

# Local Coastal Plan Hearing

Sonoma County Board of Supervisors  
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Local Coastal Program  
Permit Sonoma



# Local Coastal Program Process

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

# Public Outreach and Hearings

- Sep 2019: Public Review Draft Published
- 2019-2021: 12 Public workshops held
- Jun 2021: Revised Public Review Draft Published
- Jul 2021 - Jun 2022: Planning Commission 9 hearings totalling 35 hours
- Aug 2022 – Planning Commission Recommended LCP published
- Aug 30, 2022 – BOS LCP public workshop
- Oct 4, 2022 – First BOS LCP hearing

# Policy Option: Agricultural Fencing

- Clarifies what is an “agricultural operation”
- Exceptions for fencing necessary for agriculture
- Standards for extending agricultural fencing into Riparian Corridors

# Policy Option: U.C. Davis Bodega Marine Laboratory

- Policy to streamline permitting for BML research on lands outside of the main campus
- Requires restoration of the site after research is concluded

# Policy Option: Campgrounds

- Identifies campgrounds as an important source of affordable lodging for visitors
- Allow campgrounds in all agricultural, resource, and commercial land use categories where campgrounds will not interfere with the principally permitted use

# Policy Option: Estero Americano Public Access

- Concern that identifying future access locations encourages trespass and damages resources
- Option to remove future access locations and replace with a policy supporting development of public accessways
- Vacation of existing public rights-of-way will require Coastal Development Permit

# Policy Option: Fire Fuel Management

- New program to develop Forest Health and Fire Resilience Public Works Plans high fire risk areas to streamline fire fuel management and provide consistent guidelines for property owners



# Policy Option: Non Commercial Forests and Woodlands

- Clarifies definition of “forest” and “woodland”
- Adds “forest” to the list of Environmentally Sensitive Habitat Areas
- Adds consistency to policies that include references to woodlands, forests, and forest soils

# Policy Option: On-shore Support for Energy and Mining

- New policies that would prohibit on-shore facilities related to off-shore wind energy or seabed mining

# Policy Option: Sea Otter Reintroduction

- Stronger policy to protect kelp beds
- Policy to collaborate with Tribes, agencies, and interest groups to reintroduce Sea Otters to the Sonoma Coast
- New program identifying opportunities for Sea Otter reintroduction

# Policy Option: Visitor Serving Site Specific Policies

- Review of Planning Commission requested by the Coastal MAC
- Analysis of development history for affected parcels finding them redundant with other policies and appear to be ineffective at controlling site development
- Recommendation to remove all parcel specific policies

# Policy Option: Small Farms – Reduce Ag Parcel Density

- Analysis of available agricultural parcels finds that a significant inventory of small parcels
- Agricultural land lease is an alternative to subdivision
- Reducing minimum parcel size is likely to result in long term conversion of agricultural land to residential use
- Poor soils and limited groundwater require relatively large parcel sizes to sustain an agricultural enterprise.

# Technical Corrections

- Direct staff to review the LCP and return with redline markup identifying technical corrections.
- Direct staff to include corrections identified in the Regional Parks Correction Memo (Attachment 8)



# Questions and Direction from the Board

# Guide to revision notes

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