Local Coastal Plan Workshop

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

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Permit Sonoma

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Planner III
Permit Sonoma

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Comprehensive Planning Manager
Permit Sonoma
Agenda

Welcome

Staff Presentation (30 Minutes)
- Project timeline and process
- What is a Local Coastal Plan?
- Purpose of the Local Coastal Plan Update
- 2015 Preliminary Draft- Review
- Public Review Draft

Public Comment/Questions (60 Minutes)

Closing Statements (10 Minutes)
- Recap and next steps
Project Timeline

1. Project Launch
2. Preliminary Draft
5. Public Review Draft Workshops
6. Planning Commission Hearings *February/March 2020
7. Board of Supervisors Hearings *Summer 2020
8. Coastal Commission Hearings *Fall 2020
9. Certification

★ = We are here!
* = Tentative
From Public Review Draft Release Date
September 25, 2019

- Public Workshops (Fall/Winter 2019-2020)
- Planning Commission
  - Five-Six Months from Release (February/March 2020)
- Board of Supervisors
  - (Summer 2020)
- Coastal Commission
  - One Year from Public Review Draft Release (Certification Fall 2020)
# Local Coastal Program

| Local Coastal Plan (Part I) | • Currently being updated  
<table>
<thead>
<tr>
<th></th>
<th>• Long-range planning document</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land Use Plan</td>
<td></td>
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</tbody>
</table>

| Coastal Zoning Code (Part II) | • Implements the Local Coastal Plan  
|                              | • Not within the scope of update  
|                              | • Will be amended as implementation of update  
|                              | • Future changes will have separate public outreach |
| Implementation Plan          |                               |
| Chapter 26C of the County Code |                             |

| Administrative Manual (Part III) | • Describes procedures, guidelines, and standards  
|                                  | • Assists in processing applications for development  
<table>
<thead>
<tr>
<th></th>
<th>• Not required to be separate document</th>
</tr>
</thead>
</table>
Local Coastal Plan

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

**Local Coastal Plan**
- Certified by Coastal Commission after local adoption
- Categorical Exclusion Order by Coastal Commission

**Specific/Area Plan**
- Adopted by local agency
  - Typically requires Environmental Impact Report
Local Coastal Plan Update Goals

Comply with the provisions of the Coastal Act

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

Update information and policies in five key areas:

- Geologic Hazards
- Sea Level Rise
- Water Quality
- Public Access
- Biotic Resources
# Implementation of the Coastal Act

<table>
<thead>
<tr>
<th>High</th>
<th>Undeveloped Areas</th>
<th>Developed Areas</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Agriculture (Prime coastal dependent), forestry (productive timberland), coastal dependent public recreation</td>
<td>Coastal dependent(^1) public recreation</td>
</tr>
<tr>
<td></td>
<td>Water dependent(^1) public recreation</td>
<td></td>
</tr>
</tbody>
</table>

## Priority of Use

<table>
<thead>
<tr>
<th>Low</th>
<th>Undeveloped Areas</th>
<th>Developed Areas</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Non-coastal(^1) or non-water dependent public recreation</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Visitor-serving(^1) commercial recreation, lower cost</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Visitor-serving(^1) commercial recreation, higher cost</td>
<td></td>
</tr>
</tbody>
</table>

## Notes:

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

2. Concentration of development policies limit development in rural areas.
2015 Preliminary Draft

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

The Public Review Draft of the Local Coastal Plan was prepared based on public and agency input.
What we heard in 2015

- Principle Uses
- No Tasting Rooms in Ag
- Public Access
- No Winery Events
- Agriculture
- Sea Level Rise
- Resources
- Less Inland Policies
- ESHA
Project was periodically on hold since 2015
- Staff shortages and changes
- Sonoma Complex Fire 2017
- Placed on hold by Board of Supervisors action

Policy Comparison Tables compare adopted Local Coastal Plan (2001) to Public Review Draft policies
Public Review Draft

Revised based on public and agency comments

Updated for current data and references

- Populations Statistics
- Changing Conditions

Re-evaluated applicable General Plan 2020 Policies

Reduced lengthy Coastal Act recitations and formatting
Plan Organization

Introduction

Elements

1. Land Use
2. Agricultural Resources
3. Open Space & Resource Conservation
4. Public Access

5. Water Resources
6. Public Safety
7. Circulation & Transit
8. Public Facilities & Services
9. Noise

Appendices A-j
Figures Organization

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

- SubArea 1 - The Sea Ranch North
- SubArea 2 - The Sea Ranch South
- SubArea 3 - Stewarts Point/Horseshoe Cove
- SubArea 4 - Salt Point
- SubArea 5 - Timber Cove/Fort Ross
- SubArea 6 - Highcliffs/Muniz-Jenner
- SubArea 7 - Duncans Mills
- SubArea 8 - Pacific View/Willow Creek
- SubArea 9 - State Beach/Bodega Bay
- SubArea 10 - Valley Ford
Changes from the 2015 Draft

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

- Changes to Land Use categories
  - Remove Land Intensive Agriculture (LIA)
    - No parcels currently zoned LIA or meet criteria
  - Naming Changes
    - Dedicated Open Space
    - Recreation
    - Commercial Fishing
    - Commercial Districts

- Principally Permitted Uses
  - Added Discussion for Coastal Act Consistency

Change from 2015
# Agricultural Resources Element

<table>
<thead>
<tr>
<th>Allowed Use</th>
<th>Required Permits</th>
</tr>
</thead>
<tbody>
<tr>
<td>Grazing, Row Crops</td>
<td>Principally Permitted*</td>
</tr>
<tr>
<td></td>
<td>“By-Right”</td>
</tr>
<tr>
<td>Vineyard, Orchard</td>
<td>Principally Permitted* Coastal Permit</td>
</tr>
<tr>
<td>Agricultural Processing (e.g., creamery, winery)</td>
<td>Use Permit</td>
</tr>
<tr>
<td></td>
<td>Coastal Permit</td>
</tr>
<tr>
<td>Agricultural Services (e.g., farm equipment, veterinary)</td>
<td>Use Permit</td>
</tr>
<tr>
<td></td>
<td>Coastal Permit</td>
</tr>
<tr>
<td>Small-Scale Farm Retail Sales</td>
<td>Coastal Permit</td>
</tr>
<tr>
<td>Farm Stand</td>
<td>Principally Permitted*</td>
</tr>
<tr>
<td></td>
<td>“By-Right”</td>
</tr>
</tbody>
</table>

* = Principally Permitted Uses are not appealable to the Coastal Commission

<table>
<thead>
<tr>
<th>Non-Agricultural Uses: Only allowed in commercial zones</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tasting Rooms</td>
</tr>
<tr>
<td>Other Visitor-Serving Use (e.g., promotional events, restaurant)</td>
</tr>
</tbody>
</table>

Change from 2015
Open-space & Resource Conservation

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

- Incorporated new data and resources
  - Coastal Erosion and Sea Level Rise
  - Recommendations from Coastal Commission Guidance

- Focused Vulnerability Assessment for Bodega Bay
  - Added recommendations and updated projections

Change from 2015
Public Access Element

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

Change from 2015
Other Elements

- Circulation and Transit
  - Changed conditions
  - Emphasis on safety for all users

- Water Resources
  - New data and resources

- Public Facilities and Services
  - Changed conditions new Waste-Water Manual (OWTS)

- Noise
  - Clarifications and new data

Change from 2015
Next Steps

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

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

Coastal MAC: Timber Cove
January 2020
PM
Timber Cove

Santa Rosa
January 30
1:15 PM
Permit Sonoma

Planning Commission
February/March 2020

Board of Supervisors
Summer 2020

Coastal Commission
Fall 2020
Thank You

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Phone: (707)565-1958