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Land Use Element

INTRODUCTION

~~The Land Use Element, along with the other Elements of the Local Coastal Plan, together comprise the Land Use Plan as defined in Section 30108.5 of the California Coastal Act of 1976. The Land Use Plan provides policies that, together with the Land Use, Open Space, Hazards and Public Access Maps provide the land use designations indicating the type, location, and extent of land uses permitted in the Coastal Zone. For each appropriate land use category, it includes standards for residential density and building intensity.~~

The Land Use Element provides the framework for land uses that serves to protect the Coastal Zone's abundant natural resources and provide for enhanced public access and recreation that serves the greater community while balancing the needs of local residents, farmers, and resource managers.

PURPOSE

The Land Use Element, along with the other Elements of the Local Coastal Plan, together comprise the Land Use Plan as defined in Section 30108.5 of the California Coastal Act of 1976. The Land Use Plan provides policies that designate the type, location, and extent of land uses permitted in the Coastal Zone, as well as provide guidance for implementing land use regulation through the Coastal Zoning Code. For each appropriate land use category, the Land Use Plan includes standards for residential density and building intensity.

RELATIONSHIP TO OTHER ELEMENTS

The Land Use Element goals, objectives, policies, programs, and incentives establish a land use plan for development that is within the framework of the other Local Coastal Plan Elements. The following measures are followed to maintain this internal consistency: ~~(CCC-REVISED)~~

1. All Local Coastal Plan Elements use the same population, housing, and employment projections.
2. The policies in the Land Use Element support policies in the Agricultural Resources, Public Facilities and Services, and Public Access Elements.
3. Policies in the Water Resources, Public Safety, Circulation and Transit, and Open Space and Resource Conservation Elements guide and inform Land Use Element policies.

RELATIONSHIP TO CALIFORNIA COASTAL ACT

Section 30005 Local governmental powers; nuisances; attorney general's powers

No provision of this division is a limitation on any of the following:

- (a) Except as otherwise limited by state law, on the power of a city or county or city and county to adopt and enforce additional regulations, not in conflict with this act, imposing further conditions, restrictions, or limitations with respect to any land or water use or other activity which might adversely affect the resources of the coastal zone.
- (b) On the power of any city or county or city and county to declare, prohibit, and abate nuisances.
- (c) On the power of the Attorney General to bring an action in the name of the people of the state to enjoin any waste or pollution of the resources of the coastal zone or any nuisance.
- (d) On the right of any person to maintain an appropriate action for relief against a private nuisance or for any other private relief.

Section 30213 Lower cost visitor and recreational facilities; encouragement and provision; overnight room rentals

Lower cost visitor and recreational facilities shall be protected, encouraged, and, where feasible, provided. Developments providing public recreational opportunities are preferred.

The commission shall not: (1) require that overnight room rentals be fixed at an amount certain for any privately owned and operated hotel, motel, or other similar visitor-serving facility located on either public or private lands; or (2) establish or approve any method for the identification of low or moderate income persons for the purpose of determining eligibility for overnight room rentals in any such facilities.

Section 30220 Protection of certain water-oriented activities

Coastal areas suited for water-oriented recreational activities that cannot readily be provided at inland water areas shall be protected for such uses.

Section 30221 Oceanfront land; protection for recreational use and development

Oceanfront land suitable for recreational use shall be protected for recreational use and development unless present and foreseeable future demand for public or commercial recreational activities that could be accommodated on the property ~~is~~are already adequately provided for in the area.

Section 30222 Private lands; priority of development purposes

The use of private lands suitable for visitor-serving commercial recreational facilities designed to enhance public opportunities for coastal recreation shall have priority over private residential, general industrial, or general commercial development, but not over agriculture or coastal-dependent industry.

Section 30223 Upland areas

Upland areas necessary to support coastal recreational uses shall be reserved for such uses, where feasible.

Section 30234 Commercial fishing and recreational boating facilities

Facilities serving the commercial fishing and recreational boating industries shall be protected and, where feasible, upgraded. Existing commercial fishing and recreational boating harbor space shall not be reduced unless the demand for those facilities no longer exists or adequate substitute space has been provided. Proposed recreational boating facilities shall, where feasible, be designed and located in such a fashion as not to interfere with the needs of the commercial fishing industry.

Section 30235 Construction altering natural shoreline

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. Existing marine structures causing water stagnation contributing to pollution problems and fish kills should be phased out or upgraded where feasible.

Section 30242 Lands suitable for agricultural use; conversion

All other lands suitable for agricultural use shall not be converted to nonagricultural uses unless (1) continued or renewed agricultural use is not feasible, or (2) such conversion would preserve prime agricultural land or concentrate development consistent with Section 30250. Any such permitted conversion shall be compatible with continued agricultural use on surrounding lands.

Section 30243 Productivity of soils and timberlands; conversions

The long-term productivity of soils and timberlands shall be protected, and conversions of coastal commercial timberlands in units of commercial size to other uses or their division into units of noncommercial size shall be limited to providing for necessary timber processing and related facilities.

Section 30250 Location; existing developed area

(a) New residential, commercial, or industrial development, except as otherwise provided in this division, 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. In addition, land divisions, other than leases for agricultural uses, outside existing developed areas shall be permitted only where 50 percent of the usable parcels in the area have been developed and the created parcels would be no smaller than the average size of surrounding parcels.

(b) Where feasible, new hazardous industrial development shall be located away from existing developed areas.

(c) Visitor-serving facilities that cannot feasibly be located in existing developed areas shall be located in existing isolated developments or at selected points of attraction for visitors.

Section 30252 Maintenance and enhancement of public access

The location and amount of new development should maintain and enhance public access to the coast by (1) facilitating the provision or extension of transit service, (2) providing commercial facilities within or adjoining residential development or in other areas that will minimize the use of coastal access roads, (3) providing non-automobile circulation within the development, (4) providing adequate parking facilities or providing substitute means of serving the development with public transportation, (5) assuring the potential for public transit for high intensity uses such as high-rise office buildings, and by (6) assuring that the recreational needs of new residents will not overload nearby coastal recreation areas by correlating the amount of development with local park acquisition and development plans with the provision of onsite recreational facilities to serve the new development.

Section 30253 Minimization of adverse impacts

New development shall do all of the following:

- (a) Minimize risks to life and property in areas of high geologic, flood, and fire hazard.
- (b) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.
- (c) Be consistent with requirements imposed by an air pollution control district or the State Air Resources Board as to each particular development.
- (d) Minimize energy consumption and vehicle miles traveled.
- (e) Where appropriate, protect special communities and neighborhoods that, because of their unique characteristics, are popular visitor destination points for recreational uses.

Section 30255 Priority of coastal-dependent developments

Coastal-dependent developments shall have priority over other developments on or near the shoreline. Except as provided elsewhere in this division, coastal-dependent developments shall not be sited in a wetland. When appropriate, coastal-related developments should be accommodated within reasonable proximity to the coastal-dependent uses they support.

Section 30603 Appeal of actions taken after certification of local program; types of developments; grounds; finality of actions; notification to Commission

(a) After certification of its local coastal program, an action taken by a local government on a coastal development permit application may be appealed to the commission for only the following types of developments:

- (1) Developments approved by the local government between the sea and the first public road paralleling the sea or within 300 feet of the inland extent of any beach or of the mean high tideline of the sea where there is no beach, whichever is the greater distance.

- (2) Developments approved by the local government not included within paragraph (1) that are located on tidelands, submerged lands, public trust lands, within 100 feet of any wetland, estuary, or stream, or within 300 feet of the top of the seaward face of any coastal bluff.
 - (3) Developments approved by the local government not included within paragraph (1) or (2) that are located in a sensitive coastal resource area.
 - (4) Any development approved by a coastal county that is not designated as the principal permitted use under the zoning ordinance or zoning district map approved pursuant to Chapter 6 (commencing with Section 30500).
 - (5) Any development which constitutes a major public works project or a major energy facility.
- (b) (1) The grounds for an appeal pursuant to subdivision (a) shall be limited to an allegation that the development does not conform to the standards set forth in the certified local coastal program or the public access policies set forth in this division.
- (2) The grounds for an appeal of a denial of a permit pursuant to paragraph (5) of subdivision (a) shall be limited to an allegation that the development conforms to the standards set forth in the certified local coastal program and the public access policies set forth in this division.
- (c) Any action described in subdivision (a) shall become final at the close of business on the 10th working day from the date of receipt by the commission of the notice of the local government's final action, unless an appeal is submitted within that time. Regardless of whether an appeal is submitted, the local government's action shall become final if an appeal fee is imposed pursuant to subdivision (d) of Section 30620 and is not deposited with the commission within the time prescribed.
- (d) A local government taking an action on a coastal development permit shall send notification of its final action to the commission by certified mail within seven calendar days from the date of taking the action.

Section 30610.6 Sea Ranch in Sonoma County

- (a) The Legislature hereby finds and declares that it is in the public interest to provide by statute for the resolution of the lengthy and bitter dispute involving development of existing legal lots within the unincorporated area of Sonoma County, commonly known as the Sea Ranch. The reasons for the need to finally resolve this dispute include the following:
- (1) Acknowledgment by the responsible regulatory agencies that development of existing lots at Sea Ranch can proceed consistent with the provisions of this division and other applicable laws provided certain conditions have been met. Development has been prevented at considerable costs to property owners because these conditions have not been met.
 - (2) That it has been, and continues to be, costly to Sea Ranch property owners and the public because of, among other reasons, extensive and protracted litigation, continuing administrative proceedings, and escalating construction costs.
 - (3) The need to provide additional public access to and along portions of the coast at the Sea Ranch in order to meet the requirements of this division. The continuation of this dispute prevents the public from enjoying the use of those access opportunities.

(4) The commission is unable to refund 118 "environmental deposits" to property owners because coastal development permit conditions have not been met.

(5) It appears likely that this lengthy dispute will continue unless the Legislature provides a solution, and the failure to resolve the dispute will be unfair to property owners and the public.

(b) The Legislature further finds and declares that because of the unique circumstances of this situation, the provisions of this section constitute the most expeditious and equitable mechanism to ensure a timely solution that is in the best property owners and that is consistent with this division.

(c) If the Sea Ranch Association and Oceanic California, Inc. desire to take advantage of the terms of this section, they shall, not sooner than April 1, 1981, and not later than July 1, 1981, deposit into escrow deeds and other necessary documents that have been determined by the State Coastal Conservancy prior to their deposit in escrow to be legally sufficient to convey to the State Coastal Conservancy enforceable and nonexclusive public use easements free and clear of liens and encumbrances for the easements specifically described in this subdivision. Upon deposit of five hundred thousand dollars (\$500,000) into the same escrow account by the State Coastal Conservancy, but in no event later than 30 days after the deeds and other necessary documents have been deposited in the escrow account, the escrow agent shall transmit the five hundred thousand dollars (\$500,000), less the escrow, title, and administrative costs of the State Coastal Conservancy, in an amount not to exceed twenty thousand dollars (\$20,000), to the Sea Ranch Association and shall convey the deeds and other necessary documents to the State Coastal Conservancy. The conservancy shall subsequently convey the deeds and other necessary documents to an appropriate public agency that is authorized and agrees to accept the easements. The deeds specified in this subdivision shall be for the following easements:

(1) In Unit 34A, a 30-foot wide vehicle and pedestrian access easement from a point on State Highway 1, 50 feet north of a mile post marker 56.75, a day parking area for 10 vehicles, a 15-foot wide pedestrian accessway from the parking area continuing west to the bluff-top trail, and a 15-foot wide bluff-top pedestrian easement beginning at the southern boundary of Gualala Point County Park and continuing for approximately three miles in a southerly 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.

(2) In Unit 24, a day parking area west of State Highway 1, just south of Whalebone Reach, for six vehicles, and a 15-foot wide pedestrian accessway over Sea Ranch Association common areas crossing Pacific Reach and continuing westerly to the southern portion of Shell Beach with a 15-foot wide pedestrian easement to connect with the northern portion of Shell Beach.

(3) In Unit 36, a 30-foot wide vehicle and pedestrian accessway from State Highway 1, mile post marker 53.96, a day parking area for 10 vehicles, and a 15-foot wide pedestrian accessway from the parking area to the beach at the intersection of Units 21 and 36.

(4) In Unit 17, adjacent to the intersection of Navigator's Reach and State Highway 1, 75 feet north of mile post marker 52.21, enough land to provide day parking for four vehicles and a 15-foot wide pedestrian accessway from the parking area to Pebble Beach.

(5) In Unit 8, a 30-foot wide vehicle and pedestrian accessway from State Highway 1, mile post marker 50.85, a day parking area for 10 vehicles and a 15-foot wide pedestrian accessway from the parking area to Black Point Beach.

(6) With respect to each of the beaches to which access will be provided by the easements specified in this subdivision, an easement for public use of the area between the line of mean high tide and either the toe of the adjacent bluff or the first line of vegetation, whichever is nearer to the water.

(7) Scenic view easements for those areas specified by the executive director, as provided in subdivision (d), and which easements allow for the removal of trees in order to restore and preserve scenic views from State Highway 1.

(d) The executive director of the commission shall, within 30 days after the effective date of this section, specifically identify the areas along State Highway 1 for which the scenic view easements provided for in paragraph (7) of subdivision (c) will be required. In identifying the areas for which easements for the restoration and preservation of public scenic views will be required, the executive director shall take into account the effect of tree removal so as to avoid causing erosion problems. It is the intent of the Legislature that only those areas be identified where scenic views to or along the coast are unique or particularly beautiful or spectacular and which thereby take on public importance. The restoration and preservation of the scenic view areas specified pursuant to this subdivision shall be at public expense.

(e) Within 30 days after the effective date of this section, the executive director of the commission shall specify design criteria for the height, site, and bulk of any development visible from the scenic view areas provided for in subdivision (d). This criteria shall be enforced by the County of Sonoma if the deeds and other necessary documents specified in subdivision (c) have been conveyed to the State Coastal Conservancy. This criteria shall be reasonable so as to enable affected property owners to build single-family residences of substantially similar overall size to those that property owners who are not affected by these criteria may build or have already built under the Sea Ranch Association's building design criteria. The purpose of the criteria is to ensure that development will not substantially detract from the specified scenic view areas.

(f) On and after the date on which the deeds and other necessary documents deposited in escrow pursuant to subdivision (c) have been conveyed to the State Coastal Conservancy, no additional public access requirements shall be imposed at the Sea Ranch pursuant to this division by any regional commission, the commission, any other state agency, or any local government. The Legislature hereby finds and declares that the provisions of the access facilities specified in this subdivision shall be deemed adequate to meet the requirements of this division.

(g) The realignment of internal roads within the Sea Ranch shall not be required by any state or local agency acting pursuant to this division. However, that appropriate easements may be required by the County of Sonoma to provide for the expansion of State Highway 1 for the development of turnout and left-turn lanes and for the location of a bicycle path, when the funds are made available for those purposes. The Legislature finds and declares that this subdivision is adequate to meet the requirements of this division to ensure that new development at the Sea Ranch will not overburden the capacity of State Highway 1 to the detriment of recreational users.

(h) No coastal development permit shall be required pursuant to this division for the development of supplemental water supply facilities determined by the State Water Resources Control Board to be necessary to meet the needs of legally permitted development within the Sea Ranch. The commission, through its executive director, shall participate in the proceedings before the State Water Resources Control Board relating to these facilities and may recommend terms and conditions that the commission deems necessary to protect against adverse impacts on coastal zone resources. The State Water Resources Control Board shall condition any permit or other authorization for the development of these facilities so as to carry out the commission's recommendation, unless the State Water Resources Control Board determines that the recommended terms or conditions are unreasonable. This subdivision shall become operative if the deeds and other necessary documents specified in subdivision (c) have been conveyed to the State Coastal Conservancy.

(i) Within 90 days after the effective date of this section, the commission, through its executive director, shall specify criteria for septic tank construction, operation, and monitoring within the Sea Ranch to ensure protection of coastal zone resources consistent with the policies of this division. The North Coast Regional Water Quality Control Board shall review the criteria and adopt it, unless it finds the criteria or a portion thereof is unreasonable. The regional board shall be responsible for the enforcement of the adopted criteria if the deeds and other necessary documents specified in subdivision (c) have been conveyed to the State Coastal Conservancy.

(j) Within 60 days after the date on which the deeds and other necessary documents deposited in escrow pursuant to subdivision (c) have been conveyed to the State Coastal Conservancy, the commission shall refund every Sea Ranch "environmental deposit" together with any interest earned on the deposit to the person, or his or her designee, who paid the deposit.

(k) Notwithstanding any other provision of law, on and after the date on which the deeds and other necessary documents deposited in escrow pursuant to subdivision (c) have been conveyed to the State Coastal Conservancy, a coastal development permit shall not be required pursuant to this division for the construction of any single-family residence dwelling on any vacant, legal lot existing at the Sea Ranch on the effective date of this section. With respect to any other development for which a coastal development permit is required within legally existing lots at the Sea Ranch, no conditions may be imposed pursuant to this division that impose additional public access requirements or that relate to supplemental water supply facilities, septic tank systems, or internal road realignment.

(l) Notwithstanding any other provision of law, if on July 1, 1981, deeds and other necessary documents that are legally sufficient to convey the easements specified in subdivision (c) have not been deposited in an escrow account, the provisions of this section shall no longer be operative and shall have no force or effect and thereafter all the provisions of this division in effect prior to enactment of this section shall again be applicable to any development within the Sea Ranch.

(m) The Legislature hereby finds and declares that the provisions for the settlement of this dispute, especially with respect to public access, as set forth in this section provide an alternative to and are equivalent to the provisions set forth in Section 30610.3. The Legislature further finds that the provisions of this section are not in lieu of the permit and planning requirements of this division but rather provide for an alternative mechanism to Section 30610.3 for the resolution of outstanding issues at the Sea Ranch.

Section 30624.9 Minor development; waivers of permit application hearings; notice

(a) For purposes of this section, "minor development" means a development which a local government determines satisfies all of the following requirements:

- (1) Is consistent with the certified local coastal program, as defined in Section 30108.6.
- (2) Requires no discretionary approvals other than a coastal development permit.
- (3) Has no adverse effect either individually or cumulatively on coastal resources or public access to the shoreline or along the coast.

(b) After certification of its local coastal program, a local government may waive the requirement for a public hearing on a coastal development permit application for a minor development only if both of the following occur:

- (1) Notice that a public hearing shall be held upon request by any person is provided to all persons who would otherwise be required to be notified of a public hearing as well as any other persons known to be interested in receiving notice.
- (2) No request for public hearing is received by the local government within 15 working days from the date of sending the notice pursuant to paragraph (1).

(c) The notice provided pursuant to subdivision (b) shall include a statement that failure by a person to request a public hearing may result in the loss of that person's ability to appeal to the commission any action taken by a local government on a coastal development permit application.

Section 30604 Coastal development permit; issuance prior to certification of the local coastal program; finding that development in conformity with public access and public recreation policies; housing opportunities for low and moderate income persons

(a) Prior to certification of the local coastal program, a coastal development permit shall be issued if the issuing agency, or the commission on appeal, finds that the proposed development is in conformity with Chapter 3 (commencing with Section 30200) and that the permitted development will not prejudice the ability of the local government to prepare a local coastal program that is in conformity with Chapter 3 (commencing with Section 30200). A denial of a coastal development permit on grounds it would prejudice the ability of the local government to prepare a local coastal program that is in conformity with Chapter 3 (commencing with Section 30200) shall be accompanied by a specific finding which sets forth the basis for that conclusion.

(b) After certification of the local coastal program, a coastal development permit shall be issued if the issuing agency or the commission on appeal finds that the proposed development is in conformity with the certified local coastal program.

(c) Every coastal development permit issued for any development between the nearest public road and the sea or the shoreline of any body of water located within the coastal zone shall include a specific finding that the development is in conformity with the public access and public recreation policies of Chapter 3 (commencing with Section 30200).

(d) No development or any portion thereof which is outside the coastal zone shall be subject to the coastal development permit requirements of this division, nor shall anything in this division authorize the denial of a coastal development permit by the commission on the grounds the proposed development within the coastal zone will have an adverse environmental effect outside the coastal zone.

(e) No coastal development permit may be denied under this division on the grounds that a public agency is planning or contemplating to acquire the property on, or property adjacent to the property on, which the proposed development is to be located, unless the public agency has been specifically authorized to acquire the property and there are funds available, or funds which could reasonably be expected to be made available within one year, for the acquisition. If a permit has been denied for that reason and the property has not been acquired by a public agency within a reasonable period of time, a permit may not be denied for the development on grounds that the property, or adjacent property, is to be acquired by a public agency when the application for such a development is resubmitted.

(f) The commission shall encourage housing opportunities for persons of low and moderate income. In reviewing residential development applications for low- and moderate-income housing, as defined in paragraph (3) of subdivision (h) of Section 65589.5 of the Government Code, the issuing agency or the commission, on appeal, may not require measures that reduce residential densities below the density sought by an applicant if the density sought is within the permitted density or range of density established by local zoning plus the additional density permitted under Section 65915 of the Government Code, unless the issuing agency or the commission on appeal makes a finding, based on substantial evidence in the record, that the density sought by the applicant cannot feasibly be accommodated on the site in a manner that is in conformity with Chapter 3 (commencing with Section 30200) or the certified local coastal program.

(g) The Legislature finds and declares that it is important for the commission to encourage the protection of existing and the provision of new affordable housing opportunities for persons of low and moderate income in the coastal zone.

(h) When acting on a coastal development permit, the issuing agency, or the commission on appeal, may consider environmental justice, or the equitable distribution of environmental benefits throughout the state.

PRIORITY OF LAND USES

The Coastal Act established a framework for preserving coastal resources, protecting public access to the ocean, and guiding development to maximize protection of these resources. Consistent with the Coastal Act, the Local Coastal Plan establishes a prioritization of land uses, where lower priority development may not interfere with higher priority uses of land and resources.

“Undeveloped areas” are considered at a landscape scale and not intended to include individual vacant parcels within developed residential or commercial areas. This prioritization is shown below in **Table C-LU-1: ~~(CCC REVISED)~~**

Table C-LU-1: Priority of Coastal Land Uses

	Undeveloped areas	All Coastal Areas	Developed areas
Priority of Use  	Agriculture (Prime coastal dependent), forestry (productive timberland), coastal dependent public recreation [30213, 30242, 30243, 30250(a), 30250(b)].	Coastal dependent ¹ public recreation and public access areas [30213, 30220, 30221]	Coastal dependent industry and commerce, commercial fishing, coastal dependent public recreation and special communities [30213, 30234, 30250(a), 30250(b), 30253(e), 30255]
	Water dependent ¹ public recreation [30220, 30221, 30223]		
	Local Priority: Affordable dwelling units for extremely low, very low, and low-income households. Accessory dwelling units. (CCC REVISED)		
	Non-coastal ¹ or non-water dependent public recreation [30220, 30221]		
	Visitor-serving ¹ commercial recreation, lower cost [30222, 30213, 30250 (c)]		
	Visitor-serving ¹ commercial recreation, higher cost [30222, 30250 (c)]		
	Market rate housing general industrial, or commercial development ² [30222, 30250, 30255]		
	Development that is not a priority use is discouraged in undeveloped areas.		
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 of the natural environment [30233, 30235, 30255] ² Concentration of development policies [30250(a)] limit development in rural areas, except public recreation and visitor-serving uses.			

PRINCIPALLY PERMITTED USE

Definition:

Within the context of the California Coastal Act, a principally permitted use is a single category of development identified for each land use category that clearly carries out the intent of that land use category and development associated with that use is consistent with the Coastal Act. An example of a principally permitted use would be a single family home within the Rural Residential land use. By designating development as principally permitted, such development will only be appealable to the

Coastal Commission if it is otherwise appealable based on its geographic location, which is discussed below.

The Coastal Commission does not allow multiple uses to be identified as principally permitted. Each ~~land use~~ category is limited to a single principally permitted use.

Coastal Development Permit Required

A Coastal Development Permit is required for principally permitted development unless the development is statutorily excluded by the Coastal Act or categorically excluded by an Exclusion Order issued by the Coastal Commission. Consistent with Section 30603 of the Coastal Act, the decision to approve or deny a Coastal Development Permit issued for a Principally Permitted cannot be appealed to the Coastal Commission except in the following circumstances:

1. The development is between the sea and the first public road paralleling the sea or within 300 feet of the inland extent of any beach or of the mean high tideline of the sea where there is no beach, whichever is the greater distance.
2. The development is located on tidelands, submerged lands, public trust lands, within 100 feet of any wetland, estuary, or stream, or within 300 feet inland of the top of the seaward face of any coastal bluff.
3. The development is located within or may adversely impact an Environmentally Sensitive Habitat Area.
4. Any development of a major public works project or a major energy facility.

While Coastal Development Permits for Principally Permitted uses may not be appealable to the Coastal Commission, these permits are still subject to local appeal to the Board of Zoning Adjustments and the Sonoma County Board of Supervisors.

COASTAL LAND USE CATEGORIES

There are two categories of potential uses in the Coastal Zone. Principally Permitted Uses generally have more streamlined approval processes, while Other Permitted Uses may require ~~additional other~~ discretionary approvals in addition to a Coastal Development Permit. The two categories are defined below in Table C-LU-2

Table C-LU-2: Priority of Coastal Land Uses

Principally Permitted Uses	Other Permitted Uses
Principal Uses as described in the Coastal Zoning Code and consistent with the primary purpose of the land use category. Coastal development permits <u>are required for all non-exempt or excluded activities including Principally Permitted Uses. Coastal Permits issued for Principally Permitted Uses remain subject to local appeal, but are not appealable to the California Coastal Commission, pursuant to Section 30603(a)(4) of the Coastal Act. All development within the Coastal Zone requires a discretionary Coastal Development Permit, unless exempt or otherwise</u>	Land uses permitted or conditionally permitted in the Coastal Zoning Code not described as Principally Permitted Uses are secondary and subordinate to the principal permitted uses and must be compatible with principally permitted land use. It should be noted that the term "permitted uses" as used in the descriptions of the land use categories identify permissible uses consistent with the purpose of the land use category, subject to zoning and permitting requirements of the County. All development within the Coastal Zone requires a discretionary Coastal Development Permit,

<p>categorically excluded by order of the Coastal Commission.</p> <p>Uses shall not be considered principally permitted if located within an environmentally sensitive habitat area or major view shed designated in the Open Space and Resource Conservation Element.</p> <p>All principally permitted uses are subject to site development standards.</p> <p>Outside of commercial land use designations all commercial uses that require a coastal development permit are appealable to the Coastal Commission.</p>	<p>unless exempt or otherwise categorically excluded by order of the Coastal Commission. Any development that is not designated as the Principally Permitted Use in a particular zone may be appealed to the Coastal Commission.</p>
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Appeal Jurisdiction

Approval of a coastal development permit for any project within the appeal jurisdiction area may be appealed to the Coastal Commission. This area includes, but is not limited to: areas west of Highway 1 or first public road that is not Highway 1, areas within 100 feet of a wetland, estuary or stream, public trust lands, tidelands and submerged lands, areas inland 300ft from bluff or sandy beach and development located in a sensitive coastal resource area, including areas shown in Figure C-OSRC-2 “Environmentally Sensitive Habitat Area” or areas meeting criteria found in the Open Space and Resource Conservation Section ~~9-8~~ “Environmentally Sensitive Habitat Areas”.

I. GENERAL LAND USE POLICIES

~~(CCC REVISED — PC REVISED)~~

The following policies apply to implementation of this Plan as well as development in all land use categories and uses associated with that development:

Policy C-LU-1a: The Coastal Zoning Code and the Coastal Administrative Manual shall be consistent with Goals, Objectives, Policies, Programs, and Incentives of the Local Coastal Plan.

Policy C-LU-1b: Require a coastal development permit for any project that meets the definition of development pursuant to Coastal Act Section 30106. Exempt certain categories of development from coastal development permit requirements pursuant to Title 14, Division 5.5, Chapter 6 of the California Code of Regulations. Establish a coastal development permit waiver process for other types of de minimis development including qualifying agricultural uses, smaller structures, or temporary uses. ~~(CCC REVISED)~~

Policy C-LU-1c: With the exception of development excluded from the permit requirements of the Coastal Act under Title 14, Division 5.5, Chapter 6 of the California Code of Regulations, by a Coastal Commission Exclusion Order, and/or development excluded by Attachment B of the certified Coastal Administrative Manual, Coastal Development Permits shall be required for any project that meets the definition of development pursuant to Coastal Act Section 30106. A waiver may be considered for non-excludable small-scale agricultural uses or vegetation management, smaller structures, and temporary uses where it can be demonstrated that the project will not have adverse impact to coastal resources or coastal access. (2023 POLICY OPTION)

Policy C-LU-1d: Noise generated by coastal development or any use associated with coastal development shall not exceed the following standards as measured at the property line or nearest noise-sensitive resource, whichever is more restrictive:

Average noise for 30 minutes in any hour:	45 decibels
Average noise for 15 minutes in any hour:	50 decibels
Average noise for 5 minutes in any hour:	55 decibels
Average noise for 72 seconds in any hour:	60 decibels

“Decibel” means the sound pressure relative to 20 micropascals as measured at the property line, adjusted to International Organization for Standardization ISO 226 equal loudness contours.

These standard are subject to the following adjustments:

Daytime noise emitted between 7:00 am and 10:00 pm may be increased by 5 decibels.

Where natural ambient sound is significantly below the standards, noise shall be limited to no more than 1.5 decibels above the ambient sound level.

Where natural ambient sound is significantly above the standards, maximum noise generation may be adjusted upward to match ambient levels to a maximum of 5 decibels. ~~(PC REVISED)~~

Policy C-LU-1e: Projects shall evaluate potential for project noise to have an adverse impact on biological resources. If noise levels allowed by C-LU-1d have potential to have an adverse impact on biological resources, noise emissions shall be further limited to prevent creating any significant adverse impact on biological resources. ~~(PC REVISED)~~

Policy C-LU-1f: Standards found in policies C-LU-1d and C-LU-1e may be exceeded for emergency operations, operation of existing roads, and agricultural operations as well as temporary noise generation from solid waste collection, school functions, and property maintenance. ~~(PC REVISED)~~

Policy C-LU-1g: Special events may exceed standards found in policies C-LU-1d and C-LU-1e on a temporary basis if noise generated by the event is found to have no significant impact on biological resources, or be determined to create a nuisance. Events that expose people and wildlife to loud impulsive sounds in excess of 85 decibels, such as fireworks, are prohibited. ~~(PC REVISED)~~

Policy C-LU-1h: Vibration generated by coastal development or any use associated with coastal development shall not exceed a Peak Particle Velocity (PPV) of 0.01 at the project boundaries in developed areas. In undeveloped and agricultural areas, PPV cannot exceed 1.00. In all cases, PPV cannot exceed values that will result in damage to coastal resources

This policy does not apply to the following activities:

1. Geotechnical borings necessary to determine site stability and suitability for development.
2. Emergency repairs for which a Coastal Emergency Permit has been issued.
3. Installation of road signs, guardrails, and safety-related road equipment such as call boxes or traffic signals. ~~(PC REVISED)~~

Policy C-LU-1i: The following standards apply to all exterior lighting with the exception of temporary lighting associated with emergency response and emergency infrastructure repair:

1. Lighting shall be fully shielded to prevent nighttime light pollution.
2. Lighting shall be downward facing, located at the lowest possible point to the ground to prevent spill over onto adjacent properties, glare, nighttime light pollution and unnecessary glow in the rural night sky.
3. Light fixtures shall not be located at the periphery of the property and shall not reflect off structures. Security lighting shall be put on motion sensors.
4. Flood lights and uplights are not permitted except in agricultural operations and commercial fishing facilities.
5. Signs that emit light are prohibited and lights used to illuminate signs shall be shielded to prevent light spill beyond the sign and not exceed a total light output of 1000 lumens
6. Light fixtures emitting over 1000 lumens are prohibited except where needed for agriculture, commercial fishing, and first responders.
7. Total illuminance created by artificial lighting, shall not exceed 1.0 lux at the property line. Color temperature of exterior light sources shall be 3000 Kelvin or lower. ~~(PC-REVISED)~~

2. LAND USE DESIGNATIONS

Descriptions of land use designations follow, along with a brief discussion of uses and the permitted residential density allowed by designation. The Coastal Zoning Code further describes the uses that are permitted within each category and provides additional standards for such development. Additional uses and structures accessory to and compatible with the primary use and consistent with the Local Coastal Plan may also be allowed subject to permitting requirements of the Coastal Zoning Code.

For all land use designations, all uses located in an environmentally sensitive habitat area, habitat buffer, riparian corridor, critical habitat area, major view, or cultural resource area shall not be considered principally permitted uses, intended to be the primary use of the land. Table C-LU-3, below shows the relationship between land use and zoning:

Land Use Designation	Corresponding Zoning District
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)

Table C-LU-3: Land Use and Zoning Table

Land Use Designation	Corresponding Zoning District
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)

2.1 AGRICULTURE

Agricultural uses are among the highest priority uses within the Coastal Zone. The purpose of this land use category is to preserve and protect appropriate coastal agriculture. The land use plan includes two agricultural land use designations, Land Extensive Agriculture and Diverse Agriculture. The two designations vary in the type of agricultural uses and support uses allowed, and by allowable residential density.

Agriculture is the principally permitted use on lands with agricultural land use designations, with the exception of cannabis cultivation. Certain types of residential units may also be allowed up to four units per parcel when supporting agricultural uses onsite.

Land Extensive Agriculture

Purpose	To enhance and protect land best suited for non-intensive agriculture of relatively low production on relatively large parcels, by establishing densities and parcel sizes that are conducive to continued agricultural production.
Corresponding Zoning District(s)	Land Extensive Agriculture (LEA)
Principally Permitted Use	Agriculture, defined as the production of food, fiber, plant materials, and the raising and maintaining of horses, donkeys, mules, and similar livestock and farm animals, and closely related essential support uses including incidental preparation of agricultural production, and limited farm-related residential development supporting farm families and agricultural workers. (CCC REVISED, 2023 POLICY OPTION)
Minimum Parcel Size	Land divisions shall be permitted only for the purpose of increasing or enhancing agricultural production and must result in a minimum parcel size of 640 acres.
Allowable residential density	One single-family residence per 160 acres or one per parcel, if a parcel is less than 160 acres, when supporting agricultural uses onsite. All dwelling units shall be clustered in relation to physical land features and property management conditions. <u>Dwelling units shall be sited and designed to be consistent with agricultural operations.</u> All dwelling units shall be subordinate to and consistent with agricultural production and shall comply with Agricultural Resources Element policies. (2023-2023 POLICY OPTIONS)
Other Residential Uses	Agricultural employee units and farm family housing that that do not count toward density, and are associated with the principally permitted use. In no case shall the total number of residential units exceed four units per parcel. (CCC REVISED) (2023 POLICY OPTIONS)
Designation Criteria	A Land Use Map Amendment to apply the Land Extensive Agriculture land use designation requires a Local Coastal Plan Amendment, subject to certification by the California Coastal Commission, and must meet the standards in Chapter 3 of the California Coastal Act, be consistent with other policies of the Local Coastal Plan, and meet one or more of the following criteria: <ol style="list-style-type: none"> 1. Soil and water are adequate for livestock grazing or other crop production. 2. Most parcel sizes in the area are greater than 60 acres. 3. Existing or historic use for livestock grazing, dairy ranching, hay or similar forage crop.

Diverse Agriculture

Purpose	To enhance and protect land best suited for diverse types of agriculture on relatively small parcels in which farming may be part-time and may not be the principal occupation of the farmer, protect a variety of agricultural uses of scale and intensity to be compatible with coastal resources, and limit the conversion of agricultural parcels to non-agricultural use.
Corresponding Zoning District(s)	Diverse Agriculture (DA)
Principally Permitted Use	Agriculture, defined as the production of food, fiber, plant materials, and the raising and maintaining of horses, donkeys, mules, and similar livestock and farm animals, and closely related essential support uses including incidental preparation of agricultural production, and limited farm-related residential development supporting farm families and agricultural workers. (CCC REVISED, 2023 POLICY OPTION)
Minimum Parcel Size	160 acres.

Allowable Residential Density	One single-family residence per 40 acres or one per parcel, if a parcel is less than 160 acres when supporting agricultural uses onsite. All dwelling units shall be clustered in relation to physical land features and property management conditions. Dwelling units shall be sited and designed to be consistent with agricultural operations. All dwelling units shall be subordinate to and consistent with agricultural production. and shall comply with Agricultural Resources Element policies.
Other Residential Uses	Agricultural employee units and farm family housing that do not count toward density, and are associated with the principally permitted use. In no case shall the total number of residential units exceed four units per parcel. (CCC REVISED) (2023 POLICY OPTION)
Designation Criteria	A Land Use Map Amendment to apply the Diverse Agriculture land use designation requires a Local Coastal Plan Amendment subject to certification by the California Coastal Commission and must meet the standards in Chapter 3 of the California Coastal Act. A Local Coastal Plan Amendment to apply the Diverse Agriculture land use designation must also be consistent with other policies of the Local Coastal Plan and meet one or more of the following criteria: <ol style="list-style-type: none"> 1. Soil suitable for food crop production and adequate water for irrigation. 2. Most parcel sizes in the area are greater than 10 acres. 3. Existing or historic use as orchard, vineyard, other food crop production, hay or other forage crop production, livestock grazing, dairy ranching, or other type of farming. 4. Qualifies for Prime or Non-Prime Agricultural Land Conservation Act Contract. 5. Areas which may not meet the above criteria but which are surrounded by lands in farming.

2.2 RECREATION

Recreation land use is applied to areas that meet criteria for Resources and Rural Development land use, but have severe development constraints such as geologic, flood, or fire hazards, marginal or unproven water availability, or limited septic capability, or is vulnerable to environmental impact, that limit development to land management activities, and passive recreational use, or low impact coastal-dependent recreation facilities, such as boat launching or fishing areas. This land use may also be applied to areas with a legally established pre-Coastal Act recreational facilities, such as campgrounds.

Land within undeveloped common areas that are part of a Planned Community precise development plan may also be designated as Recreational land use, subject to a Local Coastal Program amendment. ~~(PC REVISED)~~

Recreation

Purpose	To accommodate private or public recreational facilities.
Corresponding Zoning District(s)	Planned Community (PC) Resources and Rural Development (RRD)
Principally Permitted Use	Planned Community zoning: Recreation as intended for use in the community's Precise Development Plan.

	Resources and Rural Development zoning: Resource <u>Land management activities including activities consistent with passive-</u> and coastal-dependent recreation activities and limited related residential development. (2023 POLICY OPTION)
Minimum Parcel Size	640 acres. Land divisions shall be permitted only for the purpose of increasing or enhancing natural resources.
Permitted Residential Densities	One single-family residence per 160 acres or one per parcel, if a parcel is less than 160 acres.
Other Residential Uses	Other resource-related dwelling units that do not count toward density, such as agricultural employee units and farm family dwellings, may be allowed. The total number of residential units shall not exceed four units per parcel. (2023 POLICY OPTION)
Designation Criteria	A Land Use Map Amendment to apply the Recreation land use designation requires a Local Coastal Plan Amendment subject to certification by the California Coastal Commission and must meet the standards in Chapter 3 of the California Coastal Act. A Local Coastal Plan Amendment to apply the Recreation land use designation must demonstrate adequate road access for the allowed uses and that allowed uses will not adversely affect agriculture or resource production uses and meet one or more of the following criteria: <ol style="list-style-type: none"> 1. Has severe development constraints such as geologic, flood, or fire hazards, marginal or unproven water availability, or limited septic capability, or is vulnerable to environmental impact, but suitable for low intensities of recreational use, passive recreation, or coastal dependent recreation. 2. Land is recognized as a legally established recreational use. 3. Land is a designated common area without development which is committed to recreation in a planned community.

2.3 RESOURCES

Resources and Rural Development

Examples of uses allowed in the Resources and Rural Development land use designation may include land management for the purposes of resource conservation as described in the Coastal Zoning Code for Resources and Rural Development, including passive recreation. Passive recreation is defined as recreational use or activities that require no special or formal facilities or are natural areas and include, but are not limited to, bicycle riding, walking, hiking, bird watching, etc. Lands designated as Resources and Rural Development are intended primarily for a variety of land management and coastal-dependent recreation activities, but may also be used for limited agricultural uses and very low-density residential development not in conflict with the primary resource use of the site as a non-principally permitted use. (PC REVISED)

Purpose	To protect lands needed for use and production of natural resources (e.g., water, timber, geothermal steam, or aggregate production), water resources, scenic resources, and biotic resources, and to protect lands constrained by geologic, flood, or fire or other hazards, from intensive development.
Corresponding Zoning District(s)	Resources and Rural Development (RRD)

Principally Permitted Use	Resource conservation and associated including land management activities and limited related residential development. (CCC REVISED 2023 POLICY OPTION)
Minimum Parcel Size	640 acres.
Allowable Residential Density	One single-family residence per 160 acres or one per parcel if a parcel is less than 160 acres.
Other Residential Uses	Other resource-related dwelling units that do not count toward density, such as agricultural employee units and farm family dwellings, may be allowed. The total number of residential units shall not exceed four units per parcel. (2023 POLICY OPTION)
Designation Criteria	A Land Use Map Amendment to apply the Resources and Rural Development land use designation requires a Local Coastal Plan Amendment subject to certification by the California Coastal Commission and must meet the standards in Chapter 3 of the California Coastal Act. A Local Coastal Plan Amendment to apply the Resources and Rural Development land use designation must also be consistent with other policies of the Local Coastal Plan and meet one or more of the following criteria: <ol style="list-style-type: none"> 1. Land has severe constraints such as geologic, flood, or fire hazards; marginal or unproven water availability; or limited septic capability. 2. Land contains natural resources such as water, timber, geothermal steam, aggregate, or soil. 3. Land contains biotic or scenic resources. 4. Land is vulnerable to environmental impact.

Timber

Timber lands may also be used for limited accessory uses and very low-density residential development not in conflict with the primary resource use of the site. Lands zoned Resource and Rural Development (RRD) with an underlying land use designation of Timber may also be used for agricultural operations and very low-density residential development not in conflict with the resource use of the site.

~~These uses are not principally permitted uses, and will require a GDP, appealable to the Coastal Commission.~~

Purpose	To protect timberland needed for commercial timber production under the California Timberland Productivity Act.
Corresponding Zoning District(s)	Timberland Production (TP) Resources and Rural Development (RRD)
Principally Permitted Use	The principally permitted use on lands designated and zoned for Timber is land management for the continued operation and protection of Timber Preserves <u>including limited related residential development to support the use.</u> <u>Lands Zoned Resources and Rural Development: Resource conservation and associated land management activities including limited related residential. (2023 POLICY OPTION)</u>

Minimum Parcel Size	640 acres. Land divisions shall be permitted only for the purpose of increasing or enhancing timber production.
Allowable residential density	One single-family residence per 160 acres or one per parcel, if a parcel is less than 160 acres. Other resource-related dwelling units that do not count toward density, such as agricultural employee units and farm family dwellings, may be allowed. The total number of residential units shall not exceed four units per parcel. (2023 POLICY OPTION)
Other Residential Uses	None.
Designation Criteria	A Land Use Map Amendment to apply the Timber land use designation requires a Local Coastal Plan Amendment subject to certification by the California Coastal Commission and must meet the standards in Chapter 3 of the California Coastal Act. A Local Coastal Plan Amendment to apply the Timber land use designation must also be consistent with other policies of the Local Coastal Plan and meet one or more of the following criteria: <ol style="list-style-type: none"> 1. Land is predominantly in Timber Site Class I, II, III, IV, or V. 2. Land has existing or historic use for timber production. 3. Timber production is considered the highest and best use of the land. 4. Timberland needed for commercial timber production under the California Timberland Productivity Act. 5. Land for which harvesting of timber is not prohibited by restrictions placed on property. 6. A parcel or contiguous ownership of at least 40 acres in Timber Site Class I or II if it is not contiguous to and under the same ownership as the surrounding land in timber production. 7. A parcel or contiguous ownership of at least 80 acres in Timber Site Class III, IV, or V if it is not contiguous to and under the same ownership as the surrounding land in timber production. 8. Areas which may not meet the above criteria but which are surrounded by lands in timber production.

Dedicated Open Space Areas

Purpose	To designate common areas which are committed to perpetual open space in planned developments.
Corresponding Zoning District(s)	Planned Community (PC) zone for The Sea Ranch planned development. Rural Residential (RR) zone for the Bodega Harbor and other planned developments.
Principally Permitted Use	Lands designated as Dedicated Open Space are intended to remain as common areas without structures in planned communities and planned developments. Principally Permitted Uses on Uses allowed on Dedicated Open Space areas are limited to resource protection and passive recreation. (CCC REVISED 2023 POLICY OPTION)
Designation Criteria	A Land Use Map Amendment to apply the Dedicated Open Space land use designation requires a Local Coastal Plan Amendment subject to certification by the California Coastal Commission and must meet the standards in Chapter 3 of the California Coastal Act. A Local Coastal Plan Amendment to apply the Dedicated Open Space land use designation must also be consistent with other policies of the Local Coastal Plan and meet all of the following criteria: <ol style="list-style-type: none"> 1. Land is a designated common area without development which is committed to open space in a planned community. 2. Lands without existing residential, commercial, or industrial development.

2.4 COMMERCIAL LAND USE

Commercial Fishing

Commercial fishing uses include fish buying and selling facilities; warehouses for storage of fishing gear, boats, and trailers; and related accessory structures and uses including fishing supply stores and bait and tackle shops.

Purpose	To accommodate a variety of commercial, light to medium industrial, and service uses which support the commercial fishing and other coastal-dependent industries.
Corresponding Zoning District(s)	Commercial Fishing (CF)
Principally Permitted Use	Support facilities for commercial fishing, including docks and mooring facilities, fish buying and selling facilities; warehouses for storage of fishing gear, boats, and trailers; and related accessory structures and uses including fishing supply stores and bait and tackle shops. (CCC REVISED)
Minimum Parcel Size	<ul style="list-style-type: none"> • 1.5 acres if served by individual wells and septic systems. • 1 acre if served by public water and septic systems. • 10,000 square feet if served by public sewer systems.
Designation Criteria	<p>A Land Use Map Amendment to apply the Commercial Fishing land use designation requires a Local Coastal Plan Amendment subject to certification by the California Coastal Commission and must meet the standards in Chapter 3 of the California Coastal Act. A Local Coastal Plan Amendment to apply the Commercial Fishing land use designation must also be consistent with other policies of the Local Coastal Plan and meet all of the following criteria:</p> <ol style="list-style-type: none"> 1. Lands are not converted from an Agricultural land use category which shall have priority over other commercial or industrial land uses. 2. Lands shall be located within an Urban Service Area. 3. Lands shall have convenient access to a county or state maintained road, preferably a designated arterial or collector. 4. Lands shall be in close proximity and no more than one-half mile to a harbor, marina, bay, or the ocean. 5. The intended commercial or industrial uses shall be directly related to: a) support of fishermen and the fishing industry, b) support of boat builders/repairers and the boat building/repair industry; or, c) support of other industries which depend on the marine environment and resources. 6. Lands shall not be located in a Scenic Landscape Unit or Scenic View Corridor.

Commercial Tourist

Commercial tourist uses include hotels, motels, inns, resorts, campgrounds, bed and breakfast inns; limited retail shops, bars, restaurants, guest ranches; art galleries, and visitor information centers. ~~(PC REVISED)~~

Purpose	To accommodate visitor-serving commercial uses, including lodging, campgrounds, restaurants, retail shops principally serving tourists, and recreation facilities
Corresponding Zoning District(s)	Commercial Tourist (CT)
Principally Permitted Use	Visitor-serving commercial uses including campgrounds, hotels, motels, inns, resorts, bed and breakfast inns; limited retail shops, bars, restaurants, guest ranches; art galleries, and visitor information centers.

Minimum Parcel Size	<ul style="list-style-type: none"> • 1.5 acres if served by individual wells and septic systems. • 1 acre if served by public water and septic systems. • 10,000 square feet if served by public sewer systems.
Designation Criteria	<p>A Land Use Map Amendment to apply the Commercial Tourist land use designation requires a Local Coastal Plan Amendment subject to certification by the California Coastal Commission and must meet the standards in Chapter 3 of the California Coastal Act. A Local Coastal Plan Amendment to apply the Commercial Tourist land use designation must also be consistent with other policies of the Local Coastal Plan and meet all of the following criteria: (CCC REVISED)</p> <ol style="list-style-type: none"> 1. Lands shall not be converted from an Agricultural or Commercial Fishing Land Use categories which have priority over visitor-serving commercial uses. 2. Lands shall have convenient access to a county or state maintained road, preferably a designated arterial or collector. 3. Visitor-serving commercial uses would be compatible with nearby agricultural operations and uses in the surrounding area. 4. The site is within or adjacent to a designated Urban Service Area. 5. Lands shall not be located in a Scenic Landscape Unit or disrupt a Major View.

Commercial Services

Purpose	To accommodate the day-to-day retail business, service, recreational, and professional service needs of local residents.
Corresponding Zoning District(s)	Commercial Services (CS) Community Commercial (C2)
Principally Permitted Use	Local-serving commercial uses such as retail, business, and professional services that serve the local community. (CCC REVISED)
Minimum Parcel Size	<ul style="list-style-type: none"> • 1.5 acres if served by individual wells and septic systems. • 1 acre if served by public water and septic systems. • 10,000 square feet if served by public sewer systems.
Designation Criteria	<p>A Land Use Map Amendment to apply the Commercial Services land use designation requires a Local Coastal Plan Amendment subject to certification by the California Coastal Commission and must meet the standards in Chapter 3 of the California Coastal Act. A Local Coastal Plan Amendment to apply the Commercial Services land use designation must also be consistent with other policies of the Local Coastal Plan and meet all of the following criteria:</p> <ol style="list-style-type: none"> 1. Lands are not converted from an Agricultural, Commercial Fishing, or Commercial Tourist land use category, which shall have priority over other commercial land uses. 2. The designation does not reduce opportunities for affordable or workforce housing. 3. Lands shall have convenient access to a county or state maintained road, preferably a designated arterial or collector. 4. The amount of land designated for local-serving commercial uses shall be consistent with the population projected for the local market area. 5. In rural areas, lands may be limited to a single parcel and be restricted to that level which can be served by an individual well and septic system. 6. Lands shall not be located within a Scenic Landscape Unit or Major View shed.

2.5 PUBLIC FACILITIES LAND USE

Lands designated Public Facilities are owned and operated by a city, county, special district, federal agency, or state for the primary purpose of providing an essential public service, including public

safety, administrative services and the production, generation, transmission, collection, and storage of water, waste, or energy. Public uses are also allowed in other land use categories; the Public Facilities and Services Element establishes policies for the location of public uses in other land use categories.

Public Facilities Areas

Purpose	To accommodate institutional or public uses which serve the community or public need and are owned or operated by government agencies, non-profit entities, or public utilities.
Corresponding Zoning District(s)	Public Facilities (PF)
Principally Permitted Use	Utility and public service facilities.
Minimum Parcel Size	6,000 square feet.
Designation Criteria	A Land Use Map Amendment to apply the Public Facilities land use designation requires a Local Coastal Plan Amendment subject to certification by the California Coastal Commission and must meet the standards in Chapter 3 of the California Coastal Act. A Local Coastal Plan Amendment to apply the Public Facility land use designation must also be consistent with other policies of the Local Coastal Plan and meet all of the following criteria: <ol style="list-style-type: none"> 1. Ownership or long-term lease by a government agency, other non-profit entity, or public utility. 2. Adequate road access. 3. Lands are not suitable for and will not adversely affect agriculture or resource production activities.

2.6 RESIDENTIAL LAND USE

The Land Use Plan has two residential land use categories: Rural Residential and Urban Residential. While other land use designations may permit limited or incidental residential use, only these two categories will be considered residential land use designations.

On lands designated Rural Residential and zoned Rural Residential or Agricultural and Residential, limited crop and farm animal husbandry is allowed. ~~(PC-REVISED)~~

Planned Community zoning is applied with the approval of a Precise Development Plan in either Rural Residential or Urban Residential land use. The Precise Development Plan prescribes specific development and land uses. Both the Precise Development Plan and Planned Community zoning approval requires a Local Coastal Program amendment.

Additional standards applicable to development on residential lands may be included in the Coastal Zoning Ordinance and local area design guidelines.

Residential densities are based on availability of public services and infrastructure, land use compatibility, environmental suitability, projected population and development, and neighborhood character. Environmental suitability includes but is not limited to protection of habitat area, riparian corridors, major views, minimizing the risk of hazards and vulnerability to sea level rise, and coastal bluff erosion.

Rural Residential

Purpose	To provide for very low-density residential development on lands which have few if any public services but which have access to county maintained roads.
Corresponding Zoning District(s)	Rural Residential (RR) Agricultural and Residential (AR) Planned Community (PC)
Principally Permitted Use	Single-family residential uses and accessory dwelling unit. (CCC REVISED)
Minimum Parcel Size	1.5 acres if served by an individual well and septic system. 1 acre if served by a public water system.
Allowable Residential Density	1 to 20 acres per dwelling unit. Maximum residential density is applied based on similar density of existing lots in the surrounding area, suitable soils for septic disposal, available water, environmental suitability, access to arterial or collector roads, proximity of commercial services and public services and facilities, and no significant impacts on agriculture and resource production.
Other Residential Uses	Accessory structures such as guest houses, storage buildings, pool houses, and garages. (CCC REVISED)
Designation Criteria	A Land Use Map Amendment to apply the Rural Residential land use designation requires a Local Coastal Plan Amendment subject to certification by the California Coastal Commission and must meet the standards in Chapter 3 of the California Coastal Act. A Local Coastal Plan Amendment to apply the Rural Residential land use designation must also be consistent with other policies of the Local Coastal Plan and meet all of the following criteria: <ol style="list-style-type: none"> 1. Lands are not converted from an Agricultural, Commercial Fishing or Commercial Tourist land use category, which shall have priority over residential land uses. 2. The area does not have soils suitable for agricultural production. 3. The area does not include substantial agricultural or resource uses. 4. Lands have access to a County maintained road. 5. Lands have enough groundwater for individual wells. 6. 6. Lands have sufficient permeability for individual septic systems.

Urban Residential

Purpose	To accommodate a variety of types of low- and medium-density housing types in areas with public services.
Corresponding Zoning District(s)	Low Density Residential (R1) Medium Density Residential (R2) Planned Community (PC)
Principally Permitted Use	Single-family and multifamily residential uses.
Minimum Lot Size	6,000 square feet.
Allowable Residential Density	1 to 6 units per acre in low-density residential zones and 6 to 12 units per acre in medium-density residential zones.

	Residential density may be increased if the project qualifies under the state density bonus program outlined in California Government Code Section 65915; or, the County supplemental density bonus program or housing opportunity area program; and in the Coastal Zoning Ordinance under affordable housing program requirements and incentives. Approval of any increase in residential density is subject to specific findings regarding the adequacy of public services, consistency with the Local Coastal Program, and mitigation of impacts to coastal resources. Application of higher residential density under the density bonus or housing opportunity programs may require a Local Coastal Plan Amendment.
Other Residential Uses	Low Density Residential (R1) allows for the development of single family residences and associated accessory structures and uses on small lots developed in accordance to density. Medium Density Residential (R2) allows for the development of multifamily residential development in accordance with permitted density, including those developed as transitional and density bonus projects.
Designation Criteria	A Land Use Map Amendment to apply the Urban Residential land use designation requires a Local Coastal Plan Amendment subject to certification by the California Coastal Commission and must meet the standards in Chapter 3 of the California Coastal Act. A Local Coastal Plan Amendment to apply the Urban Residential land use designation must also be consistent with other policies of the Local Coastal Plan and meet all of the following criteria: <ol style="list-style-type: none"> 1. Lands are not converted from an Agricultural, Commercial Fishing, or Commercial Tourist land use category, which shall have priority over residential land uses. 2. Lands are within a designated Urban Service Area. 3. Adequate water, sewer, public safety, park, school services, and other necessary infrastructure are available or planned to be available. 4. Lands have convenient access to designated arterial or collector roads. 5. Lands are not subject to unacceptable levels of risk such as flooding, geologic hazards, excessive noise, or other hazards. 6. Lands have convenient access to commercial uses and community services.

3. OFFSHORE ENERGY SUPPORT FACILITIES

The Sonoma County Local Coastal Plan does not support general industrial and commercial energy development on the Sonoma County coast. Long-range protection of coastal resources, agriculture, forestry, commercial and recreational fishing, and enhancement of tourism and recreation are the priorities of the Coastal Program. These priorities are considered to be incompatible with energy development, in particular off-shore drilling.

3.1 On-Shore and Off-Shore Oil, Gas, and Energy Facilities

In 1981, the U.S. Department of the Interior proposed Outer Continental Shelf (OCS) oil lease sales off the central and northern California Coast, including the Bodega Basin. Due to its existing harbor facilities, the Bodega Bay area was considered a possible onshore support base for the future offshore oil production platform. The availability of land, housing, harbor facilities, and public and commercial services influence the location for a potential future onshore support base.

The size of an onshore support base varies with the estimate of the amount of oil found during exploration. The lease sale proposed in 1981 would have required a temporary support base of five to ten acres for platform construction during the exploration phase. During the development phase a permanent facility would have been constructed at the same location, and additional land may have been necessary based on the amount of oil found during exploration. Ultimately a support base of 10

to 20 acres with wharf and loading facilities, a heliport, and a channel depth of 15-20 feet may have been necessary. Ultimately the Bodega Basin was removed from the list of areas proposed for lease sale.

Concerns in the 1980s about development of the Outer Continental Shelf led to the 1986 approval of Ordinance 3592R, known as the On-Shore Oil and Gas Facilities ordinance of Sonoma County. The ordinance is the result of a countywide ballot initiative that requires voter approval of any proposed Local Coastal Plan Amendment to allow onshore facilities that would support oil and gas development of the outer continental shelf.

The County then initiated a more detailed study (entitled "Offshore Oil Development: Onshore Support Facilities Feasibility Study") of the potential impacts of onshore support facilities on the Sonoma County coast. One of the primary findings of the study is that no suitable sites exist on the Sonoma County coast for industrial on-shore oil support facilities, due to a number of physical, environmental, and policy constraints.

The report noted that Bodega Bay could be considered as a site for a very limited and restricted crew or supply base on land designated Commercial Fishing. However, sea level rise may further reduce the feasibility of major facilities along the shoreline. A complete environmental analysis, including the potential effects of sea-level rise, and a voter-approved Local Coastal Plan Amendment, would be required.

3.12 Goal, Objectives, and Policies

GOAL C-LU-3: Protect the Sonoma County coast from Outer Continental Shelf oil and gas exploration and development and offshore energy production and mining development. (2023 POLICY OPTION)

Objective C-LU-3.1: Discourage offshore oil and gas exploration and development off the Sonoma County coast.

Objective C-LU-3.2: Prohibit construction of onshore support facilities for offshore oil and gas development to protect the sensitive coastal habitats along the National Marine Sanctuaries.

Objective C-LU-3.3: Discourage offshore energy production and mining development off the Sonoma County coast. (2023 POLICY OPTION)

Policy C-LU-3a: A Local Coastal Plan Amendment shall be required for any proposed onshore facility to support offshore oil and gas exploration or development. Any such amendment shall not be effective until a majority of the voters in Sonoma County, in a general or special election, approve the proposed amendment, unless such amendment is approved by the California Coastal Commission pursuant to Section 30515 of the California Coastal Act:

“Section 30515 A amendment for public works project or energy facility development

Any person authorized to undertake a public works project or proposing an energy facility development may request any local government to amend its certified local coastal program, if the purpose of the proposed amendment is to meet public needs of an area greater than that included within such certified local coastal program that had not been anticipated by the person making the request at the time the local coastal program was before the commission for certification. If, after review, the local government determines that the amendment requested would be in conformity with the policies of this division, it may amend its certified local coastal program as provided in Section 30514.

If the local government does not amend its local coastal program, such person may file with the commission a request for amendment which shall set forth the reasons why the proposed amendment is necessary and how such amendment is in conformity with the policies of this division. The local government shall be provided an opportunity to set forth the reasons for its action. The commission may, after public hearing, approve and certify the proposed amendment if it finds, after a careful balancing of social, economic, and environmental effects, that to do otherwise would adversely affect the public welfare, that a public need of an area greater than that included within the certified local coastal program would be met, that there is no feasible, less environmentally damaging alternative way to meet such need, and that the proposed amendment is in conformity with the policies of this division.”

~~(CCC REVISED – EXISTING LCP REVISED)~~

Policy C-LU-3b: Prohibit facilities that support offshore oil, gas, or energy production within the Commercial Fishing land use category. ~~(PC REVISED – EXISTING LCP REVISED)~~

~~Policy C-LU-3c: Prohibit facilities that support development or operation of off-shore energy production facilities. Amendment of this policy shall not be effective until a majority of the voters in Sonoma County, in a general or special election, approve the proposed amendment.” (2023 POLICY OPTION)~~

~~POLICY C-LU- 3D: Prohibit facilities that support exploration, development or operation of off-shore mining. Amendment of this policy shall not be effective until a majority of the voters in Sonoma County, in a general or special election, approve the proposed amendment. (2023 POLICY OPTION)~~

4. AFFORDABLE HOUSING

The major goal of this Affordable Housing section is to protect and promote low- and moderate-cost housing in the Coastal Zone to carry out the provisions of California Coastal Act Policy Section 30604 (f)-(g): ~~(CCC REVISED)~~

“(f) The commission shall encourage housing opportunities for persons of low and moderate income. In reviewing residential development applications for low- and moderate-income housing, as defined in paragraph (3) of subdivision (h) of Section 65589.5 of the Government

Code, the issuing agency or the commission, on appeal, may not require measures that reduce residential densities below the density sought by an applicant if the density sought is within the permitted density or range of density established by local zoning plus the additional density permitted under Section 65915 of the Government Code, unless the issuing agency or the commission on appeal makes a finding, based on substantial evidence in the record, that the density sought by the applicant cannot feasibly be accommodated on the site in a manner that is in conformity with Chapter 3 (commencing with Section 30200) or the certified local coastal program.

(g) The Legislature finds and declares that it is important for the commission to encourage the protection of existing and the provision of new affordable housing opportunities for persons of low and moderate income in the coastal zone.

(h) When acting on a coastal development permit, the issuing agency, or the commission on appeal, may consider environmental justice, or the equitable distribution of environmental benefits throughout the state.”

Visitor-serving commercial development, agricultural production, and coastal-dependent uses, to varying degrees, all depend on the availability of seasonal and year-round housing opportunities for persons operating or employed in these industries. However, there are unique considerations for affordable and workforce housing development in the Coastal Zone, including high property values and the remote nature of the Coastal Zone. Transit service to the Coastal Zone is limited. The nearest incorporated city, Sebastopol, is more than 10 miles from the edge of the coastal zone and more than 15 miles to Bodega Bay, the most populous area of the Sonoma Coast.

All deed-restricted affordable housing units in the Coastal Zone are in The Sea Ranch and in Bodega Bay. There are 45 affordable rental units that were required as part of a 300-unit expansion of The Sea Ranch development. Harbor View Subdivision in Bodega Bay was also required to provide 14 affordable rental units on one parcel out of the 70-parcel subdivision.

4.1 Goal, Objectives, and Policies

GOAL C-LU-4: Preserve and enhance affordable housing opportunities on the Sonoma County coast.

Objective C-LU-4.1: Protect existing affordable housing units and encourage development of additional affordable housing in urban areas.

Objective C-LU-4.1: Promote the development of affordable housing to meet a range of for-sale and rental housing needs including agricultural employee housing, accessory dwellings, senior housing and accessible units.

Policy C-LU-4a: Continue all existing County and Community Development Commission sponsored funding programs, including but not limited to Community Development Block Grant (CDBG), HOME, Low/Moderate Income Housing Asset Funds (LMIHAF), and County Fund for Housing (CFH) funding programs. Continue to require that at least 30 percent of the units assisted with County funds be affordable to extremely-low income households as

defined by HCD. Evaluate these existing programs in view of changing housing needs and policies, and seek opportunities for program expansion and more efficient use of limited resources. ~~(NEW: HCD CERTIFIED GENERAL PLAN 2014 HOUSING ELEMENT POLICY HE 1A)~~

Policy C-LU-4b: Continue the County's existing density bonus programs, including the state density bonus program and the County's programs. Continue to evaluate these programs in view of changing housing needs and policies, and expand or modify as needed to increase opportunities for housing. ~~(NEW: HCD CERTIFIED GENERAL PLAN 2014 HOUSING ELEMENT POLICY HE 1B)~~

Policy C-LU-4c: Ensure that design review, development standards, and conditions of approval for affordable housing projects do not result in a reduction of allowable project density or in the number of affordable units, unless the project as proposed would result in adverse impacts, and there is no other feasible method to mitigate the adverse impacts. State density bonus and accessory dwelling unit laws do not supersede the resource protections required by the Coastal Act. ~~(CCC REVISED - NEW: HCD CERTIFIED GENERAL PLAN 2014 HOUSING ELEMENT POLICY HE 1C)~~

Policy C-LU-4d: Encourage retention and further construction of small rental units such as Accessory and Junior Dwelling Units and single room occupancy units, as well as large rental units with more than 3 bedrooms. ~~(NEW: HCD CERTIFIED GENERAL PLAN 2014 HOUSING ELEMENT POLICY HE 1F)~~

Policy C-LU-4e: Continue to administer the County's Mobile Home Rent Stabilization Ordinance. ~~(NEW: HCD CERTIFIED GENERAL PLAN 2014 HOUSING ELEMENT POLICY HE 1G)~~

Policy C-LU-4f: Continue to apply state law to Mobile Home Park Conversions to Resident Ownership, including implementation of SB 510 (Jackson 2013), in order to ensure that residents are afforded full consideration and all protections under the law. ~~(NEW: HCD CERTIFIED GENERAL PLAN 2014 HOUSING ELEMENT POLICY HE 1H)~~

Policy C-LU-4g: Accessory Dwelling Units, Junior Accessory Dwelling Units, and structures containing a Junior Accessory Dwelling Unit, or structures with an attached Accessory Dwelling Unit shall not be used as a vacation rental or any other use that is subject to transient occupancy tax. ~~(PC REVISED - CCC REVISED - NEW: HCD CERTIFIED GENERAL PLAN 2014 HOUSING ELEMENT POLICY HE 1I)~~

Policy C-LU-4h: Provide for two types of Housing Opportunity Areas in addition to, and not in lieu of, provisions of state and federal law as follows, and consistent with all other policies of the LCP:

- (1) The Type "A" Rental Housing Opportunity Program allows a density between 12 and 24 units/acre as long as affordability levels are met - at least 40% of total units as affordable to Low or Very Low Income households. Type "A" Rental Housing Opportunity Areas are established on sites which have a Local Coastal Plan medium density residential designation (Urban Residential 6-12 dwelling units/acre) and are

zoned R2 (Medium Density Residential). The residential density for a Type “A” project may be increased to 100 percent above the mapped designation to a maximum density of 24 dwelling units/acre. Development standards used for Type “A” housing projects allow increased height, reduced parking requirements, and less stringent setbacks so long as privacy is maintained.

- (2) The Type “C” Ownership Housing Opportunity Program allows a density of 11 units per acre for ownership housing projects as long as affordability levels are met - 20% affordable to Low Income households and 80% affordable to Moderate Income households. Type "C" Housing Opportunity Areas are established on sites which have a Local Coastal Plan low density residential designation (Urban Residential 1-6 dwelling units/acre. The residential density for a Type “C” project may be increased to almost 100 percent above the mapped designation to a maximum density of 11 dwelling units/acre.
- (3) Rental Housing Opportunity Type “A” and Ownership Housing Opportunity Type “C” projects shall comply with all applicable provisions, including development standards and long-term affordability requirements, of Chapter 26C (Coastal Zoning Ordinance) of the Sonoma County Code.
- (4) Housing Opportunity Type “A” and Type “C” programs shall apply to housing development consisting of five or more dwelling units. ~~(EXISTING LCP REVISED PER HCD CERTIFIED GENERAL PLAN 2014 HOUSING ELEMENT)~~

Policy C-LU-4i: Encourage a mix of low and moderate income housing units, and rental and sale units. Encourage diverse unit design including visitability and universal design. ~~(EXISTING LCP REVISED PER HCD CERTIFIED GENERAL PLAN 2014 HOUSING ELEMENT)~~

Policy C-LU-4j: Continue to encourage affordable “infill” projects on underutilized sites within Urban Service Areas by allowing flexibility in development standards pursuant to state density bonus law [California Government Code Section 65915, including subsection (m)]. ~~(NEW: HCD CERTIFIED GENERAL PLAN 2014 HOUSING ELEMENT POLICY HE 3)~~

Policy C-LU-4k: Require long-term Affordable Housing Agreement for affordable housing units. ~~(EXISTING LCP REVISED)~~

Policy C-LU-4l: For parcels located within an area designated Urban Residential 1-6 dwelling units/acre which are large enough in area to permit more than one dwelling but cannot meet subdivision criteria due to shape or other similar constraint, permit clustering of dwelling units consisting of detached single-family dwelling units subject to the density limitations of the Local Coastal Plan Land Use Maps and issuance of a Use Permit. ~~(EXISTING LCP REVISED PER HCD CERTIFIED GENERAL PLAN 2014 HOUSING ELEMENT)~~

Policy C-LU-4m: Concentrate housing production efforts in areas where public sewer and water service are available. ~~(EXISTING LCP)~~

C-LU-4u: Encourage service providers to retain adequate sewer and water service capacities for housing units affordable to Moderate and Low Income households. ~~(CCC REVISED)~~

Policy C-LU-4n: Continue to permit transitional and permanent supportive housing in all residential land use categories. The construction of new dwelling units for such purposes shall conform to the Local Coastal Plan densities and to all other applicable provisions of the Coastal Zoning Ordinance. No standards shall be applied to transitional or supportive housing that do not also apply to other dwelling units within the same zone. ~~(NEW: HCD CERTIFIED GENERAL PLAN 2014 HOUSING ELEMENT POLICY HE 5G)~~

Policy C-LU-4o: Prohibit the demolition of housing for persons of low and moderate income, unless such demolition would be coupled with subsequent reconstruction of replacement housing of comparable rental value. Demolition may be permitted in advance of the replacement housing if the Director determines that the removal of the unit(s) is necessary to protect public health and safety. ~~(EXISTING LCP REVISED)~~

Policy C-LU-4p: Prohibit conversion of rental units currently providing low and moderate income housing opportunities to market rate housing, transient occupancy use, or market rate housing unless the conversion provides a greater affordable housing opportunity. ~~(EXISTING LCP)~~

Policy C-LU-4q: Consistent with state law, the following criteria shall be considered when evaluating an application for condominium conversion:

- (1) The surplus of vacant multifamily residential units offered for rent or lease must be in excess of 5 percent of the available multifamily rental stock in the community in which the proposed project is located.
- (2) At least 30 percent of the units included in the proposed condominium conversion must be reserved for sale to Low and Very Low Income households by means of an Affordable Housing Agreement to ensure that such units remain affordable to Very Low and Low Income households for the maximum period allowed by law.
- (3) Tenants must be granted the right of first refusal concerning the purchase of the units. Tenants who are 60 years or older should be offered lifetime leases. Tenants not qualifying for lifetime leases must be offered a 10-year lease. The subdivider must provide a plan to assist in relocating tenants displaced by the conversion to comparable rental housing. ~~(EXISTING LCP REVISED PER HCD CERTIFIED GENERAL PLAN 2014 HOUSING ELEMENT)~~

Policy C-LU-4r: Allow Accessory Dwelling Units consistent with the standards in Government Code Section 65852.2 consistent with coastal resource protections of Chapter 3

of the Coastal Act as implemented in the Sonoma County Local Coastal Plan. Implement an administrative review process that includes sufficient safeguards for coastal resources. ~~(CCC REVISED - EXISTING LCP)~~

Policy C-LU-4s: Changes in use or closure of a mobile home park shall comply with state law and require a Use Permit. ~~(NEW: HCD CERTIFIED GENERAL PLAN 2014 HOUSING ELEMENT POLICY HE 1M)~~

Policy C-LU-4t Require service providers to retain adequate sewer and water service capacities for Local Priority Uses including affordable dwelling units for extremely low, very low, low-income households, and accessory dwelling units. ~~(PC REVISED - NEW: HCD CERTIFIED 2014 HOUSING ELEMENT POLICY HE 2H)~~

4.2 Program

Program C-LU-4-P1: Draft an ordinance to allow workforce/employee housing in the coastal zone. The ordinance is intended to support coastal priority land uses including commercial fishing, resource dependent uses, recreation, and visitor serving commercial uses. Ensure that workforce/employee housing supports priority uses, is scaled and located appropriately for the size of the supported use and surrounding neighborhood, protects coastal resources and scenic views, has adequate water and waste management, supports reduction of greenhouse gas emissions, and is not vulnerable to climate change related impacts including coastal bluff erosion and sea level rise for the life of the project and is consistent with all the polices of this chapter. ~~(CCC REVISED - NEW)~~

4.3 Initiatives

Initiative C-LU-4-I1: Encourage development of employer provided or subsidized affordable housing for employees. ~~(EXISTING LCP)~~

Initiative C-LU-4-I2: Consider increasing funding priority for the acquisition of affordable units and rehabilitation and maintenance of existing affordable units. ~~(NEW: HCD CERTIFIED GENERAL PLAN 2014 HOUSING ELEMENT POLICY HE 1E)~~

Initiative C-LU-4-I3: Conserve the existing affordable housing stock by providing funding through the Community Development Commission to nonprofit organizations to subsidize the acquisition of at-risk properties where those units will be restricted to long-term occupancy by low, very-low and extremely-low income households. ~~(NEW: HCD CERTIFIED GENERAL PLAN 2014 HOUSING ELEMENT POLICY HE 1D)~~

5. VISITOR-SERVING COMMERCIAL

Recreational uses require support facilities such as motels, restaurants, grocery stores, auto service stations, and public restrooms. This section contains an inventory of existing visitor-serving and local-serving facilities, identifies areas suitable for their development, and recommends the type of and location for these facilities.

The California Coastal Act of 1976 encourages providing support facilities for visitors to the coast, especially those available to the public at a moderate cost.

5.1 Existing Visitor-Serving Commercial Facilities

Below are the definitions of visitor-serving versus local-serving commercial facilities:

- (1) Visitor-serving commercial facilities or uses include development that provides basic support services for visitors such as motels, campgrounds, restaurants, grocery stores, auto service stations, and public restrooms. Most of these facilities on the Sonoma County coast are both visitor-serving and local-serving.
- (2) Local-serving commercial facilities or uses include all other private commercial development that provides for the needs of the local population such as professional offices, utilities, banks, and fishing industry support services.

Visitor-serving and local-serving commercial facilities accessible to the Sonoma County coast are concentrated primarily in The Sea Ranch, Bodega Bay, and Gualala in Mendocino County. These areas are the most suitable for expanding visitor-serving commercial facilities due to the availability of public services and existing development. Other small service centers are scattered along the Sonoma County coast and just inland. Jenner and Duncans Mills on the North Coast and Valley Ford on the South Coast are secondary locations along the coast with isolated services (i.e., spot commercial services such as single grocery stores).

Three visitor centers serve the North Coast: Redwood Coasts Chamber of Commerce in Gualala; Russian River Chamber of Commerce and Visitor Center in Guerneville; and Jenner Visitors' Center in Jenner. The South Coast is served by the Sonoma Coast Visitor Center in Bodega Bay. As of summer of 2022 an estimated 600 vacation rentals are operating in the Coastal Zone with the majority located in the Sea Ranch and Bodega Harbour subdivision. **Tables C-LU-1 and C-LU-1** provide summaries of visitor serving overnight accommodations, other than vacation rentals, in the Coastal Zone. It should be noted that campgrounds provide 1,083 spaces, which represents more than half of all overnight accommodations in the Sonoma Coast.

Table C-LU-4 North Coast Overnight Accommodations

Facility	Hotel/Motel Rooms	Campground Spaces
Gualala Point Regional Park		248
Salt Point State Park		160 ²
Ocean Cove - private campground		175
Sea Ranch Lodge	19	
Ocean Cove Lodge Bar & Grill	16	
Stillwater Cover Regional Park		23
Timber Cove - private campground		25
Timber Cove Lodge	42	
Fort Ross State Historic Park Unit		21
Fort Ross Reef Campground		21
Fort Ross Lodge	22	
Duncans Mills Campground		125
Inn at Duncans Mills	5	
River's End	5	
Jenner Inn & Cottages	21	

Table C-LU-4 North Coast Overnight Accommodations

Facility	Hotel/Motel Rooms	Campground Spaces
Seacliff Motel ¹	16	
Surf Motel ¹	20	
Breakers Inn ¹	28	
Gualala Country Inn ¹	19	
Gualala River Redwood Park ¹		111
Total in North Coast	130	527

Notes:
¹ Located in Mendocino County's Coastal Zone, within 1.5 miles of the Sonoma-Mendocino county line.
² Includes 20 overflow campground spaces.

Table C-LU-5. South Coast Overnight Accommodations

Facility	Hotel/Motel Rooms	Campground Spaces
Bay Hill Mansion	5	
Bodega Bay Inn	5	
Bodega Bay Lodge	83	
Bodega Bay Coast Inn & Suites	44	
The Inn at the Tides	85	
Bodega Harbor Inn	16	
Casini Family Ranch- Private campground		225
Sonoma Coast State Park Unit – Willow Creek Campground		11
Sonoma Coast State Park Unit – Wrights Beach Campground		27
Sonoma Coast State Park Unit – Pomo Canyon Campground		20
Sonoma Coast State Park Unit – Bodega Dunes Campground		98
Westside Regional Park		47
Doran Beach Regional Park		139
Valley Ford Hotel	6	
Total in South Coast	244	556

5.12 Goal, Objective, and Policies

GOAL C-LU-5: ~~Encourage Support pPublic aAccess withand~~ visitor-serving uses in the Coastal Zone and establish adequate commercial services for visitors on the Sonoma County coast where such development can be accommodated with minimal impacts on views and natural resources. ~~(2023 POLICY OPTION)~~

Objective C-LU-5.1: Identify and develop new or expand existing commercial services for visitors in urban service areas and rural communities ~~where a need for visitor serving services has been identified.~~; ~~(2023 POLICY OPTION)~~

Planning and Reviewing Visitor-Serving Development

Policy C-LU-5a: Encourage the development and expansion of visitor- and local-serving commercial uses within urban service areas and rural community boundaries where water supply and wastewater disposal requirements can be met. ~~(EXISTING LCP REVISED)~~

Policy C-LU-5b: Limit new visitor-serving commercial development to areas within designated urban service areas and rural community boundaries except for the lowest intensity development (i.e., guest ranches, and bed and breakfast inns, vacation rentals, and agricultural farmstays). ~~(EXISTING LCP REVISED)~~

Policy C-LU-5c: Provide public restrooms and drinking water facilities where needed and appropriate as part of visitor- and local-serving commercial development. ~~(EXISTING LCP REVISED)~~

Encouraging Visitor-Serving Development

Policy C-LU-5d: Allow limited expansion of existing visitor- and local-serving commercial uses outside of urban service areas and rural community boundaries where water supply and wastewater disposal requirements can be met and where expansion is found to have no impact on coastal environmental resources. ~~(CCC REVISED – EXISTING LCP REVISED)~~

Policy C-LU-5e: Encourage the provision of modest scale overnight accommodations ~~which~~ that have minimal impacts on the coastal environment, including campgrounds, bed and breakfast accommodations in existing homes, guest ranches, inns, and motels. Guest ranches in agricultural areas shall be compatible with continued ranch operations and be limited to the allowable residential density. ~~(EXISTING LCP REVISED, 2023 POLICY OPTION)~~

Policy C-LU-5f: Allow campgrounds, subject to a coastal development permit, in all agricultural, resource, and commercial land use categories where campgrounds will not interfere with the principally permitted use, are compatible with surrounding land uses, and will not have a significant adverse impact on coastal natural resources. (2023 POLICY OPTION)

Specific Visitor-Serving Uses

Policy C-LU-5fg: Allow expansion of overnight accommodations and other visitor-serving commercial uses; and local-serving commercial uses on Annapolis Road. ~~(CCC REVISED – EXISTING LCP REVISED)~~

Policy C-LU-5g (Alt 1): Remove

Policy C-LU-5g (Alt 2): Ensure that expansion of overnight accommodations, visitor-serving commercial uses, and local-serving commercial uses on Annapolis Road are consistent with the historic nature and character of this rural, agricultural, and forest community. (Move to Policy C-LU-6p) (2023 Policy Option)

Policy C-LU-5gh: Allow development of limited visitor- and local-serving commercial uses at Stewarts Point designed to complement the historic character of the community. ~~(CCC REVISED – EXISTING LCP REVISED)~~

Policy C-LU-5h (Alt 1): Remove

Policy C-LU-5h (Alt 2): Ensure any development of limited visitor- and local-serving commercial uses at Stewarts Point- complements the historic character of the community. (Move to Policy C-LU-6pq) (2023 POLICY OPTION)

Policy C-LU-5hi: Allow limited expansion of existing commercial uses east of State Highway 1 associated with the Ocean Cove Store including overnight accommodations and a public horse stable. ~~(CCC REVISED – EXISTING LCP REVISED)~~

Policy C-LU-5hi (ALT 1): Remove

Policy C-LU-5i (Alt 2) : The visitor-serving area of Ocean Cove Resort and Ocean Cove Store is challenged by the combination of high-speed vehicular traffic and need for pedestrian visitors to cross State Highway 1. Any development proposals should include provisions for pedestrian safety on State Highway 1 as well as erosion control measures and restoration of the degraded bluffs at the cove, taking into account projected sea level rise. If needed to improve coastal access, additional parking may be provided. Development west of State Highway 1 at the Ocean Cove resort is limited to a day use area, campground, and adaptive reuse of the historic barn with the intention of concentrating visitor services and activities on the same side of the highway. Limited expansion of existing commercial uses east of State Highway 1 could include overnight accommodations and equestrian facilities. (2023 POLICY OPTION)

Policy C-LU-5ij: Limit development west of State Highway 1 at the Ocean Cove Resort to a day use area and campground. Any development proposals should include provisions for pedestrian safety on State Highway 1 as well as erosion control measures and restoration of the degraded bluffs at the cove that take into account projected sea level rise. If needed to improve coastal access, additional parking may be provided parking consistent with Policy LU-5h. ~~(CCC REVISED – EXISTING LCP REVISED)~~

Policy C-LU-5ij (Alt 1): Remove

Policy C-LU-5j (Alt 2): Remove and combine with Policy C-LU-5i (Alt 2)

Policy C-LU-5jk: Encourage adaptive reuse of the historic barn west of State Highway 1 at the Ocean Cove Resort. ~~(EXISTING LCP REVISED)~~

Policy C-LU-5k (Alt 1): Remove

Policy C-LU-5k (Alt 2): Remove and combine with Policy C-LU-5i (Alt 2)

Policy C-LU-5~~kl~~: Allow limited expansion of existing inn facilities and development of a public horse stable at the Stillwater Cove Ranch. ~~(EXISTING LCP REVISED)~~

~~Policy C-LU-5l (Alt 1): Remove~~

Policy C-LU-5~~lm~~: Limit expansion at the Timber Cove Inn to improved parking and public access facilities. ~~(EXISTING LCP REVISED)~~

~~Policy C-LU-5m (Alt 1): Remove~~

Policy C-LU-5~~mn~~: Encourage provision of screening and other design improvements at the Timber Cove Boat Landing. ~~(EXISTING LCP REVISED)~~

~~Policy C-LU-5n (Alt 1): Remove~~

Policy C-LU-5~~no~~: Allow limited new or expansion of existing visitor- and local-serving commercial uses, in the vicinity of the Fort Ross Store, subject to design controls review to preserve the area's scenic character. ~~(EXISTING LCP REVISED)~~

~~Policy C-LU-5o (Alt 1): Remove~~

~~Policy C-LU-5o (Alt 2): Limited new or expansion of existing visitor-and local-serving commercial uses in the vicinity of the Fort Ross Store shall preserve the area's scenic character. (2023 POLICY OPTION)~~

Policy C-LU-5~~op~~: Allow a modest infill of visitor- and local-serving commercial development in Jenner if water supply and wastewater treatment and disposal requirements can be met. ~~(EXISTING LCP REVISED)~~

~~Policy C-LU-5p (Alt 1): Remove~~

~~Policy C-LU-5p (Alt 2): Modest infill of visitor-and local-serving commercial development in Jenner may only be permitted if water supply and wastewater treatment and disposal requirements can be met. (Move to Policy C-LU-6r) (2023 POLICY OPTION)~~

Policy C-LU-5pq: Allow provision of overnight accommodations of modest scale and cost and expansion of other visitor- and local-serving commercial services uses at Duncans Mills if water supply and wastewater treatment and disposal requirements can be met. ~~(CCC REVISED –EXISTING LCP REVISED)~~

Policy C-LU-5q (Alt 1): Remove

~~**Policy C-LU-5q (Alt 2):** In recognition of the potential of sea level rise to eliminate existing campground space over time, provisions of overnight accommodations of the modest scale and cost and expansion of other visitor- and local-serving commercial services uses at Duncans Mills is encouraged if water supply and wastewater treatment and disposal requirements can be met. Development must be consistent with the historic nature of the community. No exemption from state policies governing shoreline armoring in response to sea level rise or other natural forces is granted at this location. (MOVE TO POLICY C-LU-6S) (2023 POLICY OPTION)~~

Policy C-LU-5qr: Allow expansion of public access to the Bridgehaven Resort by adding boat rentals and launching and day use facilities subject to design review. Require public access as a condition of for approval of any Coastal Development Permit for expansion of uses at the resort. ~~(CCC REVISED –EXISTING LCP REVISED)~~

Policy C-LU-5qr (Alt 1): Remove

~~**Policy C-LU-5r (Alt 2):** Expansion of public access to the Bridgehaven Resort, including adding boat rentals and launching and day use facilities, would be subject to design review and require public access as a condition of approval. No exemption from formal state policies governing shoreline armoring in response to sea level rise or other natural forces is granted at this location. (2023 POLICY OPTION)~~

Policy C-LU-5rs: Allow for new and for the expansion of existing commercial uses in Bodega Bay.

Policy C-LU-5s (Alt 1): Remove

~~**Policy C-LU-5s (Alt 2):** Expansion of existing commercial uses and new commercial development in Bodega Bay must be consistent with the community’s historic character. As the commercial hub for the southern Sonoma Coast with a history of commercial fishing and~~

~~processing, fishing related facilities should be prioritized. (Move to C-LU-6t) (2023 POLICY OPTION)~~

Policy C-LU-5st: Allow for new and for the expansion of existing visitor-serving uses at Chanslor Ranch consistent with continued agricultural use if water supply and wastewater treatment and disposal requirements can be met. ~~(CCC — REVISED EXISTING LCP REVISED)~~

~~**Policy C-LU-5t (Alt 1): Remove**~~

Policy C-LU-5tu: Allow modest expansion of commercial uses in Valley Ford if water supply and wastewater treatment and disposal requirements can be met. ~~(EXISTING LCP REVISED)~~

~~**Policy C-LU-5u (Alt 1): Remove**~~

~~**Policy C-LU-5u (Alt 2): Expansion of commercial uses in Valley Ford is contingent on the availability of adequate water supply and wastewater treatment. Any commercial expansion must be consistent with the community's historic character and scale. (Move to C-LU-6u) (2023 POLICY OPTION)**~~

5.23 Program

Program C-LU-5-1P: Establish performance standards for the use of existing residences for vacation rentals and hosted rentals. In developing standards consider: requirements for designated property managers, safety, parking, noise, and number of guests allowed for day time and nighttime occupancy. In addition to performance standards, identify areas where high concentration of vacation rental would impact environmentally sensitive habitat areas, water quality, or coastal access and develop land use policy to avoid these impacts. ~~(NEW)~~

5.34 Initiatives

Initiative C-LU-5-I1: Encourage development of employer provided or subsidized affordable housing for employees. ~~(EXISTING LCP)~~

Initiative C-LU-5-I2: Increase funding priority for the acquisition of affordable units and rehabilitation and maintenance of existing affordable units. ~~(NEW: HCD CERTIFIED GENERAL PLAN 2014 HOUSING ELEMENT POLICY HE 1E)~~

Initiative C-LU-5-I3: Conserve the existing affordable housing stock by providing funding through the Community Development Commission to nonprofit organizations to subsidize the acquisition of at-risk properties where those units will be restricted to long-term occupancy by low-, very-low and extremely-low income households. ~~(NEW-HCD-CERTIFIED GENERAL PLAN 2014 HOUSING ELEMENT POLICY HE 1D)~~

6. COMMUNITIES

Adequate housing and commercial development are needed to serve the resident population and visitors but must be consistent with continued resource uses for agricultural production, commercial fishing, and timber, as well as, the protection of sensitive coastal resources and available services.

Most new residential development is planned in Bodega Bay, where a full range of public services can be efficiently provided. The present alignment of State Highway 1 through this area is a major development constraint due to traffic congestion.

Increased tourism on the Sonoma County coast may result in an imbalance between local and tourist oriented commercial development. Visitor-serving uses, particularly lodging, are often located near scenic resources and overconcentration will likely degrade visual quality of the area.

Land use policy and regulation within The Sea Ranch is subject to the provisions of Public Resources Code Section 30610.6 (e) (“Bane Bill”), Exclusion Orders E-82-2 and E-82-2-A, and the Sea Ranch Amended Precise Development Plan Policy Statement, which establish building locations, bulk standards, view management, public access, and limits to the total number of lots within each unit of The Sea Ranch subdivision.

This policy framework delegates review authority for most development to The Sea Ranch Association and their committees, which must review and approve development applications before permits can be issued by Sonoma County. Development that has been approved by The Sea Ranch Association is excluded from needing a Coastal Development Permit.

6.1 Goal, Objectives, and Policies

GOAL C-LU-6: Protect the natural and scenic resources and the unique character and qualities of the Sonoma County coast by focusing new residential and commercial development in Bodega Bay, The Sea Ranch, and Rural Communities. ~~(CCC-REVISED)~~

Objective C-LU-6.1: _____ Concentrate new housing within the Bodega Bay Urban Service Area. Provide additional residential development in rural areas at very low densities to maintain local resources.

Objective C-LU-6.2: _____ Balance residential and commercial development in Bodega Bay where adequate public services allow for residential and commercial expansion. Encourage a mix of price and rent levels.

Objective C-LU-6.3: _____ Designate Bodega Bay as the major retail and service center for the coast. Permit limited opportunities for new commercial activities in the

communities of The Sea Ranch, Duncans Mills, Jenner, and Stewarts Point, in keeping with their size and character.

Objective C-LU-6.4: ~~_____~~ Limit the scale of any new visitor- and tourist-oriented uses and confine them to existing communities and locations that are designated for such uses. Assure that they are compatible with and protect the area's natural, undeveloped scenic character.

Objective C-LU-6.5: ~~_____~~ Limit new industrial development to resource related uses, primarily to the fishing and other marine industries in Bodega Bay and to the timber industry near Stewart's Point.

Objective C-LU-6.6: ~~_____~~ Maintain very low residential densities on resource lands outside existing communities due to the lack of public services and importance of resource protection.

Objective C-LU-6.7: ~~_____~~ Regulate land use and approve development at The Sea Ranch consistent with Public Resources Code Section 30610.6 (e) (Bane Bill), adopted Exclusion Orders, and the Sea Ranch Precise Development Plan Policy Statement. ~~(EXISTING LCP REVISED)~~

Policy C-LU-6a: The Urban Residential land use category shall be applied only within the Urban Service Boundary of Bodega Bay. Densities of one unit per acre or lower shall be maintained in other communities. ~~(GP2020)~~

Policy C-LU-6b: Encourage construction of new housing for low- and moderate-income households under the Density Bonus or Housing Opportunity Area Programs outlined in the Coastal Zoning Ordinance. Increased density shall be allowed where the increase in density does not have impacts on coastal environmental resources beyond impacts that would result from development at base residential density. ~~(PC REVISED CCC REVISED GP2020)~~

Policy C-LU-6c: The Commercial Services land use category shall be used for existing and any needed new local commercial uses in Bodega Bay and The Sea Ranch. Outside these communities, the Commercial Services designation shall be applied only to existing uses and limit their expansion. ~~(GP2020)~~

Policy C-LU-6d: Development projects in any commercial land use categories shall be designed in harmony with the natural and scenic qualities of the local area. Natural landscapes shall be given precedence over manmade features. ~~(GP2020)~~

Policy C-LU-6e: In the Bodega Bay area, the Commercial Fishing land use category shall be used to support the commercial fishing industry, including storage and processing facilities. ~~(NEW)~~

Policy C-LU-6f: Fishing related industrial uses that require public services shall be located near Bodega Bay. Other fishing related commercial and industrial uses shall be considered coastal dependent uses. ~~(GP2020)~~

Policy C-LU-6g: Notwithstanding the provisions of the Public Facilities and Services Element, connection of sewer service to the Bodega Bay Public Utilities District shall be allowed for uses that directly relate to and support the fishing industry in Bodega Bay and that cannot be located within the Urban Service Area. An out-of-service area agreement shall be used in such cases. ~~(GP2020)~~

Policy C-LU-6h: Barns and similar agricultural support structures within the 200-foot State Scenic Highway 116 corridor shall be subject to design review. ~~(GP2020)~~

Policy C-LU-6i: Identify Urban Service Area Boundaries on the Land Use Maps for The Sea Ranch North (**Figure C-LU-1a**), The Sea Ranch South (**Figure C-LU-1b**), and Bodega Bay (**Figure C-LU-1j**). ~~(EXISTING LCP REVISED)~~

Policy C-LU-6j: Designate the following areas as Rural Communities (listed from north to south): ~~(EXISTING LCP REVISED)~~

- Stewarts Point
- Timber Cove and Timber Cove Resort, including developed areas adjacent to the subdivision south to and including the Fort Ross Store
- Jenner
- Duncans Mills
- Rancho del Paradiso
- West Beach
- Sereno del Mar
- Carmet
- Salmon Creek
- Valley Ford

Policy C-LU-6k: Water and sewer service extensions to public parklands outside of Urban Service Areas may be allowed only where consistent with the Public Facilities and Services and Public Access Elements. An out-of-service area agreement shall be used in such cases. ~~(EXISTING LCP REVISED)~~

Policy C-LU-6l: Restrict commercial development to designated Urban Service Areas and Rural Community boundaries, except where development proposed for areas beyond these boundaries would be consistent with the Public Facilities and Services and Public Access Elements. ~~(EXISTING LCP REVISED)~~

Policy C-LU-6m: Processing of permits for development or land use with The Sea Ranch shall be consistent with and follow the provisions of Public Resources Code Section 30610.6

(e) (Bane Bill), adopted Exclusion Orders, and the Sea Ranch Precise Development Plan Policy Statement. ~~(EXISTING LCP REVISED)~~

Policy C-LU-6n: Applications for development permits, including, but not limited to residential construction, subdivision, lot merger, or lot line adjustment that are subject to design review by The Sea Ranch Design Committee shall not be accepted without final approval from The Sea Ranch Design Committee. ~~(EXISTING LCP REVISED)~~

Policy C-LU-6o: Rehabilitation and adequate maintenance of Sea Ranch Apartments shall be supported to the maximum extent feasible, including identification of sustainable funding to maintain these affordable dwelling units. ~~(EXISTING LCP REVISED)~~

Programs

Program C-LU-6-P1: Develop a parking management program for Bodega Bay commercial areas. ~~(CCC REVISED - NEW)~~

Program C-LU-6-P2: Develop a comprehensive manual outlining policies and procedures for processing permit applications within The Sea Ranch. The manual will outline the roles, responsibilities, and authorities of The Sea Ranch Association, Sonoma County, North Coast Regional Water Quality Control Board, and California Coastal Commission, and provide clear direction for both landowners and agencies when processing applications within The Sea Ranch.

6.2 Initiatives

Initiative C-LU-11: Continue to process development applications within the Bodega Harbour subdivision consistent with the 1977 Settlement Agreement and existing exclusion orders. (2023 Policy Option)