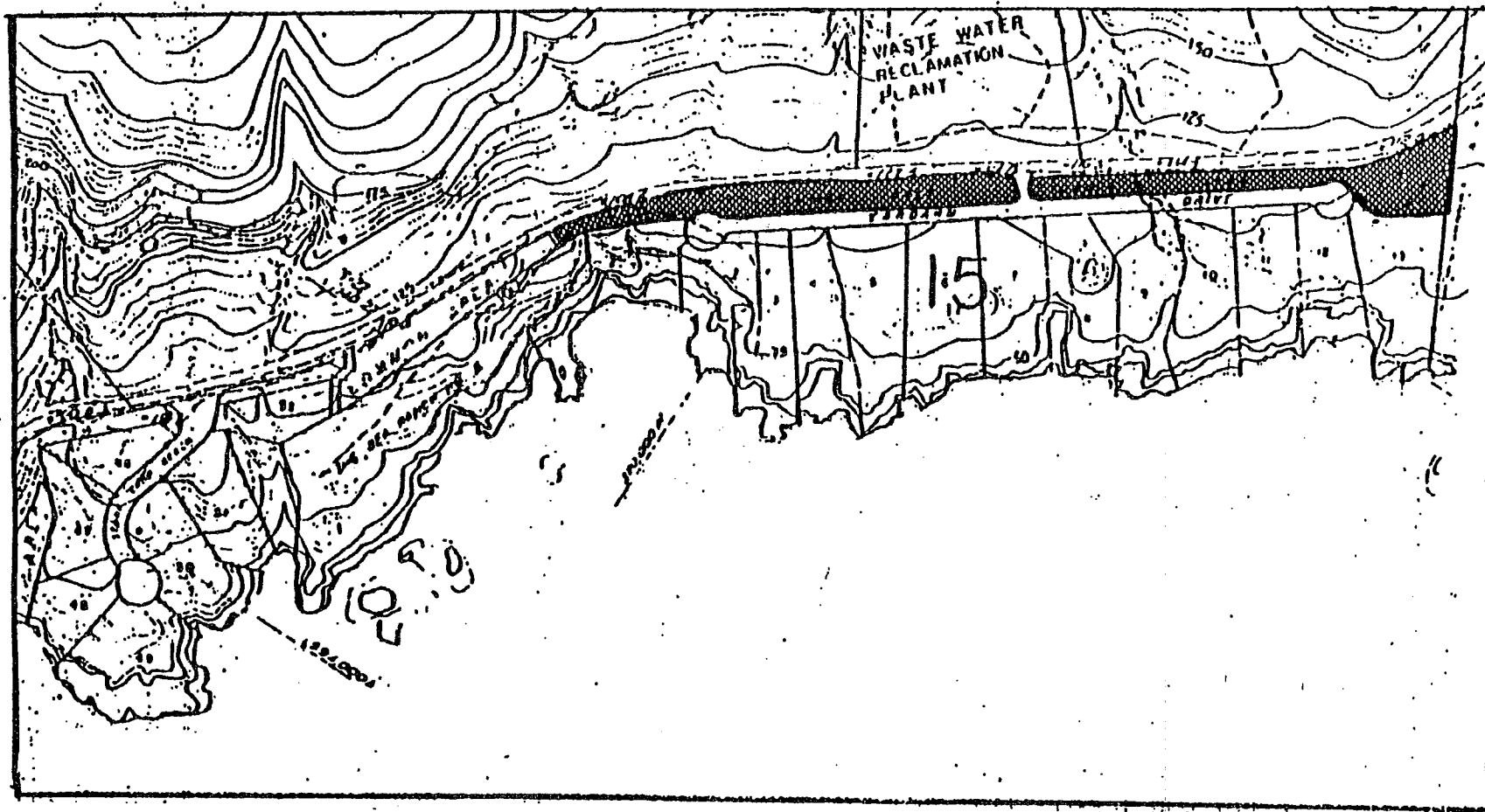
**Existing Vegetation and Topography.** After new structures have been constructed, existing vegetation or topography shall not be altered or removed if it would expose the new structures to view from public roads and use areas.

**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.  
**(GP2020 / Existing LCP Revised)**

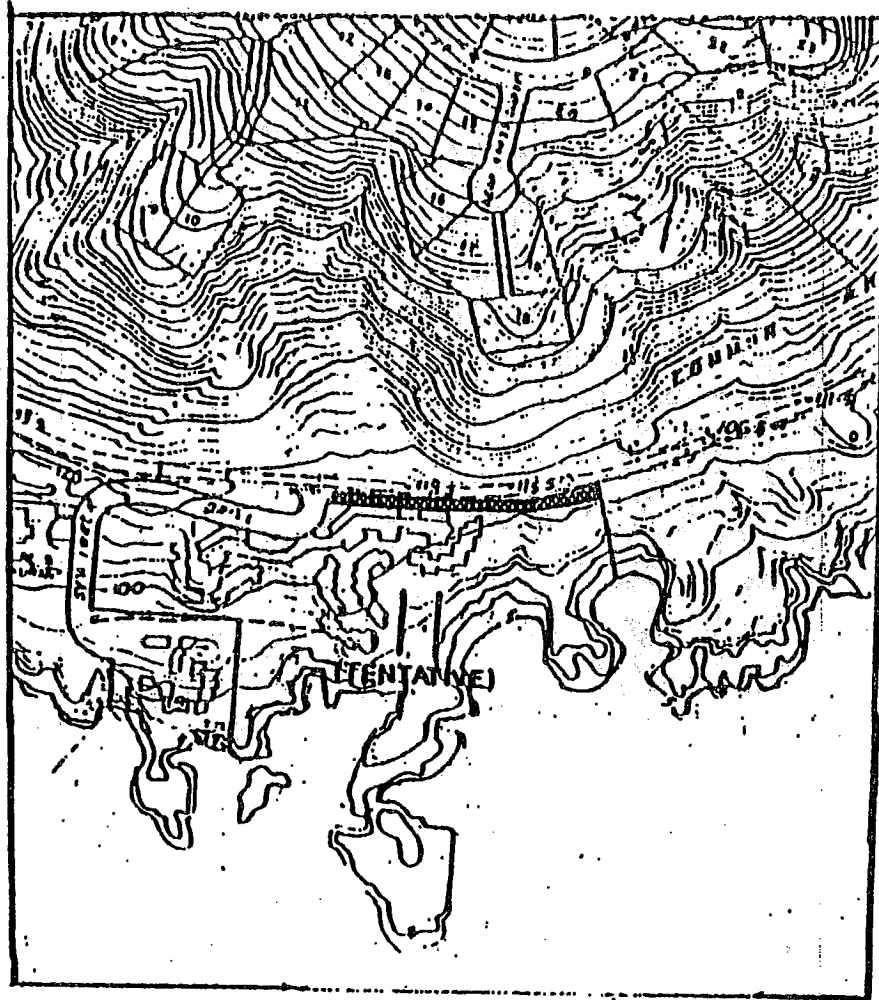


Map A, Unit 15

■ Designated Easement Area

Scale 1" = 400'

Portion of the Sea Ranch Composite Map  
Prepared by Brelje and Race  
August 1970 Revised August 1972



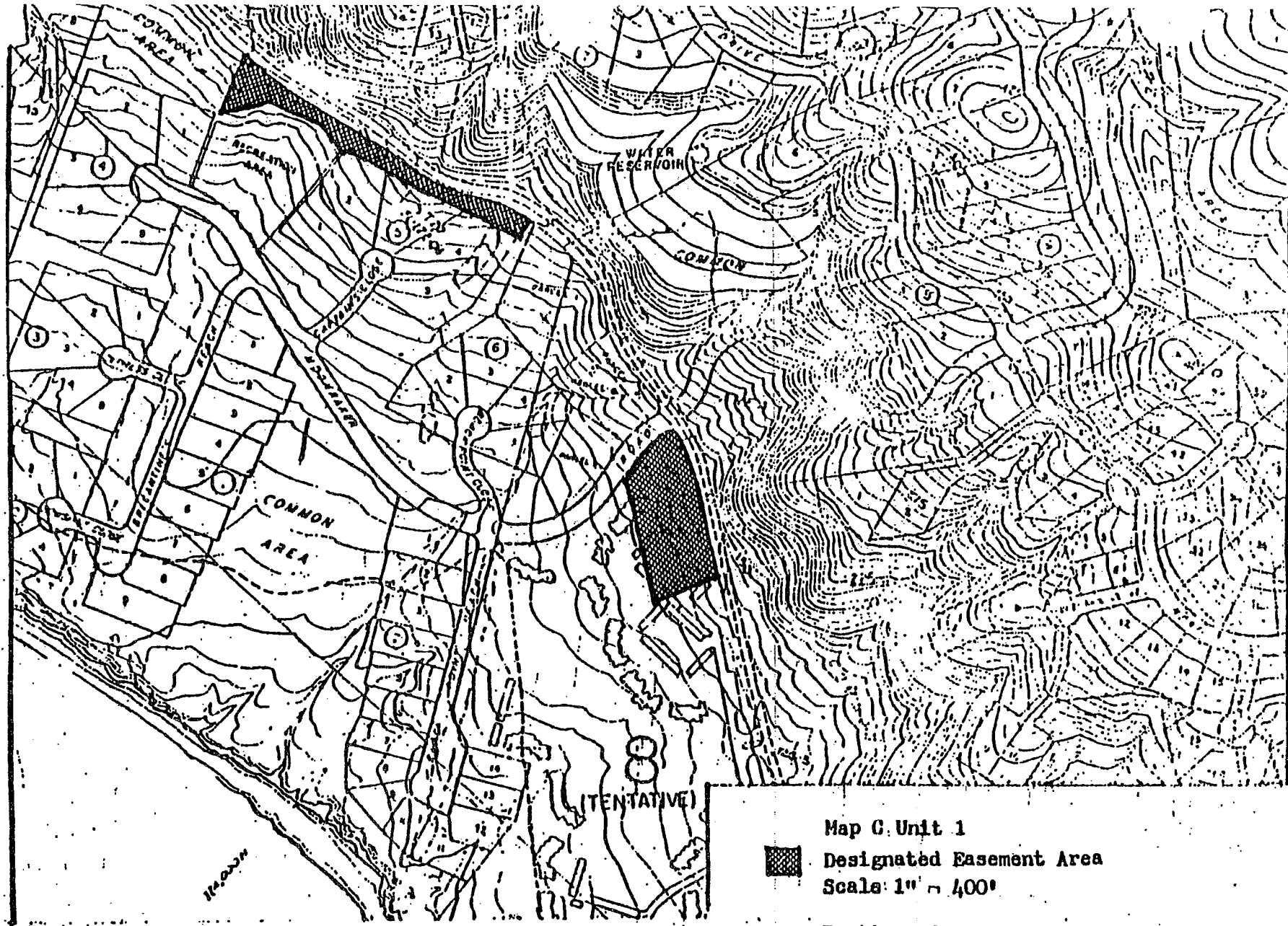
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Map B Unit 11

■ Designated Easement Area

Scale 1" = 400'

Portion of the Sea Ranch Composite Map  
Prepared by Brelje and Race  
August 1970 Revised August 1972

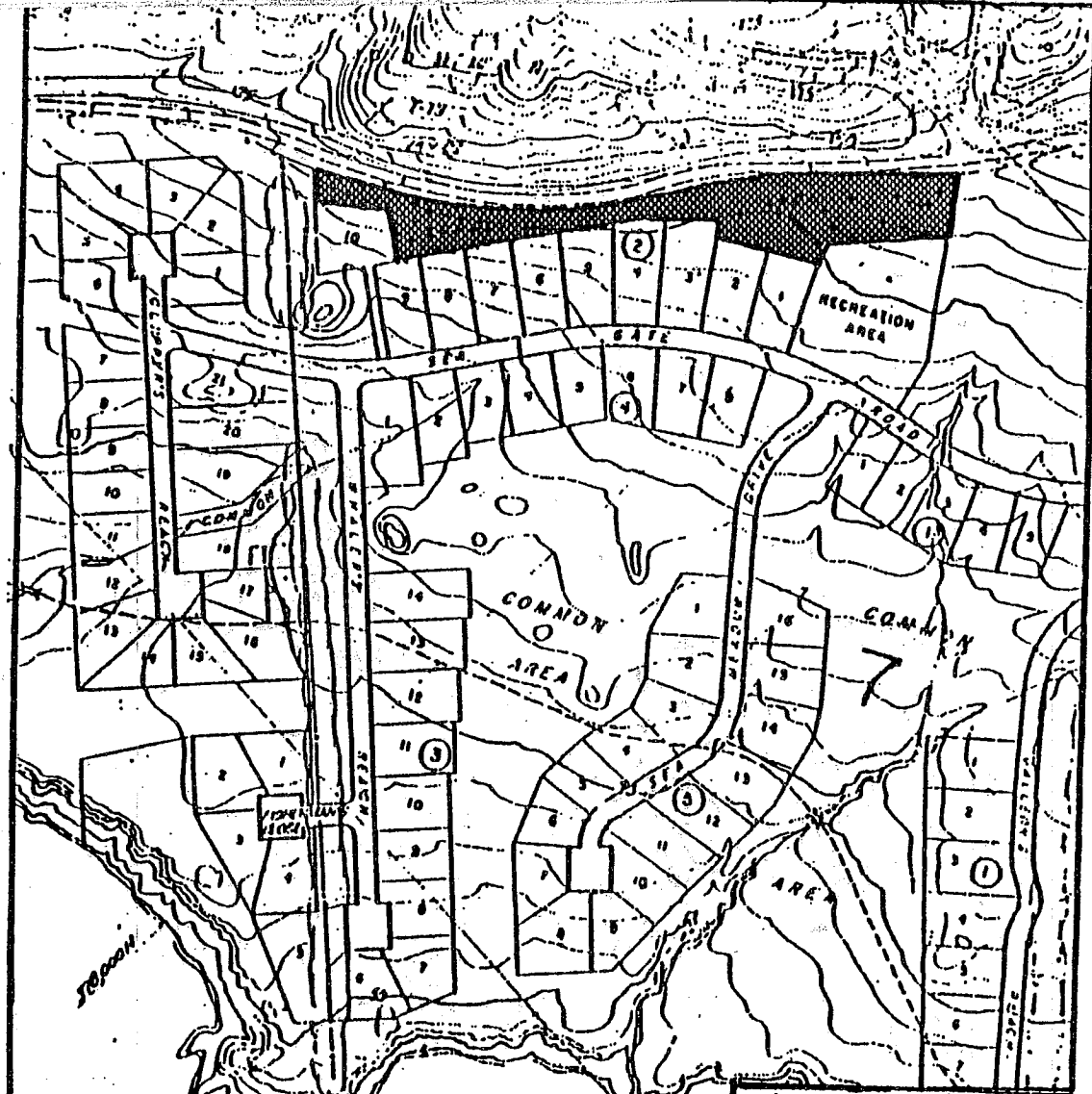


Map C. Unit 1


■ Designated Easement Area

Scale: 1" = 400'

Portion of the Sea Ranch Composite Map  
Prepared by Bralje and Race  
August 1970 Revised August 1972



Map D Unit 7

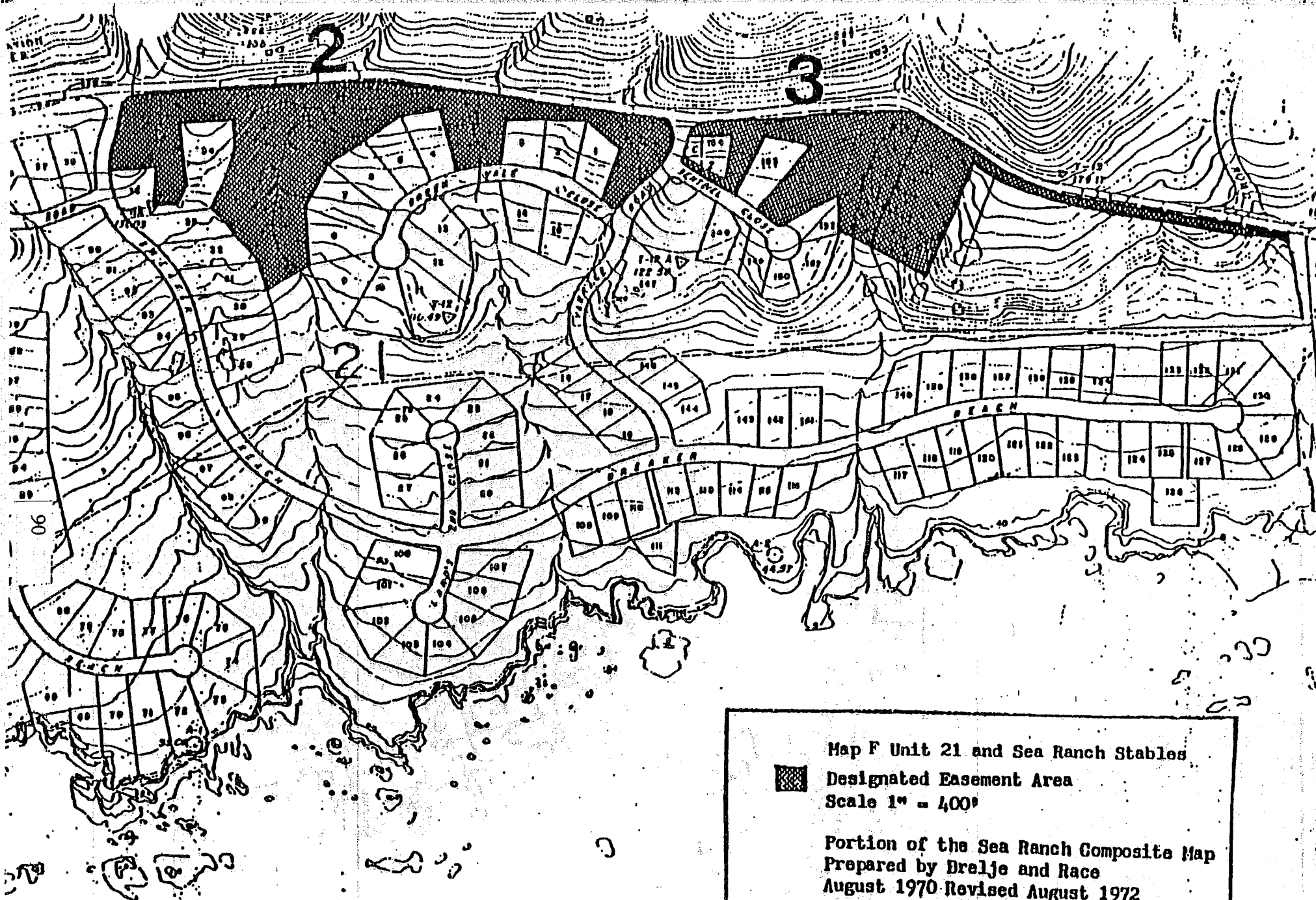
 Designated Easement Area

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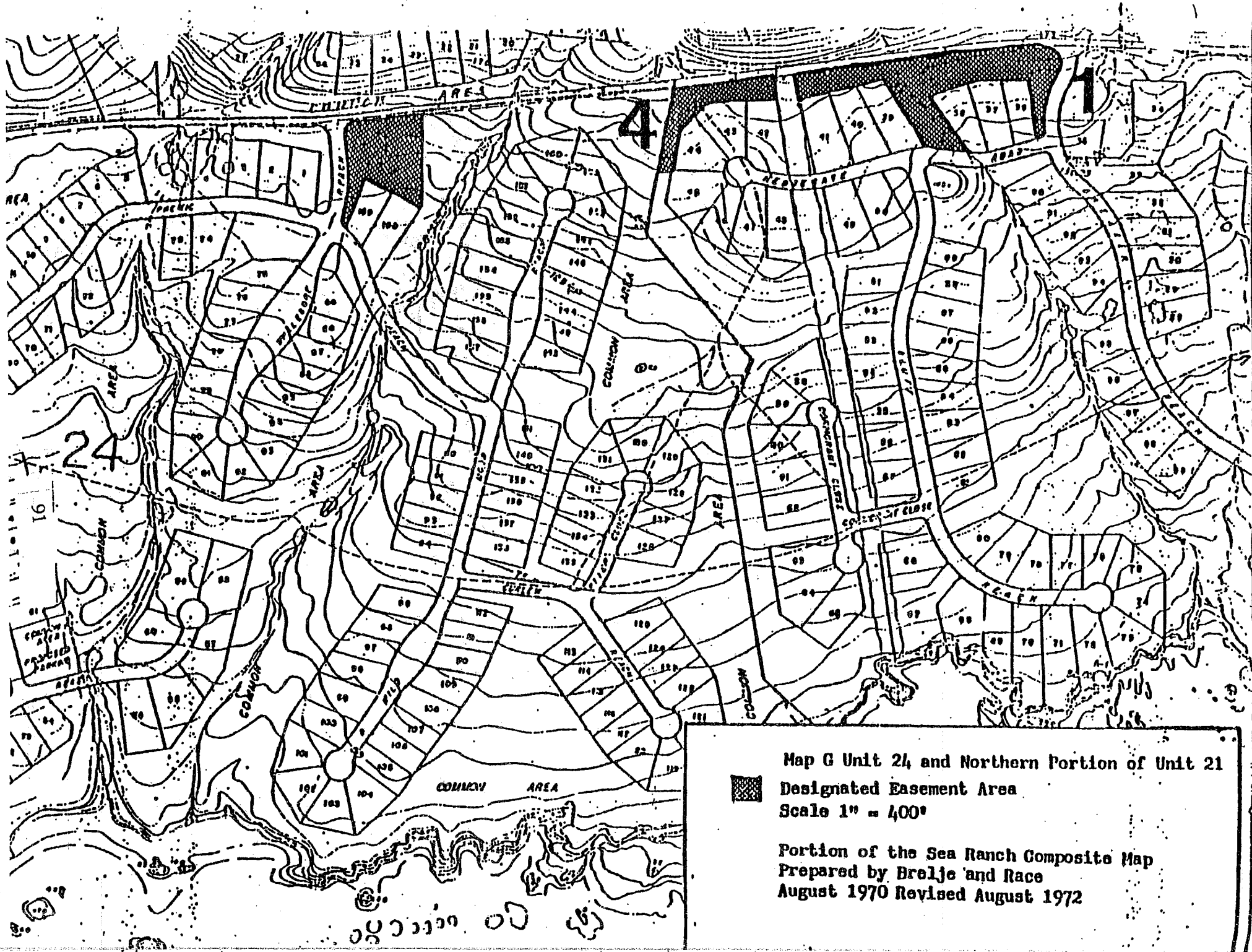
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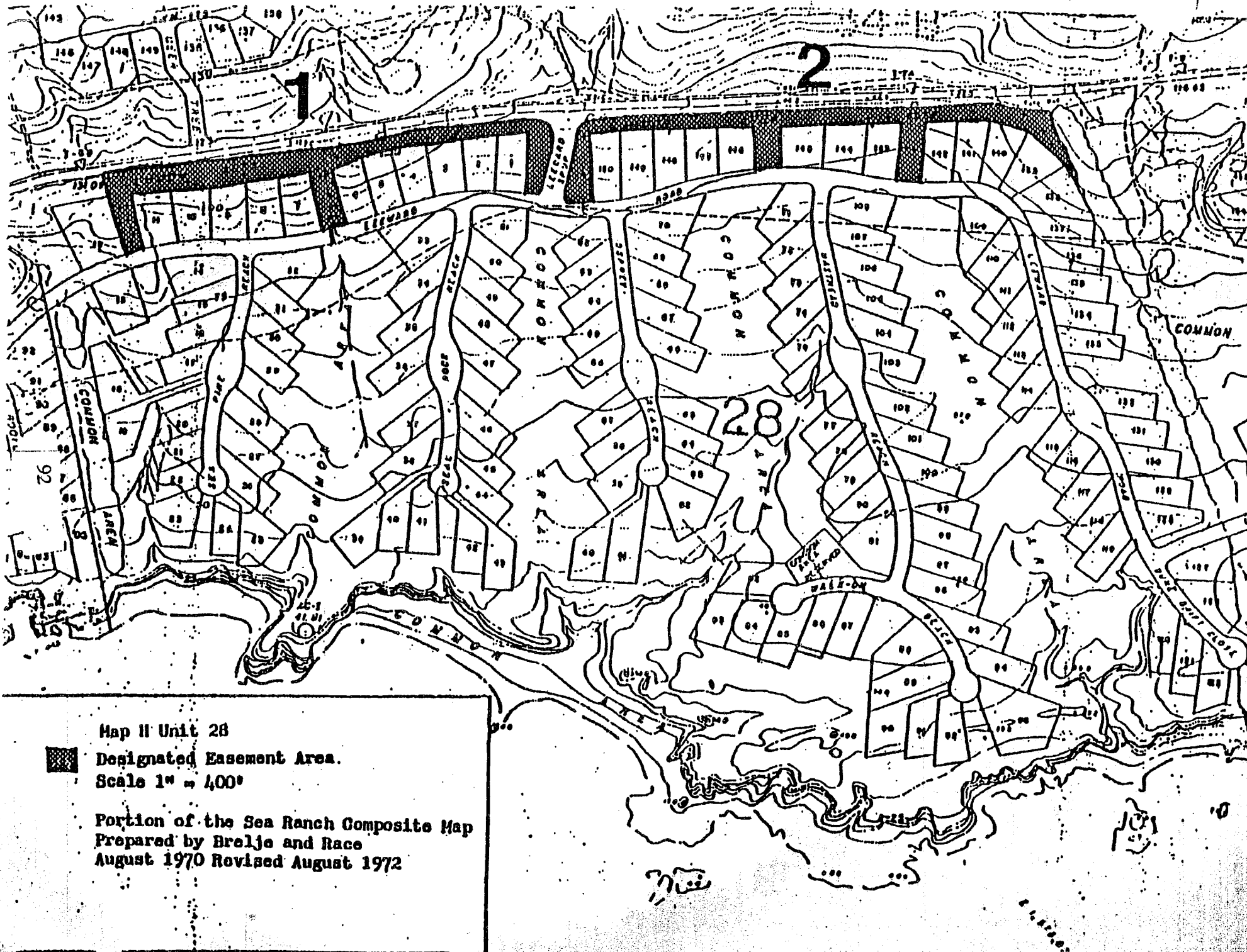






Map F Unit 21 and Sea Ranch Stables  
Designated Easement Area  
Scale 1" = 400'  
Portion of the Sea Ranch Composite Map  
Prepared by Drelje and Race  
August 1970 Revised August 1972





Map II Unit 28

Designated Easement Area.

Scale 1" = 400'

Portion of the Sea Ranch Composite Map  
Prepared by Brelje and Race  
August 1970 Revised August 1972