

Local Coastal Plan Workshop

Sonoma County Board of Supervisors
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Gary Helfrich
Project Planner



Local Coastal Program
Permit Sonoma



Local Coastal Program Process

- Planning Commission recommended Draft Local Coastal Plan to the Board of Supervisors
- Board of Supervisors adopts Local Coastal Plan
- Coastal Commission reviews and certifies Local Coastal Plan
- Next: Move into implementation after certification.

Coastal Commission Changes

- Consistent organization of Elements
- Full text of Coastal Act policies included
- Actionable language consistent with Coastal Act
- Improved integration of resource protection and sea level rise resiliency
- “General Policy” section in Land Use Element
- Add Section 30519.5 to intro requiring LCP review every 5 years.
- Changes indicated by “(CCC REVISED)”

Guide to revision notes

- **GP2020** General Plan 2020 policy that has been incorporated into the Local Coastal Plan
- **GP2020 Revised** General Plan 2020 policy that has been incorporated with revisions into the Local Coastal Plan
- **Existing LCP** Policy carried over from the 2001 Local Coastal Plan.
- **Existing LCP Revised** Policy from the 2001 Local Coastal Plan that has been revised.
- **New** Policies that were identified as new in the June 2021 Public Review Draft Local Coastal Plan.
- **CCC Revised** Revisions recommended by the Coastal Commission as part of their review of the June 2021 Public Review Draft Local Coastal Plan.
- **PC Revised** Revisions to the June 2021 Public Review Draft Local Coastal Plan in response to input from Commission during hearing.

5-Year Review

- Required by Coastal Act Section 30519.5
- “Consistent with Coastal Act Section 30519.5, Sonoma County shall review the Local Coastal Program and amend as indicated by this review every five years after certification by the California Coastal Commission.”

Sea Level Rise

- Coastal Commission requires an increase in sea level rather than target date
- Existing sea level and rise in sea level defined
- Best available science is the 2022 NOAA *Global and Regional Sea Level Rise Scenarios for the United States*. PC Recommends 7 feet for a 2100 time horizon
 - ▣ Earlier reports used an ice melt model that has since been improved and has better predictive accuracy
- Sea level rise incorporated throughout LCP policies

Land Use

- Require consistency between all element of the Local Coastal Program
- Expanded affordable housing programs
 - ▣ Housing and ADU development as Local Priority
 - ▣ Reserve water and wastewater capacity for affordable housing
- Prohibit energy support facilities in Commercial Fishing Land Use
- General policies for noise, vibration, and artificial lighting

Agricultural Resources



- ❑ Commercial cannabis prohibited
- ❑ Use permit required for aquaculture
- ❑ Coastal Development Permit required for vineyards, orchards, or similar perennial crops.
- ❑ Hospitality use, including tasting rooms, not permitted in agricultural land uses.

Open Space & Resource Conservation

- Criteria-based identification of Environmentally Sensitive Habitat Areas (ESHA). Policies to protect anadromous fish streams
- Requires sea level rise and climate change analysis as part of biological resource assessments
- Review and update ESHA designations every 5 years
- Pesticide Regulation

Public Access

- Clarifies priority criteria for public access land acquisition and development. Access areas designed to incorporate sea level rise and climate change adaptation into location and design
- Temporary event policy clarifies when permit is needed
- Revise maps to discourage use of proposed access points before acquisition and development

Policy Change Recommendation

- Policy PA-1j: Require a Coastal Development Permit for closure of privately owned or controlled accessways that are open to public use or vacation of rights of way associated with public access or that provide access to existing or proposed access points.
~~Proposals to close accessways and/or vacate rights of way shall be required to demonstrate that equivalent public access will be maintained within the property boundary or on an immediately adjacent parcel where the owner is willing to provide an access easement that does not adversely impact coastal natural resources. If providing alternative on-site or adjacent access is not feasible, offsite access may be considered if found to provide the same or greater access to the same area of the coast as the access point being closed.~~

Water Resources

- New policies for consistency with Sustainable Groundwater Management Act
- Require master facilities plans to identify measures to accommodate sea level rise and climate change
- Prohibit new development where facilities master plan does not identify adequate water supply
- Siting requirements to reduce stormwater runoff impact
- Conservation and Reuse
 - ▣ Greywater systems and roof top rainwater harvesting
 - ▣ Treated wastewater to be used rather than discharged

Public Safety

- 7-foot sea level rise standard applied to all hazards
- Program to develop Sea Level Rise Vulnerability and Risk Assessment, and Adaption Plan
- Policy for streamlining fire fuel management activities
- Prohibition of shoreline protection structures for new development
- Managed retreat preferred strategy for managing sea level rise hazards

Circulation & Transit Element

- Incorporate Vision Zero strategies into all transportation improvements
- Identify roads at risk from sea level rise and develop managed retreat strategy
- Program to improve public transportation options to reduce dependency on private automobiles by local residents and visitors to the coast.

Public Facilities & Services Element

- Create a total water supply and use budget for the Sonoma County Coastal Zone
- Encourage development of broadband communication services
- Support establishment of a health clinic in Bodega Bay
- Establish an adequate and reliable source of funding for fire protection and emergency medical service agencies

Cultural & Historic Resources Element

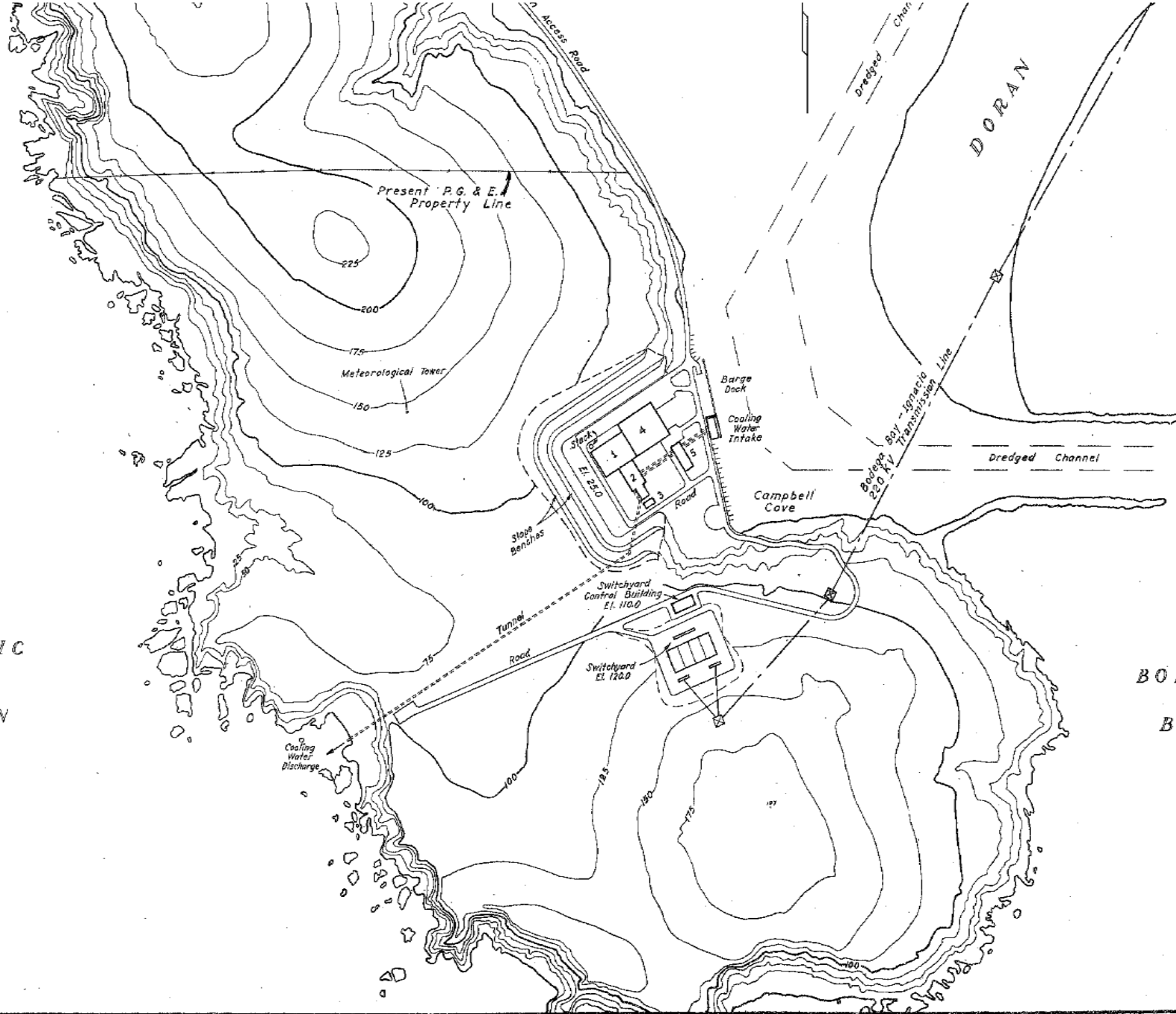
- Recognition of resources tied to the identity and practices of Native American peoples
 - ▣ Relationship to and identification of these resources is much different than the relationship the general non-native community has to them
- Require projects to maintain and preserve the integrity of historic structures and features associated with or may be affected by the proposed project
- Inventory of resources that are at risk from neglect, sea level rise, and/or climate change



Questions and Direction from the Board

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