

Sonoma County Local Coastal Plan

Adoption of California Coastal Commission Certified Local Coastal Plan

Sonoma County Board of Supervisors

February 4, 2025





Overview

- Local Coastal Plan Timeline
- Coastal Commission Certified Local Coastal Plan Modifications
- Recommendation to Adopt
- Questions



Timeline



Certified LCP Modifications

- **Overall**
 - Grammatical
 - Organizational
- **Coastal Hazards/Wildfire**
- **Habitat Protection**
- **Environmental Justice**
- **Agricultural Operations**
- **Lower Cost Overnight Accommodations**



Land Use Element

- **Table C-LU-3 Land Use- *Revised***
 - Adds “Principally Permitted Uses” column
- **Policies for Land Uses *Revised***
 - Removes “**limited related residential development**” as a Principally Permitted Use for:
 - Recreation
 - Resources and Rural Development
 - Timber
- **Policy C-LU-4o *Revised***
 - Requires at least 90 days' notice for displaced tenants and owner-occupants



Agricultural Resources Element

- **Table C-AR-2** Agricultural Uses and Support Uses Allowed and Permit Thresholds *Revised*
 - Lists specific permit requirements
- **Terminology** *Revised*
 - Replaces “Agricultural Worker” with “Farmworker”



Open Space and Resource Conservation Element

- **Policy C-OSRC-4d** *Revised*
 - Clarifies exclusion for fencing in Riparian Corridors
- **Policy C-OSRC-5d** *Revised*
 - Outlines specific studies and findings required to reduce wetland buffers
- **Policy C-OSRC-7c** *Revised*
 - Replaces “Pesticides” with “Herbicides”



Open Space and Resource Conservation Element

- **Policy C-OSRC-7o** *Revised*
 - States that mitigation is not required for fire fuel management and forestry projects
- **Policy C-OSRC-8e** *Revised*
 - Includes buffers for owls and burrowing owls
- **Policy C-OSRC-8h** *Revised*
 - Increases minimum mitigation to 3:1 ratio for ESHA
 - Adds mitigation ratio of 4:1 for marine habitat



Open Space and Resource Conservation Element

- **Policies C-OSRC-11g and C-OSRC-11h *Deleted***
 - Allowed for exclusion from CDP for CAL FIRE approved timber operations and fire fuel reduction projects



Public Access Element

- **Policy C-PA-2h** *Revised*
 - Ensures equitable access for the California Coastal Trail
- **Policy C-PA-3f** *New*
 - Promotes social equity and environmental justice
- **Policy C-PA-4e** *Revised*
 - Maximizes free and low-cost transportation to public access points
- **Policy C-PA-4f** *New*
 - Prioritizes free and low-cost parking



Public Safety Element

- **Policy C-PS-1f *Revised***
 - Requires updates to LCP to be reflective of most current science and state guidance
- **Terminology *Revised***
 - Replaces “Coastal Redevelopment” with “Redevelopment”
 - Policies that apply to ‘new development’ apply to ‘redevelopment’
 - Adds “Critical Infrastructure”
- **Policy C-PS-2g *Revised***
 - Includes standards for shoreline protection structures



Public Safety Element

- **Policy C-PS-3g** *Revised*
 - Provides clarification to setback reductions to minimize risks in embankments
- **Policy C-PS-4a and Policy C-PS-4b** *Deleted*
 - Policies included a 7-foot sea level rise forecast
 - Recommends use of best available science and state guidance for sea level rise forecast
- **Policy C-PS-4f** *Revised*
 - Requires precautionary approach for critical infrastructure
- **Policy C-PS-4h** *Revised*
 - Specifies requirements for new development to ensure coastal resource impacts are mitigated



Public Safety Element

- **Objectives C-PS-5.3 and 5.4** *Revised*
 - Recognizes need for vegetation management to protect resources and people.
- **Policy C-PS-5a and C-PS-5c** *Revised*
 - Recognizes need to allow fuel management in ESHA in limited circumstances.
- **Policy C-PS-5b** *Revised*
 - Mandates structure hardening and fire breaks
- **Policy C-PS-5g** *New*
 - Requires public infrastructure and utilities to be clustered and away from high fire severity areas
- **Policy C-PS-5j** *Deleted*
 - Excluded vegetation removal associated with defensible space activities from a CDP
- **Policy C-5k** *Revised*
 - Clarifies exemptions for vegetation management



Recommendation

Permit Sonoma recommends that the Board of Supervisors:

- a) Acknowledge receipt of the CCC's resolution of certification and findings, including the suggested modifications to the adopted LCP
- b) Direct staff to incorporate modifications to the LCP, as conditionally certified by the CCC
- c) Direct staff to update the Coastal Zoning Ordinance and Administrative Manual to implement the LCP
- d) Agree to issue Coastal Development Permits subject to the certified LCP

Questions?

Reference Slides

The following slides are for reference only.



Land Use Element

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

Land Use Designation	Corresponding Zoning District	<u>Principally Permitted Use</u>
Land Extensive Agriculture (LEA)	Land Extensive Agriculture (LEA)	<u>Agriculture, defined as the production of food, fiber, plant materials, and the raising and maintaining of 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.</u>
Diverse Agriculture (DA)	Diverse Agriculture (DA)	<u>Agriculture, defined as the production of food, fiber, plant materials, and the raising and maintaining of livestock and farm animals, and closely related essential support uses including incidental preparation of agricultural production, and limited related residential development.</u>
Recreation (R)	Planned Community (PC) Resources and Rural Development (RRD)	<u>(PC Zoning): Recreation as intended for use in the community's Precise Development Plan.</u> <u>(RRD Zoning): Land management activities including activities consistent with passive and coastal-dependent recreation activities.</u>
Resources and Rural Development (RRD)	Resources and Rural Development (RRD)	<u>Resource conservation including land management activities.</u>
Timber (T)	Timber Preserve (TP) Resources and Rural Development (RRD)	<u>Land management for the continued operation and protection of Timber Preserves.</u>

Land Use Element

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

Land Use Designation	Corresponding Zoning District	<u>Principally Permitted Use</u>
<u>Dedicated</u> Open Space (OS)	Planned Community (PC) Rural Residential (RR)	<u>Common areas without structures in planned communities and development dedicated to resource protection and passive recreation</u>
Commercial Fishing (CF)	Commercial Fishing (CF)	<u>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.</u>
Commercial Tourist (CT)	Commercial Tourist (CT) (formerly Visitor-Serving Commercial)	<u>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.</u>
Commercial Services (CS)	Commercial Services (CS) (formerly Rural Services) Community Commercial (C2)	<u>Local-serving commercial uses such as retail, business, and professional services that serve the local community.</u>
Public Facilities (PF)	Public Facilities (PF)	<u>Utility and public service facilities owned or operated by government agencies, non-profit entities, or public utilities.</u>
Rural Residential (RR)	Rural Residential (RR) Agriculture and Residential (AR) Planned Community (PC)	<u>Single-family dwellings, including accessory dwelling units.</u>
Urban Residential (UR)	Low Density Residential (R1) Medium Density Residential (R2) Planned Community (PC)	<u>Single-family and multifamily dwellings, including accessory dwelling units, that are within an Urban Service Area.</u>

Land Use Element

Recreation

<i>Purpose</i>	To accommodate private or public recreational facilities.
<i>Corresponding Zoning District(s)</i>	Planned Community (PC) Resources and Rural Development (RRD)
<i>Principally Permitted Use</i>	Planned Community zoning: Recreation as intended for use in the community's Precise Development Plan. Resources and Rural Development zoning: Land management activities including activities consistent with passive and coastal-dependent recreation activities and limited related residential development.
<i>Minimum Parcel Size</i>	640 acres. Land divisions shall be permitted only for the purpose of increasing or enhancing natural resources.
<i>Permitted Residential Densities</i>	One single-family residence per 160 acres or one per parcel, if a parcel is less than 160 acres.
<i>Other Residential Uses</i>	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.

Land Use Element

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. No eligible person occupying property shall be required to move from a dwelling or to move a business or farm operation, without at least 90 days written notice from the public entity requiring the displacements. Public entities shall notify each individual tenant to be displaced as well as each owner-occupant.

Agricultural Use Element

Table C-AR-2: Agricultural Uses and Support Uses Allowed and Permit Thresholds

Use	Planning Permits Required	Permit Type ⁴
Allowed		
Grazing, Row Crops	Principally Permitted ³ “By Right” Coastal Permit⁴	<u>Potentially Excluded¹</u> ; <u>Discretionary: none required</u>
Vineyard, Orchard	Principally Permitted ³ Coastal Permit ⁴	Discretionary ²
Commercial cannabis cultivation (e.g. cultivation exceeding personal cultivation limits of Sonoma County Code Section 26-88-258)	Prohibited: Commercial cannabis cultivation not allowed in agricultural land use	N/A
Aquaculture	Use Permit Coastal Permit ⁴	Discretionary ²
Agricultural Processing (e.g., creamery, winery [no tasting or events])	Use Permit Coastal Permit ⁴	Discretionary ²

Use	Planning Permits Required	Permit Type ⁴
	See Policy C-AR-2c below	
Agricultural Services (e.g., farm equipment, veterinarian)	Use Permit Coastal Permit ⁴	Discretionary ²
Small-Scale Farm Retail Sales	Coastal Permit ⁴	Discretionary ²
Farm Stand	Principally Permitted ³ “By Right”	none required <u>Discretionary</u>
Non Agricultural Uses		
Tasting Rooms		Discretionary ² , Only allowed in commercial zones
Other Visitor-Serving Use (e.g., agricultural promotional event, restaurant)		Discretionary ² , Only allowed in commercial zones

Notes:

¹ VESCO permit also required from Sonoma County Agricultural Commissioner

² May be appealable to California Coastal Commission if within ~~their jurisdiction or the mapped~~ appealable area (per map on file at Permit Sonoma) or if otherwise appealable per the PPU criterion

³ See Land Use Element for definition and description of Principally Permitted Use.

⁴ Permits are not required for any activities that meet the terms and conditions of exclusion order E-81-5 (adopted 1981), or if not excluded legally established ongoing agricultural activities, which are defined as the cultivation and tillage of the soil, dairying, the production, irrigation, frost protection, cultivation, growing, harvesting, processing, and storing of any agricultural commodity, including viticulture, horticulture, timber, or apiculture, the raising of livestock, fur bearing animals, fish, or poultry, and any commercial agricultural practices performed incident to or in conjunction with such operations, including preparation for market, delivery to storage or to market, or delivery to carriers for transportation to market.

The following types of activities are not considered ongoing agriculture:

- Development of new water sources (such as construction of a new or expanded well or surface impoundment)
- Installation of new irrigation systems or the extension of existing irrigation systems.
- Terracing of land for agricultural production
- Preparation or planting of land for viticulture or orchard
- Preparation or planting of land with an average slope exceeding 15%
- Other agricultural production activities that the Director of CDA determines will have significant impacts to coastal resources.

A Coastal Development Permit will not be required if the County determines the activity qualifies for a de minimis waiver pursuant to the requirements Section 22.68.070, or is categorically excluded pursuant to Categorical Exclusion Order 81-2 or 81-6.

Agricultural Use Element

3.1 Goal, Objectives, and Policies

GOAL C-AR-3: Support efficient management of local agricultural production activities by the development of adequate amounts of housing for farmworkers and farm family members engaged in the farming operation in agricultural areas.

Objective C-AR-3.1: Encourage farm operators to provide suitable on-site housing for seasonal and agricultural farmworkers and family members engaged in farming operations to maintain agricultural production activities, in accordance with allowable residential density.

Policy C-AR-3a: ~~Agricultural worker~~ farmworker housing shall be commensurate with the demonstrated need by an agricultural operation, or related nearby agricultural operations. Housing for ~~agricultural~~ farmworkers and their households shall not be included in the calculation of residential density in the Land Extensive Agriculture and Diverse Agriculture zoning districts. Approval of ~~agricultural~~ farmworker housing shall require recording a restrictive covenant running with the land for the benefit of the County ensuring that the agricultural worker housing will continuously be maintained as such as long as an agricultural use requiring agricultural workers exists on the parcel. In the event that the agricultural use is terminated, the ~~agricultural~~ farmworker housing shall become a legal nonconforming residential use subject to the nonconforming use provisions of the Coastal Zoning Code.

Open Space and Resource Conservation Element

Policy C-OSRC-4d: Where not excluded, fencing or walls shall be prohibited within riparian habitat and on bluffs, except where necessary for public safety, ~~wildfire risk abatement,~~ habitat protection or restoration, or when necessary to support an existing agricultural operation. ~~Replacement and repair of existing fencing which does not result in an addition to, or enlargement or expansion of the fence may be excluded.~~

Open Space and Resource Conservation Element

Policy C-OSRC-5d: Establish and maintain buffer areas, a minimum of 100 feet, in a natural, undeveloped, condition along the periphery of all wetlands. Wetland buffers shall be developed in accordance with **Appendix E-3**. Development within the buffer area is prohibited unless a study prepared by a qualified professional and reviewed by the Permit Sonoma Natural Resources Section determines that ~~the proposed development will have no potential for an adverse impact on the wetland.~~ there is no alternative site, size, or design feasible; the proposed development is compatible with the continued viability of the adjacent wetland resources, including protection of any sensitive communities or species; and project siting and design incorporates any necessary features to further protect the resources, as conclusively demonstrated to the satisfaction of the County and all jurisdictional agencies. However, wetland buffers may not, under any circumstances, be reduced any further than as established by the following and reductions shall be limited to the minimum amount necessary to achieve development requirements:

(1) where the only development site is located entirely within the required buffer, the buffer may be reduced to no less than 30 feet; and

(2) where the only building site is located partially within the required buffer, the buffer may be reduced to no less than 50 feet.

Open Space and Resource Conservation Element

Policy C-OSRC-7c: Except as permitted pursuant to this provision or **Policy C-OSRC-7e**, development that involves the use of pesticides or any other similar toxic chemical substances, shall be prohibited in cases where the application of such substances would have the potential to significantly degrade Environmentally Sensitive Habitat Areas or coastal water quality or harm wildlife. ~~Pesticides~~ Herbicides may be used for the control and eradication of invasive state or federal quarantined pest species ~~or in the course of~~ habitat restoration, but only if the use of non-chemical methods for prevention and management such as physical, mechanical, cultural, and biological controls are infeasible. ~~Pesticides~~ Herbicides shall be restricted to the least toxic product and method, and to the maximum extent feasible, shall be biodegradable, derived from natural sources, and used for a limited time. ~~When permitted and to the extent feasible, application of such pesticides shall not take place during the winter season, when rain is predicted within 48 hours of application, or when wind is predicted above 5 mph.~~ The County will identify non-toxic and earth-friendly management techniques for controlling pests and will conduct public outreach to promote the use of such techniques on property with the County.

Open Space and Resource Conservation Element

Policy C-OSRC-7o: The identification of native trees and woodlands through site assessment, and their preservation and protection of native trees and woodlands shall be required. To the maximum extent practicable, the removal of native trees and fragmentation of woodlands and forests shall be minimized; any trees removed shall be replaced, preferably on the site at a greater than 1:1 ratio (and at a greater than 3:1 ratio for riparian trees); and permanent protection of other existing woodlands and forests shall be provided where replacement planting does not provide adequate mitigation. ~~This policy shall not apply to fire risk reduction projects, restoration projects, or forestry projects overseen by a Registered Professional Forester.~~ This policy shall not apply to restoration projects. In addition, for projects that will cause significant disruption of environmentally sensitive habitat but that consist of fire risk reduction projects or forestry projects overseen by a Registered Professional Forester, alternative mitigation types (e.g., habitat restoration not involving replanting) or different replanting ratios may be permitted if the decision-making body finds, based on a report prepared by a qualified professional, that alternative mitigation types or ratios will adequately address the project's impacts.

Open Space and Resource Conservation Element

Policy C-OSRC-8e: Establish buffers around ESHA to protect it from development impacts. ESHA buffers shall be developed in accordance with **Appendix E-3**. All buffers around ESHA shall be ~~a minimum of~~ no less than 100 feet in width; ~~a lesser width~~ under specified circumstances, buffer reductions may be approved by the County as addressed in Subsection 8, Policy C-OSRC-8g, “Environmentally Sensitive Habitat Areas” and **Appendix E-3**. ~~Generally, a~~ A 600-foot buffer is required for heron rookeries; a 500-foot buffer for occupied raptor nests, which includes owls and burrowing owl burrows; and a 300-foot buffer for passerines ~~any occupied burrow of a burrowing owl~~. However, these buffers may be reduced, to a minimum of 100ft, in consultation with resource agencies and with the recommended mitigation and monitoring for impacts. Only developments consistent with Subsection 8, Policies C-OSRC-8a through 8l, “Environmentally Sensitive Habitat Areas” shall be allowed in ESHA buffers. Buffers shall take into account reasonably foreseeable effects of sea level rise and climate change.

Open Space and Resource Conservation Element

Policy C-OSRC-8h: ~~If proposed development is a permissible use and there is no feasible alternative, including the no project alternative, that can~~ If an allowed resource-dependent use avoid significant impacts to in ESHA might lead to significant adverse impacts to that ESHA, then the alternative project permutation that would both (a) result in the fewest or least significant such impacts, and (b) result in no significant disruption of ESHA habitat values, shall be selected. ~~Any r~~Residual adverse impacts to ESHA shall be fully mitigated in-kind, with priority given to on-site habitat mitigation. Off-site habitat mitigation measures shall only be approved when it is not feasible to fully mitigate impacts on-site or where off-site habitat mitigation is more protective, as documented in a biological resource assessment prepared by a qualified professional and approved by Permit Sonoma staff. Any determination that it is infeasible to mitigate impacts onsite should be supported by written findings. Mitigation may not be used as a substitute for implementation of the ~~feasible project permutation alternative that would avoid impacts to~~ meet the ESHA tests stipulated here. Mitigation for impacts to ESHAs ~~other than marine habitats~~ shall be provided at a minimum ratio of 3:1 2:1, other than marine habitats which shall use a minimum mitigation ratio of 4:1. ~~The more specific mitigation requirements as required by regulatory agencies or the County shall control over the more general mitigation requirements of this Local Coastal Plan.~~

Open Space and Resource Conservation Element

~~Policy C OSRC 11g: Consistent with Public Resources Code section 30106, no coastal development permit shall be required for (1) any timber harvesting permit approved by CALFIRE through the Forest Practice Rules, or (2) vegetation management that does not amount to the removal or harvesting of major vegetation. This includes projects for the treatment of forest cover or vegetation on forested landscapes, together with all the incidental work including, but not limited to, fire hazard abatement and site preparation, as well as removal of vegetation not resulting in type conversion of existing vegetation community.~~

~~Policy C OSRC 11h: Exclude projects undertaken by a Registered Professional Forester that treat the forested cover or vegetation on forested landscapes, together with all incidental work including, but not limited to, timber operations, fire hazard abatement, site preparation, and the removal of vegetation, from the requirements of a Coastal Development Permit.~~

Public Access Element

Policy C-PA-2h: Provide adequate parking and trailhead facilities for the California Coastal Trail. Consider public safety concerns, protection of visual resources and environmentally sensitive habitat areas, potential ability for transit service, size and characteristics of existing and future trail and other facilities being served, and use patterns including the proximity of other nearby parking and trailhead facilities when determining locations. To ensure equitable access, provide trailhead parking unless nearby accessible connected trailheads are under capacity during summer season. Use size and scale of other trailhead parking areas in the area to guide the capacity.

Policy C-PA-3f: Promote social equity and environmental justice by ensuring the fair treatment and meaningful involvement of all people, regardless of race, culture, or income by:

- a. Considering environmental justice and, where applicable, the equitable distribution of environmental benefits when acting on a coastal development permit, amending the LUP, or implementing the LUP.
- b. Encouraging inclusive public engagement in decision-making processes, with priority on communities that have historically been excluded.
- c. Implementing the LUP in a manner that ensures no person is discriminated against based on race, national origin, religion, age, sex, sexual orientation, color, genetic information, or disability.

Public Access Element

Policy C-PA-4e: Maximize, provide and maintain free and ~~or~~ low-cost parking and recreational transit services for users of public access facilities and public access points, including programs that offer discounts for youth, seniors, disabled, veterans, educational groups, and other priority populations, subject to ~~restrictions~~ mitigations necessary to protect coastal resources.

Policy C-PA-4f: Prioritize improving access and maintaining existing free- and low-cost parking opportunities. If coastal parking fees are considered, evaluate whether any proposed parking fees or increased fees are commensurate with expenses and not overly burdensome so as to deter people from accessing recreational areas. Any Coastal Development Permit (CDP) application for a parking fee program should be evaluated for the potential impact on public coastal access, and ensure that at least existing levels of public access are maintained, including through providing alternative access opportunities such as bike lanes and free bike parking, pedestrian trails, free parking for an initial period of time, hourly/daily/year-round parking fee options, discounted senior and low-income parking rates, public transit improvements, and relocated free vehicular parking spaces. Any revenue generated by parking fee programs within the Coastal Zone shall only be used to fund public access within the Coastal Zone and in the area where the funds are collected. Only approve a CDP for a parking fee program if it can be demonstrated that such a program will maintain and enhance, and will not adversely impact, coastal access.

Public Safety Element

Policy C-PS-1f: Where new hazard data or information, analyses, or maps become available as a result of agency research, database updates, or more detailed site specific analyses, the best available science ~~and information~~ shall be used and considered consistent with the Local Coastal Plan even if it departs from the hazard maps and policies adopted with the Local Coastal Plan, provided such information is peer-reviewed, widely accepted within the scientific community, and locally relevant to the satisfaction of the approving entity (County, or Coastal Commission on appeal). A Local Coastal Program (LCP) update ~~or amendment will also~~ shall be initiated, if warranted. All updates or amendments to the LCP shall be reflective of the most current best available science and state guidance applicable at the time of the update, including any updated guidance as published by the California Ocean Protection Council or California Coastal Commission. As used in this element, best available science is defined as:

Recently published scientific information about coastal hazards and sea level rise that can be used in vulnerability assessments, evaluation of coastal development permit applications that present hazard risks, and preparation of technical reports and related findings. Sources of information may include, but shall not be limited to, state and federal agencies, research and academic institutions, peer-reviewed scientific journals, and research published by organizations that focus on climate change and sea level rise, such as the California Coastal Commission, Ocean Protection Council, and the Intergovernmental Panel on Climate Change.

Coastal Redevelopment: Development, other than maintenance activities identified by Section 30610 of the Coastal Act as being authorized without permit, located between public trust lands and a point 100 feet inland of the top of a coastal bluff, adjoining or near the ocean and land interface, or at very low-lying elevations along the shoreline that consists of alterations including:

- (1) Additions to an existing structure;
- (2) Exterior and/or interior renovations; and/or
- (3) Demolition or replacement of an existing ~~coastal bluff top~~ home or other principal structure, or portions thereof, which results in either:
 - (a) Alteration and/or replacement (including demolition and renovation) of 50 percent or more of one or more major structural components including exterior walls, floor and roof structure, and/or foundation; or a 50 percent increase in gross floor area. Alterations are not additive between individual major structural components; however, changes to individual major structural components are cumulative over time from the effective date of the Coastal Act (January 1, 1977).
 - (b) Demolition, renovation, alteration, or replacement of less than 50 percent of a major structural component where the proposed alteration would result in cumulative alterations exceeding 50 ~~percent% or more~~ of that a major structural component, taking into consideration previous alterations/replacement work undertaken and/or approved on or after the effective date of the Coastal Act (January 1, 1977); or an alteration that constitutes a less than 50 percent increase in gross floor area where the proposed alteration would result in a cumulative addition of greater than 50 percent of the floor area, taking into consideration previous additions undertaken and/or approved on or after the effective date of the Coastal Act (January 1, 1977).

Coastal Act Section 30610 is implemented by Title 14 California Code of Regulations Sections 13250 and 13252, which sections identify when development under Section 30610 is either (a) exempt from permit requirements or (b) requires a permit, and those sections are incorporated herein by reference. Notwithstanding any other provision of this division, per Sections 30610(a) and 30610(d), as understood and implemented by Sections 13250 and 13252, no coastal development permit shall be required pursuant to this chapter for the following types of development and in the following areas:

- (a) Improvements to existing single-family residences, including exterior walls, floor structures, roof structures, and/or foundations; provided, however, that the Commission shall specify, by regulation (i.e., Section 13250), those classes of

- development which involve a risk of adverse environmental effect and shall require that a coastal development permit be obtained pursuant to this chapter.
- (b) Repair or maintenance activities that do not result in an addition to, or enlargement or expansion of, the object of those repair or maintenance activities; provided, however, that if the commission determines that certain extraordinary methods of repair and maintenance involve a risk of substantial adverse environmental impact, it shall, by regulation (i.e., Section 13252), require that a permit be obtained pursuant to this chapter.

In all cases, policies that apply to 'new development' shall also apply to 'redevelopment'.

Public Safety Element

Critical Infrastructure: Public water infrastructure, including water utilities, such as water tanks, municipal wells, and major sewer and water service mains and pumps; transportation infrastructure, such as roads and highways; utility infrastructure, including telecommunication and electrical distribution facilities; emergency preparedness and response facilities, including police and fire stations; and public schools.

Policy C-PS-2eg: Where existing legally established development or coastal dependent development is threatened by coastal ~~bluff~~ erosion, the first priority shall be to evaluate the feasibility of relocating the development. The second priority shall be to consider the feasibility of less environmentally damaging alternatives than shoreline protection structures (e.g., nature-based adaptation solutions). Only when all other options are deemed infeasible should shoreline protection structures be considered. Regardless of other alternatives being found infeasible, shoreline protection devices still need to go through a full Coastal Act review and meet the following criteria and must be consistent with standards in Appendix F: Shoreline Protection Structure Guidelines:

- (1) Shoreline protection structures shall be sited and designed to minimize impacts to all relevant coastal resources and to avoid creating hazards on public trust lands, including through preserving the maximum amount of existing beach and public access, taking into account projected future changes in sea level based on the most up-to-date science and agency guidance.
- (2) All unavoidable coastal resource impacts shall be appropriately and proportionally mitigated.
- ~~(2) Shoreline protection structures shall not impact public access or create hazards on public trust lands.~~
- (3) Shoreline protection structures shall be designed to eliminate or mitigate impacts on local sand supply.
- ~~(4)~~ Shoreline protection structures shall be designed to minimize ~~ing~~ alteration of and visually blend ~~ing~~ with the surrounding natural shoreline.
- ~~(4)~~ Shoreline protection structures shall be minimally sized and designed to perform, to the maximum extent feasible, without maintenance for the life of the structure being protected.
- ~~(5)~~ Shoreline protection structures ~~may not have~~ must minimize and mitigate any adverse impact on cultural and historic resources, consistent with policies found in the Cultural and Historic Resources Element.

Public Safety Element

Policy C-PS-3g: Construction of structures within 100 feet of the top of any natural or manmade embankment which defines a channel shall be prohibited, except where Permit Sonoma finds the flood hazard risk to life and property has been minimized. Where reductions in setback are allowed, the allowed setback should be based on expected risk, given hazards present; and risks to coastal hazards must be avoided, lessened to maximum extent feasible. Reductions to building setbacks in 100-year floodplains shall be avoided. Where this policy conflicts with C-OSRC-4c of the Open Space and Resource Conservation Element, the more restrictive of the two shall apply.

~~**Policy C-PS-4a:** Sea Level is defined as the locally corrected mean high water level referenced to the average of all the high water heights observed over the 1983-2001 National Tidal Datum Epoch at the National Oceanic and Atmospheric Administration Point Reyes Station Datum, Station ID 9415020.~~

~~**Policy C-PS-4b:** Sea Level Rise is defined as a 7-foot increase in sea level relative to the locally corrected mean high water level referenced to the average of all the high water heights observed over the 1983-2001 National Tidal Datum Epoch at the National Oceanic and Atmospheric Administration Point Reyes Station Datum, Station ID 9415020.~~

Policy C-PS-4h: New development shall be set back a sufficient distance landward or otherwise sited and designed to avoid or minimize, to the maximum extent feasible, inundation and/or coastal erosion resulting from the extent of projected sea level rise, storm events, and other coastal hazards based on the best available science over the expected economic life of the development. In all cases, new development shall assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area. Other than for coastal dependent development, shoreline protection devices are prohibited for new development and shall not be considered when evaluating setback from coastal hazards.

Public Safety Element

Objective C-PS-5.3: Adopt measures to address landscaping and vegetation clearance for fire prevention and protection purposes that avoid and minimize impacts to environmentally sensitive habitat areas and natural communities.

Objective C-PS-5.4: Foster fire resilience in human and natural communities through the incorporation of balanced fire management focused on reducing the severity of fires that could alter long-term plant succession and adversely affect natural fire regimes, in light of a changing climate.

Policy C-PS-5a: Encourage continued operation of CAL FIRE ~~California Department of Forestry and Fire Protection~~ programs for fuel breaks (both shaded and non-shaded), brush management fuel reduction and clearance, controlled burns, habitat restoration and enhancement, revegetation, and maintenance of fire roads; however, brush clearing and controlled burns vegetation treatment and management deemed necessary shall be consistent with all applicable policies of this Local Coastal Plan ~~not take place in designated environmentally sensitive habitat areas or other sensitive habitats.~~

Public Safety Element

Policy C-PS-5b: New development shall:

- (1) ~~m~~Meet all applicable fire safety standards,
- (2) Reduce fire risk through structure hardening and weatherization, including the use of performance-based, fire-resistant materials and innovative design considerations,
- (3) Reduce fire risk through the incorporation of emergency water supply/sprinkler systems and area-appropriate landscaping.
- (4) ~~and shall b~~e sited and designed to minimize required initial and future fuel modification and brush clearance in general, to the maximum feasible extent, and ~~to~~
- (5) ~~a~~Avoid such vegetation treatment and removal activities other than habitat restoration work within environmentally sensitive habitat areas and environmentally sensitive habitat areas buffers on site and on neighboring property, including parkland.

All such requirements shall be applied as conditions of approval applicable ~~and maintained~~ for the life of the development.

Public Safety Element

Policy C-PS-5g: New or expanded public-serving infrastructure and utilities shall be clustered within urban areas and away from fire-prone wildland or rural areas to the greatest degree possible. Where critical infrastructure must be located within high or very high fire risk areas, and no feasible alternative locations exist, then a fire management plan shall be required, which in addition to the items in Policy C-PS-5f, shall ensure careful vegetation management, address any and all unavoidable impacts to environmentally sensitive habitat areas and surrounding land, and provide adaptation measures that maximize wildfire resilience while minimizing service disruptions.

~~Policy C-PS-5j: Exclude vegetation removal associated with defensible space activities consistent with state or local guidelines from the requirements of a Coastal Development Permit, when such activities are done in conjunction with an allowed or permitted use and will not result in type conversion of the existing vegetation community.~~

Policy C-PS-5k: Vegetation removal activities may qualify for exemptions or exclusions from permitting requirements (see LCP Implementation Plan).

Overnight Accommodations, Higher Cost: Hotel, motel, and similar such overnight accommodations with an average daily room rate greater than or equal to 125% of the annual statewide average daily room rate as provided by Smith Travel Research or an analogous data source.

Overnight Accommodations, Lower Cost: Hotel, motel, and similar such overnight accommodations with an average daily room rate less than or equal to 75% of the annual statewide average daily room rate as provided by Smith Travel Research or an analogous data source.

Overnight Accommodations, Moderate Cost: Hotel, motel, and similar such overnight accommodations with an average daily room rate between 75% and 125% of the annual statewide average daily room rate as provided by Smith Travel Research or an analogous data source.

Sea Level Rise The increase in the level of the world's oceans due to the effects of global warming. ~~An increase of 7 feet above the locally corrected sea level, as defined above, is used by the Local Coastal Plan for the purpose of development policies, coastal hazard evaluation, and protection of coastal resources.~~