



Local Coastal Plan Workshop

Sonoma County Board of Supervisors
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The Local Coastal Program



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

Local Coastal Program Components

Local Coastal Plan (Part I)

Land Use Plan

- Currently being updated
- Long-range planning document

Coastal Zoning Code (Part II)

Implementation Plan

Chapter 26C of the County Code

- Implements the Local Coastal Plan
- Developed after Local Coastal Plan certification
- Public outreach similar to Local Coastal Plan

Administrative Manual (Part III)

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

Coastal Act Priority of Use

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

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.

Local Coastal Plan Update Goals

Comply with the provisions of the Coastal Act

Create a modern, up-to-date, web-accessible document supported by interactive digital maps

Update information and policies in five key areas:

- Public Access
- Resource Protection
- Climate Change Adaptation
- Wildfire and Hazards
- Water Resource Protection



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Outreach to Date

- ❑ 5 Workshops Summer 2015
- ❑ 6 Workshops 2019 – 2020
- ❑ 4 Topic Workshops 2021
- ❑ Ongoing partnership with Coastal Commission to develop policies responsive to local input
- ❑ Concurrent development of policy options for Planning Commission Draft of the Local Coastal Plan



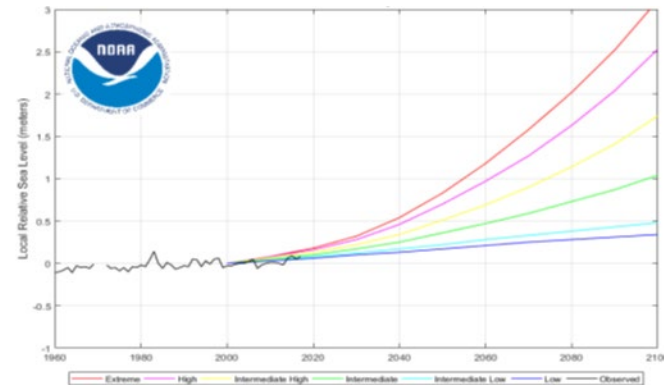
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Topic Workshop Series



- Added at the conclusion of scheduled Workshops:
 - Climate Change Adaptation
 - Housing and Accessory Dwelling Units
 - Wildfire Hazard Mitigation and Resiliency
 - Environmentally Sensitive Habitat Mapping
 - Pesticide Regulation
 - Short Term Rentals (“Vacation Rentals”)

Topic Workshop: Climate Change



- Overview of climate change related goals, objectives, policies, and programs
- Presentation of climate science and adaptation by Dr. Wendy Kordesch (NOAA National Marine Sanctuaries)

Topic Workshop: Housing and ADUs



- ❑ Overview of Coastal Commission ADU Policy
- ❑ Review of affordable housing opportunity sites in Bodega Bay
- ❑ Workforce and affordable housing needs in Coastal Zone

Topic Workshop: Wildfire Resiliency



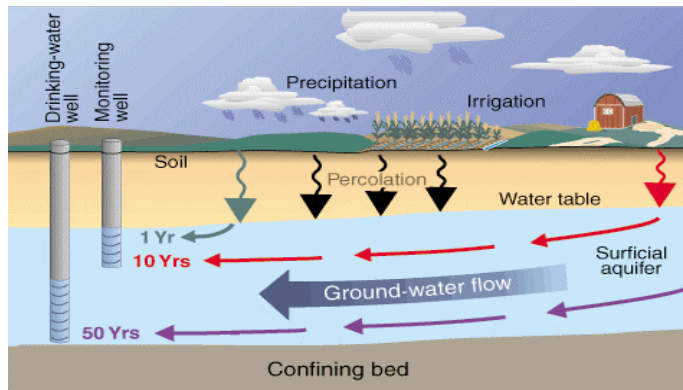
- Overview of conflicts between fire fuel management and current coastal protection policies
- Policy for non-commercial timberland management
- Exclude maintaining defensible space from need for Coastal Development Permit.

Topic Workshop: ESHA Mapping



- ❑ Overview of Coastal Act definition and protection of Environmentally Sensitive Habitat Areas (ESHA).
- ❑ Presentation by Permit Sonoma Natural Resources section on mapping tool, agency outreach, and new data
- ❑ Review of LCP ESHA policies

Pesticide Regulation



- Regulatory Preemption
- Sediment Transport
- Separate Policies for Agriculture, Residential, and Publicly-owned lands
- Topic paper published in partnership with the Agricultural Commissioner

Short Term Rentals



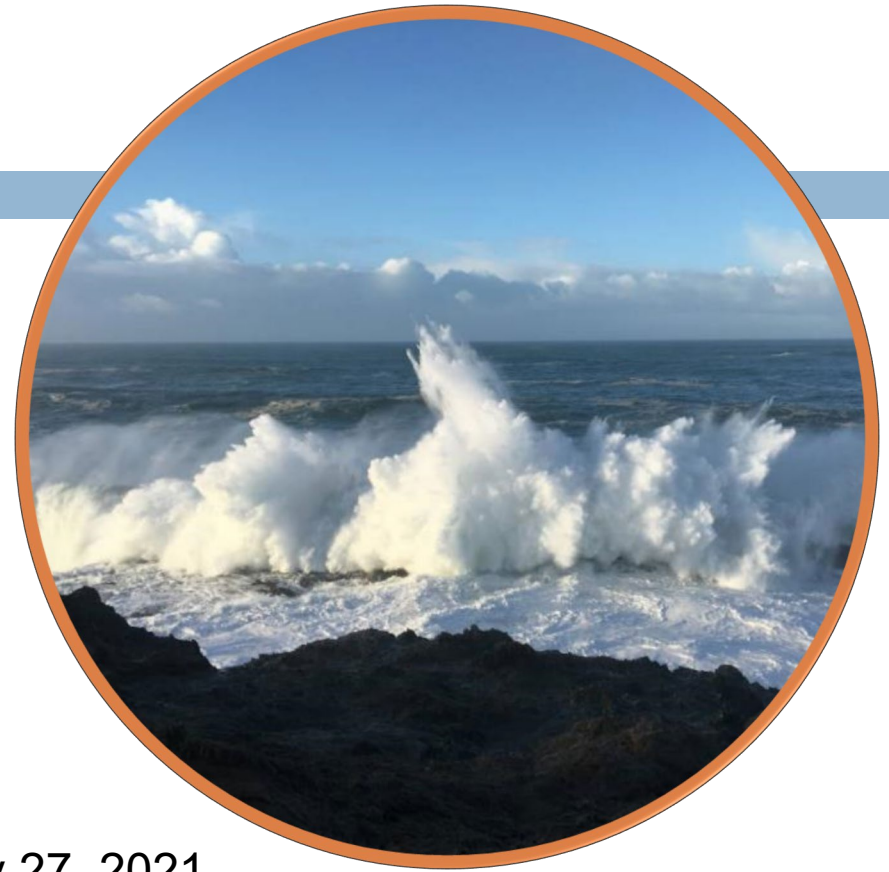
- Balance coastal access, housing, neighborhood character
- How to regulate – land use restrictions, licensing standards, or combination
- Additional coastal workshop held as part of updated countywide Short Term Rental Ordinance

What we have heard



- ❑ NOAA recommendations for climate change adaptation received high level of support
- ❑ Consider allowing Short Term Rental of ADUs
- ❑ Support for an Exclusion Order allowing fire fuel management
- ❑ Generalized mapping of ESHA may reduce resource protection
- ❑ Comments supported a pesticide program similar to the Santa Monica Mountains Land Use Plan
- ❑ Comments on Short Term Rentals support establishing standards, but no consensus on scope and land use restrictions

Project Timeline



- 1 Project Launch
- 2 Preliminary Draft
- 3 Preliminary Draft (2015) Workshops
- 4 Public Review Draft Release
- ★ 5 Public Review Draft Workshops
- 6 Planning Commission Hearings *May 27, 2021
- 7 Board of Supervisors Hearings *August 31 2021
- 8 Coastal Commission Hearings *November 2021
- 9 Certification

★ = We are here!
* = Tentative

Discussion/Comment



Thank You

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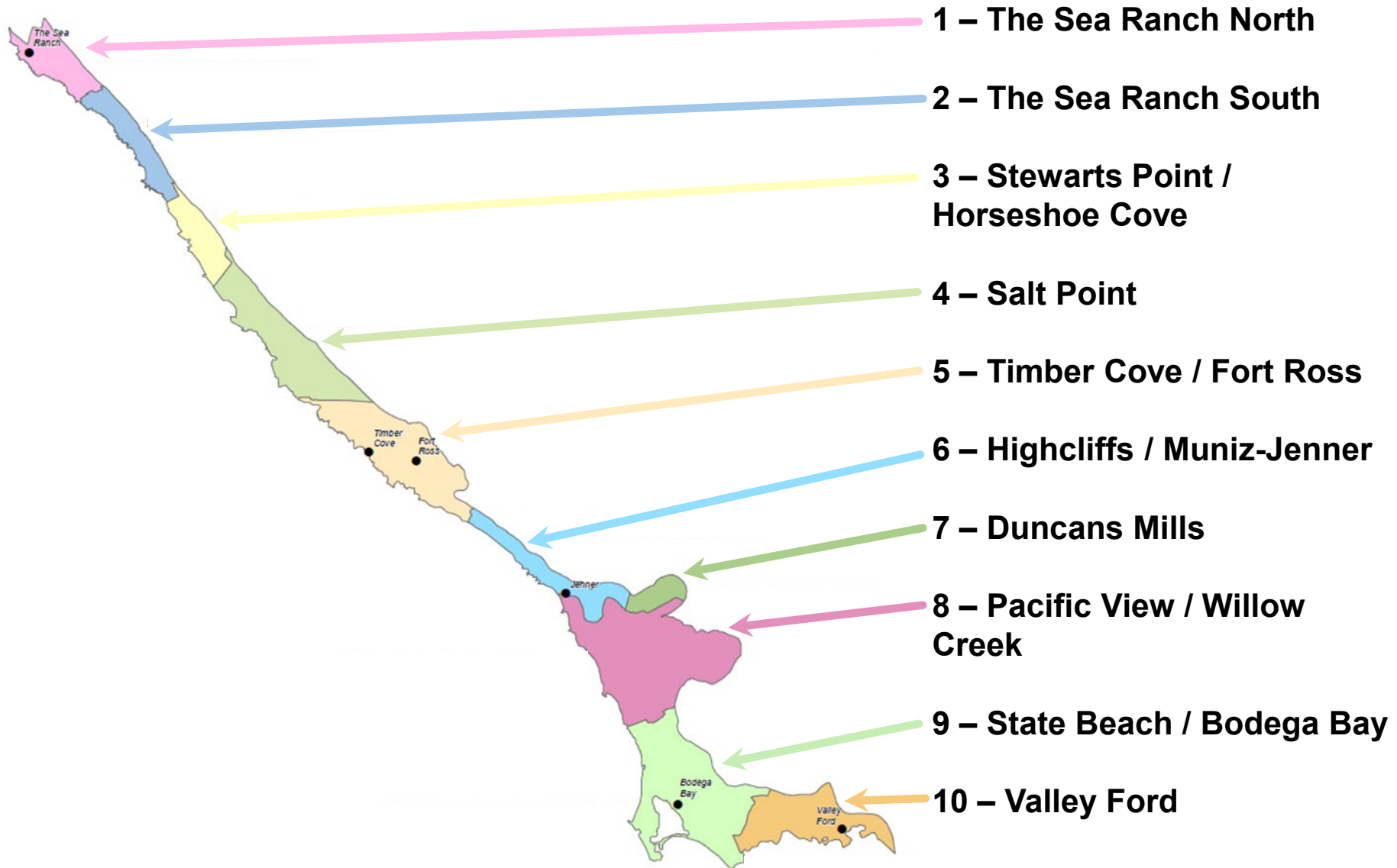


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Land Use Category	Applicable Zone Districts
Land Extensive Agriculture (LEA)	Land Extensive Agriculture (LEA)
Diverse Agriculture (DA)	Diverse Agriculture (DA)
Recreation (R)	Planned Community (PC) Resources and Rural Development (RRD)
Resources and Rural Development (RRD)	Resources and Rural Development (RRD)
Timber (T)	Timber Preserve (TP) Resources and Rural Development (RRD)
Open Space (OS)	Planned Community (PC) Rural Residential (RR)
Commercial Fishing (CF)	Commercial Fishing (CF)
Commercial Tourist (CT)	Commercial Tourist (CT) (formerly Visitor-Serving Commercial)
Commercial Services (CS)	Commercial Services (CS) (formerly Rural Services) Community Commercial (C2)
Public Facilities (PF)	Public Facilities (PF)
Rural Residential (RR)	Rural Residential (RR) Agriculture and Residential (AR) Planned Community (PC)
Urban Residential (UR)	Low Density Residential (R1) Medium Density Residential (R2) Planned Community (PC)



Figures Organization - Subareas



Sea Level Rise

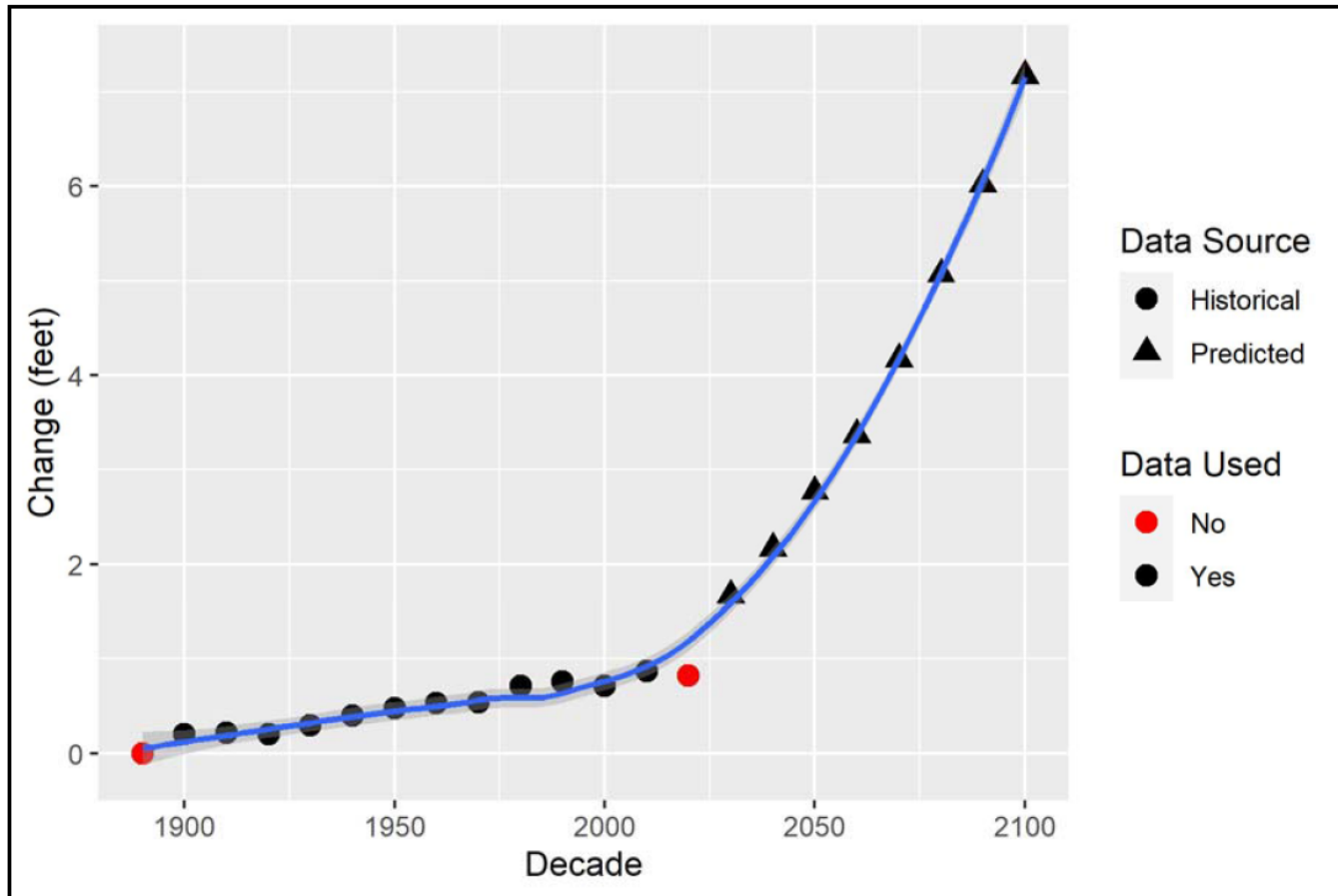


Figure 6. Sea-Level Rise with Base Year 1900

Source: NOAA Gage 9414290 and State of California Sea-Level Rise (2018)

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